Tax key number: 017-010002-090 Property address: 1103 Rose St

Neighborhood / zoning: Comm High Volume \$6.00 / C1 - Local Business

Traffic / water / sanitary: Heavy / City water / Sewer

Legal description: NORTH LA CROSSE E 125FT LOTS 5, 6 & 7 BLOCK 5 SUBJ TO NO TICE OF CONTAMINATION IN V13 96 P207 LOT SZ: 150 X 125

Sales History						
Date Price Type						
2/28/2022	\$195,000	Valid improved sale				

						Land			
Qty	Land Use	Width	Depth	Square Feet	Acres	Water Frontage	Tax Class	Special Tax Program	
1	Commercial	151	125	18,875	0.433	None	Commercial		

Commercial Building (Holy Smokes)

Section name: Section 1
Year built: 1958
% complete: 100%
Stories: 1.00
Perimeter: 152 LF

Total area: 1,323 SF (all stories)



Designed Use Actual Use Units Area per Unit Construction Class Avg Ht Quality CDU
Occupancies Retail store Retail, general 1 1,323 Masonry bearing walls 12.00 C (AV) Average

Exterior walls
HVAC

Component Description

Count Stops Area (sf) Area (%) Quality

1,323 100.0% C (AV)

1,323 100.0% C (AV)

# of identica	# of identical OBIs: 1 Other Building Improve					ment (OBI)	
	Main Structure					Modifications (Type, Size)	Photograph
OBI type: Const type: Year built:	Surface parking lot Asphalt 1990	Width: Depth: Flr area:	9,000 LF 1 LF 9,000 SF	Grade: Condition: % complete:	C Average 100%		not available

017-010003-080 Tax key number: Property address: 1112 Rose St

Neighborhood / zoning: Apt Northside Pre 1940 / R5 - Multiple Dwelling

Traffic / water / sanitary: / City water / Sewer

Legal description: NORTH LA CROSSE LOT 10 BLOCK 8 EX E 8FT TAKEN FOR ALLEY IN RESL DOC NO. 1381906

	Sales History					
Date Price Type						
4/18/2022	\$250,000	Valid improved sale				
2/29/2016	Valid improved sale					

_				Land		
Qty	Land Use W	/idth Depth S	Square Feet Acres	Water Frontage	Tax Class	Special Tax Program
1 (Commercial	50 142	7,100 0.163	None	Commercial	
	Residential Building					
Year built:	1876	Full basement:			5.4	
Year remodeled	l :	Crawl space:	1,798 SF			
Stories:	2 story	Rec room (rating	g):			今海经济 以及1000000000000000000000000000000000000
Style:	Apartment	Fin bsmt living a				
Use:	Apartment	First floor:	1,798 SF	发展有限		
Exterior wall:	Asbestos/asphalt	Second floor:				

Masonry adjust: Third floor: 0 SF Roof type: Asphalt shingles Half story: Heating: Gas, forced air Finished attic: Cooling: No A/C Unfinished attic: Bedrooms: Unfinished area: 7 Family rooms: **Enclosed porch** 72 SF 1 Baths: 4 full, 0 half Screen porch 115 SF **Enclosed porch** 115 SF Other rooms: Open porch 35 SF Whirl / hot tubs:

Add'l plumb fixt: 6 Masonry FPs: Metal FPs: Gas only FPs: Bsmt garage: D+ Grade: Shed dormers: Condition: Fair Gable/hip dorm: Percent complete: 100%



Total living area is 3,508 SF

# of identica	# of identical OBIs: 1 Other Building Impro					nent (OBI)	
	Ma	ain Structur	е			Modifications (Type, Size)	Photograph
OBI type:	Surface parking lot	Width:	36 LF	Grade:	С		
Const type:	Asphalt	Depth:	50 LF	Condition:	Average		not available
Year built:	1980	FIr area:	1,800 SF	% complete:	100%		

017-010017-110 Tax key number:

Property address: 717 Rose St

Neighborhood / zoning: Comm High Volume \$6.00 / C1 - Local Business

Traffic / water / sanitary: Heavy / City water / Sewer

NORTH LA CROSSE N1/2 LOT 8 B LOCK 27 LOT SZ: 25 X 142 Legal description:

Sales History					
Date	Price	Туре			
4/19/2022	\$280,000	Valid improved sale			
12/22/2015	\$175,000	Valid improved sale			

	Land								
Qty	Land Use	Width	Depth	Square Feet	Acres	Water Frontage	Tax Class	Special Tax Program	
1	Commercial	25	142	3,572	0.082	None	Commercial		

Commercial Building (The Verse W/Apartments)

Section 1 Section name: Year built: 1890 % complete: 100% 1.00 Stories: Perimeter: 256 LF

2,385 SF (all stories) Total area:



Designed Use Actual Use CDU Units | Area per Unit **Construction Class** Avg Ht Quality **Occupancies** Bar/tavern Tavern/bar/lounge 2,385 Masonry bearing walls 13.00 C (AV) Average

Exterior walls HVAC

Component Description Count Stops Area (sf) Area (%) Quality C (AV) 2,385 Brick, Solid 100.0% Package unit 2,385 100.0% C (AV)

1.00 Levels: Section 1 Perimeter: 212 LF basement

2,025 SF (all levels in basement) Total area:

Occupancies

Designed Use Area per Unit **Basement Type Construction Class** Avg Ht CDU **Actual Use** Units Quality Masonry bearing walls Support area 2,025 Unfinished 10.00 C (AV) Bar/tavern 1 Average

Area (sf) Area (%) **Component Description** Count Stops Quality 2,025 C (AV) **HVAC** No HVAC 100.0%

Section name: Section 2
Year built: 1890
% complete: 100%
Stories: 1.00

Perimeter: 212 LF

Total area: 2,025 SF (all stories)

photograph	not	avai	lable

Occupancies

	Designed Use	Actual Use	Units	Area per Unit	Construction Class	Avg Ht	Quality	CDU
s	Mixed retail w/ res units	Apartment, 1 BR, 1 bath	2	900	Masonry bearing walls	10.00	C (AV)	Average
	Mixed retail w/ res units	Support area	1	225	Masonry bearing walls	10.00	C (AV)	Average

Exterior walls HVAC

	Component Description	Count	Stops	Area (sf)	Area (%)	Quality
s	Brick, Solid			2,025 1	00.0%	C (AV)
c	Hot water			2,025 1	00.0%	C (AV)

Tax key number: 017-010024-020

Property address: 621 Rose St

Neighborhood / zoning: Apt Northside Pre 1940 / R5 - Multiple Dwelling

Traffic / water / sanitary: Heavy / City water / Sewer

Legal description: NORTH LA CROSSE LOT 5 & N 10 FT LOT 8 BLOCK 34 EX W 8FT T AKEN FOR ALLEY IN RESL DOC N O. 1381906

Sales History					
Date	Price	Туре			
4/15/2022	\$320,000	Valid improved sale			
5/25/2011	\$150,000	Valid improved sale			

	Land													
Qty	Land Use	Width	Depth	Square Feet	Acres	Water Frontage	Tax Class	Special Tax Program						
1	Commercial	60	142	8,520	0.196	None	Commercial							

Commercial Building (Apartment Building - 4 Unit)

Section name: Section 1
Year built: 1915
% complete: 100%
Stories: 2.00
Perimeter: 168 LF

Total area: 3,040 SF (all stories)



Occupancies

	Designed Use	Actual Use	Units	Area per Unit	Construction Class	Avg Ht	Quality	CDU
s	Multiple res (low rise)	Apartment, 1 BR, 1 bath	4	640	Wood or steel framed exterior w	alls9.00	C (AV)	Average
	Multiple res (low rise)	Support area	1	480	Wood or steel framed exterior w	alls9.00	C (AV)	Average

Exterior walls

Component Description	Count	Stops	Area (sf)	Area (%)	Quality
Concrete Block		•	760	5.0%	C (AV)
Stud-Vinyl Siding			2,280	5.0%	C (AV)
Electric			3,040 1	00.0%	C (AV)

HVAC Section 1

basement

Levels: 1.00 Perimeter: 158 LF

Total area: 1,280 SF (all levels in basement)

Designed Use Units Area per Unit **Basement Type Construction Class** Avg Ht Quality CDU **Actual Use** Multiple res (low rise) Support area 1,280 Unfinished Masonry bearing walls 8.00 C (AV) Occupancies Average

HVAC

Component Description	Count	Stops	Area (sf)	Area (%)	Quality
No HVAC			1,280	100.0%	C (AV)

Attachments Attachments

Γ	Qty	Attachment Type	Construction Type	Area	Modifications (Type, Size)	Grade	% Comp	Yr Blt	Condition
Γ	1	Open porch	Frame, lower	50		С	100%	1915	AV
ſ	1	Open porch	Frame, lower	50		С	100%	1915	AV

Other Improvements								
Tax Class	Description	Assess Value						
Commercial	Fire damage 50% value of income approach	n/a						

Tax key number: 017-010025-010 Property address: 525 St Andrew St

Neighborhood / zoning: Apt Northside Post 1940 / R5 - Multiple Dwelling

Traffic / water / sanitary: Medium / City water / Sewer

Legal description: NORTH LA CROSSE LOT 13 BLOCK 34 EX W 8FT TAKEN FOR ALLEY IN RESL DOC NO. 1381906

Sales History									
Date	Price	Туре							
7/6/2022	\$410,000	Valid improved sale							
10/28/2010	\$165,000	Valid improved sale							

	Land											
Qty	Land Use	Width	Depth	Square Feet	Acres	Water Frontage	Tax Class	Special Tax Program				
1	Commercial	50	142	7,100	0.163	None	Commercial					

Commercial Building (Apartment Building 5 Unit)

Section name: Section 1
Year built: 1984
% complete: 100%
Stories: 2.00
Perimeter: 184 LF

Total area: 3,584 SF (all stories)



Occupancies

	Designed Use	Actual Use	Units	Area per Unit	Construction Class	Avg Ht	Quality	CDU
s	Multiple res (low rise)	Apartment, 2 BR, 1 bath	4	716	Wood or steel framed exterior w	alls9.00	C (AV)	Average
	Multiple res (low rise)	Support area	1	720	Wood or steel framed exterior w	alls9.00	C (AV)	Average

Exterior walls HVAC

 Component Description
 Count Stops
 Area (sf)
 Area (%)
 Quality

 Stud-Vinyl Siding
 3,584
 100.0%
 C (AV)

 Electric
 3,584
 100.0%
 C (AV)

basement

Levels: 1.00 Perimeter: 168 LF

Total area: 1,792 SF (all levels in basement)

Occupancies

Designed Use	Actual Use	Units	Area per Unit	Basement Type	Construction Class	Avg Ht	Quality	CDU
Multiple res (low rise)	Support area	1	896	Unfinished	Masonry bearing walls	10.00	C (AV)	Average
Multiple res (low rise)	Apartment, 1 BR, 1 bath	1	896	Resident living	Masonry bearing walls	10.00	C (AV)	Average

HVAC

Component Description	Count	Stops	Area (sf)	Area (%)	Quality
Electric			896	50.0%	C (AV)
No HVAC			896	50.0%	C (AV)

Attachments Attachments Attachments

	Qty	Attachment Type	Construction Type	Area	Modifications (Type, Size)	Grade	% Comp	Yr Blt	Condition
s	1	Deck	Fir or pine	55		С	100%	1984	AV
s	1	Deck	Fir or pine	55		С	100%	1984	AV
s	1	Open porch	Frame, lower	32		С	100%	1984	AV

Land

Water Frontage

Tax key number: 017-010032-040

Land Use

Qty

Property address: 205 Copeland Ave

Neighborhood / zoning: Comm High Volume \$7.00 Traffic / water / sanitary: Heavy / City water / Sewer

GRAMS SUBD LOTS 5 6 & 7 EX S 15FT LOT 7 LOT SZ: 58.2 X 140.5 Legal description:

Width

Depth

Square Feet

Acres

Sales History									
Date	Price	Туре							
1/3/2022	\$425,000	Valid improved sale							
3/13/2015	\$250,000	Valid improved sale							

Tax Class

Special Tax Program

Co	ommercial	58 140 8,1	46	0.187	None	Commercial		
					Residential Building			
Year built:	1911	Full basement:	1,	073 SF				
Year remodeled:		Crawl space:						
Stories:	2 story	Rec room (rating):						
Style:	Duplex	Fin bsmt living area:				AND DESCRIPTION OF THE PERSON	-	
Use:	2 Family	First floor:		073 SF				
Exterior wall:	Brick	Second floor:		073 SF			THE RESERVE OF THE PERSON NAMED IN	The lates of
Masonry adjust:		Third floor:				A STATE OF THE PARTY OF THE PAR		
Roof type:	Asphalt shingles	Half story:	0 SF			COLUMN TWO IS NOT THE OWNER.	THE RESERVE	
Heating:	Gas, hot water	Finished attic:			Notes	STATE OF THE PARTY.	THE RESERVE	
Cooling:	No A/C	Unfinished attic:			A STATE OF THE STA	DESCRIPTION OF THE PERSON OF T		
Bedrooms:		Unfinished area:			70		7	
Family rooms:	1	Open porch		250 SF		-0	-	APPLICATION OF THE PERSON OF T
Baths:	2 full, 0 half	Enclosed porch		140 SF				
Other rooms:	4	· ·			330			The same of the sa
Whirl / hot tubs:					4			NO. 11 NO.
Add'l plumb fixt:							A THE RESIDENCE	
Masonry FPs:					1000	Column Street, Square,		
Metal FPs:					311		ST PROPERTY.	
Gas only FPs:					123	GALO B MILES		World Street
Bsmt garage:		Grade:	С					
Shed dormers:		Condition:	Average				The same of the sa	A DE LOCAL DESIGNATION OF THE PARTY OF THE P
Gable/hip dorm:		Percent complete:	100%		A STATE OF THE PARTY OF THE PAR			THE PERSON NAMED IN
	· · · · · · · · · · · · · · · · · · ·		<u> </u>		-	Total living area	ic 2 1/6 SE	

Total living area is 2,146 SF

# of identica	al OBIs: 1			Other Build	ding Improver	nent (OBI)	
		Main Structur	·e			Modifications (Type, Size)	Photograph
OBI type:	Utility shed	Width:	8 LF	Grade:	С		
Const type:	Frame	Depth:	10 LF	Condition:	Average		not available
Year built:	1992	Flr area:	80 SF	% complete:	100%		

Tax key number: 017-010032-050

Property address: 163 Copeland Ave

Neighborhood / zoning: Comm High Volume \$7.00 Traffic / water / sanitary: Heavy / City water / Sewer

Legal description: GRAMS SUBD S 15FT LOT 7 & ALL LOTS 8 & 9 EX S 8FT T/W ESMT IN DOC NO. 1470736 LOT SZ: 55.84 X 140.5

	Sales History									
Date	Price	Туре								
1/3/2022	\$425,000	Valid improved sale								
3/13/2015	\$250,000	Valid improved sale								

Land									
Qty	Land Use	Width	Depth	Square Feet	Acres	Water Frontage	Tax Class	Special Tax Program	
1	Commercial	56	140	7,818	0.179	None	Commercial		

Commercial Building (Building 1)

Section name: Section 1
Year built: 1927
% complete: 100%
Stories: 1.00
Perimeter: 152 LF

Total area: 1,829 SF (all stories)



Occupancies

Designed UseActual UseUnitsArea per UnitConstruction ClassAvg HtQualityCDUBar/tavernRestaurant11,829Masonry bearing walls11.00C (AV)Average

Exterior walls HVAC

Component DescriptionCountStopsArea (sf)Area (%)QualityBrick, Solid1,829100.0%C (AV)Complete HVAC1,829100.0%C (AV)

Section 1 Perimeter: 1.00

basement Terminater: 1.00

Total area: 1,653 SF (all levels in basement)

Area per Unit **Basement Type** Avg Ht **Designed Use Construction Class** Quality **Actual Use** Units **CDU** Occupancies Rooming house Restaurant 1,653 Unfinished Masonry bearing walls 10.00 C (AV) 1

CDU

Average

Improved Property Sales Book for City of La Crosse, La Crosse County

Section name: Section 2 Year built: 1989 100% % complete: Stories: 1.00 70 LF Perimeter:

Total area: 588 SF (all stories)

Complete HVAC

photograph not available

C (AV)

Occupancies

Designed Use Actual Use				Units Area per U		Area per Uni	t Constru	uction Class	Avg Ht	Qualit
es	Bar/tavern	Restaurant			1	588	Masonry bea	ring walls	11.00	C (AV)
	Component Descr	iption	Count	Stops		Area (sf)	Area (%)	Quality	1	
ls	Concrete Block			•	588	8 1	00.0%	C (AV)]	

Exterior walls HVAC

Section name: Section 3 1927 Year built:

100% % complete: Stories: 1.00 172 LF Perimeter:

1,653 SF (all stories) Total area:

photograph not available

Quality

Occupancies

	Designed Use	Actual Use	Units	Area per Unit	Construction Class	Avg Ht	Quality	CDU
s	Rooming house	Restaurant	1	1,653	Masonry bearing walls	9.00	C (AV)	Average

588

100.0%

Exterior walls HVAC

Component Description	Count	Stops	Area (sf)	Area (%)	Quality
Brick, Solid			1,653 1	00.0%	C (AV)
Hot water radiant			1,653 1	00.0%	C (AV)

# of identical OBIs: 1		Other Building Improver	Other Building Improvement (OBI)						
	Main Structure		Modifications (Type, Size)	Photograph					
OBI type: Surface parking I Const type: Asphalt Year built: 1970	ot Width: 73 LF Depth: 100 LF Fir area: 7,300 SF	Grade: C Condition: Average % complete: 100%		not available					

# of identical OBIs: 1		Other Building Improven	nent (OBI)	
	Main Structure	Modifications (Type, Size)	Photograph	
OBI type: Garage Const type: Detached, frame or cb Year built: 1927	Width: 24 LF Depth: 24 LF FIr area: 576 SF	Grade: C Condition: Average % complete: 100%		not available

Land

Tax key number: 017-010037-020

Property address: 332 Copeland Ave

Neighborhood / zoning: Comm High Volume \$6.00 / M1 - Light Industrial

Traffic / water / sanitary: Medium / City water / Sewer

Legal description: SOUTH EASTERN ADDITION W 67F T LOT 1 & W 67FT OF N 10FT L OT 2 BLOCK 1 LOT SZ: 60 X 67

Sales History									
Date	Туре								
5/23/2022	\$70,000	Valid improved sale							

Qty L	and Use	Width	Depth	Square Feet	Acres		Water	Front	age	Tax Clas	s Spec	ial Tax Pr	ogram	
Co	mmercial	60	67	4,008	0.092		No	one		Commercia	l			
				(Commercia	l Buildir	ng (Mac	chine S	Shop (Closed	d))				
Section name:	Section 1									photograph not available				
Year built: % complete:	1950 100%													
Stories: Perimeter:	1.00 228 LF													
Total area:	2,574 SF (all storie	es)												
	Desig	ned Use			Actual Use		l	Units	Area per Ur	nit Consti	ruction Class	Avg Ht	Quality	CDU
Occupancies	Industrials, light i	mfg		Light manufa	cturing/flex			1	2,268	Masonry bea	aring walls	12.00	D (FR)	Fair
-	Industrials, light i	mfg		Light manufa	cturing/flex			1	306	Masonry bea	aring walls	10.00	D (FR)	Fair
	Component Description				Count	Stops	6	Area (sf)	Area (%)	Quality]			
Exterior walls	Concrete Block					2,57	4	100.0%	D (FR)	J				
HVAC	Space heater						2,57	4	100.0%	D (FR)	J			

Tax key number: 017-010044-090 Property address: 406 Caledonia St

Neighborhood / zoning: Apt Northside Post 1940 / R2 - Residence

Traffic / water / sanitary: Medium / City water / Sewer

Legal description: SOUTH EASTERN ADDITION S 19. 62FT ON W SIDE & S 22.54FT O N E SIDE LOT 5 & N 33FT LOT 6 BLOCK 8 LOT SZ:IRR

Sales History									
Date	Price	Туре							
2/8/2022	\$350,000	Valid improved sale							

	Land												
Qty	Land Use	Width	Depth	Square Feet	Acres	Water Frontage	Tax Class	Special Tax Program					
1	Commercial	54	140	7,560	0.174	None	Commercial						

Commercial Building (Apartment Bldg 406 Caledonia Street)

Section name: Section 1
Year built: 1990
% complete: 100%
Stories: 2.00
Perimeter: 216 LF

Total area: 4,708 SF (all stories)



Occupancies

	Designed Use	Actual Use	Units	Area per Unit	Construction Class	Avg Ht	Quality	CDU
s	Multiple res (low rise)	Apartment, 2 BR, 1 bath	1	1,025	Wood or steel framed exterior w	alls9.00	C (AV)	Average
	Multiple res (low rise)	Apartment, 3 BR, 1 bath	1	1,075	Wood or steel framed exterior w	alls9.00	C (AV)	Average
	Multiple res (low rise)	Apartment, 3 BR, 1 bath	2	1,094	Wood or steel framed exterior w	alls9.00	C (AV)	Average
	Multiple res (low rise)	Support area	1	423	Wood or steel framed exterior w	alls9.00	C (AV)	Average

Exterior walls HVAC

	Component Description	Count	Stops	Area (sf)	Area (%)	Quality
;	Stud-Vinyl Siding			4,708	100.0%	C (AV)
;	Electric			2,340	49.7%	C (AV)

# of identica	l OBIs: 1	nent (OBI)					
		Main Structur	e	Modifications (Type, Size)	Photograph		
OBI type:	Utility shed	Width:	4 LF	Grade:	С		
Const type:	Frame	Depth:	32 LF	Condition:	Average		not available
Year built:	1990	Flr area:	128 SF	% complete:	100%		

# of identica	l OBIs: 1			Other Build	nent (OBI)		
		Main Structure	е	Modifications (Type, Size)	Photograph		
OBI type:	Surface parking lot	Width:	3,000 LF	Grade:	С		
Const type:	Asphalt	Depth:	1 LF	Condition:	Average		not available
Year built:	1990	Flr area:	3,000 SF	% complete:	100%		

Tax key number: 017-010059-010 Property address: 1016 Charles St

Neighborhood / zoning: Apt Northside Post 1940 / R5 - Multiple Dwelling

Traffic / water / sanitary: Medium / City water / Sewer

Legal description: JANE COLE'S ADDITION W 50FT LOTS 1-5 & ALL LOTS 10-13 BL OCK 10 & N1/2 VAC WALL ST LY G S & ADJ TO AS VAC IN DOC N O. 1591976 SUBJ TO ESMT IN

.									
Date Price Type									
2,500,000	Valid improved sale								
2,050,000	Valid improved sale								
	2,500,000								

						Land			
Qty	Land Use	Width	Depth	Square Feet	Acres	Water Frontage	Tax Class	Special Tax Program	
1	Commercial	218	200	42,500	0.976	None	Commercial		

Commercial Building (Charles Street Apartments 12 Unit)

Section name: Section 1
Year built: 1977
% complete: 100%
Stories: 2.00
Perimeter: 370 LF

Total area: 8,792 SF (all stories)



Occupancies

Designed UseActual UseUnitsArea per UnitConstruction ClassAvg HtQualityCDUMultiple res (low rise)Apartment, 2 BR, 1 bath12732Wood or steel framed exterior walls9.00C (AV)Average

Exterior walls HVAC

 Component Description
 Count Stops
 Area (sf)
 Area (%)
 Quality

 Stud-Vinyl Siding
 8,792
 100.0%
 C (AV)

 Electric
 8,792
 100.0%
 C (AV)

Section 1
basement Levels:
Perimeter:

Total area: 1,456 SF (all levels in basement)

1.00

152 LF

Occupancies

	Designed Use	Actual Use	Units	Area per Unit	Basement Type	Construction Class	Avg Ht	Quality	CDU
s	Multiple res (low rise)	Support area	1	1,456	Unfinished	Wood or steel framed exterio	rw&a.10s0	C (AV)	Average

	Component Description	Count	Stops	Area (sf)	Area (%)	Quality
HVAC	No HVAC		•	1,456	100.0%	C (AV)

	Qty	Attachment Type	Construction Type	Area	Modifications (Type, Size)	Grade	% Comp	Yr Blt	Condition
Attachments	1	Open porch	Frame, upper	628		С	100%	1977	AV

Commercial Building (Charles Street Apartments 8 Unit W/Basem)

Section name: Section 1
Year built: 1977
% complete: 100%
Stories: 2.00
Perimeter: 266 LF

Total area: 5,880 SF (all stories)



Occupancies

Designed UseActual UseUnitsArea per UnitConstruction ClassAvg HtQualityCDUMultiple res (low rise)Apartment, 2 BR, 1 bath8735Wood or steel framed exterior walls9.00C (AV)Average

Exterior walls HVAC

 Component Description
 Count Stops
 Area (sf)
 Area (%)
 Quality

 Stud-Vinyl Siding
 5,880
 100.0%
 C (AV)

 Electric
 5,880
 100.0%
 C (AV)

basement Per

Levels: 1.00 Perimeter: 266 LF

Total area: 2,940 SF (all levels in basement)

Occupancies

	Designed Use	Actual Use	Units	Area per Unit	Basement Type	Construction Class	Avg Ht	Quality	CDU
š	Multiple res (low rise)	Support area	1	2,940	Unfinished	Masonry bearing walls	9.00	C (AV)	Average

