

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

April 17, 2023

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)



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

Exterior walls	Component Description		Count	Stops	Area (sf)	Area (%)	Quality
	Concrete Block				1,323	100.0%	C (AV)
HVAC	Package unit			1,323	100.0%	C (AV)	

of identical OBIs: 1 Other Building Improvement (OBI)

Main Structure				Modifications (Type, Size)		Photograph
OBI type:	Surface parking lot	Width:	9,000 LF	Grade:	C	not available
Const type:	Asphalt	Depth:	1 LF	Condition:	Average	
Year built:	1990	Fir area:	9,000 SF	% complete:	100%	

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

April 17, 2023

Tax key number: 017-010003-080

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	\$160,000	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		

Residential Building			
Year built: 1876	Full basement:		
Year remodeled:	Crawl space:	1,798 SF	
Stories: 2 story	Rec room (rating):		
Style: Apartment	Fin bsmt living area:		
Use: Apartment	First floor:	1,798 SF	
Exterior wall: Asbestos/asphalt	Second floor:	1,710 SF	
Masonry adjust:	Third floor:		
Roof type: Asphalt shingles	Half story:	0 SF	
Heating: Gas, forced air	Finished attic:		
Cooling: No A/C	Unfinished attic:		
Bedrooms: 7	Unfinished area:		
Family rooms: 1	Enclosed porch	72 SF	
Baths: 4 full, 0 half	Screen porch	115 SF	
Other rooms: 7	Enclosed porch	115 SF	
Whirl / hot tubs:	Open porch	35 SF	
Add'l plumb fixt: 6			
Masonry FPs:			
Metal FPs:			
Gas only FPs:			
Bsmt garage:	Grade:	D+	
Shed dormers:	Condition:	Fair	
Gable/hip dorm:	Percent complete:	100%	



Total living area is 3,508 SF

# of identical OBIs: 1	Other Building Improvement (OBI)			
Main Structure			Modifications (Type, Size)	Photograph
OBI type: Surface parking lot	Width: 36 LF	Grade: C		not available
Const type: Asphalt	Depth: 50 LF	Condition: Average		
Year built: 1980	Fir area: 1,800 SF	% complete: 100%		

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

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Tax key number: 017-010017-110

Property address: 717 Rose St

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

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

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

Sales History		
Date	Price	Type
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 name: Section 1
 Year built: 1890
 % complete: 100%
 Stories: 1.00
 Perimeter: 256 LF
 Total area: 2,385 SF (all stories)



Occupancies	Designed Use	Actual Use	Units	Area per Unit	Construction Class	Avg Ht	Quality	CDU
	Bar/tavern	Tavern/bar/lounge	1	2,385	Masonry bearing walls	13.00	C (AV)	Average

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

Section 1
 basement
 Levels: 1.00
 Perimeter: 212 LF
 Total area: 2,025 SF (all levels in basement)

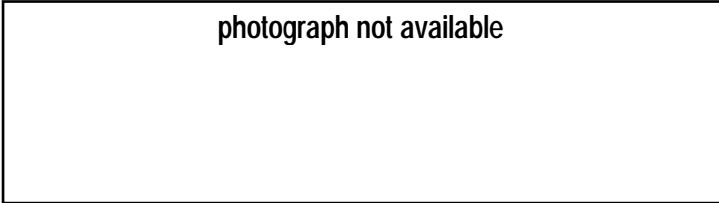
Occupancies	Designed Use	Actual Use	Units	Area per Unit	Basement Type	Construction Class	Avg Ht	Quality	CDU
	Bar/tavern	Support area	1	2,025	Unfinished	Masonry bearing walls	10.00	C (AV)	Average

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

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Section name: Section 2
 Year built: 1890
 % complete: 100%
 Stories: 1.00
 Perimeter: 212 LF
 Total area: 2,025 SF (all stories)



Occupancies	Designed Use	Actual Use	Units	Area per Unit	Construction Class	Avg Ht	Quality	CDU
	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	Component Description	Count	Stops	Area (sf)	Area (%)	Quality
	Brick, Solid			2,025	100.0%	C (AV)
HVAC	Hot water			2,025	100.0%	C (AV)