HVAC

	Component Description	Count	Stops	Area (sf)	Area (%)	Quality
Space heater				2,940	100.0%	C (AV)

Attachments

Qty	Attachment Type	Construction Type	Area	Modifications (Type, Size)	Grade	% Comp		Condition
1	Open porch	Frame, upper	420		С	100%	1977	AV

Commercial Building (Charles Street Apartments 8 Unit W/O Bas)

Section name: Section 1
Year built: 1977
% complete: 100%
Stories: 2.00
Perimeter: 266 LF

Total area: 5,880 SF (all stories)



Designed Use Actual Use Units Area per Unit Construction Class Avg Ht Quality CDU
Occupancies Multiple res (low rise) Apartment, 2 BR, 1 bath 8 735 Wood or steel framed exterior wall 9.00 C (AV) Average

Exterior walls HVAC

	Component Description	Count	Stops	Area (sf)	Area (%)	Quality
•	Stud-Vinyl Siding			5,880	100.0%	C (AV)
,	Electric			5,880	100.0%	C (AV)

Attachments | Oty | Attachment Type | Construction Type | Area | Modifications (Type, Size) | Grade | % Comp | Yr Blt | Condition | 1 | Open porch | Frame, upper | 420 | C | 100% | 1977 | AV

# of identical OBIs: 1		Other Build	Other Building Improvement (OBI)				
N	Main Structure			Modifications (Type, Size)	Photograph		
OBI type: Surface parking lot Const type: Asphalt Year built: 1978	Width: 2,000 Depth: 1 LF Flr area: 2,000	Condition:	C Average 100%		not available		

017-010059-030 Tax key number: **Property address: 1000 Charles St**

Neighborhood / zoning: Apt Northside Post 1940 / R5 - Multiple Dwelling

Traffic / water / sanitary: Medium / City water / Sewer

Sales History							
Date	Price	Туре					
10/21/2022	\$50,000	Valid improved sale					
5/14/2009 \$27,500		Valid improved sale					

Legal description:	JANE COLE'S ADDITION LOT 14 BLOCK 10 & N1/2 VAC WALL ST LYG S OF & ADJ TO AS VAC IN DOC NO. 1591976 SUBJ TO ESMT IN DOC NO. 1526524
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						Land			
Qty	Land Use	Width	Depth	Square Feet	Acres	Water Frontage	Tax Class	Special Tax Program	
	Commercial	79	150	11,780	0.270	None	Commercial		

# of identical OBIs: 1 Other Building Improvement (OBI)						
Ma	nin Structure	Modifications (Type, Size)	Photograph			
OBI type: Garage Const type: Detached, frame or cb Year built: 1991	Width: 26 LF Depth: 36 LF Fir area: 936 SF	Grade: C Condition: Average % complete: 100%				

Tax key number: 017-010077-010

Property address: 1323 Caledonia St

Neighborhood / zoning: Apt Northside Post 1940 / R2 - Residence

Traffic / water / sanitary: Light / City water / Sewer

Legal description: NORTHERN ADDITION LOT 16 BLO CK 7 LOT SZ: 50 X 142 622/80 3 561/884

Sales History								
Date	Price	Туре						
10/12/2022	\$291,000	Valid improved sale						
4/12/2019	\$220,000	Valid improved sale						

	Land								
Qty	Land Use	Width	Depth	Square Feet	Acres	Water Frontage	Tax Class	Special Tax Program	
1	Commercial	50	142	7,144	0.164	None	Commercial		

Commercial Building (Apartment 1323 Caledonia St)

Section name: Section 1
Year built: 1996
% complete: 100%
Stories: 1.00
Perimeter: 240 LF

Total area: 2,700 SF (all stories)



Occupancies

Designed UseActual UseUnitsArea per UnitConstruction ClassAvg HtQualityCDUMultiple res (low rise)Apartment, 2 BR, 1 bath3900Wood or steel framed exterior walls9.00C (AV)Average

Exterior walls HVAC

Component Description	Count	Stops	Area (sf)	Area (%)	Quality
Stud-Vinyl Siding			2,700	100.0%	C (AV)
Package unit			2,700	100.0%	C (AV)

Tax key number: 017-010088-110

Property address: 1507 Caledonia St

Neighborhood / zoning: Comm Nghbrhood \$4.00 / M1 - Light Industrial

Traffic / water / sanitary: Medium / City water / Sewer

Legal description: ED GRENIERS SUBD OF BLK 17 O F NORTHERN ADDITION LOT 13 LOT SZ: 50 X 142

Sales History								
Date	Price	Туре						
11/2/2022	\$145,000	Valid improved sale						
8/25/2022 \$164,900		Valid improved listing						

						Land			
Qty	Land Use	Width	Depth	Square Feet	Acres	Water Frontage	Tax Class	Special Tax Program	
1	Commercial	50	142	7,100	0.163	None	Commercial		

Commercial Building (Exclusively Yours Salon)

Section name: Section 1
Year built: 1900
% complete: 100%
Stories: 1.00
Perimeter: 95 LF

Total area: 1,292 SF (all stories)



Designed Use Actual Use Units Area per Unit Construction Class Avg Ht Quality CDU
Occupancies Retail store Retail, general 1 1,292 Wood or steel framed exterior wall 9.00 C (AV) Average

Exterior walls HVAC Component Description Count Stops Area (sf) Area (%) Quality

1,292 100.0% C (AV)

1,292 100.0% C (AV)

Section name: Section 2
Year built: 1967
% complete: 100%
Stories: 1.00
Perimeter: 69 LF

Total area: 672 SF (all stories)

Designed Use Actual Use Units Area per Unit Construction Class Avg Ht Quality CDU
Occupancies Winery Shop Retail, general 1 672 Wood or steel framed exterior walls9.00 C (AV) Average

photograph not available

	Component Descr	iption	Count	Stops	Area (sf)	Area (%)	Quality	7		
Exterior walls	Stud-Metal Siding			67		00.0%	C (AV)	1		
HVAC	Space heater			67	2 10	00.0%	C (AV)]		
Section name:	Section 3				Г		photograp	h not ava	ilable	
Year built:	1977						priotograp	or ara		
% complete:	100%									ŀ
Stories:	1.00									
Perimeter:	94 LF									
Total area:	1,063 SF (all stories)									
	5 :				L		1' 0		0 !!!	0011
0	Designed Use	Actual Use		Units			ruction Class	Avg Ht	Quality	CDU
Occupancies	Retail store	Retail, general		l	1,063	wood or ste	eel framed exterior v	valis9.00	C (AV)	Average
1	Component Descr	iption	Count	Stops	Area (sf)	Area (%)	Quality			
Exterior walls	Stud-Metal Siding			1,0	63 1	00.0%	C (AV)	Ī		
HVAC	Package unit			1,0	63 10	00.0%	C (AV)	j		
Section name:	Section 4				Г		photograp	h not ava	ilahle	
Year built:	1992						priotograp	ii iiot ava	liable	
% complete:	100%									
Stories:	1.00									
Perimeter:	76 LF									
Total area:	576 SF (all stories)									
	D. Janes III.	A - L 111		11	L	0- 1		Δ	0	ODII
	Designed Use	Actual Use		Units	Area per Unit		ruction Class	Avg Ht	Quality	CDU
Occupancies	Storage garage	Garage storage		1	576	wood of ste	eel framed exterior v	vaiisy.uu	C (AV)	Average

# of identical O	# of identical OBIs: 1 Other Building Improvement (OBI)										
	Ma	in Structure	е			Modifications (Type, Size)	Photograph				
Const type: As	Surface parking lot usphalt 995	Width: Depth: Flr area:	1,875 LF 1 LF 1,875 SF	Grade: Condition: % complete:	•		not available				

Count Stops

Area (sf)

576

576

Component Description

Stud-Vinyl Siding

Space heater

Exterior walls

HVAC

Area (%)

100.0%

100.0%

Quality

C (AV)

C (AV)

Tax key number: 017-010109-010 Property address: 1552 Charles St

Neighborhood / zoning: Comm Nghbrhood \$5.00 / R1 - Single Family

Traffic / water / sanitary: Medium / City water / Sewer

Legal description: SECOND ADDITION TO P.S. DAVI DSONS ADDN LOT 1 BLOCK 16 LO T SZ: 50.03 X 140

Sales History								
Date	Price	Туре						
9/2/2022	\$150,000	Valid improved sale						
3/31/2002	\$449,809	Valid improved sale						

						Land			
Qty	Land Use	Width	Depth	Square Feet	Acres	Water Frontage	Tax Class	Special Tax Program	
1	Commercial	50	141	7,057	0.162	None	Commercial		

Commercial Building (Laundramat W/Apartment)

Section name: Section 1
Year built: 1898
% complete: 100%
Stories: 2.00
Perimeter: 194 LF

Total area: 3,680 SF (all stories)



Occupancies

	Designed Use	Actual Use	Units	Area per Unit	Construction Class	Avg Ht	Quality	CDU
;	Mixed retail w/ res units	Apartment, 2 BR, 1 bath	2	932	Wood or steel framed exterior w	all\$0.00	C (AV)	Average
	Mixed retail w/ res units	Laundromat	1	1,816	Wood or steel framed exterior w	all\$2.00	C (AV)	Average

Exterior walls HVAC

Component DescriptionCountStopsArea (sf)Area (%)QualityStud-Walls-Wood Siding3,680100.0%C (AV)Package unit3,680100.0%C (AV)

Section i basement Levels: 1.00 Perimeter: 162 LF

Total area: 1,650 SF (all levels in basement)

Occupancies

	Designed Use	Actual Use	Units	Area per Unit	Basement Type	Construction Class	Avg Ht	Quality	CDU
s	Mixed retail w/ res units	Support area	1	1,650	Unfinished	Masonry bearing walls	8.00	C (AV)	Average

HVAC No HVAC Component Description Count Stops Area (sf) Area (%) Quality

1,650 100.0% C (AV)

# of identical OBIs: 1		nent (OBI)		
	Main Structure		Modifications (Type, Size)	Photograph
OBI type: Surface parking lot Const type: Asphalt Year built: 1975	Width: 5,000 LF Depth: 1 LF FIr area: 5,000 SF	Grade: C Condition: Average % complete: 100%		not available

Tax key number: 017-010115-060 Property address: 1116 Gillette St

Neighborhood / zoning: Comm Nghbrhood \$5.00 / C1 - Local Business

Traffic / water / sanitary: Heavy / City water / Sewer

Legal description: SECOND ADDITION TO P.S. DAVI DSONS ADDN LOTS 21 & 22 EX E 84FT 8IN BLOCK 19 LOT SZ: 5 5 X 100.06

	Sales History								
Date	Price	Туре							
12/14/2022	\$345,000	Valid improved sale							
1/19/2022	\$275,000	Valid improved sale							

						Land			
Qty	Land Use	Width	Depth	Square Feet	Acres	Water Frontage	Tax Class	Special Tax Program	
1	Commercial	55	100	5,532	0.127	None	Commercial		

Commercial Building (Retail W/Apts)

Section name: Section 1
Year built: 1910
% complete: 100%
Stories: 2.00
Perimeter: 268 LF

Total area: 4,357 SF (all stories)



Occupancies

	Designed Use	Actual Use	Units	Area per Unit	Construction Class	Avg Ht	Quality	CDU
	Mixed retail w/ res units	Apartment, 2 BR, 1 bath	1	844	Wood or steel framed exterior w	all\$0.00	C (AV)	Average
ĺ	Mixed retail w/ res units	Apartment, 1 BR, 1 bath	1	648	Wood or steel framed exterior w	all\$0.00	C (AV)	Average
	Mixed retail w/ res units	Retail, general	1	1,061	Wood or steel framed exterior w	all\$0.00	C (AV)	Average
ĺ	Mixed retail w/ res units	Apartment, 2 BR, 1 bath	2	902	Wood or steel framed exterior w	all\$0.00	C (AV)	Average

Exterior walls HVAC

	Component Description	Count	Stops	Area (sf)	Area (%)	Quality
;	Stud-Stucco		-	4,357 1	00.0%	C (AV)
;	Electric			3,296	75.6%	C (AV)
	Package unit			1,061	24.4%	C (AV)

Attachments Attachments

Qt	Attachment Type	Construction Type	Area	Modifications (Type, Size)	Grade	% Comp	Yr Blt	Condition
1	Open porch	Frame, lower	48		С	100%	1910	AV
1	Open porch	Frame, upper	48		С	100%	1910	AV

# of identical OBIs: 1		Other Building Improven	nent (OBI)	
M	ain Structure	Modifications (Type, Size)	Photograph	
OBI type: Garage Const type: Detached, frame or cb Year built: 1952	Width: 28 LF Depth: 33 LF Fir area: 924 SF	Grade: C Condition: Average % complete: 100%		not available

Land

Tax key number: 017-010183-110 Property address: 1718 George St

Neighborhood / zoning: Comm High Volume \$6.00 / C1 - Local Business

Traffic / water / sanitary: Heavy / City water / Sewer

Legal description: CAMPBELL N 10FT LOT 5 & S 17 1/2FT LOT 6 BLOCK 2 LOT SZ: 27.5 X 145

Sales History									
Date	Price	Туре							
1/12/2022	\$122,500	Valid improved sale							
4/4/2004	\$50,000	Valid improved sale							

Qty L	and Use	Width	Depth	Square Feet	Acres	Water Frontage	Tax Class	Special Tax Program
	ommercial	28	142	3,960	0.091	None	Commercial	
						Desidential Delidina		
	1000					Residential Building		10-0771-2-07-07-07-07-07-07-07-07-07-07-07-07-07-
Year built:	1920		l basemen		224 SF			
Year remodeled:			ıwl space:		546 SF			
Stories:	1 story		c room (ra					
Style:	Basic Single Story	Fin	bsmt livin	g area:		5-C-12		
Use:	Single family	Firs	st floor:		770 SF			
Exterior wall:	Wood	Sec	cond floor:			11/1/1/2		
Masonry adjust:		Thi	rd floor:			NAME OF THE PARTY		
Roof type:	Asphalt shingles	Hal	f story:	0 SF				
Heating:	Gas, forced air	Fin	ished attic	:				
Cooling:	No A/C	Uni	finished at	tic:				111000
Bedrooms:		Uni	finished ar	ea:				
Family rooms:	1	Atta	achments:		None	EARLY F		T THE RESERVE
Baths:	2 full, 0 half					一生學學習習	All Property lies	
Other rooms:								
Whirl / hot tubs:						WI THE		
Add'l plumb fixt:								
Masonry FPs:								THE RESERVE TO SERVE THE PARTY OF THE PARTY
Metal FPs:								
Gas only FPs:								
Bsmt garage:		Gra	ade:	C-				
Shed dormers:		Co	ndition:	Good		THE REAL PROPERTY.		
Gable/hip dorm:		Per	cent comp	lete: 100%				

Total living area is 770 SF

# of identica	al OBIs: 1			Other Build	ling Improver	nent (OBI)	
		Main Structur	е			Modifications (Type, Size)	Photograph
OBI type:	Garage	Width:	18 LF	Grade:	С		
Const type:	Detached, frame or cb	Depth:	20 LF	Condition:	Average		not available
Year built:	1930	Flr area:	360 SF	% complete:	100%		

Type

Valid improved sale

Valid improved sale

Improved Property Sales Book for City of La Crosse, La Crosse County

Date

3/18/2022

9/27/2018

Tax key number: 017-010275-060 Property address: 724 Moore St

Neighborhood / zoning: Comm High Volume \$5.00 / C2 - Commercial

Traffic / water / sanitary: Medium / City water / Sewer

Legal description: PRT GOVERNMENT LOT 1 COM NE COR NE-NW S87D37M30SW ALG N LN NE-NW 1320.46FT S77D12MW 278.57FT S23D10MW 912.5FT S5 0D5ME 78.32FT TO S LN

MOORE

	Land											
Qty	Land Use	Width	Depth	Square Feet	Acres	Water Frontage	Tax Class	Special Tax Program				
	Commercial	180	200	36,000	0.826	None	Commercial					

				Res	sidential Building
Year built:	1963	Full basement:		1,392 SF	
Year remodeled:		Crawl space:			
Stories:	1 story	Rec room (rating):			
Style:	Ranch	Fin bsmt living area:	:		
Use:	Single family	First floor:		1,392 SF	
Exterior wall:	Wood	Second floor:			
Masonry adjust:		Third floor:			
Roof type:	Asphalt shingles	Half story:	0 SF		
Heating:	Gas, forced air	Finished attic:			
Cooling:	A/C, same ducts	Unfinished attic:			
Bedrooms:	3	Unfinished area:			
Family rooms:		Attachments:		None	
Baths:	1 full, 0 half				
Other rooms:					
Whirl / hot tubs:		_			
Add'l plumb fixt:					
Masonry FPs:					
Metal FPs:					
Gas only FPs:					
Bsmt garage: _		Grade:	<u>C</u>		
Shed dormers:		Condition:	Average		
Gable/hip dorm:		Percent complete:	100%		
					Total living area is 1,392 SF

Sales History

Price

\$156,000

\$164,900

Type

Valid improved sale

Valid vacant sale

Sales History

Price

\$1,350,000

\$672,457

Improved Property Sales Book for City of La Crosse, La Crosse County

Date

8/26/2022

5/4/2022

Tax key number: 017-010286-170

Property address: N3451 State Rd 16

Neighborhood / zoning: Comm High Volume \$8.00 / C2 - Commercial

Traffic / water / sanitary: Heavy / City water / Sewer

Legal description: PRT GOVERNMENT LOTS 5 & 6 & PRT SE1/4 COM CEN SEC 21 E A LG C/L CTH-B TO ELY BANK LAC ROSSE RIVER S ALG ELY BANK T O S LN CTH-B & POB

S87D44M4

	Land											
Qty	Land Use	Width	Depth	Square Feet	Acres	Water Frontage	Tax Class	Special Tax Program				
	Commercial	560	307	172,062	3.950	None	Commercial					

# of identica	ol OBIs: 1		Other Building Improvem	nent (OBI)									
53 30 511115		in Structure	J 1	Modifications (Type, Size)	Photograph								
OBI type: Const type: Year built:	Utility shed Frame 1993	Width: 12 LF Depth: 16 LF FIr area: 192 SF	Grade: C Condition: Average % complete: 100%		not available								
# of identica	ol ODIco 1		Other Building Improvem	pont (ORI)									
# of idefilica		in Structure	Other building improven	Modifications (Type, Size)	Photograph								
OBI type:	Utility shed	Width: 10 LF	Grade: C	Modifications (Type, 312c)	Thotograph								
Const type: Year built:	Frame 2000	Depth: 12 LF Flr area: 120 SF	Condition: Average % complete: 100%		not available								
# of identica	# of identical OBIs: 1 Other Building Improvement (OBI)												
J. I.Z. Mou		in Structure	J	Modifications (Type, Size)	Photograph								
OBI type: Const type: Year built:	Utility shed Frame 2000	Width: 12 LF Depth: 12 LF Flr area: 144 SF	Grade: C Condition: Average % complete: 100%		not available								
# of identica	# of identical OBIs: 1 Other Building Improvement (OBI)												
		in Structure		Modifications (Type, Size)	Photograph								
OBI type: Const type: Year built:	Utility shed Metal 1998	Width: 12 LF Depth: 14 LF Flr area: 168 SF	Grade: C Condition: Average % complete: 100%		not available								
# of identica	ol ∩Ric∙ 1		Other Building Improvem	nent (ORI)									
# Of Idefilica		in Structure	Other Building Improven	Modifications (Type, Size)	Photograph								
OBI type: Const type: Year built:	Green house, commercial	Width: 22 LF	Grade: C Condition: Average % complete: 100%	incumound (Type, 6126)	not available								
# of identica	ol OBIs: 1		Other Building Improvem	nent (OBI)									
" Of Idollilou		in Structure		Modifications (Type, Size)	Photograph								
OBI type: Const type: Year built:	Green house, commercial Straight wall, light pipe or wood fr 1997	Width: 28 LF ar Depph astic e56 LF FIr area: 1,568 SF Height: 12 LF	Grade: C Condition: Average % complete: 100%		not available								

# of identical OBIs: 1		Other Build	ing Improven	ment (OBI)	
Ma	ain Structure	Modifications (Type, Size)	Photograph		
OBI type: Green house, commercial Const type: Straight wall, light pipe or wood fi Year built: 1997	Width: 22 LF ar DepMa stic e60 LF FIr area: 1,320 SF Height: 10 LF	Grade: Condition: % complete:	•		not available

Tax key number: 017-010286-170

	Other Improvements	
Tax Class	Description	
Commercial	Metal Storage Container (8' x 20')	
Commercial	Metal Storage Container (8' x 20')	l

Type

Valid improved sale

Improved Property Sales Book for City of La Crosse, La Crosse County

Date

8/26/2022

Tax key number: 017-010286-190 Property address: 1425 State Rd 16

Neighborhood / zoning: Comm High Volume \$8.00 / C2 - Commercial

Traffic / water / sanitary: Heavy / City water / Sewer

Legal description: PRT GOVERNMENT LOTS 5 & 6 CO M E 1/4 COR SEC 21 N87D44M46 SW 1451.33FT S2D15M14SW 80FT TO SWLY R/W CTH-B S79D12M55 SE 220.27FT

S11D0M11SW 199.

	Land												
Qty	Land Use	Width	Depth	Square Feet	Acres	Water Frontage	Tax Class	Special Tax Program					
1	Commercial	257	300	77,101	1.770	None	Commercial						

Commercial Building (Building 1)

Section name: Section 1
Year built: 1990
% complete: 100%
Stories: 1.00
Perimeter: 688 LF

Total area: 17,511 SF (all stories)



Sales History

Price

\$1,350,000

Designed Use Actual Use Units Area per Unit Construction Class Avg Ht Quality CDU
Occupancies Neighborhood shopping ctr Strip center (retail/office) 1 17,511 Masonry bearing walls 12.00 C (AV) Average

Exterior walls HVAC

Component DescriptionCountStopsArea (sf)Area (%)QualityConcrete Block, Textured Face17,511100.0%C (AV)Package unit17,511100.0%C (AV)

Section 1 basement Levels: 1.00 Perimeter: 202 LF

Total area: 2,562 SF (all levels in basement)

Area per Unit **Basement Type Designed Use** Avg Ht CDU **Actual Use** Units **Construction Class** Quality Office building Masonry bearing walls C (AV) **Occupancies** Office, class C 1 416 Unfinished 10.00 Average Office building Office, class C 1 2.146 **Finished** Masonry bearing walls 10.00 C (AV) Average

	Component Description	Count	Stops	Area (sf)	Area (%)	Quality
HVAC	Package unit			2,146	83.8%	C (AV)

# of identica	al OBIs: 1			ment (OBI)			
		Main Structur	е			Modifications (Type, Size)	Photograph
OBI type:	Surface parking lot	Width:	10,000 LF	Grade:	С		
Const type:	Asphalt	Depth:	1 LF	Condition:	Average		not available
Year built:	2007	Flr area:	10,000 SF	% complete:	100%		
1	=	Flr area:	10,000 SF	% complete:	100%		

# of identica	I OBIs: 1			ment (OBI)			
		Main Structure	е			Modifications (Type, Size)	Photograph
OBI type:	Surface parking lot	Width:	4 LF	Grade:	С		
Const type:	Concrete	Depth:	313 LF	Condition:	Average		not available
Year built:	1990	Flr area:	1,252 SF	% complete:	100%		

Type

Valid improved sale

Improved Property Sales Book for City of La Crosse, La Crosse County

Date

7/28/2022

Tax key number: 017-010294-110 Property address: 800 Monitor St

Neighborhood / zoning: Comm High Volume \$5.00 / C2 - Commercial

Traffic / water / sanitary: Medium / City water / Sewer

Legal description: PRT GOVERNMENT LOT 4 COM SW COR LOT 6 FRANK THOMAS ADDN S1D40ME 70FT ALG E LN CALEDO NIA ST EXTD TO S LN MONITOR ST N88D40ME 340FT

ALG S LN

						Land			
Qty	Land Use	Width	Depth	Square Feet	Acres	Water Frontage	Tax Class	Special Tax Program	
1	Commercial	95	300	28,500	0.654	None	Commercial		

Commercial Building (A-Line Machine Tool - Building 1)

Section name: Section 1
Year built: 1979
% complete: 100%
Stories: 1.00
Perimeter: 250 LF

Total area: 5,000 SF (all stories)



Sales History

Price

\$410,000

Occupancies

Designed Use	Actual Use	Units	Area per Unit	Construction Class	Avg Ht	Quality	CDU
Office building	Office, general	1	2,500	Metal frame and walls	14.00	C (AV)	Average
Storage warehouse	Warehouse, storage	1	2,500	Metal frame and walls	14.00	C (AV)	Average

Exterior walls HVAC

	Component Description	Count	Stops	Area (sf)	Area (%)	Quality
;	Single-Metal on Steel Frame		•	5,000 1	00.0%	C (AV)
;	Space heater			2,500	0.0%	C (AV)
	Package unit			2,500	50.0%	C (AV)

Section name: Section 2
Year built: 1988
% complete: 100%
Stories: 1.00
Perimeter: 94 LF