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

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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	Type
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
	Multiple res (low rise)	Apartment, 1 BR, 1 bath	4	640	Wood or steel framed exterior wall	9.00	C (AV)	Average
Multiple res (low rise)	Support area	1	480	Wood or steel framed exterior wall	9.00	C (AV)	Average	

Exterior walls	Component Description		Count	Stops	Area (sf)	Area (%)	Quality
	Concrete Block				760	25.0%	C (AV)
Stud-Vinyl Siding				2,280	75.0%	C (AV)	
HVAC	Electric			3,040	100.0%	C (AV)	

Section 1
 basement
 Levels: 1.00
 Perimeter: 158 LF
 Total area: 1,280 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	1,280	Unfinished	Masonry bearing walls	8.00	C (AV)	Average

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

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

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

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

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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	Type
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
	Multiple res (low rise)	Apartment, 2 BR, 1 bath	4	716	Wood or steel framed exterior wall	9.00	C (AV)	Average
Multiple res (low rise)	Support area	1	720	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			3,584	100.0%	C (AV)
Electric			3,584	100.0%	C (AV)	

Section 1
 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	

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

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

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

April 17, 2023

Tax key number: 017-010032-040

Property address: 205 Copeland Ave

Neighborhood / zoning: Comm High Volume \$7.00

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

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

Sales History		
Date	Price	Type
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	
	Commercial	58	140	8,146	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:	
Use:	2 Family	First floor:	1,073 SF
Exterior wall:	Brick	Second floor:	1,073 SF
Masonry adjust:		Third floor:	
Roof type:	Asphalt shingles	Half story:	0 SF
Heating:	Gas, hot water	Finished attic:	
Cooling:	No A/C	Unfinished attic:	
Bedrooms:	4	Unfinished area:	
Family rooms:	1	Open porch	250 SF
Baths:	2 full, 0 half	Enclosed porch	140 SF
Other rooms:	4		
Whirl / hot tubs:			
Add'l plumb fixt:	2		
Masonry FPs:			
Metal FPs:			
Gas only FPs:			
Bsmt garage:		Grade:	C
Shed dormers:		Condition:	Average
Gable/hip dorm:		Percent complete:	100%

Total living area is 2,146 SF

# of identical OBIs:	Other Building Improvement (OBI)				
	Main Structure		Modifications (Type, Size)		Photograph
1	OBI type: Utility shed	Width: 8 LF	Grade: C		not available
	Const type: Frame	Depth: 10 LF	Condition: Average		
	Year built: 1992	Fir area: 80 SF	% complete: 100%		

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

April 17, 2023

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	Type
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 Use	Actual Use	Units	Area per Unit	Construction Class	Avg Ht	Quality	CDU
	Bar/tavern	Restaurant	1	1,829	Masonry bearing walls	11.00	C (AV)	Average

Exterior walls HVAC	Component Description	Count	Stops	Area (sf)	Area (%)	Quality
	Brick, Solid				1,829	100.0%
Complete HVAC				1,829	100.0%	C (AV)

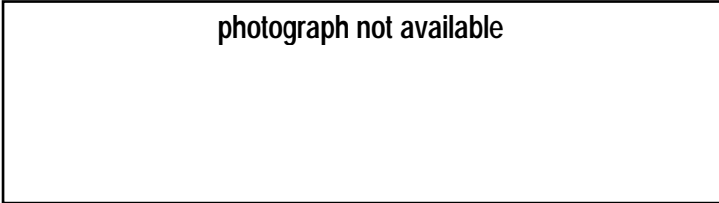
Section 1
 basement
 Levels: 1.00
 Perimeter: 172 LF
 Total area: 1,653 SF (all levels in basement)