Total area: 1,100 SF (all stories)

photograph not available

Occupancies Office building Office, general 1 1,100 Masonry bearing walls 12.00 C (AV) Average Component Description Count Stops Area (sf) Area (%) Quality		Designed Use	Actual Use		Unit	s Area per Ur	nit Const	truction Class	Avg Ht	Quality	CDU
Exterior walls Concrete Block 1,100 100.0% C (AV)	Occupancies	Office building	Office, general		1	1,100	Masonry be	earing walls	12.00	C (AV)	Average
		Component Desci	ription	Count	Stops	Area (sf)	Area (%)	Quality	1		
HVAC Package unit 1,100 100.0% C (AV)	Exterior walls	Concrete Block	•		1	100	100.0%	C (AV)]		
	HVAC	Package unit			1	100	100.0%	C (AV)]		

Commercial Building (A-Line Machine Tool - Building 2)

Section name: Section 1
Year built: 2001
% complete: 100%
Stories: 1.00
Perimeter: 160 LF

Total area: 1,500 SF (all stories)



Designed Use Actual Use Units Area per Unit Construction Class Avg Ht Quality CDU Equipment (shop) building Equipment storage 1 1,500 Wood or steel framed exterior wall\$2.00 C (AV) Average

Exterior walls HVAC

	Component Description	Count	Stops	Area (sf)	Area (%)	Quality
•	Single-Metal on Wood Frame			1,500	00.0%	C (AV)
,	Space heater			1,500	00.0%	C (AV)

# of identical OBIs: 1 Other Building Improvement (OBI)											
		Main Structure		Modifications (Type, Size)	Photograph						
OBI type:	Surface parking lot	Width: 100 LF	Grade: C								
Const type:	Asphalt	Depth: 142 LF	Condition: Av	erage	not available						
Year built:	1979	Fir area: 14,200 S	F % complete: 10	0%							
# of identica	I ORIs: 1		Other Building	Improvement (OBI)							
# of identica	ol OBIs: 1	Main Structure	Other Building	Improvement (OBI) Modifications (Type, Size)	Photograph						
# of identical	OBIs: 1 Surface parking lot	Main Structure Width: 13 LF	Other Building Grade: C	•	Photograph						
	Surface parking lot		Grade: C	•	Photograph not available						
OBI type:	Surface parking lot	Width: 13 LF	Grade: C	Modifications (Type, Size) erage							

# of identica	l OBIs: 1			Other Build	ling Improver	nent (OBI)	
		Main Structure	е			Modifications (Type, Size)	Photograph
OBI type:	Surface parking lot	Width:	27 LF	Grade:	С		
Const type:	Concrete	Depth:	32 LF	Condition:	Average		not available
Year built:	2001	Flr area:	864 SF	% complete:	100%		

Tax key number: 017-010295-070

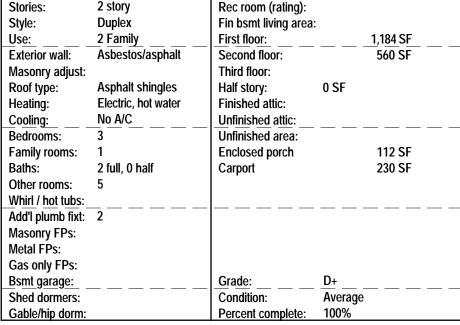
Property address: 220 Copeland Ave

Neighborhood / zoning: Comm High Volume \$7.00 / C1 - Local Business

Traffic / water / sanitary: Heavy / City water / Sewer Legal description: PRT GOVERNMENT LOT 4 COM 50F T S OF INTER N LN GL 4 & E L N COPELAND AVE E 140FT S 50F T W 140FT N 50FT TO POB LOT SZ: 50 X 140 745/879 729/12

Sales History								
Date Price Type								
7/13/2022	\$200,000	Valid improved sale						
6/25/2021 \$85,000 Valid improved sale								

				Land			
Qty	Land Use	Width Depth Square Fee	t Acres	Water Frontage	Tax Class	Special Tax Program	
	Commercial	50 140 7,057	0.162	None	Commercial		
Year built:	1901	Full basement:		Residential Building		Water and the same	La
Year remodel	led:	Crawl space:	1,184 SF				
Stories:	2 story	Rec room (rating):			THE WAY		
Style:	Duplex	Fin bsmt living area:		UT	A WAR	AN WAR	





Total living area is 1,744 SF

# of identica	al OBIs: 1			Other Build	Other Building Improvement (OBI)			
Main Structure					Modifications (Type, Size)	Photograph		
OBI type: Const type: Year built:	Garage Detached, frame or cb 1970	Width: Depth: FIr area:	19 LF 23 LF 437 SF	Grade: Condition: % complete:	C Average 100%		not available	

Type

Valid improved sale

Valid improved sale

Improved Property Sales Book for City of La Crosse, La Crosse County

Tax key number: 017-010297-022 Property address: 830 Monitor St

Neighborhood / zoning: Comm High Volume \$5.00 / M2 - Heavy Industrial

Traffic / water / sanitary: Medium / City water / Sewer

Legal description: PRT GOVERNMENT LOTS 4 & 5 CO M INTER S LN MONITOR ST & W LN AVON ST S89D43M44SE ALG S LN MONITOR ST 300FT S0D16M1 6SW 300FT S89D43M44SE

Date

11/18/2022

10/27/2003

TO NW

	Land										
Qty	Land Use	Width	Depth	Square Feet	Acres	Water Frontage	Tax Class	Special Tax Program			
1	Commercial	194	150	29,055	0.667	None	Commercial				

Commercial Building (G & M Insulation)

Section name: Section 1
Year built: 1965
% complete: 100%
Stories: 1.00
Perimeter: 184 LF

Total area: 1,920 SF (all stories)



Sales History

Price

\$171,200

\$165,000

	Designed Use	Actual Use	Units	Area per Unit	Construction Class	Avg Ht	Quality	CDU
Occupancies	Storage warehouse	Warehouse, storage	1	1,920	Metal frame and walls	10.00	D (FR)	Fair

Exterior walls HVAC Component Description Count Stops Area (sf) Area (%) Quality

1,920 100.0% D (FR)

1,920 100.0% D (FR)

Section name: Section 2
Year built: 1988
% complete: 100%
Stories: 1.00
Perimeter: 68 LF

Total area: 384 SF (all stories)

photograph not available

	Designed Use	Actual Use			Units	Area per Ur	nit	Consti	ruction Class	Avg Ht	Quality	CDU
Occupancies	Storage warehouse	Warehouse, storage			1	384		Metal frame	and walls	10.00	D (FR)	Fair
	Component Descr	iption	Count	Stop	S	Area (sf)		Area (%)	Quality	1		
Exterior walls	Single-Metal on Steel Frame				38	4	100	0.0%	D (FR)	ĺ		
HVAC	Electric				38	4	100	0.0%	D (FR)	j		
Section name:	Section 3						Г		photograp	h not ava	ilable	
Year built:	1990								photograp	or ara	abio	
% complete:	100%											
Stories:	1.00											
Perimeter:	76 LF											
Total area:	480 SF (all stories)											
	Designed Use	Actual Use			Units	Area per Ur	nit	Consti	ruction Class	Avg Ht	Quality	CDU
Occupancies	Storage warehouse	Warehouse, storage			1	480		Metal frame	and walls	10.00	D (FR)	Fair
	Component Descr	iption	Count	Stop	S	Area (sf)		Area (%)	Quality	1		
Exterior walls	Single-Metal on Steel Frame	-			48	0	100).0%	D (FR)	1		
HVAC	No HVAC				480)	100	0.0%	D (FR)	j		

# of identical OBIs: 1		Other Building Improvem	ent (OBI)	
Ma	in Structure	Modifications (Type, Size)	Photograph	
OBI type: Surface parking lot	Width: 100 LF	Grade: C		
Const type: Asphalt	Depth: 163 LF	Condition: Average		not available
Year built: 2015	Flr area: 16,300 SF	% complete: 100%		

Type

Valid improved sale

Valid improved sale

Improved Property Sales Book for City of La Crosse, La Crosse County

Tax key number: 017-010470-025
Property address: 2010 State Rd 16

Neighborhood / zoning: Comm High Volume \$8.00 / C1 - Local Business

Traffic / water / sanitary: Heavy / City water / Sewer

Legal description: CERTIFIED SURVEY MAP NO. 48 VOL 1 DOC NO. 852497 ALL OF LOT 3 & PRT LOT 2 BEG NW COR LOT 3 S79D50M45SE 188.04FT S9D43MW 155FT N79D50M49SW

Legai descrip	ouon: CERTIF 1	IED SOKVEY II	/IAP NO. 2	18 VOL 1 DOC NO	U. 852497 A	ALL OF LOT 3 & PRT LO	I Z BEG NW COR LOT 3 :	5/9D3UW433E 18	38.U4F1 39D43WW	155F1 N79D5UW49
						Land				
Qty	Land Use	Width	Depth	Square Feet	Acres	Water Frontage	e Tax Clas	s Sp	ecial Tax Program	
1	Commercial	155	189	29,275	0.672	None	Commercia	<u> </u>	_	

Commercial Building (NAPA)

Section name: Section 1
Year built: 1992
% complete: 100%
Stories: 1.00
Perimeter: 386 LF

Total area: 8,850 SF (all stories)



Sales History

Price

\$1,300,000

\$625,000

Date 5/5/2022

6/24/2016

	Designed Use	Actual Use	Units	Area per Unit	Construction Class	Avg Ht	Quality	CDU
Occupancies	Discount store	Discount store	1	8,850	Metal frame and walls	18.00	B (GD)	Good

Exterior walls HVAC

Component DescriptionCountStopsArea (sf)Area (%)QualitySingle-Metal on Steel Frame8,850100.0%C (AV)Package unit8,850100.0%C (AV)

	Qty	Description	Units	Grade	Location	Yr Blt	Condition
Other features	1	Retain wall	1,250	В		1992	Go

# of identica	I OBIs: 1			Other Building Improvement (OBI)						
	Ma	in Structure	e			Modifications (Type, Size)	Photograph			
OBI type:	Surface parking lot	Width:	104 LF	Grade:	С					
Const type:	Asphalt	Depth:	125 LF	Condition:	Average		not available			
Year built:	1992	Flr area:	13,000 SF	% complete:	100%					

Tax key number: 017-010690-150 Property address: 922 Charles St

Neighborhood / zoning: Apt Northside Post 1940 / R5 - Multiple Dwelling

Traffic / water / sanitary: / City water / Sewer

Legal description: CAMP 20 SUBDIVISION LOTS 1, 2, 3, 4, 5, & 6 & OL 1 SUBJ TO ESMT IN DOC NO. 1711345 & DOC NO. 1711995

Sales History								
Date	Туре							
4/25/2022	\$3,400,000	Valid improved sale						
9/13/2017	\$121,000	Valid vacant sale						

						Land			
Qty	Land Use	Width	Depth	Square Feet	Acres	Water Frontage	Tax Class	Special Tax Program	
1	Commercial			61,264	1.406	None	Commercial		

Commercial Building (Apartment Building 922 Charles Street)

Section name: Section 1
Year built: 2017
% complete: 100%
Stories: 2.00
Perimeter: 576 LF

Total area: 25,248 SF (all stories)



Occupancies

	Designed Use	Actual Use	Units	Area per Unit	Construction Class	Avg Ht	Quality	CDU
s	Multiple res (low rise)	Apartment, 2 BR, 1 bath	8	825	Wood or steel framed exterior w	alls9.00	B (GD)	Good
	Multiple res (low rise)	Support area	1	2,208	Wood or steel framed exterior wa	alls9.00	B (GD)	Good
	Multiple res (low rise)	Apartment, 1 BR, 1 bath	24	685	Wood or steel framed exterior w	alls9.00	B (GD)	Good

Exterior walls HVAC Fire sprinklers

	Component Description	Count	Stops	Area (sf)	Area (%)	Quality
s	Stud-Vinyl Siding			25,248 1	00.0%	C (AV)
) [Complete HVAC			25,248 1	00.0%	C (AV)
s	Sprinklers			25,248 1	00.0%	C (AV)

Attachments Attachments

	Qty	Attachment Type	Construction Type	Area	Modifications (Type, Size)	Grade	% Comp	Yr Blt	Condition
; [1	Patio	Concrete	768		В	100%	2017	GD
; [1	Open porch	Frame, upper	768		В	100%	2017	GD

# of identical OBIs: 1		Other Building Improver	ment (OBI)						
	Main Structure	Modifications (Type, Size)	Photograph						
OBI type: Surface parking lot	Width: 1,200 LF	Grade: C							
Const type: Asphalt	Depth: 10 LF	Condition: Average		not available					
Year built: 2018	Flr area: 12,000 SF	% complete: 100%							
# of identical ODIs 1		Other Duilding Improver	mont (ODI)						
# of identical OBIs: 1 Other Building Improvement (OBI)									
	Main Structure		Modifications (Type, Size)	Photograph					
ODI tuno. Corogo	\\/;\d\h. 22.LE	Crado. C							

# of identica	al OBIs: 1			nent (OBI)			
		Main Structure		Modifications (Type, Size)	Photograph		
1	Garage Detached, frame or cb	Width: Depth:	22 LF 144 LF	Grade: Condition:	C Average		not available
Year built:	2018	Flr area:	3,168 SF	% complete:	100%		

# of identica	al OBIs: 1			ment (OBI)			
		Main Structure	е			Modifications (Type, Size)	Photograph
OBI type:	Garage	Width:	22 LF	Grade:	С		
Const type:	Detached, frame or cb	Depth:	144 LF	Condition:	Average		not available
Year built:	2018	Flr area:	3,168 SF	% complete:	100%		
				-			

Tax key number: 017-020020-050

Property address: 117 4th St N Unit 103

Neighborhood / zoning: Comm Bus Dist \$20.00 / C2 - Commercial

Traffic / water / sanitary: Heavy / City water / Sewer

Legal description: TOWN OF LA CROSSE LOTS 8 & 9 BLOCK 24 LOT SZ: 120 X 150

Sales History								
Date	Price	Туре						
6/13/2022	\$750,000	Valid improved sale						

						Land			
Qty	Land Use	Width	Depth	Square Feet	Acres	Water Frontage	Tax Class	Special Tax Program	
1	Commercial	120	150	18,513	0.425	None	Commercial	I	

Commercial Building (Building 1)

Section name: Section 1
Year built: 1920
% complete: 100%
Stories: 1.00
Perimeter: 268 LF

Total area: 10,032 SF (all stories)



Occupancies

Designed UseActual UseUnitsArea per UnitConstruction ClassAvg HtQualityCDUTheater - cinemaMovie theater110,032Reinforced concrete frame32.00C (AV)Average

Exterior walls HVAC

Component DescriptionCountStopsArea (sf)Area (%)QualityBrick, Solid10,032100.0%C (AV)Hot and chilled water10,032100.0%C (AV)

Section 1 Levels: 1.00
Perimeter: 536 LF

Total area: 18,000 SF (all levels in basement)

Occupancies

	Designed Use	Actual Use	Units	Area per Unit	Basement Type	Construction Class	Avg Ht	Quality	CDU
3	Office building	Movie theater	1	18,000	Unfinished	Masonry bearing walls	10.00	C (AV)	

Tax key number: 017-020020-050

Other featuresOther featuresOther

Section name: Section 2
Year built: 1920
% complete: 100%
Stories: 3.00

Perimeter: 424 LF Total area: 23,904 SF (all stories) photograph not available

Occupancies

	Designed Use	Actual Use	Units	Area per Unit	Construction Class	Avg Ht	Quality	CDU
es	Office building	Movie theater	1	23,904	Reinforced concrete frame	12.00	C (AV)	Average

Exterior walls HVAC

 Component Description
 Count Stops
 Area (sf)
 Area (%)
 Quality

 Brick, Solid
 23,904
 100.0%
 C (AV)

 Electric
 23,904
 100.0%
 C (AV)

Section name: Section 3
Year built: 1920
% complete: 100%
Stories: 1.00
Perimeter: 46 LF

Total area: 2,760 SF (all stories)

photograph not available

Occupancies

	Designed Use	Actual Use	Units	Area per Unit	Construction Class	Avg Ht	Quality	CDU
S	Theater - cinema	Movie theater	1	2,760	Reinforced concrete frame	12.00	C (AV)	Average

Exterior walls HVAC

	Component Description	Count	Stops	Area (sf)	Area (%)	Quality
;	Brick, Solid			2,760 1	00.0%	C (AV)
;	Hot and chilled water			2,760 1	00.0%	C (AV)

Section name: Section 4
Year built: 1920
% complete: 100%
Stories: 1.00
Perimeter: 121 LF

Total area: 3,084 SF (all stories)

photograph not available

Occupancies

	Designed Use	Actual Use	Units	Area per Unit	Construction Class	Avg Ht	Quality	CDU	۱
ies	Restaurant	Movie theater	1	3,084	Reinforced concrete frame	12.00	C (AV)	Average	١

Exterior walls

	Component Description	Count	Stops	Area (sf)	Area (%)	Quality
or walls	Brick, Solid		-	3,084	100.0%	C (AV)
HVAC	Warmed and cooled air			3,084	11111 11%	C (AV)

Tax key number: 017-020020-050

Section 5 Section name: 1920 Year built: % complete: 100% Stories:

1.00 105 LF

Total area: 2,124 SF (all stories) photograph not available

Occupancies

Perimeter:

	Designed Use	Actual Use	Units	Area per Unit	Construction Class	Avg Ht	Quality	CDU
es	Office building	Movie theater	1	2,124	Reinforced concrete frame	12.00	C (AV)	Average

Exterior walls HVAC

	Component Description	Count	Stops	Area (sf)	Area (%)	Quality
s	Brick, Solid		•	2,124	100.0%	C (AV)
כ	Warmed and cooled air			2,124	100.0%	C (AV)

Tax key number: 017-020020-060

Property address: 125 4th St N

Neighborhood / zoning: Comm Bus Dist \$20.00 / C2 - Commercial

Traffic / water / sanitary: Heavy / City water / Sewer

Legal description: TOWN OF LA CROSSE LOT 10 BLO CK 24 LOT SZ: 60 X 150

Sales History								
Date	Date Price Type							
8/1/2022	\$850,000	Valid improved sale						
3/31/2020	\$715,000	Valid improved sale						

	Land								
Qty	Land Use	Width	Depth	Square Feet	Acres	Water Frontage	Tax Class	Special Tax Program	
1	Commercial	60	150	9,235	0.212	None	Commercial		

Commercial Building (Building 1)

Section name: Section 1
Year built: 1910
% complete: 100%
Stories: 1.00
Perimeter: 262 LF

Total area: 3,882 SF (all stories)



Occupancies

Designed UseActual UseUnitsArea per UnitConstruction ClassAvg HtQualityCDUOffice buildingOffice, class B13,882Masonry bearing walls13.00C (AV)Average

Exterior walls HVAC Mezzanines

Component Description Count Stops Area (sf) Area (%) Quality C (AV) Brick, Solid 100.0% 3,882 Warmed and cooled air 4,194 100.0% B (GD) 312 8.0% Mezzanines-open C (AV)

Section i basement Levels: 1.00 Perimeter: 246 LF

Total area: 3,762 SF (all levels in basement)

Occupancies

Designed Use	Actual Use	Units	Area per Unit	Basement Type	Construction Class	Avg Ht	Quality	CDU
Office building	Support area	1	1,881	Unfinished	Masonry bearing walls	10.00	C (AV)	Average
Office building	Office, class C	1	1,881	Finished	Masonry bearing walls	10.00	C (AV)	Average

	Component Descr	ription	Count	Stops		Area (sf)	Area (%)	Quality	1		
HVAC	Warmed and cooled air					1,881	50.0%	C (AV)	j		
Section name: Year built: % complete: Stories: Perimeter: Total area:	Section 2 1910 100% 1.00 246 LF 3,762 SF (all stories)							photograpl	n not ava	ilable	
	Designed Use	Actual Use		l	Jnits	Area per Unit	Constr	uction Class	Avg Ht	Quality	CDU
Occupancies	Office building	Office, class B			1	3,762	Masonry bea	aring walls	14.00	C (AV)	Average
Exterior walls HVAC	Component Descrict Cavity Brick w/Block Back-up Warmed and cooled air	ription	Count	Stops	3,762		Area (%) 00.0% 00.0%	Quality C (AV) C (AV)]		

# of identical OBIs: 1		ent (OBI)		
Ma	ain Structure		Modifications (Type, Size)	Photograph
OBI type: Surface parking lot Const type: Asphalt Year built: 1985	Width: 60 LF Depth: 73 LF Fir area: 4,380 SF	Grade: C Condition: Average % complete: 100%		not available

# of identica	al OBIs: 1			Other Build	ding Improver	ment (OBI)	
		Main Structur	е			Modifications (Type, Size)	Photograph
OBI type:	Surface parking lot	Width:	20 LF	Grade:	С		
Const type:	Concrete	Depth:	20 LF	Condition:	Average		not available
Year built:	1985	Flr area:	400 SF	% complete:	100%		
				_			

Type

Valid improved sale

Valid improved sale

Improved Property Sales Book for City of La Crosse, La Crosse County

Date

11/1/2022

5/31/2004

Tax key number: 017-020022-010

Property address: 427 Main St

Neighborhood / zoning: Comm Bus Dist \$15.00 / C2 - Commercial

Traffic / water / sanitary: Medium / City water / Sewer

Legal description: TOWN OF LA CROSSE W 18.58FT OF PRT LOTS 6 & 7 BLOCK 33 D ESC AS FOLL BEG ON NLY LN MA IN ST AT A PT 22FT NWLY OF S ELY COR LOT 6 NLY P/W WLY

L

	Land								
Qty	Land Use	Width	Depth	Square Feet	Acres	Water Frontage	Tax Class	Special Tax Program	
1	Commercial	18	90	1,699	0.039	None	Commercial		

Commercial Building (Building 1)

Section name: Section 1
Year built: 1876
% complete: 100%
Stories: 1.00
Perimeter: 219 LF

Total area: 1,589 SF (all stories)



Sales History

Price

\$400,000

\$84,700

Occupancies

Designed UseActual UseUnitsArea per UnitConstruction ClassAvg HtQualityCDUMixed retail w/ res unitsRetail, general11,589Masonry bearing walls16.00C (AV)Average

Exterior walls

Component DescriptionCountStopsArea (sf)Area (%)QualityBrick, Solid1,589100.0%C (AV)Warmed and cooled air1,589100.0%C (AV)

basement

HVAC

Levels: 1.00 Perimeter: 160 LF

Total area: 1,638 SF (all levels in basement)

Occupancies

	Designed Use	Actual Use	Units	Area per Unit	Basement Type	Construction Class	Avg Ht	Quality	CDU
es	Mixed retail w/ res units	Support area	1	1,638	Unfinished	Masonry bearing walls	8.00	C (AV)	Average
						*			

HVAC No HVAC Component Description Count Stops Area (sf) Area (%) Quality

1,638 100.0% C (AV)

Section name: Section 2
Year built: 1876
% complete: 100%
Stories: 1.00
Perimeter: 172 LF

Total area: 1,224 SF (all stories)

photograph not available

Quality

C (AV)

C (AV)

Occupancies

	Designed Use	Actual Use	Units	Area per Unit	Construction Class	Avg Ht	Quality	CDU
es	Mixed retail w/ res units	Apartment, 1 BR, 1.5 bath	1	1,224	Masonry bearing walls	12.00	C (AV)	Average

Tax key number: 017-020027-120

Property address: 324 3rd St S

Neighborhood / zoning: Comm Bus Dist \$20.00 / C3 - Community Business

Traffic / water / sanitary: Heavy / City water / Sewer

Legal description: C & F J DUNN, H L DOUSMAN & PETER CAMERONS ADDITION LOT 6 & S 55FT LOT 7 BLOCK 8 LOT SZ: 115 X 171

	Sales History								
Date	Price	Туре							
5/19/2022	\$675,000	Valid improved sale							

						Land			
Qty	Land Use	Width	Depth	Square Feet	Acres	Water Frontage	Tax Class	Special Tax Program	
1	Commercial	115	171	20,081	0.461	None	Commercial		

Commercial Building (Building 1)

Section name: Section 1
Year built: 1946
% complete: 100%
Stories: 1.00
Perimeter: 425 LF

Total area: 8,406 SF (all stories)



Occupancies

Designed Use	Actual Use	Units	Area per Unit	Construction Class	Avg Ht	Quality	CDU
Automotive center	Garage, service repair	1	2,992	Masonry bearing walls	10.00	C (AV)	Average
Automotive center	Garage, service repair	1	5,414	Masonry bearing walls	20.00	C (AV)	Average

Area (sf)

Area (%)

Quality

Exterior walls HVAC

 Concrete Block
 8,406
 100.0%
 C (AV)

 Space heater
 8,406
 96.1%
 C (AV)

 Mezzanines-storage
 340
 4.0%
 C (AV)

Component Description

Count Stops

Attachments

Mezzanines

[Qty	Attachment Type	Construction Type	Area	Modifications (Type, Size)	Grade	% Comp	Yr Blt	Condition
ts [1	Canopy	Standard	544		С	100%	1946	AV

# of identica	al OBIs: 1			Other Build	ding Improver	ment (OBI)	
Main Structure						Modifications (Type, Size)	Photograph
OBI type: Const type: Year built:	Surface parking lot Concrete 1966	Width: Depth:	50 LF 55 LF	Grade: Condition:	C Average		not available
Teal built.	1700	Flr area:	2,750 SF	% complete:	100 /0		

Tax key number: 017-020031-040

Property address: 332 Jay St

Neighborhood / zoning: Comm Bus Dist \$20.00 / C3 - Community Business

Traffic / water / sanitary: Heavy / City water / Sewer

Legal description: C & F J DUNN, H L DOUSMAN & PETER CAMERONS ADDITION LOT 10 EX W 80FT BLOCK 11 LOT SZ: 91X60

Sales History							
Date	Price	Туре					
10/11/2022	\$605,000	Valid improved sale					
12/13/2009	\$295,800	Valid improved sale					

						Land			
Qty	Land Use	Width	Depth	Square Feet	Acres	Water Frontage	Tax Class	Special Tax Program	
1	Commercial	96	61	5,837	0.134	None	Commercial		

Commercial Building (The Driftless Axe)

Section name: Section 1
Year built: 1965
% complete: 100%
Stories: 1.00
Perimeter: 291 LF

Total area: 5,082 SF (all stories)



Designed Use Actual Use Units Area per Unit Construction Class Avg Ht Quality CDU
Occupancies Mixed retail w/ res units Tavern/bar/lounge 1 5,082 Masonry bearing walls 12.00 C (AV) Average

Exterior walls HVAC

Occupancies

Component DescriptionCountStopsArea (sf)Area (%)QualityConcrete Block5,082100.0%C (AV)Package unit5,082100.0%C (AV)

Section 1 Levels: 1.00 Perimeter: 120 LF

Total area: 900 SF (all levels in basement)

———— Total area: 900 SF (all levels in basement

Area per Unit **Construction Class Designed Use Actual Use** Units **Basement Type** Avg Ht Quality CDU Mixed retail w/ res units Support area 900 Unfinished Masonry bearing walls 8.00 C (AV) 1 Average

HVAC No HVAC Component Description Count Stops Area (sf) Area (%) Quality
900 100.0% C (AV)

Section name: Section 2
Year built: 1965
% complete: 100%
Stories: 1.00
Perimeter: 176 LF

Total area: 1,680 SF (all stories)

photograph not available

Occupancies

Exterior walls

	Designed Use	Actual Use	Units	Area per Unit	Construction Class	Avg Ht	Quality	CDU
ies	Mixed retail w/ res units	Room (boarding house)	1	1,680	Masonry bearing walls	9.00	C (AV)	Average

Component Description Count Stops Area (sf) Area (%) Quality Brick with Block Back-up 420 25.0% C (AV) Concrete Block 75.0% C (AV) 1,260 1,680 C (AV) HVAC Package unit 100.0%

Page 1 of 2

Improved Property Sales Book for City of La Crosse, La Crosse County

Tax key number: 017-020037-050

Property address: 511 Main St

Neighborhood / zoning: Comm Bus Dist \$15.00 / C2 - Commercial

Traffic / water / sanitary: Heavy / City water / Sewer

Legal description: CENTRAL ADDITION LOT 4 LOT S Z: 50 X 120

Sales History								
Date	Price	Туре						
8/17/2022	\$985,000	Valid improved sale						

						Land			
Qty	Land Use	Width	Depth	Square Feet	Acres	Water Frontage	Tax Class	Special Tax Program	
1	Commercial	50	120	6,142	0.141	None	Commercial		

Commercial Building (Building 1)

Section name: Section 1
Year built: 1904
% complete: 100%
Stories: 1.00
Perimeter: 308 LF

Total area: 3,991 SF (all stories)



Designed Use Actual Use Units Area per Unit Construction Class Avg Ht Quality CDU
Occupancies Mixed retail w/ res units Retail, general 1 3,991 Masonry bearing walls 16.00 C (AV) Average

Exterior walls HVAC Mezzanines

Component Description Count Stops Area (%) Quality Area (sf) C (AV) Brick, Solid 3,991 100.0% Hot water 3,991 80.0% C (AV) 1,000 25.1% C (AV) Mezzanines-open

Section 1 Perimeter: 246 LF

Total area: 3,800 SF (all levels in basement)

Designed Use Actual Use Units Area per Unit **Basement Type Construction Class** Avg Ht Quality CDU Mixed retail w/ res units **Occupancies** Support area 3,800 Unfinished Masonry bearing walls 10.00 C (AV) Average

Other featuresOtyDescriptionUnitsGradeLocationYr BltCondition1Elev, elec, freight1C1904Av

Section name: Section 2
Year built: 1904
% complete: 100%
Stories: 1.00
Perimeter: 278 LF

photograph not available

photograph not available

Total area: 4,050 SF (all stories)

Occupancies

	Designed Use	Actual Use	Units	Area per Unit	Construction Class	Avg Ht	Quality	CDU
es	Mixed retail w/ res units	Retail, general	1	4,050	Masonry bearing walls	9.00	C (AV)	Average

Exterior walls HVAC

Component Description	Count	Stops	Area (sf)	Area (%)	Quality
Brick, Solid			4,050	100.0%	C (AV)
Hot water			4,050 1	100.0%	C (AV)

Section name: Section 3
Year built: 1904
% complete: 100%
Stories: 1.00
Perimeter: 278 LF

Total area: 4,050 SF (all stories)

Occupancies

	Designed Use	Actual Use	Units	Area per Unit	Construction Class	Avg Ht	Quality	CDU
S	Mixed retail w/ res units	Retail, general	1	2,250	Masonry bearing walls	10.00	C (AV)	Average
	Mixed retail w/ res units	Apartment, 2 BR, 1 bath	1	1.800	Masonry bearing walls	10.00	C (AV)	Average

Exterior walls HVAC

	Component Description	Count	Stops	Area (sf)	Area (%)	Quality
s	Brick, Solid		-	4,050 1	00.0%	C (AV)
C	Package unit			4,050 1	00.0%	C (AV)

Tax key number: 017-020073-010

Property address: 2402 La Crosse St

Neighborhood / zoning: Comm High Volume \$8.00 / C1 - Local Business

Traffic / water / sanitary: Medium / City water / Sewer

Legal description: CROWLEY HOMES ADDITION BLOCK 1 LOT SZ: IRR

Sales History									
Date	Price	Туре							
10/19/2022 \$260,000		Valid improved sale							

	Land											
Qty	Land Use	Width	Depth	Square Feet	Acres	Water Frontage	Tax Class	Special Tax Program				
1	Commercial	120	88	10,542	0.242	None	Commercial					

Commercial Building (Building 1)

Section name: Section 1
Year built: 1960
% complete: 100%
Stories: 1.00
Perimeter: 180 LF

Total area: 1,661 SF (all stories)



Occupancies

Designed UseActual UseUnitsArea per UnitConstruction ClassAvg HtQualityCDUService repair garageGarage, service repair11,661Metal frame and walls12.00C (AV)Average

Exterior walls HVAC

	Component Description	Count	Stops	Area (sf)	Area (%)	Quality
;	Single-Metal on Steel Frame		•	1,661	100.0%	C (AV)
;	Forced air unit			1,661	100.0%	C (AV)

# of identica	I OBIs: 1			Other Build	Other Building Improvement (OBI)						
	Ma	in Structur	е			Modifications (Type, Size)	Photograph				
OBI type:	Surface parking lot	Width:	75 LF	Grade:	С						
Const type:	Concrete	Depth:	98 LF	Condition:	Average		not available				
Year built:	1960	Flr area:	7,350 SF	% complete:	100%						

Tax key number: 017-020119-060 Property address: 2712 Main St

Neighborhood / zoning: Nghborhood \$6.00 / C1 - Local Business

Traffic / water / sanitary: Medium / City water / Sewer

Legal description: EDWIN B MAGILLS SUNNY-SIDE A DDN LOTS 7 & 8 BLOCK 1 SUBJ TO ESMT IN V1413 P59 LOT SZ: 140 X 100

	Sales History									
Date	Price	Туре								
6/30/2022	\$225,000	Valid improved sale								
6/29/2001	\$110,000	Valid improved sale								

	Land										
Qty	Land Use	Width	Depth	Square Feet	Acres	Water Frontage	Tax Class	Special Tax Program			
1	Commercial	139	100	13,870	0.318	None	Commercial				

Commercial Building (Building 1)

Section name: Section 1
Year built: 1920
% complete: 100%
Stories: 1.00
Perimeter: 188 LF

Total area: 2,140 SF (all stories)



	Designed Use	Actual Use	Units	Area per Unit	Construction Class	Avg Ht	Quality	CDU
Occupancies	Bar/tavern	Tavern/bar/lounge	1	2,140	Masonry bearing walls	12.00	C (AV)	Average

Exterior walls

Component Description	Count	Stops	Area (sf)	Area (%)	Quality
Stud-Metal Siding		•	2,140 1	00.0%	C (AV)
Package unit			2,140 1	00.0%	C (AV)

Section 1 Perimeter: 1.00

Description 1 Perimeter: 172 LF

Total area: 1,880 SF (all levels in basement)

Occupancies

	Designed Use	Actual Use	Units	Area per Unit	Basement Type	Construction Class	Avg Ht	Quality	CDU
s	Bar/tavern	Support area	1	1,430	Unfinished	Masonry bearing walls	8.00	C (AV)	Average
	Bar/tavern	Tavern/bar/lounge	1	450	Finished	Masonry bearing walls	8.00	C (AV)	Average

	Component Description	Count	Stops	Area (sf)	Area (%)	Quality
HVAC	Package unit		-	450	23.9%	C (AV)

Tax key number: 017-020150-040 Property address: 425 10th St N

Neighborhood / zoning: Apt Student Post 1940 / R5 - Multiple Dwelling

Traffic / water / sanitary: / City water / Sewer

Legal description: T BURNS HS DURAND ST SMITH & FM RUBLEES ADDITION LOT 7 B LOCK 17 LOT SZ: 57.79X145.75

	Sales History								
Date	Price	Туре							
11/1/2022	\$1,000,000	Valid improved sale							

	Land												
Qty	Land Use	Width	Depth	Square Feet	Acres	Water Frontage	Tax Class	Special Tax Program					
1	Commercial	58	146	8,423	0.193	None	Commercial						

Commercial Building (8 Unit)

Section name: Section 1
Year built: 1976
% complete: 100%
Stories: 2.00
Perimeter: 214 LF

Total area: 4,800 SF (all stories)



Occupancies

Designed UseActual UseUnitsArea per UnitConstruction ClassAvg HtQualityCDUMultiple res (low rise)Apartment, 2 BR, 1 bath8600Wood or steel framed exterior walls9.00C (AV)Average

Exterior walls HVAC

 Component Description
 Count
 Stops
 Area (sf)
 Area (%)
 Quality

 Stud-Walls-Wood Siding
 4,800
 100.0%
 C (AV)

 Electric
 4,800
 100.0%
 C (AV)

Section 1
basement Exercises

Levels: 1.00 Perimeter: 112 LF

Total area: 800 SF (all levels in basement)

Occupancies

	Designed Use	Actual Use	Units	Area per Unit	Basement Type	Construction Class	Avg Ht	Quality	CDU
;	Multiple res (low rise)	Support area	1	800	Unfinished	Masonry bearing walls	10.00	C (AV)	

Other features

Qty	Description	Units	Grade	Location	Yr Blt	Condition
1	Open porch w/roof	220	С		1976	Av

Type

Valid improved sale

Improved Property Sales Book for City of La Crosse, La Crosse County

Date

3/8/2022

Commercial

017-020156-140 Tax key number:

Commercial

Property address: 1004 La Crosse St

Neighborhood / zoning: Comm High Volume 10.00 / C1 - Local Business, C2 - Commercial

146

173

0.581

25,308

Traffic / water / sanitary:	ffic / water / sanitary: Medium / City water / Sewer											
Legal description:	gal description: T BURNS HS DURAND ST SMITH & FM RUBLEES ADDITION LOTS 4, 5 & 6 BLOCK 23 LOT SZ: 145. 75X168.37											
	Land											
Qty Land U	e Width De	epth Square Feet Acres	Water Frontage	Tax C	lass S	pecial Tax Program						

Commercial Building (Building 1)

None

Section 1 Section name: Year built: 1966 100% % complete: Stories: 1.00 174 LF Perimeter:

1

1,637 SF (all stories) Total area:



Sales History

Price

\$600,000

Occupancies

Designed Use Actual Use Units Area per Unit CDU **Construction Class** Avg Ht Quality Fast food restaurant Restaurant 1,637 Masonry bearing walls 10.00 C (AV) Average

Exterior walls HVAC

Component Description Count Stops Area (sf) Area (%) Quality Brick with Block Back-up 100.0% C (AV) 1,637 Complete HVAC 1,637 100.0% C (AV)

Section 1 basement

1.00 Levels: Perimeter: 122 LF

Total area: 974 SF (all levels in basement)

Occupancies

	Designed Use	Actual Use	Units	Area per Unit	Basement Type	Construction Class	Avg Ht	Quality	CDU
3	Fast food restaurant	Restaurant	1	974	Unfinished	Masonry bearing walls	10.00	C (AV)	Average

# of identica	I ORIc: 1			Other Build	ding Improver	ment (ORI)	
# Of Idefille	ii Obis. I	Main Chruster	•	Other Build	anig improver	• •	Dhotograph
		Main Structure				Modifications (Type, Size)	Photograph
OBI type:	Canopy	Width:	30 LF	Grade:	С		
Const type:	Detached (frame)	Depth:	100 LF	Condition:	Average		not available
Year built:	1966	Flr area:	3,000 SF	% complete:	100%		
# of identica	ol OBIs: 1			Other Build	ding Improver	ment (OBI)	
		Main Structure	e			Modifications (Type, Size)	Photograph
OBI type:	Canopy	Width:	30 LF	Grade:	С		
Const type:	Detached (frame)	Depth:	100 LF	Condition:	Average		not available
Year built:	1966	FIr area:	3,000 SF	% complete:			
# of identica	ol OBIs: 1			Other Build	ding Improver	ment (OBI)	
# of identica	ol OBIs: 1	Main Structure	e	Other Build	ding Improver	ment (OBI) Modifications (Type, Size)	Photograph
# of identica	ol OBIs: 1	Main Structure	e 24 LF	Other Build	ling Improver		Photograph
OBI type:							Photograph not available
	Garage	Width:	24 LF	Grade:	B Average		
OBI type: Const type: Year built:	Garage Detached, frame or cb 1978	Width: Depth:	24 LF 24 LF	Grade: Condition: % complete:	B Average 100%	Modifications (Type, Size)	
OBI type: Const type:	Garage Detached, frame or cb 1978	Width: Depth: FIr area:	24 LF 24 LF 576 SF	Grade: Condition: % complete:	B Average	Modifications (Type, Size) ment (OBI)	not available
OBI type: Const type: Year built:	Garage Detached, frame or cb 1978	Width: Depth: Flr area: Main Structure	24 LF 24 LF 576 SF	Grade: Condition: % complete: Other Build	B Average 100% Jing Improver	Modifications (Type, Size)	
OBI type: Const type: Year built: # of identica	Garage Detached, frame or cb 1978 al OBIs: 1 Surface parking lot	Width: Depth: FIr area:	24 LF 24 LF 576 SF	Grade: Condition: % complete:	B Average 100%	Modifications (Type, Size) ment (OBI)	not available
OBI type: Const type: Year built:	Garage Detached, frame or cb 1978	Width: Depth: Flr area: Main Structure	24 LF 24 LF 576 SF	Grade: Condition: % complete: Other Build	B Average 100% Jing Improver	Modifications (Type, Size) ment (OBI)	not available

Tax key number: 017-020176-040

Property address: 123 6th St S

Neighborhood / zoning: Comm Bus Dist \$15.00 / C2 - Commercial

Traffic / water / sanitary: Medium / City water / Sewer

Legal description: BURNS & OVERBAUGHS ADDITION N 54 3/8FT LOT 14 & S 17 1/2 FT LOT 15 BLOCK 4 LOT SZ: 7 1 7/8 X 145.08

Sales History								
Date	Price	Туре						
10/28/2022	\$470,000	Valid improved sale						

	Land											
Qty	Land Use	Width	Depth	Square Feet	Acres	Water Frontage	Tax Class	Special Tax Program				
1	Commercial	72	145	10,411	0.239	None	Commercial					

Commercial Building (Building 1)

Section name: Section 1
Year built: 1948
% complete: 100%
Stories: 1.00
Perimeter: 149 LF

Total area: 4,918 SF (all stories)



Designed Use Actual Use Units Area per Unit Construction Class Avg Ht Quality CDU
Occupancies Mixed retail w/ res units Retail, general 1 4,918 Masonry bearing walls 13.00 C (AV) Average

Section name: Section 2
Year built: 1948
% complete: 100%
Stories: 1.00

Perimeter:

Total area: 4,454 SF (all stories)

226 LF

Designed Use Actual Use Units Area per Unit Construction Class Avg Ht Quality CDU
Occupancies Mixed retail w/ res units Retail, general 1 4,454 Masonry bearing walls 13.00 C (AV) Average

photograph not available

	Component Descr	iption	Count	Stops	Area (sf)	Area (%)	Quality	1		
Exterior walls	Concrete Block				4,454	100.0%	C (AV)	ĺ		
HVAC	Package unit				4,454	100.0%	C (AV)	j		
Section name: Year built:	Section 3 1948						photograpl	h not avail	able	
% complete:	100%									
Stories:	1.00									
Perimeter:	64 LF									
Total area:	1,080 SF (all stories)									
	Designed Use	Actual Use		U	nits Area per Un	it Const	ruction Class	Avg Ht	Quality	CDU
Occupancies	Mixed retail w/ res units	Apartment, efficiency			1 1,080	Masonry be		13.00	C (AV)	Average
	Component Descr	iption	Count	Stops	Area (sf)	Area (%)	Quality	1		
Exterior walls	Concrete Block	•				100.0%	C (AV)	ĺ		
HVAC	Package unit				1,080	100.0%	C (AV)	j		

Tax key number: 017-020176-090 Property address: 610 Main St Unit 1

Neighborhood / zoning: Comm Bus Dist \$15.00 / C2 - Commercial

Traffic / water / sanitary: Heavy / City water / Sewer

Legal description: BURNS & OVERBAUGHS ADDITION E 50FT OF N1/2 LOT 17 & E 50 FT OF LOT 18 BLOCK 4 LOT SZ: 50 X 85.12

Sales History								
Date	Price	Туре						
5/25/2022	\$525,000	Valid improved sale						
4/15/2020	\$900,000	Valid improved sale						

						Land			
Qty	Land Use	Width	Depth	Square Feet	Acres	Water Frontage	Tax Class	Special Tax Program	
1	Commercial	50	85	4,269	0.098	None	Commercial		

Commercial Building (Building 1)

Section 1 Section name: Year built: 1890 % complete: 100% 1.00 Stories: Perimeter: 188 LF

2,005 SF (all stories) Total area:



photograph not available

Designed Use Actual Use CDU Units | Area per Unit **Construction Class** Avg Ht Quality Mixed retail w/ res units **Occupancies** Apartment, 1 BR, 1 bath 501 Wood or steel framed exterior wall \$3.00 C (AV) Average

Component Description Count Stops Area (sf) Area (%) Quality Stud-Vinyl Siding 2,005 100.0% C (AV) **Exterior walls HVAC Electric** 2.005 100.0% C (AV)

Section 2 Section name: 1890 Year built: % complete: 100% Stories: 1.00 Perimeter: 219 LF

2,722 SF (all stories) Total area:

> **Designed Use Actual Use** Units Area per Unit **Construction Class** Avg Ht Quality CDU Mixed retail w/ res units 2,722 Wood or steel framed exterior wall\$1.00 C (AV) Retail, general Average

Occupancies Tax key number: 017-020176-090 Exterior walls HVAC

Component Description	Count	Stops	Area (sf)	Area (%)	Quality
Stud-Vinyl Siding			2,722 1	00.0%	C (AV)
Package unit			2,722 1	00.0%	C (AV)

Tax key number: 017-020176-100

Property address: 718 Main St

Neighborhood / zoning: Comm Bus Dist \$15.00 / C2 - Commercial

Traffic / water / sanitary: Heavy / City water / Sewer

Legal description: BURNS & OVERBAUGHS ADDITION PRT LOTS 1 & 2 BLOCK 5 BEG N W COR LOT 1 E 50FT S 100FT W 50FT TO W LN LOT 2 N 100FT TO POB LOT SZ: 50 X 100

Sales History								
Date	Price	Туре						
6/24/2022	\$350,000	Valid improved sale						
5/14/2001	\$99,400	Valid improved sale						

	Land								
Qty	Land Use	Width	Depth	Square Feet	Acres	Water Frontage	Tax Class	Special Tax Program	
1	Commercial	50	100	5,009	0.115	None	Commercial		

Commercial Building (Building 1)

Section name: Section 1
Year built: 1962
% complete: 100%
Stories: 1.00
Perimeter: 210 LF

Total area: 4,028 SF (all stories)



Designed Use Actual Use Units Area per Unit Construction Class Avg Ht Quality CDU
Occupancies Mixed retail w/ res units Retail, general 1 4,028 Wood or steel framed exterior wall\$0.00 C (AV) Average

Exterior walls HVAC Mezzanines

Component Description Count Stops Area (%) Quality Area (sf) Stud-Stucco C (AV) 4,028 100.0% Warmed and cooled air 4,028 91.0% C (AV) 400 9.9% C (AV) Mezzanines-storage

Section 1 Perimeter: 1.00 Perimeter: 150 LF

Total area: 1,421 SF (all levels in basement)

Area per Unit **Designed Use Actual Use** Units **Basement Type Construction Class** Avg Ht Quality CDU Mixed retail w/ res units Support area 1,421 Unfinished Masonry bearing walls 10.00 C (AV) Average **Occupancies**

Section name: Section 2
Year built: 1893
% complete: 100%
Stories: 1.00
Perimeter: 86 LF

Total area: 2,842 SF (all stories)

photograph not available

Occupancies

	Designed Use	Actual Use	Units	Area per Unit	Construction Class	Avg Ht	Quality	CDU
es	Mixed retail w/ res units	Apartment, 1 BR, 1 bath	1	2,842	Masonry bearing walls	10.00	C (AV)	Average

	Component Description	Count	Stops	Area (sf)	Area (%)	Quality
Exterior walls	Stud-Stucco		_	2,842	100.0%	C (AV)
HVAC	Warmed and cooled air			2,842	100.0%	C (AV)
					•	

Type

Improved Property Sales Book for City of La Crosse, La Crosse County

017-020177-020 Tax key number:

Property address: 136 8th St S

leighborhood / zoning: Comm Bus Dist \$8.00 / C2 - Commercial raffic / water / sanitary: Light / City water / Sewer	12/31/2019	\$375,000 \$350,000	Valid improved sale Valid improved sale				
egal description: BURNS & OVERBAUGHS ADDITION LOT 6 EX N 50FT & ALL LOTS 7, 8 & 9 BLOCK 5 T/W AGREE IN DOC NO. 1560184 LOT SZ: 120.25 X 145.08							
I and							

Oty Land Use Width Depth Square Feet Acres Water Frontage Tax Class Special Tax Program			Land						
1 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Special Tax Program	Tax Class	Water Frontage	Acres	Square Feet	Depth	Width	Land Use	Qty
1 Commercial 100 257 25,700 0.590 None Commercial		Commercial	None	0.590	25,700	257	100	Commercial	1

Commercial Building (Bldg 1)

Section name: Section 1 1935 Year built: 100% % complete: 1.00 Stories: Perimeter: 618 LF

Total area: 12,987 SF (all stories)



Sales History

Price

Date

Occupancies

Actual Use **Designed Use** Units Area per Unit **Construction Class** CDU Avg Ht Quality Church w/ sunday school Religious institution 12,987 Masonry bearing walls 18.00 C (AV) Average

Exterior walls HVAC

Area (sf) **Component Description** Count Stops Area (%) Quality Brick with Block Back-up 12,987 100.0% C (AV) 100.0% C (AV) Warmed and cooled air 12,987

Section 1 basement

1.00 Levels: Perimeter: 618 LF

Total area: 12,987 SF (all levels in basement)

Occupancies

	Designed Use	Actual Use	Units	Area per Unit	Basement Type	Construction Class	Avg Ht	Quality	CDU
s	Church w/ sunday school	Support area	1	12,987	Semifinished	Masonry bearing walls	10.00	C (AV)	Average

Land

100%

Tax key number: 017-020183-050

Property address: 219 9th St S

Gable/hip dorm:

Neighborhood / zoning: Apt Student Pre 1940 / WR - Washburn Residential

Traffic / water / sanitary: / City water / Sewer

Legal description: ALLEN OVERBAUGH & PETER BURN S ADDITION LOT 5 BLOCK 9 LOT SZ: 57X145.75

Sales History								
Date	Price	Туре						
11/1/2022	\$1,000,000	Valid improved sale						