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

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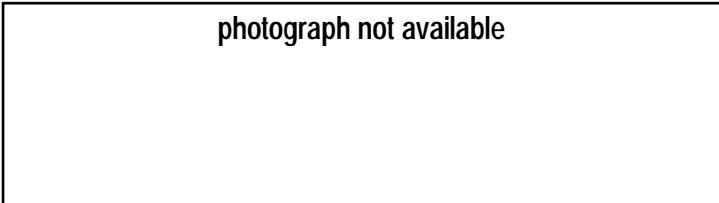
Section name: Section 2
 Year built: 1989
 % complete: 100%
 Stories: 1.00
 Perimeter: 70 LF
 Total area: 588 SF (all stories)



Occupancies	Designed Use	Actual Use	Units	Area per Unit	Construction Class	Avg Ht	Quality	CDU
	Bar/tavern	Restaurant	1	588	Masonry bearing walls	11.00	C (AV)	Average

Exterior walls	Component Description	Count	Stops	Area (sf)	Area (%)	Quality
	Concrete Block			588	100.0%	C (AV)
HVAC	Complete HVAC			588	100.0%	C (AV)

Section name: Section 3
 Year built: 1927
 % complete: 100%
 Stories: 1.00
 Perimeter: 172 LF
 Total area: 1,653 SF (all stories)



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

Exterior walls	Component Description	Count	Stops	Area (sf)	Area (%)	Quality
	Brick, Solid			1,653	100.0%	C (AV)
HVAC	Hot water radiant			1,653	100.0%	C (AV)

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

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

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

April 17, 2023

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

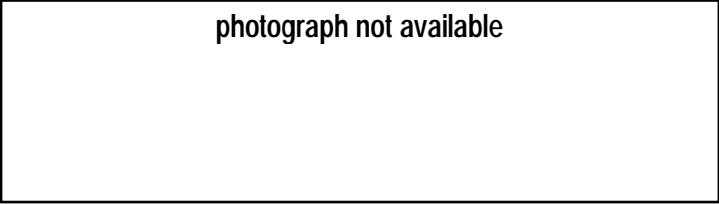
Legal description: SOUTH EASTERN ADDITION W 67F T LOT 1 & W 67FT OF N 10FT L OT 2 BLOCK 1 LOT SZ: 60 X 67

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

Land									
Qty	Land Use	Width	Depth	Square Feet	Acres	Water Frontage	Tax Class	Special Tax Program	
	Commercial	60	67	4,008	0.092	None	Commercial		

Commercial Building (Machine Shop (Closed))

Section name: Section 1
 Year built: 1950
 % complete: 100%
 Stories: 1.00
 Perimeter: 228 LF
 Total area: 2,574 SF (all stories)



Occupancies	Designed Use	Actual Use	Units	Area per Unit	Construction Class	Avg Ht	Quality	CDU
	Industrials, light mfg	Light manufacturing/flex	1	2,268	Masonry bearing walls	12.00	D (FR)	Fair
Industrials, light mfg	Light manufacturing/flex	1	306	Masonry bearing walls	10.00	D (FR)	Fair	

Exterior walls HVAC	Component Description	Count	Stops	Area (sf)	Area (%)	Quality
	Concrete Block				2,574	100.0%
Space heater				2,574	100.0%	D (FR)

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

April 17, 2023

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	Type
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
	Multiple res (low rise)	Apartment, 2 BR, 1 bath	1	1,025	Wood or steel framed exterior wall	9.00	C (AV)	Average
Multiple res (low rise)	Apartment, 3 BR, 1 bath	1	1,075	Wood or steel framed exterior wall	9.00	C (AV)	Average	
Multiple res (low rise)	Apartment, 3 BR, 1 bath	2	1,094	Wood or steel framed exterior wall	9.00	C (AV)	Average	
Multiple res (low rise)	Support area	1	423	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				4,708	100.0%
Electric				2,340	49.7%	C (AV)

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# of identical OBIs: 1		Other Building Improvement (OBI)		
Main Structure		Modifications (Type, Size)		Photograph
OBI type: Utility shed	Width: 4 LF	Grade: C		not available
Const type: Frame	Depth: 32 LF	Condition: Average		
Year built: 1990	Fir area: 128 SF	% complete: 100%		