Special Tax Program

04	and Has	\A/: - A -	Danilla	С Г	Λ	Water Francis no
	_and Use	Width	Depth	Square Feet	Acres	Water Frontage
1 C	ommercial			8,320	0.191	None
						Residential Building
Year built:	1888	Ful	l basemen	nt:	1,551 SF	
Year remodeled	:		awl space:		,	Year Called
Stories:	2 story w/attic		c room (ra			
Style:	Apartment		bsmt livin			大大大大大大大大大大大大大大大大大大大大大大大大大大大大大大大大大大大大
Use:	Apartment		st floor:	J	1,551 SF	
Exterior wall:	Wood	Se	cond floor:		1,467 SF	
Masonry adjust:		Thi	rd floor:			
Roof type:	Asphalt shingles	Ha	lf story:	0 SF		Street Street
Heating:	Gas, hot water	Fin	ished attic	:	734 SF	
Cooling:	No A/C	<u>U</u> n	f <u>inished</u> at	tic:		
Bedrooms:	5	Un	finished ar	ea:		See See
Family rooms:		En	closed por	ch	176 SF	
Baths:	4 full, 0 half	En	closed por	ch	176 SF	
Other rooms:		En	closed por	ch	16 SF	
Whirl / hot tubs:		_				
Add'l plumb fixt:	6					
Masonry FPs:	2 stacks, 2 opening	s				1000
Metal FPs:						
Gas only FPs:						
Bsmt garage:		Gra	a <u>de</u> :	<u>C</u>		
Shed dormers:		Co	ndition:	Average	е	

Percent complete:



Tax Class

Commercial

Total living area is 3,752 SF

# of identical OBIs: 1 Other Building Improvement (OBI)							
		Main Structur	e			Modifications (Type, Size)	Photograph
OBI type:	Garage	Width:	20 LF	Grade:	С		
Const type:	Detached, frame or cb	Depth:	40 LF	Condition:	Average		not available
Year built:	1940	Flr area:	800 SF	% complete:	100%		

Land

Tax key number: 017-020184-050

Property address: 926 Main St

Neighborhood / zoning: Apt Student Pre 1940 / WR - Washburn Residential

Traffic / water / sanitary: / /

Legal description: ALLEN OVERBAUGH & PETER BURN S ADDITION E 93.5FT LOTS 97 & 98 BLK 10 LOT SZ: 93.5 X 1 14.16

	Sales History									
Date	Price	Туре								
4/4/2022	\$499,000	Valid improved sale								
7/15/2021	\$425,000	Valid improved sale								

Qty	Land Use	Width	Depth	Square Feet	Acres	Water Frontage	Tax Class	Special Tax Program
1	Commercial			10,672	0.245	None	Commercial	
Year built: Year remodeled Stories: Style:	1874 d: 2 story Apartment	Cra Red Fin	basemen wl space: c room (rat bsmt living	t: ing):	935 SF	Residential Building	Commercial	
Use: Exterior wall: Masonry adjust Roof type: Heating: Cooling: Bedrooms:	Apartment	Sec Thii Hal Fini Unf	et floor: cond floor: rd floor: f story: ished attic: inished atticinished atticinished atticinished	0 SF : :ic:	2,467 SF 1,872 SF			
Family rooms: Baths: Other rooms: Whirl / hot tubs Add'l plumb fixt Masonry FPs:	5 full, 0 half	Оре	en porch		128 SF 112 SF 			
Metal FPs: Gas only FPs: Bsmt garage: Shed dormers: Gable/hip dorm		Cor	ide: ndition: cent comp	<u>C</u> Average llete: 100%				

Total living area is 4,339 SF

Tax key number: 017-020187-080

Property address: 215 10th St S

Neighborhood / zoning: Comm Nghbrhood \$5.00 / WR - Washburn Residential

Traffic / water / sanitary: Light / City water / Sewer

Legal description: ALLEN OVERBAUGH & PETER BURN S ADDITION LOT 22 BLOCK 12 L OT SZ: 57X145.75

Sales History								
Date Price Type								
12/8/2022	\$1,200,000	Valid improved sale						
9/15/2021	\$1,000,000	Valid improved sale						

	Land										
Qty	Land Use	Width	Depth	Square Feet	Acres	Water Frontage	Tax Class	Special Tax Program			
	Commercial	57	146	8,308	0.191	None	Commercial				

# of identica	al OBIs: 1			Other Build	ding Improven	nent (OBI)	
Main Structure						Modifications (Type, Size)	Photograph
OBI type:	Surface parking lot	Width:	67 LF	Grade:	С		
Const type:	Asphalt	Depth:	124 LF	Condition:	Average		not available
Year built:	1985	Flr area:	8,308 SF	% complete	: 100%		

Tax key number: 017-020187-110 Property address: 212 11th St S

Neighborhood / zoning: Comm Nghbrhood \$5.00 / WR - Washburn Residential

Traffic / water / sanitary: Light / City water / Sewer

Legal description: ALLEN OVERBAUGH & PETER BURN S ADDITION LOTS 25-29 EX S 2 1.5FT BLOCK 12 LOT SZ: 263.5 X145.75

Sales History									
Date Price Type									
12/8/2022	\$1,200,000	Valid improved sale							
9/15/2021	9/15/2021 \$1,000,000 Valid improved sale								

						Land			
Qty	Land Use	Width	Depth	Square Feet	Acres	Water Frontage	Tax Class	Special Tax Program	
1	Commercial	264	145	38,440	0.882	None	Commercial		

Commercial Building (Building 1)

Section name: Section 1
Year built: 1957
% complete: 100%
Stories: 1.00
Perimeter: 340 LF

Total area: 3,307 SF (all stories)



	Designed Use	Actual Use	Units	Area per Unit	Construction Class	Avg Ht	Quality	CDU
Occupancies	Office building	Office, class C	1	3,307	Masonry bearing walls	12.00	C (AV)	Average

Exterior walls HVAC Component DescriptionCountStopsArea (sf)Area (%)QualityCavity Brick w/Block Back-up3,307100.0%C (AV)Hot water3,307100.0%C (AV)

Section 1 Levels: 1.00
Perimeter: 480 LF

Total area: 14,413 SF (all levels in basement)

Designed Use Units Area per Unit **Basement Type** Avg Ht CDU **Actual Use Construction Class** Quality Office building 9,926 Masonry bearing walls 10.00 C (AV) Occupancies Support area Unfinished Average 1 4,487 C (AV) Office building 1 Masonry bearing walls Support area Unfinished 10.00 **Average**

Section name: Section 2
Year built: 1968
% complete: 100%
Stories: 1.00
Perimeter: 269 LF

Total area: 9,926 SF (all stories)



Occupancies

	Designed Use	Actual Use	Units	Area per Unit	Construction Class	Avg Ht	Quality	CDU
es	Office building	Office, class C	1	9,926	Masonry bearing walls	12.00	C (AV)	Average

Exterior walls HVAC

Component Description	Count	Stops	Area (sf)	Area (%)	Quality
Cavity Brick w/Block Back-up			9,926	100.0%	C (AV)
Hot and chilled water			9,926 1	100.0%	C (AV)

# of identica	al OBIs: 1			ling Improven	nent (OBI)		
	Ma	in Structure	9	Modifications (Type, Size)	Photograph		
OBI type:	Surface parking lot	Width:	112 LF	Grade:	С		
Const type:	-	Depth:	125 LF		Average		not available
Year built:	1985	Flr area:	14,000 SF	% complete:	100%		

Tax key number: 017-020196-030 Property address: 325 West Ave N

Neighborhood / zoning: Comm High Volume \$8.00 / C1 - Local Business

Traffic / water / sanitary: Heavy / City water / Sewer

Legal description: ALLEN OVERBAUGH & PETER BURN S ADDITION LOTS 199 & 200 & E1/2 LOT 201 BLOCK 19 EX PRT TAKEN FOR R/W IN DOC NO. 14 64655

Sales History							
Date	Price	Туре					
11/22/2022	\$1,500,000	Valid improved sale					
9/18/2008	\$400,000	Valid improved sale					

						Land			
Qty	Land Use	Width	Depth	Square Feet	Acres	Water Frontage	Tax Class	Special Tax Program	
1	Commercial	163	119	19,397	0.445	None	Commercial		

Commercial Building (Building 1)

Section name: Section 1
Year built: 1955
% complete: 100%
Stories: 1.00
Perimeter: 351 LF

Total area: 6,784 SF (all stories)



Designed Use Actual Use Units Area per Unit Construction Class Avg Ht Quality CDU
Restaurant Restaurant 1 6,784 Masonry bearing walls 12.00 C (AV) Average

Exterior walls HVAC

Component Description	Count	Stops	Area (sf)	Area (%)	Quality
Concrete Block, Textured Face		•	6,784	100.0%	A (VG)
Complete HVAC			6,784	100.0%	C (AV)

Main StructureModifications (Type, Size)PhotographOBI type:Surface parking lotWidth: 50 LFGrade: C	
OBI type: Surface parking lot Width: 50 LF Grade: C	Photograph
Const type: Asphalt Depth: 70 LF Condition: Average not available	not available
Year built: 2005 Fir area: 3,500 SF % complete: 100%	

# of identical OBIs: 1 Other Building Improve						nent (OBI)	
		Main Structur	e			Modifications (Type, Size)	Photograph
OBI type:	Surface parking lot	Width:	80 LF	Grade:	С		
Const type:	Concrete	Depth:	100 LF	Condition:	Average		not available
Year built:	2009	Flr area:	8,000 SF	% complete:	100%		

Land

Tax key number: 017-030025-030 Property address: 932 Farnam St

Gable/hip dorm:

Neighborhood / zoning: Apt Central City Post 1940 / R1 - Single Family

Traffic / water / sanitary: Medium / City water / Sewer

Legal description: SIMONTONS ADDITION LOT 5 BLO CK 10 LOT SZ: 55.75N 56.2S X 140

Percent complete:

100%

Sales History							
Date	Price	Туре					
11/22/2022	\$377,500	Valid improved sale					
10/17/2022	\$320,000	Valid improved sale					

Qty	Land Use	Width	Depth	Square Feet	Acres	Water Frontage	Tax Class	Special Tax Program
1	Commercial	56	140	7,875	0.181	None	Commercial	
						Residential Building		
Year built:	1885	Ful	l basemer	nt:		1/4	200	
Year remod	deled:	Cra	awl space:		864 SF		The same of the sa	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
Stories:	1 story w/attic	Re	c room (ra	ting):			25	
Style:	Apartment		bsmt livin	g area:			Town Park	
Use:	Apartment		st floor:		<u>1,</u> 044 SF		LELLE	
Exterior wal	•		cond floor	:			The state of the s	
Masonry ad			rd floor:				a dam	7. 经经济不足
Roof type:	Asphalt shingles		If story:	0 SF				A ALLON ON
Heating:	Gas, forced air		ished attic		348 SF			
Cooling:	No A/C		f <u>inished</u> a				THE PARTY OF THE P	Sign
Bedrooms:			finished a				THE PERSON NAMED IN	
Family roon		Atta	achments:		None			
Baths:	1 full, 0 half							The state of the s
Other room								T ITIE
Whirl / hot t								
Add'l plumb						-		
Masonry FF	os:					The second		The state of the s
Metal FPs:	D-							The state of the s
Gas only FI				0				
Bsmt garag			a <u>de:</u>	C			-	
Shed dorme	ers:	Co	ndition:	Average	;	The second second		- Charles - Char

Total living area is 1,392 SF

Commercial Building (REAR 4 UNIT 1984 ADDITION TO EXISTING SG)

Section name: Section 1 Year built: 1984 % complete: 100% 1.00 Stories: Perimeter: 164 LF

1,560 SF (all stories) Total area:



Occupancies

Designed Use	Actual Use	Units	Area per Unit	Construction Class	Avg Ht	Quality	CDU
Multiple res (low rise)	Apartment, 2 BR, 1 bath	2	780	Wood or steel framed exterior w	alls8.00	C (AV)	Average

Exterior walls HVAC

Component Description	Count	Stops	Area (sf)	Area (%)	Quality
Stud-Vinyl Siding			1,560	100.0%	C (AV)
Electric			1,560	100.0%	C (AV)

эесион г basement

1.00 Levels: Perimeter: 164 LF

Total area: 1,560 SF (all levels in basement)

Occupancies

	Designed Use	Actual Use	Units	Area per Unit	Basement Type	Construction Class	Avg Ht	Quality	CDU
es	Multiple res (low rise)	Apartment, 2 BR, 1 bath	2	780	Resident living	Masonry bearing walls	8.00	C (AV)	Average

Component Description Count Stops Area (sf) 1,560 Area (%) 100.0% Quality C (AV) HVAC | Electric

Attachments Attachments

Q	2ty	Attachment Type	Construction Type	Area	Modifications (Type, Size)	Grade	% Comp	Yr Blt	Condition
s	1	Deck	Fir or pine	24		С	100%	1984	AV
s 🗌	1	Deck	Fir or pine	24		С	100%	1984	AV

# of identica	al OBIs: 1			Other Build	ding Improven	nent (OBI)	
		Main Structur	е			Modifications (Type, Size)	Photograph
OBI type:	Surface parking lot	Width:	50 LF	Grade:	С		
Const type:	Asphalt	Depth:	50 LF	Condition:	Average		not available
Year built:	1984	Flr area:	2,500 SF	% complete:	100%		

Tax key number: 017-030039-031

Property address: 1027 Green Bay St

Neighborhood / zoning: Apt Central City Post 1940 / TND - Traditional Neighborhood

Traffic / water / sanitary: Medium / City water / Sewer

Legal description: CERTIFIED SURVEY MAP NO. 17 VOL 17 LOT 1 DOC NO. 1685142

Sales History								
Date	Price	Туре						
6/1/2022	\$1,400,000	Valid improved sale						
10/28/2016	\$24,000	Valid vacant sale						

						Land			
Qty	Land Use	Width	Depth	Square Feet	Acres	Water Frontage	Tax Class	Special Tax Program	
1	Commercial			13,050	0.300	None	Commercial		

Commercial Building (8 Unit)

Section name: Section 1
Year built: 2016
% complete: 100%
Stories: 2.00
Perimeter: 379 LF

Total area: 9,200 SF (all stories)



	Designed Use	Actual Use	Units	Area per Unit	Construction Class A	Avg Ht	Quality	CDU
Occupancies	Multiple res (low rise)	Support area	1	800	Wood or steel framed exterior walls	ls9.00	B (GD)	Good
	Multiple res (low rise)	Apartment, 2 BR, 2 bath	8	1,050	Wood or steel framed exterior walls	ls9.00	B (GD)	Good

	Component Description	Count	Stops	Area (sf)	Area (%)	Quality
Exterior walls	Stud-Vinyl Siding		-	9,200	00.0%	C (AV)
HVAC	Electric			9,200 1	00.0%	C (AV)
Balconies	Balcony			60	0.7%	C (AV)
	Balcony			60	0.7%	C (AV)
	Balcony			60	0.7%	C (AV)
	Balcony			60	0.7%	C (AV)

	Qty	Attachment Type	Construction Type	Area	Modifications (Type, Size)	Grade	% Comp	Yr Blt	Condition
Attachments	1	Patio	Concrete	60		В	100%	2016	GD
Attachments	1	Patio	Concrete	60		В	100%	2016	GD
Attachments	1	Patio	Concrete	60		В	100%	2016	GD
Attachments	1	Patio	Concrete	60		В	100%	2016	GD

# of identical OBIs: 1		Other Building Improvemen	nt (OBI)	
	Main Structure		Modifications (Type, Size)	Photograph
OBI type: Apartment garage Const type: standard Year built: 2016	Width: 92 LF Depth: 22 LF FIr area: 2,024 SF Height: 0 LF	Grade: C Condition: Average % complete: 100%		

Tax key number: 017-030039-050

Property address: 1035 Green Bay St

Neighborhood / zoning: Apt Central City Post 1940 / TND - Traditional Neighborhood

Traffic / water / sanitary: Medium / City water / Sewer

Legal description: SOUTH SIDE ADDITION LOT 7 EX E 16FT BLOCK 2 LOT SZ: 50 X 122

Sales History								
Date	Price	Туре						
6/8/2022	\$450,000	Valid improved sale						

						Land			
Qty	Land Use	Width	Depth	Square Feet	Acres	Water Frontage	Tax Class	Special Tax Program	
1	Commercial	50	122	6,100	0.140	None	Commercial		

Commercial Building (4 Unit)

Section name: Section 1
Year built: 1986
% complete: 100%
Stories: 1.00
Perimeter: 184 LF

Total area: 1,792 SF (all stories)



Occupancies

	Designed Use	Actual Use	Units	Area per Unit	Construction Class	Avg Ht	Quality	CDU
;	Multiple res (low rise)	Apartment, 2 BR, 1 bath	2	784	Wood or steel framed exterior w	alls9.00	B (GD)	Good
	Multiple res (low rise)	Support area	1	224	Wood or steel framed exterior w	alls9.00	B (GD)	Good

Exterior walls HVAC

Component Description	Count	Stops	Area (st)	Area (%)	Quality
Stud-Vinyl Siding		•	1,792	100.0%	C (AV)
Electric			1,792	100.0%	C (AV)

	Qty	Attachment Type	Construction Type	Area	Modifications (Type, Size)	Grade	% Comp	Yr Blt	Condition
Attachments	1	Open porch	Frame, lower	60		В	100%	1986	GD

Section 2 Section name: Year built: 1986 % complete: 100% Stories: 1.00 Perimeter:

184 LF

Total area: 1,792 SF (all stories)

		photograp	h	not	avai	labl	e
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Occupancies

[Designed Use	Actual Use	Units	Area per Unit	Construction Class	Avg Ht	Quality	CDU
s	Multiple res (low rise)	Support area	1	112	Wood or steel framed exterior w	alls9.00	B (GD)	Good
	Multiple res (low rise)	Apartment, 2 BR, 1 bath	1	800	Wood or steel framed exterior w	alls9.00	B (GD)	Good
	Multiple res (low rise)	Apartment, 3 BR, 1 bath	1	880	Wood or steel framed exterior w	alls9.00	B (GD)	Good

Exterior walls HVAC Balconies

	Component Description	Count	Stops	Area (sf)	Area (%)	Quality
s	Stud-Vinyl Siding		•	1,792 1	00.0%	C (AV)
;	Electric			1,792 1	00.0%	C (AV)
s	Balcony			24	1.3%	C (AV)
	Balcony			24	1.3%	C (AV)

# of identica	ol OBIs: 1			nent (OBI)			
	M	ain Structure	9	Modifications (Type, Size)	Photograph		
OBI type:	Surface parking lot	Width:	45 LF	Grade:	С		
Const type:	Asphalt	Depth:	48 LF	Condition:	Average		not available
Year built:	1986	Flr area:	2,160 SF	% complete:	100%		

Tax key number: 017-030114-011 Property address: 1009 4th St S

Neighborhood / zoning: Comm High Volume \$8.00 Traffic / water / sanitary: Heavy / City water / Sewer

Legal description: CERTIFIED SURVEY MAP NO. 141 VOL 19 LOT 1 DOC NO. 1791093 SUBJ TO AGREE IN DOC NO. 1791424 CORR BY 1791940

Sales History								
Date	Price	Туре						
3/29/2022	\$325,000	Valid improved sale						

	Land									
Qty	Land Use	Width De	oth Square Feet	Acres	Water Frontage	Tax Class	Special Tax Program			
1	Commercial		20,909	0.480	None	Commercial				

Commercial Building (The Exchange)

Section name: Section 1
Year built: 1960
% complete: 100%
Stories: 1.00
Perimeter: 158 LF

Total area: 1,450 SF (all stories)



Designed Use Actual Use Units Area per Unit Construction Class Avg Ht Quality CDU
Occupancies Office building Office, class C 1 1,450 Masonry bearing walls 12.00 C (AV) Average

Exterior walls HVAC Component Description Count Stops Area (sf) Area (%) Quality

1,450 100.0% C (AV)

Warmed and cooled air 1,450 100.0% D (FR)

Section name: Section 2
Year built: 1960
% complete: 100%
Stories: 1.00
Perimeter: 284 LF

Total area: 3,520 SF (all stories)

Designed Use Actual Use Units Area per Unit Construction Class Avg Ht Quality CDU
Occupancies Storage garage Garage storage 1 3,520 Masonry bearing walls 12.00 C (AV) Average

photograph not available

	Component Description	Count	Stops	Area (sf)	Area (%)	Quality
Exterior walls	Stud-Brick Veneer			3,520	100.0%	C (AV)
HVAC	Space heater			3,520	100.0%	C (AV)

# of identical OBIs: 1		nent (OBI)		
	Main Structure	Modifications (Type, Size)	Photograph	
OBI type: Surface parking lot Const type: Asphalt Year built: 1960	Width: 115 LF Depth: 120 LF FIr area: 13,800 SF	Grade: C Condition: Average % complete: 100%		not available

Land

Water Frontage

Tax key number: 017-030116-100

Land Use

Qty

Property address: 727 4th St S

Neighborhood / zoning: Comm High Volume \$6.00 / C2 - Commercial

Traffic / water / sanitary: Heavy / City water / Sewer

STODDARD & LEVYS ADDITION W 110FT LOT 1 BLOCK 18 LOT SZ: 60 X 110 Legal description:

Depth

Width

Square Feet

Acres

Sales History								
Date	Price	Туре						
7/8/2022	\$174,900	Valid improved sale						
7/22/2016	\$140,000	Valid improved sale						

Special Tax Program

1 ^	ommercial	60 110		0.154	None	Commercial	- Opeolar Tax 1 Togram
1 C	ommercial	00 110	6,700	0.104	None	Commercial	
					Residential Building		
Year built:	1924	Full basement		1,232 SF			
Year remodeled:		Crawl space:					
Stories:	1 story	Rec room (rati	ing):	120 SF	(AV)		
Style:	Bungalow	Fin bsmt living	area:		- White	and of the	
<u>Use:</u>	Single family	First floor:		1,232 SF		NAMES	700
Exterior wall:	Brick	Second floor:			THE STATE OF THE S	12.62	Market Commencer
Masonry adjust:		Third floor:					
Roof type:	Asphalt shingles	Half story:	0 SF				ALT I
Heating:	Gas, forced air	Finished attic:			AND DESCRIPTIONS		To the second
Cooling:	A/C, same ducts	Unfinished atti					
Bedrooms:	2	Unfinished are	ea:			通訊機器 图 图 图 图	
Family rooms:	1	Attachments:		None			
Baths:	1 full, 0 half						
Other rooms:					TO MAKE SHAPE THE PARTY OF THE		
Whirl / hot tubs:		_					
Add'l plumb fixt: Masonry FPs:	1 stacks, 1 openings				-		The second second
Metal FPs:	i stacks, i openings				The second second second	The second second	
Gas only FPs:					-		
Bsmt garage:		Grade:	C+				
Shed dormers:		Condition:	Average			STATE OF STREET	
Gable/hip dorm:		Percent compl	-				The second second
Capioning dollin		, i crocin comp				Total living area is	- 1 222 CE

Total living area is 1,232 SF

Tax Class

# of identica	al OBIs: 1			Other Build	nent (OBI)		
		Main Structure	e	Modifications (Type, Size)	Photograph		
OBI type:	Garage	Width:	16 LF	Grade:	С		
, ,,		Depth:	18 LF	Condition:	Average		not available
Year built:	1924	Flr area:	288 SF	% complete:	100%		

Tax key number: 017-030124-020

Land Use

Property address: 720 7th St S

Qty

Neighborhood / zoning: Comm Nghbrhood \$5.00 / WR - Washburn Residential

Traffic / water / sanitary: Medium / City water / Sewer

Legal description: LORD & RODOLFS ADDITION LOT 36 BLOCK 6 LOT SZ: 60.8 X 14 0.33

Width Depth Square Feet

Sales History								
Date	Price	Туре						
8/11/2022	\$400,000	Valid improved sale						

Special Tax Program

Tax Class

# of identical OBIs: 1 Other Building Improvement (OBI)										
Photograph										

Land

Acres

Water Frontage

Land

Tax key number: 017-030124-030

Gable/hip dorm:

Property address: 617 Winnebago St

Neighborhood / zoning: Gundersen Nbrd / C1 - Local Business

Traffic / water / sanitary: Light / City water / Sewer

Legal description: LORD & RODOLFS ADDITION LOT 37 EX E 90FT BLOCK 6 LOT SZ: 50.33 X 60 5/6

Percent complete: 100%

Sales History								
Date Price Type								
8/11/2022	\$400,000	Valid improved sale						
5/31/1998	\$19,000	Valid improved sale						

Qty	Land Use	Width Depth	Square Feet	Acres	Water Frontage	Tax Class	Special Tax Program	
1	Residential	50 61			None	Residential		
					Decidential Duilding			
	4004	1 = ""			Residential Building		ar man	
Year I		Full basemen		324 SF				1.00
Year	remodeled:	Crawl space:		336 SF		a Silver	100	2.65
Storie	s: 2 story	Rec room (ra	ting):				199	
Style:	Bungalow	Fin bsmt livin	g area:		684			700
Use:	Single family	First floor:		660 SF	- 49		A a	
Exteri	or wall: Alum/vinyl	Second floor:		242 SF			1	1 5 6
Maso	nry adjust:	Third floor:			T.	1 a+ p	A CONTRACT OF THE PARTY OF THE	1120
Roof		Half story:	0 SF		The same of the sa			1.50
Heatir	••	Finished attic	:		No. of the last of			10200
Coolir	•	Unfinished at	tic:		1111			
Bedro	oms: 3	Unfinished ar	ea:		Die Brook			
Famil	y rooms: 1	Garage		432 SF	Lice Street			
Baths	: 1 full, 0 half							
Other	rooms: 1							
Whirl	/ hot tubs:				All the second	NAME OF TAXABLE PARTY.	A STATE OF	
Add'l	plumb fixt:				A STATE OF THE STA			Name and Address of the Owner, where the Owner, which is the Owner, where the Owner, which is the Owner, whic
	nry FPs:						THE RESIDENCE OF THE PARTY OF T	-
Metal						THE RESIDENCE		
Gas o	nly FPs:							
	garage:	Grade:	D+					
	dormers:	Condition:	Average					7 - 130 -350

Total living area is 902 SF

Tax key number: 017-030124-040

Property address: 726 7th St S

Neighborhood / zoning: Comm Nghbrhood \$5.00 / C1 - Local Business

Traffic / water / sanitary: Medium / City water / Sewer

Legal description: LORD & RODOLFS ADDITION E 90 FT LOT 37 BLOCK 6 LOT SZ: 60 .83 X 90

Sales History								
Date Price Type								
8/11/2022	\$400,000	Valid improved sale						

	Land										
Qty	Land Use	Width	Depth	Square Feet	Acres	Water Frontage	Tax Class	Special Tax Program			
1	Commercial	60	90	5,488	0.126	None	Commercial				

Commercial Building (La Crosse Hearing Aid Center)

Section name: Section 1
Year built: 1850
% complete: 100%
Stories: 1.00
Perimeter: 238 LF

Total area: 4,328 SF (all stories)



Occupancies

	Designed Use	Actual Use	Units	Area per Unit	Construction Class	Avg Ht	Quality	CDU
s	Retail store	Retail, general	1	2,900	Wood or steel framed exterior w	all20.00	C (AV)	Average
	Retail store	Retail, general	1	1,428	Wood or steel framed exterior w	alls8.00	C (AV)	Average

Exterior walls HVAC

	Component Description	Count	Stops	Area (sf)	Area (%)	Quality
;	Stud-Stucco		•	4,328	100.0%	C (AV)
;	Warmed and cooled air			2,900	67.0%	C (AV)

# of identica	I OBIs: 1			nent (OBI)			
	Ma	in Structur	е		Modifications (Type, Size)	Photograph	
OBI type:	Surface parking lot	Width:	79 LF	Grade:	С		
Const type:	Asphalt	Depth:	108 LF	Condition:	Average		not available
Year built:	1980	Flr area:	8,532 SF	% complete:	100%		

Land

Acres

Water Frontage

Tax key number: 017-030150-090 Property address: 313 23rd St S

Land Use

Qty

Neighborhood / zoning: Apt Student Pre 1940 / R1 - Single Family

Traffic / water / sanitary: Medium / City water / Sewer

Legal description: CARGILL & HYDES ADDN S 50FT LOTS 1 & 2 BLOCK 3 LOT SZ: 5 0 X 81.5

Width

Depth | Square Feet

Sales History									
Date Price Type									
4/20/2022	\$390,000	Valid improved sale							
12/2/2019	\$218,000	Valid improved sale							

Special Tax Program

Co	ommercial	50 82 4,	075 0	.094	None	Commercial		
					Residential Building			
Year built:	1925	Full basement:	1.0	62 SF	Residential Building			
Year remodeled:		Crawl space:		34 SF	, !-*		ativities as	
Stories:	2 story	Rec room (rating):	_			. A G	AL THE LOS	to a control of the c
Style:	Apartment	Fin bsmt living area:					THE MANAGEMENT	
Use:	Apartment	First floor:		96 SF			1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	STATE OF THE PARTY.
Exterior wall:	Alum/vinyl	Second floor:		62 SF				
Masonry adjust:	· · · · · · · · · · · · · · · · · · ·	Third floor:	-,-	<u></u>				
Roof type:	Asphalt shingles	Half story:	0 SF					17/0
Heating:	Gas, forced air	Finished attic:			- 100	Mile.	-	
Cooling:	No A/C	Unfinished attic:						
Bedrooms:		Unfinished area:						
Family rooms:	1	Enclosed porch	1	92 SF	11			
Baths:	4 full, 0 half	Deck		25 SF	Enli	2	IN THE	WH WE
Other rooms:	6				mmn Island			
Whirl / hot tubs:								
Add'l plumb fixt:							Allen I	VIN H
Masonry FPs:							100	
Metal FPs:					State of the last			THE RESERVE TO A STREET
Gas only FPs:								The second second second
Bsmt garage:		Grade:	С				3-	
Shed dormers:		Condition:	Average					N. B. C. C.
Gable/hip dorm:		Percent complete:	100%					
	·					Total living a	rea is 2 358 SF	·

Total living area is 2,358 SF

Tax Class

# of identica	al OBIs: 1			Other Build	ling Improveme	nt (OBI)	
		Main Structur	e			Modifications (Type, Size)	Photograph
OBI type: Const type: Year built:	Garage Detached, frame or cb 1925	Width: Depth: FIr area:	12 LF 18 LF 216 SF	Grade: Condition: % complete:	C Average 100%		not available

Average

Improved Property Sales Book for City of La Crosse, La Crosse County

Tax key number: 017-040018-080 Property address: 1003 16th St S

Neighborhood / zoning: Comm High Volume \$8.00 / C1 - Local Business

Traffic / water / sanitary: Heavy / City water / Sewer

Legal description: HEALY & ANDERSONS ADDN LOT 7 BLOCK 2 LOT SZ: 140 X 51.43

Sales History								
Date	Price	Туре						
10/13/2022	\$490,000	Valid improved sale						
6/9/2005	\$600,000	Valid improved sale						

	Land									
Qty	Land Use	Width	Depth	Square Feet	Acres	Water Frontage	Tax Class	Special Tax Program		
1	Commercial	51	140	7,200	0.165	None	Commercial			

Commercial Building (Building 1)

Section name: Section 1
Year built: 2003
% complete: 100%
Stories: 1.00
Perimeter: 292 LF

Total area: 3,547 SF (all stories)



Designed Use Actual Use Units Area per Unit Construction Class Avg Ht Quality
Occupancies Mixed retail w/ res units Tavern/bar/lounge 1 3,547 Wood or steel framed exterior wall\$2.00 C (AV)

Exterior walls

Component Description Count Stops Area (sf) Area (%) Quality C (AV) Stud-Brick Veneer 1,419 40.0% Stud-Vinyl Siding 2,128 60.0% C (AV) 3,547 Package unit 100.0% C (AV)

Section i

HVAC

Levels: 1.00 Perimeter: 226 LF

Total area: 3,200 SF (all levels in basement)

Designed Use Actual Use Units Area per Unit **Basement Type Construction Class** Avg Ht Quality CDU Mixed retail w/ res units Support area 3,200 Unfinished Masonry bearing walls 8.00 C (AV) Average **Occupancies**

photograph not available

Improved Property Sales Book for City of La Crosse, La Crosse County

	Qty	Description	Units	Grade	Location	Yr Blt	Condition
Other features	1	Wood balcony	50	С		2003	Αv
Other features	1	Wood balcony	50	С		2003	Av

Section 2 Section name: 2003 Year built: % complete: 100% Stories: 1.00 260 LF Perimeter:

Total area:

3,100 SF (all stories)

Occupancies

Designed Use	Actual Use	Units	Area per Unit	Construction Class	Avg Ht	Quality	CDU
\$ Mixed retail w/ res units	Apartment, 2 BR, 1.5 bath	2		Wood or steel framed exterior w	alls8.00	C (AV)	Average
Mixed retail w/ res units	Office, general	1	968	Wood or steel framed exterior w	alls8.00	C (AV)	Average

Exterior walls HVAC

	Component Description	Count	Stops	Area (sf)	Area (%)	Quality
S	Stud-Vinyl Siding			3,100 1	00.0%	C (AV)
3	Package unit			3,100 1	00.0%	C (AV)

tograph
9 1
available
ava

# of identica	l OBIs: 1			Other Build	nent (OBI)		
		Main Structure	e			Modifications (Type, Size)	Photograph
OBI type:	Surface parking lot	Width:	25 LF	Grade:	С		
Const type:	Asphalt	Depth:	40 LF	Condition:	Average		not available
Year built:	2003	Flr area:	1,000 SF	% complete:	100%		
				•			

Tax key number: 017-040018-090 Property address: 1015 16th St S

Neighborhood / zoning: Comm High Volume \$5.00 / C1 - Local Business

Traffic / water / sanitary: Heavy / City water / Sewer

Legal description: HEALY & ANDERSONS ADDN LOT 8 BLOCK 2 LOT SZ: 51.43 X 140

Sales History								
Date	Date Price Type							
10/13/2022	\$490,000	Valid improved sale						
6/9/2005 \$600,000 Valid improved sale								

						Land				
Qty	Land Use	Width	Depth	Square Feet	Acres	Water Frontage		Tax Class	Special Tax Program	
	Commercial	51	140	7,200	0.165	None	1	Commercial		

# of identical OBIs: 1 Other Building Improvement (OBI)							
	M	ain Structure	е			Modifications (Type, Size)	Photograph
OBI type: Const type: Year built:	Surface parking lot Asphalt 1975	Width: Depth: Flr area:	60 LF 86 LF 5,160 SF	Grade: Condition: % complete:	C Average 100%		

# of identica	al OBIs: 1		nent (OBI)				
	Ma	in Structur	е		Modifications (Type, Size)	Photograph	
OBI type:	Surface parking lot	Width:	40 LF	Grade:	С	•	-
Const type:	Asphalt	Depth:	51 LF	Condition:	Average		not available
Year built:	2005	Flr area:	2,040 SF	% complete	: 100%		

Land

Acres

Water Frontage

Tax key number: 017-040270-240

Land Use

Qty

Property address: 408 Gillette St Unit A

Neighborhood / zoning: Riverswalk / PD - Planned Development

Traffic / water / sanitary: Medium / City water / Sewer

Legal description: RIVERS WALK CONDOMINIUM BUIL DING 8 UNIT A

Width

Depth | Square Feet

Sales History							
Date Price Type							
5/9/2022	\$535,000	Valid improved sale					
3/11/2016	\$325,000	Valid improved sale					

Special Tax Program

Re	esidential		5,881	0.135	River (Prime)	Residential	
					Docidential Ruilding		
Masonry adjust: Roof type: Heating:	2 story Town house Condominium Wood Asphalt shingles Gas, forced air A/C, same ducts 3 1 3 full, 1 half	Full basement: Crawl space: Rec room (rating) Fin bsmt living are First floor: Second floor: Third floor: Half story: Finished attic: Unfinished attic: Unfinished area: Deck Garage Grade: Condition: Percent complete	ea:0 SF	1,336 SF 864 SF 385 SF 611 SF	Residential Building		
Cabiomip domi.		1 . c.ccit dompicto				Total living area is 2 200 SF	

Total living area is 2,200 SF

Tax Class

Tax key number: 017-040376-300
Property address: 2100 State Rd 16

Neighborhood / zoning: Comm High Volume \$8.00 / C2 - Commercial

Traffic / water / sanitary: Heavy / City water / Sewer

Legal description: EAST BLUFF CENTRE CONDO UNIT 2100 T/W 22% INTEREST IN CO MMON ELEMENTS

	Sales History							
Date Price Type								
3/16/2022	\$425,000	Valid improved sale						
·								

						Land			
Qty	Land Use	Width	Depth	Square Feet	Acres	Water Frontage	Tax Class	Special Tax Program	
1	Commercial	239	179	9,583	0.220	None	Commercial		

Commercial Building (Condo Unit 2100)

Section name: Section 1
Year built: 2004
% complete: 100%
Stories: 1.00
Perimeter: 143 LF

Total area: 2,091 SF (all stories)



Occupancies

Designed UseActual UseUnitsArea per UnitConstruction ClassAvg HtQualityCDUOffice buildingOffice, class C12,091Wood or steel framed exterior wall\$0.00B (GD)Good

Exterior walls HVAC

Stud-Walls-Wood Siding 2,091 100.0% C (AV)	Component Description	Count	Stops	Area (sf)	Area (%)	Quality
	Stud-Walls-Wood Siding		·	2,091	100.0%	C (AV)
Complete HVAC 2,091 100.0% C (AV)	Complete HVAC			2,091	100.0%	C (AV)

# of identica	I OBIs: 1			Other Build	ding Improver	nent (OBI)	
	Ma	in Structure	е			Modifications (Type, Size)	Photograph
OBI type:	Surface parking lot	Width:	60 LF	Grade:	С		
Const type:	Asphalt	Depth:	60 LF	Condition:	Average		not available
Year built:	2004	Flr area:	3,600 SF	% complete:	100%		

Tax key number: 017-040381-500

Property address: 415 6th St N

Neighborhood / zoning: Comm Bus Dist \$20.00 / C3 - Community Business

Traffic / water / sanitary: Medium / City water / Sewer

Legal description: THE HUB ON 6TH CONDOMINIUMS UNIT 1

	Sales	History
Date	Price	Туре
10/31/2022	\$699,000	Valid improved sale

						Land			
Qty	Land Use	Width	Depth	Square Feet	Acres	Water Frontage	Tax Class	Special Tax Program	
1	Commercial			4,225	0.097	None	Commercial		

Commercial Building (Hub Cafe)

Section name: Section 1
Year built: 1964
% complete: 100%
Stories: 1.00
Perimeter: 324 LF

Total area: 6,514 SF (all stories)



Designed Use Actual Use Units Area per Unit Construction Class Avg Ht Quality CDU
Occupancies Shell, office Support area 1 6,514 Reinforced concrete frame 12.00 C (AV) Average

Exterior walls HVAC Fire sprinklers

Component Description	Count	Stops	Area (sf)	Area (%)	Quality
Concrete, Precast Panels		•	6,514	100.0%	C (AV)
Warmed and cooled air			6,514	100.0%	C (AV)
Wet sprinklers			6,514	100.0%	C (AV)

Tax key number: 017-050021-080

Property address: 1222 Travis St

Neighborhood / zoning: Comm Nghbrhood \$5.00 / C1 - Local Business

Traffic / water / sanitary: Light / City water / Sewer

Legal description: E D CLINTON AND BLACKWELLS A DDITION LOT 1 EX W 15FT & LO T 2 EX S 47.7FT & EX W 15FT OF N 5.2 FT BLOCK 4 LOT SZ: .17AC

	Sales	History
Date	Price	Туре
11/29/2022	\$275,000	Valid improved sale

						Land			
Qty	Land Use	Width	Depth	Square Feet	Acres	Water Frontage	Tax Class	Special Tax Program	
1	Commercial	59	117	7,405	0.170	None	Commercial	I	

Commercial Building (Building 1)

Section name: Section 1
Year built: 2000
% complete: 100%
Stories: 1.00
Perimeter: 339 LF

Total area: 6,627 SF (all stories)



Designed Use Actual Use Units Area per Unit Construction Class Avg Ht Quality CDU
Occupancies Storage warehouse Warehouse, storage 1 6,627 Masonry bearing walls 26.00 C (AV) Average

Exterior walls HVAC Mezzanines

Component Description	Count	Stops	Area (sf)	Area (%)	Quality
Concrete Block			6,627	100.0%	C (AV)
No HVAC			6,627	64.7%	C (AV)
Mezzanines-storage			3,616	54.6%	C (AV)

Tax key number: 017-050133-060 Property address: 2222 32nd St S

Neighborhood / zoning: Apt Southside Post 1940 / R5 - Multiple Dwelling

Traffic / water / sanitary: Medium / City water / Sewer

	Sales History							
Date	Price	Туре						
3/25/2022	\$2,300,000	Valid improved sale						
9/14/2017	\$1,900,000	Valid improved sale						

Legal description:	SECOND ADDITION TO THE GREEN ACRES ADDITION E 149FT LOT 9 BLOCK 1 SUBJ TO 4FT ESMT I N V378 P174 & SUBJ TO ESMT I N DOC NO. 1549535 LOT SZ: 1
--------------------	---

						Land			
Qty	Land Use	Width	Depth	Square Feet	Acres	Water Frontage	Tax Class	Special Tax Program	
1	Commercial			47,263	1.085	None	Commercial		

Commercial Building (41 Unit)

Section name: Section 1 Year built: 1979 100% % complete: Stories: 1.00 712 LF Perimeter:

Total area: 13,632 SF (all stories)



Occupancies

Designed Use Actual Use Units Area per Unit **Construction Class** Avg Ht CDU Quality Multiple res (low rise) Apartment, efficiency Wood or steel framed exterior walls9.00 C (AV) 41 332 Average

Exterior walls HVAC

S Stud-Stucco 13,632 100.0% C (AV)	
101000	
Ind thru-wall heat pump 13,632 100.0% C (AV)	

# of identica	I OBIs: 1			nent (OBI)			
	Ma	in Structure	е		Modifications (Type, Size)	Photograph	
OBI type:	Surface parking lot	Width:	125 LF	Grade:	С		
Const type:	Asphalt	Depth:	144 LF	Condition:	Average		not available
Year built:	2003	Flr area:	18,000 SF	% complete:	100%		

Type

Valid improved sale

Improved Property Sales Book for City of La Crosse, La Crosse County

Date

3/1/2022

Tax key number: 017-050242-080 1820 Jackson St **Property address:**

Comm High Volume \$8.00 / C1 - Local Business Neighborhood / zoning:

Traffic / water / sanitary: Medium / City water / Sewer

Legal description: MCDONALDS ADDN PRT LOT 5 BLO CK 2 & PRT SW-SW COM NE COR LOT 6 BLK 2 MCDONALDS ADDN N 1D36ME 50FT TO POB N89D46MW 84FT S1D36MW 50FT

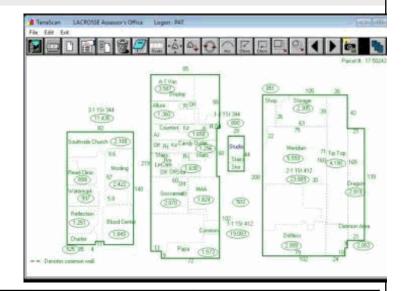
TO N LN B

Land									
Qty	Land Use	Width	Depth	Square Feet	Acres	Water Frontage	Tax Class	Special Tax Program	
1	Commercial	316	492	150,720	3.460	None	Commercial		

Commercial Building (Building 1)

Section 1 Section name: 1953 Year built: 100% % complete: Stories: 1.00 632 LF Perimeter:

Total area: 19,083 SF (all stories)



Sales History

Price

\$3,105,000

Neighborhood shopping ctr **Occupancies**

Units Area per Unit **Actual Use** Avg Ht **CDU Designed Use Construction Class** Quality Strip center (retail/office) Masonry bearing walls 19,083 12.00 C (AV) Average

Exterior walls HVAC

Count Stops **Component Description** Area (sf) Area (%) Quality C (AV) Cavity Brick w/Block Back-up 19,083 100.0% Package unit C (AV) 19,083 100.0%

Section 1 basement

1.00 Levels: Perimeter: 194 LF

2,378 SF (all levels in basement) Total area:

Designed Use Area per Unit **Basement Type** Avg Ht **Actual Use Units Construction Class** Quality CDU Neighborhood shopping ctr Support area Masonry bearing walls C (AV) **Occupancies** 2,378 Unfinished 10.00 Average

Section 2 Section name: Year built: 1953 % complete: 100% 1.00 Stories: 128 LF

Perimeter: Total area: 880 SF (all stories) photograph not available

Occupancies

	Designed Use	Actual Use	Units	Area per Unit	Construction Class	Avg Ht	Quality	CDU
es	Neighborhood shopping ctr	Strip center (retail/office)	1	880	Masonry bearing walls	9.00	C (AV)	Average

	Component Description	Count	Stops	Area (sf)	Area (%)	Quality
Exterior walls	Concrete Block		•	880 1	100.0%	C (AV)
HVAC	Package unit			880 1	100.0%	C (AV)

Commercial Building (Building 2)

Section 1 Section name: Year built: 1956 100% % complete: Stories: 1.00 Perimeter: 652 LF

Total area: 23,889 SF (all stories)

Designed Use



C (AV)

Average

Occupancies	Neighborhood shopping ctr Strip center (retail/office)			eighborhood shopping ctr Strip center (retail/office) 1 23,889		Masonry bea	12.00		
	Component Descr	intion	Count	Stops	Area (sf)	Area (%)	Quality]	
Exterior walls	Concrete Block	iption	Oount	эторз		100.0%	C (AV)	ĺ	
HVAC	Package unit				23,889	100.0%	C (AV)	Ì	

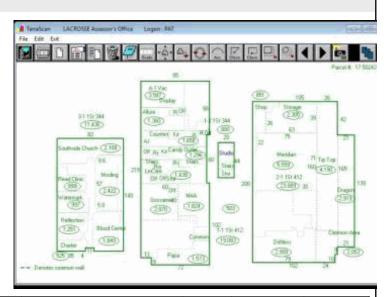
Actual Use

Tax key number: 017-050242-080 Page 2 of 3 1820 Jackson St, City of La Crosse

Commercial Building (Building 3)

Section name: Section 1
Year built: 1988
% complete: 100%
Stories: 1.00
Perimeter: 452 LF

Total area: 11,436 SF (all stories)



Designed Use Actual Use Units Area per Unit **Construction Class** Avg Ht Quality CDU Neighborhood shopping ctr Occupancies Strip center (retail/office) 11,436 Masonry bearing walls 12.00 C (AV) Average

Exterior walls HVAC

	Component Description	Count	Stops	Area (sf)	Area (%)	Quality
Concrete	Block			11,436 1	00.0%	C (AV)
Package ı	unit			11,436 1	00.0%	C (AV)

# of identica	al OBIs: 1			nent (OBI)			
Main Structure						Modifications (Type, Size)	Photograph
OBI type:	Surface parking lot	Width:	125 LF	Grade:	С		
Const type:		Depth:	200 LF	Condition:	•		not available
Year built:	2013	Flr area:	25,000 SF	% complete:	100%		

Main Structure Modifications (Type, Size) Photo OBI type: Surface parking lot Width: 212 LF Grade: C	
OBI type: Surface parking lot Width: 212 LF Grade: C	graph
Const type: Asphalt Depth: 250 LF Condition: Average not a	ailable
Year built: 1980 Fir area: 53,000 SF % complete: 100%	

Page 1 of 2

Improved Property Sales Book for City of La Crosse, La Crosse County

017-050248-120 Tax key number: Property address: 2611 Jackson St

Neighborhood / zoning: Apt Central City Post 1940 / R5 - Multiple Dwelling

Traffic / water / sanitary: Medium / City water / Sewer

	Sales History								
Date	Price	Туре							
7/25/2022	\$875,000	Valid improved sale							
6/10/2022	\$800,000	Valid improved sale							

Land								
Qty	Land Use	Width	Depth	Square Feet	Acres	Water Frontage	Tax Class	Special Tax Program
1	Commercial	79	198	14,982	0.344	None	Commercial	

PRT NW-SE COM S1/4 COR N03D 23M33SE 1324.12 TO INTER E R /W LN LOSEY BLVD & N R/W LN JACKSON ST ALG N R/W LN S89D 55M0SE 775.27FT TO SE COR

Commercial Building (12 Unit)

Section 1 Section name: Year built: 1977 100% % complete: 1.00 Stories: 280 LF Perimeter:

Legal description:

Total area: 9,288 SF (all stories)



Occupancies

Designed Use	Actual Use	Units	Area per Unit	Construction Class	Avg Ht	Quality	CDU
Multiple res (low rise)	Apartment, 2 BR, 1 bath	8	837	Wood or steel framed exterior w	alls9.00	C (AV)	Average
Multiple res (low rise)	Apartment, 1 BR, 1 bath	2	470	Wood or steel framed exterior w	alls9.00	C (AV)	Average
Multiple res (low rise)	Apartment, efficiency	2	345	Wood or steel framed exterior w	alls9.00	C (AV)	Average
Multiple res (low rise)	Support area	1	962	Wood or steel framed exterior w	alls9.00	C (AV)	Average

Exterior walls HVAC Balconies

Component Description	Count	Stops	Area (sf)	Area (%)	Quality
Stud-Stucco		-	9,288 1	00.0%	C (AV)
Electric			9,288 1	00.0%	C (AV)
Balcony			24	0.3%	C (AV)
Balcony			24	0.3%	C (AV)

1.00 Levels: Section 1 Perimeter: 184 LF basement

Total area: 2,160 SF (all levels in basement)

	Designed Use	Actual Use	Units	Area per Unit	Basement Type	Construction Class	Avg Ht	Quality	CDU
Occupancies Multip	tiple res (low rise)	Support area	1	2,160	Unfinished	Masonry bearing walls	10.00	C (AV)	

# of identical (OBIs: 1			ling Improven	nent (OBI)		
Main Structure						Modifications (Type, Size)	Photograph
OBI type:	Surface parking lot	Width:	75 LF	Grade:	С		
Const type: /	Asphalt	Depth:	80 LF	Condition:	Average		not available
Year built: 1	1977	Flr area:	6,000 SF	% complete:	100%		

Land

Water Frontage

Tax key number: 017-050251-140 Property address: 1026 Jackson St

Land Use

Qty

Gable/hip dorm:

Neighborhood / zoning: Apt Central City Pre 1940 Traffic / water / sanitary: Medium / City water / Sewer

Width Depth Square Feet

100%

Percent complete:

Legal description: PRT SE-SW BEG 363FT W & 33FT S OF NE COR W 88FT S 150FT W 44FT S 81FT E 132FT N 231FT TO POB EX PRT TAKEN FOR ST & ALLEY LOT SZ: IRR

Acres

	Sales History								
	Date	Price	Туре						
1/	/10/2022	\$435,000	Valid improved sale						
2/	2/11/2016 \$315,000		Valid improved sale						

Special Tax Program

Tax Class

,	Commercial		21,582 0.49	5 None	Commercial	
			·	Residential Building		
Year	built: 1890	Full basement	: 714 S			Tal at 1
	remodeled:	Crawl space:				Salar Salar Salar
Storie	es: 2 story	Rec room (rati	ing):		一个一个一个一个一个一个一个一个一个一个一个一个一个一个一个一个一个一个一个	THE PERSON NAMED IN
Style	: Duplex	Fin bsmt living				
Use:		First floor:	714 9	F		70.70
Exter	ior wall: Wood	Second floor:	536 5	F		
Maso	onry adjust:	Third floor:			1	
Roof	type: Asphalt shingle	s Half story:	0 SF			
Heati		Finished attic:			THE 12 MAIN AND ADDRESS OF THE PARTY NAMED IN COLUMN TWO I	A A
Cooli		Unfinished atti			E LIVE	
1	ooms: 3	Unfinished are		N.A.		2/8- 500 60
	ly rooms:	Enclosed porc		The second secon		CALL THE PARTY OF
Baths	·	Deck	65 \$			
	r rooms:	Deck	90 \$		E. The same	
	/ hot tubs:	<u>Deck</u>	54.5		- APPLICATION -	
	plumb fixt: 2				SUF T	
	onry FPs:			1	1, 2012	
	I FPs:			100		
	only FPs: garage:	Grade:	C-	The state of the s		All Distriction of the second
	<u>garage. </u>	Condition:	C- Average		Name of Street or other Designation of the Owner, where	
Julea	uuiiicis.	Condition.	Avelage			And the second second second

Total living area is 1,250 SF

					Resident
Year built:	1886	Full basement:			
Year remodeled:		Crawl space:			
Stories:	2 story	Rec room (rating):			
Style:	Duplex	Fin bsmt living area:			
Use:	2 Family	First floor:		1,077 SF	
Exterior wall:	Brick — — — —	Second floor:		909 SF	
Masonry adjust:		Third floor:			
Roof type:	Metal	Half story:	0 SF		
Heating:	Gas, forced air	Finished attic:			
Cooling:	No A/C	Unfinished attic:			
Bedrooms:	_6	Unfinished area:			
Family rooms:		Open porch		15 SF	
Baths:	2 full, 0 half	Open porch		30 SF	
Other rooms:		Open porch		24 SF	
Whirl / hot tubs:					
Add'l plumb fixt:					
Masonry FPs:					
Metal FPs:					
Gas only FPs:					
Bsmt garage:		Grade:	C-		
Shed dormers:		Condition:	A verage		
Gable/hip dorm:		Percent complete:	100%		

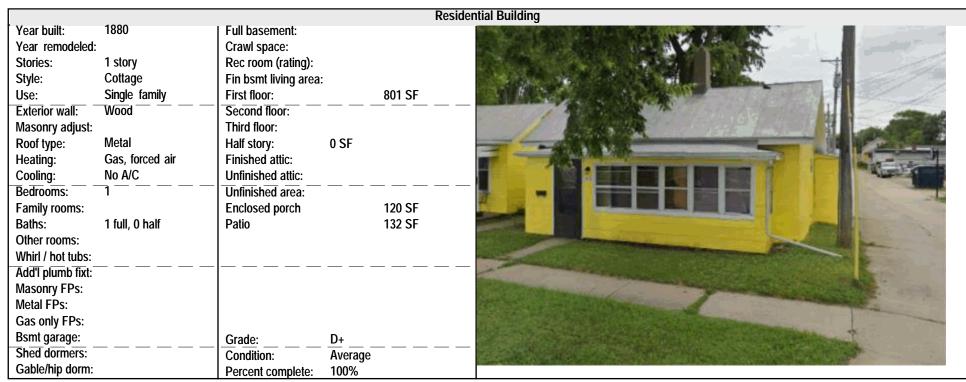


Total living area is 1,986 SF

					Resident
Year built:	1880	Full basement:			
Year remodeled:		Crawl space:			
Stories:	1 story	Rec room (rating):			
Style:	Cottage	Fin bsmt living area:			
Use:	Single family	First floor:	6	84 SF	
Exterior wall:	Wood	Second floor:			
Masonry adjust:		Third floor:			
Roof type:	Metal	Half story:	0 SF		
Heating:	Gas, forced air	Finished attic:			
Cooling:	No A/C	Unfinished attic:			
Bedrooms:	2 — — — —	Unfinished area:			
Family rooms:		Open porch		60 SF	
Baths:	1 full, 0 half				
Other rooms:					
Whirl / hot tubs:					
Add'l plumb fixt:					
Masonry FPs:					
Metal FPs:					
Gas only FPs:					
Bsmt garage:		Grade:	D+		
Shed dormers:		Condition:	Average		
Gable/hip dorm:		Percent complete:	100%		



Total living area is 684 SF



Total living area is 801 SF

				Resid	lential Building			
Year built:	1880	Full basement:			1	Vi Salas		All lilling
Year remodeled:		Crawl space:			200	Contract of the same		
Stories:	1 story	Rec room (rating):			N.C.	Cate II	-	
Style:	Cottage	Fin bsmt living area			- 1	4-4 1 1	150	Charles and the second
Use:	Single family	First floor:		696 SF	-954		1111	
Exterior wall:	Alum/vinyl	Second floor:			to Laboratoria	1.7	11111	
Masonry adjust:		Third floor:			No. of Concession, Name of Street, or other party of the Concession, Name of Street, or other pa		1-1-1-1	
Roof type:	Metal	Half story:	0 SF		10 A S	-	A 100 1 1 10 100 1	52 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
Heating:	Gas, forced air	Finished attic:			AL INC.			
Cooling:	No A/C	Unfinished attic:			A 100			
Bedrooms:		Unfinished area:	· — — —					
Family rooms:		Enclosed porch		72 SF				
Baths:	1 full, 0 half	Open porch		72 SF	Control of the Contro			
Other rooms:		' '						
Whirl / hot tubs:					-			
Add'l plumb fixt:								0.00
Masonry FPs:							STATE OF THE PARTY OF	
Metal FPs:					NO. 15 TO 16	THE RESIDENCE OF THE PARTY OF T		The state of the s
Gas only FPs:								and the same of th
Bsmt garage:		Grade:	D+		10 TO		and the same of th	THE RESERVE OF THE PERSON NAMED IN COLUMN TWO IS NOT THE PERSON NAMED IN COLUMN TWO IS NAMED IN COLUMN TW
Shed dormers:		Condition:	Average		In the same	PROPERTY OF THE PARTY OF THE PA	200	The second second
Gable/hip dorm:		Percent complete:	100%			Service Service	Service State of State of	ALC: NO SERVICE SERVIC

Total living area is 696 SF

Tax key number: 017-050265-070

Property address: 1404 Green Bay St Neighborhood / zoning: Comm High Volume \$5

Traffic / water / sanitary: Light / City water / Sewer

Legal description: PRT SW-NE COM AT INTER S LN GREEN BAY ST & E LN S 14TH ST E 250FT S 120FT M/L W 250FT TO E LN S 14TH ST N 120FT M/L TO POB LOT SZ: 250 X 120

017-050265-070		Sales History				
1404 Green Bay St	Date	Price	Туре			
Comm High Volume \$5.00	1/26/2022	\$520,000	Valid improved sale			
Light / City water / Sewer	7/23/2008	\$295,000	Valid improved sale			
DDT SW NE COM AT INTED S I N CDEEN BAV ST & E I N S 14TE	U ST E 250ET S 120ET M/I W 250ET TO E	I N C 1/TU CT N 1	20ET M/L TO DOD LOT \$7: 250 V 120			

	Land									
Qty	Land Use	Width	Depth	Square Feet	Acres	Water Frontage	Tax Class	Special Tax Program		
1	Residential	250	122	30,492	0.700	None	Commercial			

Commercial Building (Building 1)

Section name: Section 1
Year built: 1971
% complete: 100%
Stories: 1.00
Perimeter: 116 LF

Total area: 3,264 SF (all stories)



	Designed Use	Actual Use	Units	Area per Unit	Construction Class	Avg Ht	Quality	CDU
Occupancies	Storage warehouse	Warehouse, storage	1	3,264	Metal frame and walls	20.00	C (AV)	Average

Exterior walls HVAC

	Component Description	Count	Stops	Area (sf)	Area (%)	Quality
\$	PE-Metal Sandwich Panels		•	3,264	100.0%	C (AV)
;	Space heater			3,264	100.0%	C (AV)

	Qty	Description	Units	Grade	Location	Yr Blt	Condition
Other features	1	Canopy, roof/slab	1,000	С		1971	Av
Other features	1	Dock height floor	15,944	С		1971	Av
Other features	1	Loading deck w/o rf	440	С		1971	Av

Section name: Section 2
Year built: 1947
% complete: 100%
Stories: 1.00
Perimeter: 350 LF

Total area: 11,000 SF (all stories)

photograph not available

Occupancies

	Designed Use	Actual Use	Units	Area per Unit	Construction Class	Avg Ht	Quality	CDU
es	Storage warehouse	Warehouse, storage	1	11,000	Masonry bearing walls	12.00	C (AV)	Poor
						_		

Exterior walls HVAC

Component DescriptionCountStopsArea (sf)Area (%)QualityConcrete Block11,000100.0%C (AV)Space heater11,000100.0%C (AV)

Section name: Section 3
Year built: 1947
% complete: 100%
Stories: 1.00
Perimeter: 86 LF

Total area: 870 SF (all stories)

photograph not available

Occupancies

	Designed Use	Actual Use	Units	Area per Unit	Construction Class	Avg Ht	Quality	CDU
s	Storage warehouse	Warehouse, storage	1	870	Masonry bearing walls	9.00	C (AV)	Average

Exterior walls HVAC

	Component Description	Count	Stops	Area (sf)	Area (%)	Quality
3	Concrete Block		-	870	100.0%	C (AV)
;	Space heater			870	100.0%	C (AV)

Section name: Section 4
Year built: 1994
% complete: 100%
Stories: 1.00
Perimeter: 37 LF

Total area: 480 SF (all stories)

photograph not available

Occupancies

	Designed Use	Actual Use	Units	Area per Unit	Construction Class	Avg Ht	Quality	CDU	l
ies	Storage warehouse	Warehouse, storage	1	480	Metal frame and walls	12.00	C (AV)	Average	l

Tax key number: 017-050265-070

Exterior walls

	Component Description	Count	Stops	Area (sf)	Area (%)	Quality
or walls	Single-Metal on Steel Frame		-	480	100.0%	C (AV)
HVAC	Space heater			480	100.0%	C (AV)

Section name: Section 5
Year built: 1971
% complete: 100%
Stories: 1.00

1.00 43 LF

Total area: 330 SF (all stories)

photograph not available

Occupancies

Perimeter:

	Designed Use	Actual Use	Units	Area per Unit	Construction Class	Avg Ht	Quality	CDU
es	Storage warehouse	Warehouse, storage	1	330	Metal frame and walls	12.00	C (AV)	Average

Exterior walls
HVAC

Component Description
Count Stops Area (sf) Area (%) Quality
330 100.0% C (AV)
330 100.0% C (AV)

# of identica	al OBIs: 1			nent (OBI)			
Main Structure					Modifications (Type, Size)	Photograph	
OBI type:	Surface parking lot	Width:	25 LF	Grade:	С		
Const type:	Asphalt	Depth:	40 LF	Condition:	Average		not available
Year built:	1960	Flr area:	1,000 SF	% complete:	100%		

Type

Valid improved sale

Valid improved sale

Improved Property Sales Book for City of La Crosse, La Crosse County

Date

7/28/2022

8/11/2002

Tax key number: 017-050286-040 Property address: 1613 Chase St

Neighborhood / zoning: Comm Ind \$4.00 / M1 - Light Industrial

Traffic / water / sanitary: Light / City water / Sewer

Legal description: PRT SE-NE-SE COM SE COR SEC 8 N42D14M23SW 556.50FT TO N WLY COR SOUTH AVE & 17TH ST ALG W R/W 17TH ST N1D55MW 87 9.09FT TO S R/W CHASE

ST N1

	31 141								
						Land			
Qty	Land Use	Width	Depth	Square Feet	Acres	Water Frontage	Tax Class	Special Tax Program	
1	Commercial	68	268	18.205	0.418	None	Commercial		

Commercial Building (Building 1)

Section name: Section 1
Year built: 1953
% complete: 100%
Stories: 1.00
Perimeter: 252 LF

Total area: 3,930 SF (all stories)



Sales History

Price

\$681,500

\$160,000

	Designed Use	Actual Use	Units	Area per Unit	Construction Class	Avg Ht	Quality	CDU
Occupancies	Warehouse showroom store	Retail, warehouse	1	3,930	Masonry bearing walls	13.00	C (AV)	Average

Section name: Section 2
Year built: 1953
% complete: 100%
Stories: 1.00
Perimeter: 197 LF

Total area: 2,442 SF (all stories)

photograph not available

	Designed Use	Actual Use		Units	Area per Uni	it Const	ruction Class	Avg Ht	Quality	CDU
Occupancies	Material storage building	Retail, warehouse		1	2,442	Masonry be	aring walls	13.00	C (AV)	Average
	Component Descr	iption	Count S	tops	Area (sf)	Area (%)	Quality	1		
Exterior walls	Concrete Block			2,4	42 1	100.0%	C (AV)	1		
HVAC	No HVAC			2,4	42 1	00.0%	C (AV)	j		
Section name:	Section 3						photograp	h not ava	ilable	
Year built:	2002						p 3 p			
% complete:	100%									
Stories:	1.00									
Perimeter:	222 LF									
Total area:	2,430 SF (all stories)									
	Designed Use	Actual Use		Units	Area per Uni	it Const	ruction Class	Avg Ht	Quality	CDU
Occupancies	Multiple res (low rise)	Apartment, 3 BR, 1 bath		1	2,430		eel framed exterior v		C (AV)	Average
	Component Descr	iption	Count S	tops	Area (sf)	Area (%)	Quality			
Exterior walls	Stud-Textured Plywood	-		2,4	30 1	100.0%	C (AV)	Ī		
HVAC	Warmed and cooled air			2,4	30 1	100.0%	C (AV)	1		

Commercial Building (Building 2)

Section name: Section 1
Year built: 2004
% complete: 100%
Stories: 1.00
Perimeter: 156 LF

Total area: 1,460 SF (all stories)



Designed Use Actual Use Units Area per Unit Construction Class Avg Ht Quality CDU Equipment (shop) building Equipment storage 1 1,460 Wood or steel framed exterior wall\$0.00 C (AV) Average

Exterior walls HVAC Mezzanines

Component Description	Count	Stops	Area (sf)	Area (%)	Quality
Stud-Textured Plywood			1,460 1	00.0%	C (AV)
Space heater			1,460	31.3%	C (AV)
Mezzanines-storage			336	23.0%	C (AV)

# of identical OBIs: 1		Other Building Improven	ther Building Improvement (OBI)						
	Main Structure		Modifications (Type, Size)	Photograph					
OBI type: Surface parking lot Const type: Asphalt Year built: 2003	Width: 70 LF Depth: 100 LF Fir area: 7,000 SF	Grade: C Condition: Average % complete: 100%		not available					

# of identical OBIs: 1		Other Building Improven	nent (OBI)	
Ma	ain Structure	Modifications (Type, Size)	Photograph	
OBI type: Lean-to Const type: Wood frame, wood siding Year built: 2003	Width: 13 LF Depth: 20 LF Fir area: 260 SF Height: 10 LF	Grade: C Condition: Average % complete: 100%		not available

Type

Valid improved sale

Improved Property Sales Book for City of La Crosse, La Crosse County

Date

7/1/2022

Tax key number: 017-050289-010 Property address: 2309 State Rd

Neighborhood / zoning: Comm High Volume \$8.00 / C1 - Local Business

Traffic / water / sanitary: Heavy / City water / Sewer

Legal description: PRT NE-NW COM NE COR NE-NW W 399.23FT TO POB S 78.8FT TO NE LN STATE RD SELY ALG LN 55FT NELY 71FT N 37FT E 64.5 9FT N 20FT TO N LN NE-NW W

						Land			
Qty	Land Use	Width	Depth	Square Feet	Acres	Water Frontage	Tax Class	Special Tax Program	
1	Commercial	55	166	9,235	0.212	None	Commercial		

Commercial Building (Building 1)

Section name: Section 1
Year built: 1979
% complete: 100%
Stories: 1.00
Perimeter: 190 LF

Total area: 2,250 SF (all stories)



Sales History

Price

\$1,075,000

Occupancies

Designed UseActual UseUnitsArea per UnitConstruction ClassAvg HtQualityCDUOffice buildingOffice, general12,250Wood or steel framed exterior wall\$0.00C (AV)Average

Exterior walls

Component DescriptionCountStopsArea (sf)Area (%)QualityBrick with Block Back-up2,250100.0%C (AV)Package unit2,250100.0%C (AV)

basement Pe

HVAC

Levels: 1.00 Perimeter: 190 LF

Total area: 2,250 SF (all levels in basement)

Occupancies

	Designed Use	Actual Use	Units	Area per Unit	Basement Type	Construction Class	Avg Ht	Quality	CDU
s	Office building	Office, class C	1	2,250	Finished	Masonry bearing walls	8.00	C (AV)	Average

HVAC Package unit Component Description Count Stops Area (sf) Area (%) Quality 2,250 100.0% C (AV)

# of identical OBIs: 1		nent (OBI)		
Ma	ain Structure	Modifications (Type, Size)	Photograph	
OBI type: Surface parking lot Const type: Asphalt Year built: 1980	Width: 65 LF Depth: 100 LF Flr area: 6,500 SF	Grade: C Condition: Average % complete: 100%		not available

Type

Improved Property Sales Book for City of La Crosse, La Crosse County

Tax key number: 017-050289-020

Property address: 2311 State Rd

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Noighborhood / zoning: Comm High	Volume \$9.00 / C1 - Local Business	7/1/2022	\$1,075,000	Valid improved sale
Traffic / water / sanitary: Heavy / City				
Legal description: PRT NE-NV	/ COM NE COR NE-NW W 399.23FT S 78.8FT TO NE LN STATE RD SELY	ALG SD LN 55 F T T	O POB NELY 71FT	N 37FT E 86.59FT S 38.5FT E 20FT S S

						Land			
Qty	Land Use	Width	Depth	Square Feet	Acres	Water Frontage	Tax Class	Special Tax Program	
1	Commercial			37,897	0.870	None	Commercial		

Commercial Building (Building 1)

Section name: Section 1 Year built: 1964 % complete: 100% Stories: 1.00 Perimeter: 312 LF

Total area: 5,114 SF (all stories)



Sales History

Price

Designed Use Actual Use Units Area per Unit **Construction Class** Avg Ht CDU Quality Restaurant/Lounge Occupancies Restaurant 5,114 Masonry bearing walls 10.00 C (AV) **Average**

Exterior walls HVAC

Component Description Count Stops Area (sf) Area (%) Quality C (AV) Brick with Block Back-up 5,114 100.0% Package unit 5,114 100.0% C (AV)

# of identica	I OBIs: 1			Other Building Improvement (OBI)						
	Ma	in Structur	е			Modifications (Type, Size)	Photograph			
OBI type:	Surface parking lot	Width:	150 LF	Grade:	С					
Const type:	Asphalt	Depth:	200 LF	Condition:	Average		not available			
Year built:	1984	Flr area:	30,000 SF	% complete:	100%					

Type

Valid improved sale

Improved Property Sales Book for City of La Crosse, La Crosse County

Date

12/27/2022

Tax key number: 017-050314-050

Property address: 4445 Mormon Coulee Rd Unit 100

Neighborhood / zoning: Apt Southside Post 1940 / R5 - Multiple Dwelling

Traffic / water / sanitary: Medium / City water / Sewer

Legal description: PRT SE-SE BEG SE COR N11D43M W 217.41FT S89D50M15SW 1021. 41FT TO ELY R/W USH 14/61 S3 8D19ME ALG CURV S37D22M10SE 152.88FT TO S LN SE-SE

N89D

	Land											
Qty	Land Use	Width	Depth	Square Feet	Acres	Water Frontage	Tax Class	Special Tax Program				
1	Commercial			205,080	4.708	None	Commercial					

Commercial Building (50 Units)

Section name: Section 1
Year built: 1976
% complete: 100%
Stories: 3.00
Perimeter: 935 LF

Total area: 56,961 SF (all stories)



Sales History

Price

\$8,250,000

Occupancies

Designed Use	Actual Use	Units	Area per Unit	Construction Class	Avg Ht	Quality	CDU
Multiple res (low rise)	Support area	1	12,441	Wood or steel framed exterior w	alls9.00	C (AV)	Average
Multiple res (low rise)	Apartment, 2 BR, 1.5 bath	18	954	Wood or steel framed exterior w	alls9.00	C (AV)	Average
Multiple res (low rise)	Apartment, 1 BR, 1 bath	12	689	Wood or steel framed exterior w	alls9.00	C (AV)	Average
Multiple res (low rise)	Apartment, 2 BR, 1 bath	20	954	Wood or steel framed exterior w	alls9.00	C (AV)	Average

Exterior walls HVAC

	Component Description	Count	Stops	Area (sf)	Area (%)	Quality
5	Stud-Walls-Wood Siding			56,961 1	00.0%	C (AV)
;	Steam			56,961 1	00.0%	C (AV)

	Qty	Description	Units	Grade	Location	Yr Blt	Condition
Other features	1	Open porch w/roof	84	С		1976	Av
Other features	1	Open porch w/roof	84	С		1976	Av
Other features	1	Open porch w/roof	84	С		1976	Αv
Other features	1	Open porch w/roof	84	С		1976	Αv
Other features	1	Open porch w/roof	84	С		1976	Αv
Other features	1	Open porch w/roof	84	С		1976	Αv
Other features	1	Open porch w/roof	84	С		1976	Αv
Other features	1	Open porch w/roof	84	С		1976	Αv
Other features	1	Open porch w/roof	84	С		1976	Αv
Other features	1	Open porch w/roof	84	С		1976	Αv
Other features	1	Open porch w/roof	84	С		1976	Αv
Other features	1	Open porch w/roof	84	С		1976	Αv
Other features	1	Open porch w/roof	84	С		1976	Αv
Other features	1	Open porch w/roof	84	С		1976	Αv
Other features	1	Open porch w/roof	84	С		1976	Αv
Other features	1	Open porch w/roof	84	С		1976	Αv
Other features	1	Open porch w/roof	84	С		1976	Αv
Other features	1	Open porch w/roof	84	С		1976	Αv
Other features	1	Open porch w/roof	84	С		1976	Αv
Other features	1	Open porch w/roof	84	С		1976	Αv
Other features	1	Open porch w/roof	84	С		1976	Av
Other features	1	Open porch w/roof	84	С		1976	Av
Other features	1	Open porch w/roof	84	С		1976	Av
Other features	1	Open porch w/roof	84	С		1976	Av
Other features	1	Open porch w/roof	84	С		1976	Av
Other features	1	Open porch w/roof	84	С		1976	Av
Other features	1	Open porch w/roof	84	С		1976	Αv
Other features	1	Open porch w/roof	84	С		1976	Αv
Other features	1	Open porch w/roof	84	С		1976	Αv
Other features	1	Open porch w/roof	84	С		1976	Αv
Other features	1	Open porch w/roof	84	С		1976	Αv
Other features	1	Open porch w/roof	84	С		1976	Αv
Other features	1	Open porch w/roof	84	С		1976	Αv
Other features	1	Open porch w/roof	84	С		1976	Αv
Other features	1	Open porch w/roof	84	С		1976	Av
Other features	1	Open porch w/roof	84	С		1976	Αv

Commercial Building (50 Units)

Section name: Section 1
Year built: 1976
% complete: 100%
Stories: 3.00
Perimeter: 935 LF

Total area: 56,961 SF (all stories)



Occupancies

ſ	Designed Use	Actual Use	Units	Area per Unit	Construction Class	Avg Ht	Quality	CDU
	Multiple res (low rise)	Apartment, 1 BR, 1 bath	12	689	Wood or steel framed exterior w	alls9.00	C (AV)	Average
Ī	Multiple res (low rise)	Apartment, 2 BR, 1 bath	20	954	Wood or steel framed exterior w	alls9.00	C (AV)	Average
Ì	Multiple res (low rise)	Apartment, 2 BR, 1.5 bath	18	954	Wood or steel framed exterior w	alls9.00	C (AV)	Average
Ì	Multiple res (low rise)	Support area	1	12,441	Wood or steel framed exterior wa	alls9.00	C (AV)	Average

Exterior walls HVAC

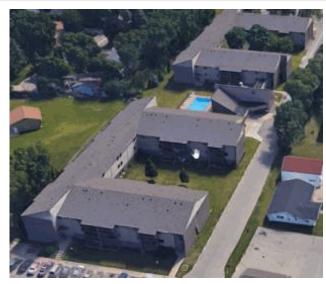
	Component Description	Count	Stops	Area (sf)	Area (%)	Quality
Ī	Stud-Walls-Wood Siding			56,961 1	00.0%	C (AV)
	Steam			56,961 1	00.0%	C (AV)

	Qty	Description	Units	Grade	Location	Yr Blt	Condition
Other features	1	Open porch w/roof	84	С		1976	Av
Other features	1	Open porch w/roof	84	С		1976	Αv
Other features	1	Open porch w/roof	84	С		1976	Αv
Other features	1	Open porch w/roof	84	С		1976	Αv
Other features	1	Open porch w/roof	84	С		1976	Αv
Other features	1	Open porch w/roof	84	С		1976	Αv
Other features	1	Open porch w/roof	84	С		1976	Αv
Other features	1	Open porch w/roof	84	С		1976	Αv
Other features	1	Open porch w/roof	84	С		1976	Αv
Other features	1	Open porch w/roof	84	С		1976	Av
Other features	1	Open porch w/roof	84	С		1976	Αv
Other features	1	Open porch w/roof	84	С		1976	Αv
Other features	1	Open porch w/roof	84	С		1976	Αv
Other features	1	Open porch w/roof	84	С		1976	Αv
Other features	1	Open porch w/roof	84	С		1976	Αv
Other features	1	Open porch w/roof	84	С		1976	Αv
Other features	1	Open porch w/roof	84	С		1976	Αv
Other features	1	Open porch w/roof	84	С		1976	Αv
Other features	1	Open porch w/roof	84	С		1976	Αv
Other features	1	Open porch w/roof	84	С		1976	Αv
Other features	1	Open porch w/roof	84	С		1976	Αv
Other features	1	Open porch w/roof	84	С		1976	Αv
Other features	1	Open porch w/roof	84	С		1976	Αv
Other features	1	Open porch w/roof	84	С		1976	Αv
Other features	1	Open porch w/roof	84	С		1976	Αv
Other features	1	Open porch w/roof	84	С		1976	Αv
Other features	1	Open porch w/roof	84	С		1976	Αv
Other features	1	Open porch w/roof	84	С		1976	Αv
Other features	1	Open porch w/roof	84	С		1976	Αv
Other features	1	Open porch w/roof	84	С		1976	Αv
Other features	1	Open porch w/roof	84	С		1976	Αv
Other features	1	Open porch w/roof	84	С		1976	Αv
Other features	1	Open porch w/roof	84	С		1976	Αv
Other features	1	Open porch w/roof	84	С		1976	Αv
Other features	1	Open porch w/roof	84	С		1976	Av
Other features	1	Open porch w/roof	84	С		1976	Αv

Commercial Building (Support Building)

Section name: Section 1
Year built: 1976
% complete: 100%
Stories: 2.00
Perimeter: 239 LF

Total area: 5,294 SF (all stories)



Designed Use Actual Use Units Area per Unit Construction Class Avg Ht Quality CDU

Occupancies Multiple res (low rise) Support area 1 5,294 Wood or steel framed exterior wall\$0.00 C (AV) Average

Exterior walls HVAC

	Component Description	Count	Stops	Area (sf)	Area (%)	Quality
;	Stud-Walls-Wood Siding			5,294	100.0%	C (AV)
;	Steam			5,294	100.0%	C (AV)

# of identical OBIs: 1		Other Building Improven	nent (OBI)	
N	Nain Structure	Modifications (Type, Size)	Photograph	
OBI type: Swimming pool Const type: Reinforced concrete Year built: 1976	Width: 20 LF Depth: 40 LF FIr area: 800 SF Height: 0 LF	Grade: C Condition: Average % complete: 100%		not available

# of identica	I OBIs: 1			ment (OBI)			
		Main Structur	е	Modifications (Type, Size)	Photograph		
OBI type:	Surface parking lot	Width:	320 LF	Grade:	С		
Const type:	Asphalt	Depth:	375 LF	Condition:	Average		not available
Year built:	1976	Flr area:	120,000 SF	% complete:	100%		
				1			

Tax key number: 017-050325-641

Property address: 5136 Mormon Coulee Rd

Neighborhood / zoning: Comm High Volume \$4.00 / M1 - Light Industrial

Traffic / water / sanitary: Heavy / City water / Sewer

Legal description: CERTIFIED SURVEY MAP NO. 86 VOL 11 LOT 1 DOC NO. 1380700 T/W ESMT IN DOC NO. 1383098

Sales History								
Date	Price	Туре						
5/13/2022	\$1,375,000	Valid improved sale						

	Land												
Qty	Land Use	Width	Depth	Square Feet	Acres	Water Frontage	Tax Class	Special Tax Program					
1	Commercial			46,952	1.078	None	Commercial						

Commercial Building (Building 1)

Section name: Section 1
Year built: 1965
% complete: 100%
Stories: 1.00
Perimeter: 100 LF

Total area: 2,400 SF (all stories)



photograph not available

Designed Use Actual Use Units Area per Unit Construction Class Avg Ht Quality CDU
Occupancies Office building Office, general 1 2,400 Wood or steel framed exterior wall\$0.00 C (AV) Average

Exterior walls HVAC Component Description Count Stops Area (sf) Area (%) Quality

2,400 100.0% C (AV)

2,400 100.0% C (AV)

Section name: Section 2
Year built: 1991
% complete: 100%
Stories: 1.00
Perimeter: 140 LF

Total area: 3,200 SF (all stories)

Designed Use Actual Use Units Area per Unit Construction Class Avg Ht Quality CDU
Occupancies Office building Office, general 1 3,200 Wood or steel framed exterior wall\$0.00 C (AV) Average

	Impro	oved Property Sales I	BOOK TO	or City	of La C	rosse, L	a Crosse Co	ounty			April 17, 2023
	Component Descr	ription	Count	Stops	Area	a (sf)	Area (%)	Quality	1		
Exterior walls	Stud-Vinyl Siding	•			3,200	10	00.0%	C (AV)]		
HVAC	Warmed and cooled air				3,200	1	00.0%	C (AV)]		
Section name: Year built: % complete: Stories: Perimeter: Total area:	Section 3 2000 100% 2.00 144 LF 3,840 SF (all stories)							photograp	h not avail	able	
	Designed Use	Actual Use		U	Inits Are	ea per Unit	Constr	uction Class	Avg Ht	Quality	CDU
Occupancies	Office building	Office, general			1	3,840		el framed exterior w		C (AV)	Average
Exterior walls HVAC	Component Description PF-Masonry Veneer Warmed and cooled air	Count	Stops	Are: 3,840 3,840		Area (%) 00.0% 00.0%	Quality C (AV) C (AV)				
Section name: Year built: % complete: Stories: Perimeter: Total area:	Section 4 2004 100% 1.00 220 LF 2,064 SF (all stories)							photograp	h not avail	able	
Occupancies	Designed Use Storage warehouse	Actual Use Warehouse, storage		U	Inits Are	ea per Unit 2,064		ruction Class el framed exterior v	Avg Ht vall\$4.00	Quality C (AV)	CDU Average
Exterior walls HVAC	Stud-Cement Fiber Siding Space heater	ription	Count	Stops	2,064 2,064		Area (%) 00.0% 00.0%	Quality C (AV) C (AV)			
Section name: Year built: % complete: Stories: Perimeter: Total area:	Section 5 2004 100% 1.00 220 LF 2,064 SF (all stories)							photograp	h not avail	able	
0	Designed Use	Actual Use		U	Inits Are	ea per Unit		uction Class	Avg Ht	Quality	CDU
Occupancies	Office building	Office, general			1	2,064	wood or stee	el framed exterior w	vaii\$0.00	C (AV)	Average
	Component Descr	Count	Stops		a (sf)	Area (%)	Quality]			
Exterior walls	Stud-Cement Fiber Siding				2,064	1	00.0%	C (AV)]		

2,064

Tax key number: 017-050325-641

100.0%

C (AV)

Warmed and cooled air

HVAC

Section name: Section 6
Year built: 2000
% complete: 100%

Stories: 1.00 Perimeter: 28 LF

Total area: 96 SF (all stories)

photograph not available

Occupancies

	Designed Use	Actual Use	Units	Area per Unit	Construction Class	Avg Ht	Quality	CDU
es	Office building	Office, general	1	96	Wood or steel framed exterior w	all\$0.00	C (AV)	Average

	Component Description	Count	Stops	Area (sf)	Area (%)	Quality
Exterior walls	Stud-Cement Fiber Siding		· <u>-</u>	96 1	00.0%	C (AV)
HVAC	Warmed and cooled air			96 1	00.0%	C (AV)

Commercial Building (Building 2)

Section name: Section 1
Year built: 1997
% complete: 100%
Stories: 1.00
Perimeter: 304 LF

Total area: 3,360 SF (all stories)



Occupancies

	Designed Use	Actual Use	Units	Area per Unit	Construction Class	Avg Ht	Quality	CDU
S	Material storage building	Unf storage (non-warehouse)	1	3,360	Pole frame	12.00	C (AV)	Average

Exterior walls

HVAC

Component Description	Count	Stops	Area (sf)	Area (%)	Quality
Single-Metal on Wood Frame			3,360 1	00.0%	C (AV)
No HVAC			3,360 1	00.0%	C (AV)

Commercial Building (Building 3)

Section name: Section 1
Year built: 2008
% complete: 100%
Stories: 1.00
Perimeter: 270 LF

Total area: 4,400 SF (all stories)



Occupancies

	Designed Use	Actual Use	Units	Area per Unit	Construction Class	Avg Ht	Quality	CDU
s	Light commercial utility bldg	Equipment storage	1	4,400	Wood or steel framed exterior w	all\$6.00	C (AV)	Average

Exterior walls HVAC

Component DescriptionCountStopsArea (sf)Area (%)QualitySingle-Metal on Wood Frame4,400100.0%C (AV)No HVAC4,400100.0%C (AV)

# of identical OBIs: 1		nent (OBI)		
M	ain Structure	Modifications (Type, Size)	Photograph	
OBI type: Surface parking lot Const type: Asphalt Year built: 1991	Width: 65 LF Depth: 80 LF Flr area: 5,200 SF	Grade: C Condition: Average % complete: 100%		not available

# of identica	al OBIs: 1			g Improven	vement (OBI)			
		Main Structur	е	Modifications (Type, Size)	Photograph			
OBI type:	Surface parking lot	Width:	100 LF	Grade: C				
Const type:	Asphalt	Depth:	137 LF	Condition: Av	verage		not available	
Year built:	2004	Flr area:	13,700 SF	% complete: 10	00%			

Tax key number: 017-050325-720

Property address: 5212 Mormon Coulee Rd

Neighborhood / zoning: Comm High Volume \$4.00 / C2 - Commercial

Traffic / water / sanitary: Heavy / City water / Sewer

Legal description: PRT S1/2-SW COM SE COR SE-SW W 829.2FT TO W R/W US HWY 1 4-61 N24D30MW 909.2FT TO POB SWLY 298.65FT TO E LN CB&Q RR R/W NWLY ALG E LN 365.8F

Sales History							
Date	Price	Туре					
6/7/2022	\$900,000	Valid improved sale					

Land									
Qty	Land Use	Width	Depth	Square Feet	Acres	Water Frontage	Tax Class	Special Tax Program	
1	Commercial	299	337	100,624	2.310	None	Commercial		

Commercial Building (Motel Office W/Apt)

Section name: Section 1
Year built: 1935
% complete: 100%
Stories: 1.00
Perimeter: 191 LF

Total area: 1,970 SF (all stories)



Occupancies

 Designed Use
 Actual Use
 Units
 Area per Unit
 Construction Class
 Avg Ht
 Quality
 CDU

 Motel, office-apartment
 Motel
 1
 1,970
 Wood or steel framed exterior walls9.00
 C (AV)
 Average

Exterior walls HVAC

Component DescriptionCountStopsArea (sf)Area (%)QualityStud-Stucco1,970100.0%C (AV)Warmed and cooled air1,970100.0%C (AV)

Section 1 basement

Levels: 1.00 Perimeter: 118 LF

Total area: 840 SF (all levels in basement)

Designed Use	Actual Use	Units	Area per Unit	Basement Type	Construction Class	Avg Ht	Quality	CDU
Motel, office-apartment	Support area	1	840	Unfinished	Masonry bearing walls	8.00	C (AV)	Average

L	Qty	Attachment Type	Construction Type	Area	Modifications (Type, Size)	Grade	% Comp	Yr Blt	Condition
Attachments	1	Deck	Fir or pine	578		С	100%	1935	AV

Section name: Section 2 Year built: 1996 % complete: 100%

Stories: 1.00 Perimeter: 118 LF

Total area: 840 SF (all stories)

photograph not available

Occupancies

	Designed Use	Actual Use	Units	Area per Unit	Construction Class	Avg Ht	Quality	CDU
es	Motel, office-apartment	Motel	1	840	Wood or steel framed exterior wa	alls9.00	C (AV)	Average

Exterior walls
HVAC

Component Description
Count Stops Area (sf) Area (%) Quality
840 100.0% C (AV)
840 100.0% C (AV)

Commercial Building (Motel 10 Units)

Section name: Section 1
Year built: 1948
% complete: 100%
Stories: 1.00
Perimeter: 208 LF

Total area: 2,304 SF (all stories)



Occupancies

	Designed Use	Actual Use	Units	Area per Unit	Construction Class	Avg Ht	Quality	CDU
s	Motel Room, 1 sty, dbl row	Motel	10	230	Wood or steel framed exterior w	alls9.00	C (AV)	Average

Exterior walls

HVAC

Component Description	Count	Stops	Area (st)	Area (%)	Quality
Stud-Stucco		-	2,304	100.0%	C (AV)
Warmed and cooled air			2,304	100.0%	C (AV)

Commercial Building (Motel 8 Unts)

Section name: Section 1
Year built: 1952
% complete: 100%
Stories: 1.00
Perimeter: 232 LF

Total area: 1,600 SF (all stories)



Occupancies

	Designed Use	Actual Use	Units	Area per Unit	Construction Class	Avg Ht	Quality	CDU
٠	Motel Room, 1 sty, sgl row	Motel	8	200	Wood or steel framed exterior w	alls9.00	C (AV)	Average

Exterior walls

HVAC

	Component Description	Count	Stops	Area (st)	Area (%)	Quality
•	Stud-Stucco			1,600 1	00.0%	C (AV)
;	Warmed and cooled air			1,600 1	00.0%	C (AV)

Commercial Building (Motel 8 Units)

Section name: Section 1
Year built: 1955
% complete: 100%
Stories: 1.00
Perimeter: 230 LF

Total area: 1,500 SF (all stories)



Occupancies

Designed UseActual UseUnitsArea per UnitConstruction ClassAvg HtQualityCDUMotel Room, 1 sty, sgl rowMotel11,500Wood or steel framed exterior walls9.00C (AV)Average

Exterior walls HVAC

	Component Description	Count	Stops	Area (sf)	Area (%)	Quality
s	Stud-Stucco			1,500 1	00.0%	C (AV)
)	Warmed and cooled air			1,500 1	00.0%	C (AV)

Commercial Building (Mini Warehouse Building)

Section name: Section 1
Year built: 1999
% complete: 100%
Stories: 1.00
Perimeter: 192 LF

Total area: 1,728 SF (all stories)



Occupancies

	Designed Use	Actual Use	Units	Area per Unit	Construction Class	Avg Ht	Quality	CDU
١ ١	Mini warehouse	Mini-warehouse/Self storage	1	1,728	Wood or steel framed exterior w	alls9.00	C (AV)	Average

Exterior walls HVAC

Component Description	Count	Stops	Area (sf)	Area (%)	Quality
Single-Metal on Wood Frame			1,728	100.0%	C (AV)
No HVAC			1,728	100.0%	C (AV)

# of identica	al OBIs: 1			ling Improver	nent (OBI)		
		Main Structur	e			Modifications (Type, Size)	Photograph
OBI type: Const type:	Surface parking lot Asphalt	Width: Depth:	140 LF 175 LF	Grade: Condition:	C Average		not available
	=	Flr area:	24,500 SF	% complete:	•		

# of identical OBIs: 1						
Ma	in Structure		Modifications (Type, Size)	Photograph		
OBI type: Swimming pool Const type: Reinforced concrete Year built: 1989	Width: 24 LF Depth: 27 LF Flr area: 648 SF Height: 0 LF	Grade: C Condition: Average % complete: 100%		not available		

Tax key number: 017-050326-030 Property address: 1814 Ward Ave

Neighborhood / zoning: Comm High Volume \$8.00 / C2 - Commercial

Traffic / water / sanitary: Heavy / City water / Sewer

Legal description: RUMALI ADDITION LOT 6 LOT SZ : IRR

Sales History					
Date	Price	Туре			
6/17/2022	\$450,000	Valid improved sale			
11/6/2003	\$250,000	Valid improved sale			

	Land										
Qty	Land Use	Width	Depth	Square Feet	Acres	Water Frontage	Tax Class	Special Tax Program			
1	Commercial	145	125	18,099	0.415	None	Commercial				

Commercial Building (Moka Espresso)

Section name: Section 1
Year built: 2004
% complete: 100%
Stories: 1.00
Perimeter: 50 LF

Total area: 150 SF (all stories)



Occupancies

Designed UseActual UseUnitsArea per UnitConstruction ClassAvg HtQualityCDUFast food restaurantFast food, ltd or no seating1150Masonry bearing walls9.00A (VG)Very good

Exterior walls HVAC

Component Description	Count	Stops	Area (sf)	Area (%)	Quality
Stud-Synthetic Masonry Veneer		-	150	100.0%	C (AV)
Package unit			150	100.0%	C (AV)

Commercial Building (Storage Building)

Section name: Section 1
Year built: 1986
% complete: 100%
Stories: 1.00
Perimeter: 152 LF

Total area: 1,261 SF (all stories)



Occupancies

Designed UseActual UseUnitsArea per UnitConstruction ClassAvg HtQualityCDUService repair garageGarage, service repair11,261Masonry bearing walls13.00C (AV)Average

Exterior walls

HVAC

Component DescriptionCount StopsArea (sf)Area (%)QualityBlock with EIFS (Synthetic St1,261100.0%C (AV)Space heater1,261100.0%C (AV)

Section name: Section 2
Year built: 2004
% complete: 100%
Stories: 1.00

Total area: 1,976 SF (all stories)

180 LF

photograph not available

Occupancies

Perimeter:

	Designed Use	Actual Use	Units	Area per Unit	Construction Class	Avg Ht	Quality	CDU
es	Service repair garage	Garage, service repair	1	1,976	Pole frame	9.00	C (AV)	Average

Exterior walls HVAC

Component Description	Count	Stops	Area (st)	Area (%)	Quality
Stud-Metal Siding			1,976 1	00.0%	C (AV)
Space heater			1,976 1	00.0%	C (AV)

# of identical OBIs: 1		Other Build	nent (OBI)		
	Main Structure			Modifications (Type, Size)	Photograph
OBI type: Surface parking lot Const type: Asphalt Year built: 1986	Width: 98 LF Depth: 125 LF FIr area: 12,250 SF	Grade: Condition: % complete:	•		not available

April 17, 2023

Improved Property Sales Book for City of La Crosse, La Crosse County

Tax key number: 017-050766-030

Property address: 3400 Mormon Coulee Rd

Neighborhood / zoning: Comm High Volume \$8.00 / C2 - Commercial

Traffic / water / sanitary: Heavy / City water / Sewer

Legal description: MORMON COULEE ASSESSORS PLAT LOT 3 LOT SZ: 30770

Sales History								
Date	Price	Туре						
9/8/2022	\$310,000	Valid improved sale						

	Land										
Qty	Land Use	Width	Depth	Square Feet	Acres	Water Frontage	Tax Class	Special Tax Program			
1	Commercial	55	559	30,770	0.706	None	Commercial				

Commercial Building (Building 1)

Section name: Section 1
Year built: 1974
% complete: 100%
Stories: 1.00
Perimeter: 282 LF

Total area: 4,860 SF (all stories)



Occupancies

	Designed Use	Actual Use	Units	Area per Unit	Construction Class	Avg Ht	Quality	CDU
es	Discount warehouse store	Discount store	1	4,860	Metal frame and walls	12.00	C (AV)	Average

Tax key number: 017-050766-030

Exterior walls HVAC

	Component Description	Count	Stops	Area (sf)	Area (%)	Quality
:	Single-Metal on Steel Frame		-	4,860 1	00.0%	C (AV)
:	Package unit			4,860 1	00.0%	C (AV)

Commercial Building (Building 2)

Section name: Section 1
Year built: 1980
% complete: 100%
Stories: 1.00
Perimeter: 208 LF

Total area: 2,424 SF (all stories)



Occupancies

	Designed Use	Actual Use	Units	Area per Unit	Construction Class	Avg Ht	Quality	CDU
- 1	Storage warehouse	Warehouse, storage	1	2,424	Pole frame	15.00	C (AV)	Average

Exterior walls HVAC

Component Description	Count	Stops	Area (sf)	Area (%)	Quality
Single-Metal on Wood Frame			2,424 1	00.0%	C (AV)
No HVAC			2,424 1	00.0%	C (AV)

# of identical OBIs: 1		Other Building Improven	nent (OBI)	
	Main Structure	Modifications (Type, Size)	Photograph	
OBI type: Surface parking lot Const type: Asphalt Year built: 1974	Width: 100 LF Depth: 148 LF Fir area: 14,800 SF	Grade: C Condition: Average % complete: 100%		not available

Tax key number: 017-050766-030

Tax key number: 017-050766-080

Property address: 3438 Mormon Coulee Rd

Neighborhood / zoning: Comm Nghbrhood \$5.00 / C2 - Commercial

Traffic / water / sanitary: Cul de sac / City water / Sewer

Legal description:

Sales History						
Date Price Type						
12/29/2022	\$325,000	Valid improved sale				
7/25/2014	\$360,000	Valid improved sale				

MORMON COULEE ASSESSORS PLAT LOT 8 & S1/2 VAC MEDINGER P L IN DOC NO. 1599743 LYG NLY & ADJ TO SUBJ TO ESMT IN DO C NO. 1537202

	Land								
Qty	Land Use	Width	Depth	Square Feet	Acres	Water Frontage	Tax Class	Special Tax Program	
1	Commercial	222	138	30,622	0.703	None	Commercial		

Commercial Building (Building 1)

Section 1 Section name: Year built: 1954 % complete: 100% 1.00 Stories: Perimeter: 198 LF

1,404 SF (all stories) Total area:



Designed Use Actual Use CDU Units | Area per Unit **Construction Class** Avg Ht Quality **Occupancies** Motel Room, 1 sty, sgl row Motel 1,404 Wood or steel framed exterior wall \$3.00 C (AV) Average

Tax key number: 017-050766-080

Exterior walls HVAC

Perimeter:

Component Description	Count	Stops	Area (sf)	Area (%)	Quality
Stud-Metal Siding		•	1,404	100.0%	D (FR)
Warmed and cooled air			1,404	100.0%	C (AV)

Grade % Comp Yr Blt Condition Attachment Type **Construction Type** Modifications (Type, Size) Qty Area Canopy Standard 500 1954 **Attachments** 100% ΑV

Section 2 Section name: 1954 Year built: % complete: 100% Stories: 1.00

1,404 SF (all stories) Total area:

198 LF

photograph not available

	Designed Use	Actual Use	Units Area per Un		Quality CDU			
Occupancies	Motel Room, 1 sty, sgl row	Motel	1 1,404	Wood or steel framed exterior walls.00	C (AV) Average			
	Component Descr	intion	Count Stops Area (sf)	Area (%) Quality				
Exterior walls	Stud-Metal Siding	iption		100.0% C (AV)				
HVAC	Warmed and cooled air			100.0% C (AV)				
			1,101					
Section name:	Section 3			photograph not avai	lable			
Year built:	1954							
% complete:	100%							
Stories:	1.00							
Perimeter:	117 LF							
Total area:	885 SF (all stories)							
	Designed Use	Actual Use	Units Area per Un	it Construction Class Avg Ht	Quality CDU			
Occupancies	Motel, office-apartment	Motel	1 885	Wood or steel framed exterior walls9.00	C (AV) Average			
•		·	0	A (0/)				
Exterior walls	Component Description Stud-Metal Siding	iption	Count Stops Area (sf) 885	Area (%) Quality 100.0% C (AV)				
HVAC	Warmed and cooled air			100.0% C (AV) 100.0% C (AV)				
пуас	warnieu anu cooleu ali		603	100.0% C (AV)				
Section name:	Section 4			photograph not avai	lable			
Year built:	1954							
% complete:	100%							
Stories:	1.00							
Perimeter:	109 LF							
Total area:	772 SF (all stories)							
	Designed Use	Actual Use	Units Area per Un	it Construction Class Avg Ht	Quality CDU			
Occupancies	Motel, office-apartment	Motel	1 772	Wood or steel framed exterior walls9.00	C (AV) Average			
Occupancies	•				o (itt) /tvoidge			
	Component Descr	iption	Count Stops Area (sf)	Area (%) Quality				
Exterior walls	Stud-Metal Siding			100.0% C (AV)				
HVAC	Warmed and cooled air		772	100.0% C (AV)				
# of identical OBIs: 1 Other Building Improvement (OBI)								

# of identica	# of identical OBIs: 1 Other Building Improvement (OBI)							
Main Structure					Modifications (Type, Size)	Photograph		
OBI type:	Surface parking lot	Width:	55 LF	Grade:	С			
Const type:	Concrete	Depth:	100 LF	Condition:	Average		not available	
Year built:	2008	Flr area:	5,500 SF	% complete	100%			
				-				

# of identical OBIs: 1 Other Building Improvement (OBI)							
	Main Structure	Modifications (Type, Size)	Photograph				
OBI type: Garage Const type: Detached, frame or cb Year built: 1954	Width: 22 LF Depth: 24 LF FIr area: 528 SF	Grade: D Condition: Average % complete: 100%		not available			

Tax key number: 017-050766-080