# of identical OBIs: 1		Other Building Improvement (OBI)		
Main Structure		Modifications (Type, Size)		Photograph
OBI type: Surface parking lot	Width: 3,000 LF	Grade: C		not available
Const type: Asphalt	Depth: 1 LF	Condition: Average		
Year built: 1990	Fir area: 3,000 SF	% complete: 100%		

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

April 17, 2023

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

Sales History		
Date	Price	Type
5/31/2022	\$2,500,000	Valid improved sale
4/1/2020	\$2,050,000	Valid improved sale

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 Use	Actual Use	Units	Area per Unit	Construction Class	Avg Ht	Quality	CDU
	Multiple res (low rise)	Apartment, 2 BR, 1 bath	12	732	Wood or steel framed exterior walls	9.00	C (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: 1.00
 Perimeter: 152 LF
 Total area: 1,456 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	1,456	Unfinished	Wood or steel framed exterior walls	9.00	C (AV)	Average

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

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Attachments	Qty	Attachment Type	Construction Type	Area	Modifications (Type, Size)	Grade	% Comp	Yr Blt	Condition
	1	Open porch	Frame, upper	628		C	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 Use	Actual Use	Units	Area per Unit	Construction Class	Avg Ht	Quality	CDU
	Multiple res (low rise)	Apartment, 2 BR, 1 bath	8	735	Wood or steel framed exterior wall	9.00	C (AV)	Average

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

Section 1 basement
 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
	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	Yr Blt	Condition
	1	Open porch	Frame, upper	420		C	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 walls	9.00	C (AV)	Average

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

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

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

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

April 17, 2023

Tax key number: 017-010059-030

Property address: 1000 Charles St


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

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

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

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

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

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

April 17, 2023

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	Type
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)



	Designed Use	Actual Use	Units	Area per Unit	Construction Class	Avg Ht	Quality	CDU
Occupancies	Multiple res (low rise)	Apartment, 2 BR, 1 bath	3	900	Wood or steel framed exterior walls	9.00	C (AV)	Average

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

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

April 17, 2023

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	Type
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)

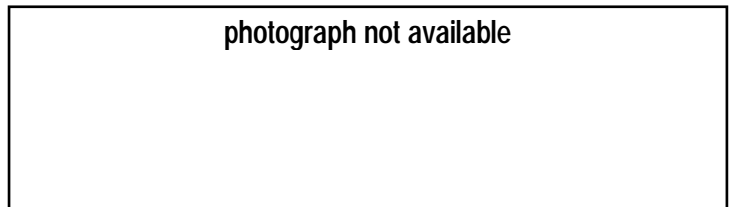
Section name: Section 1
 Year built: 1900
 % complete: 100%
 Stories: 1.00
 Perimeter: 95 LF
 Total area: 1,292 SF (all stories)



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

Exterior walls HVAC	Component Description	Count	Stops	Area (sf)	Area (%)	Quality
	Stud-Metal Siding			1,292	100.0%	C (AV)
Package unit			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)



Occupancies	Designed Use	Actual Use	Units	Area per Unit	Construction Class	Avg Ht	Quality	CDU
	Winery Shop	Retail, general	1	672	Wood or steel framed exterior walls	9.00	C (AV)	Average

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

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	Component Description	Count	Stops	Area (sf)	Area (%)	Quality
Exterior walls	Stud-Metal Siding			672	100.0%	C (AV)
HVAC	Space heater			672	100.0%	C (AV)

Section name: Section 3
 Year built: 1977
 % complete: 100%
 Stories: 1.00
 Perimeter: 94 LF
 Total area: 1,063 SF (all stories)

photograph not available

Occupancies	Designed Use	Actual Use	Units	Area per Unit	Construction Class	Avg Ht	Quality	CDU
	Retail store	Retail, general	1	1,063	Wood or steel framed exterior wall	9.00	C (AV)	Average

	Component Description	Count	Stops	Area (sf)	Area (%)	Quality
Exterior walls	Stud-Metal Siding			1,063	100.0%	C (AV)
HVAC	Package unit			1,063	100.0%	C (AV)

Section name: Section 4
 Year built: 1992
 % complete: 100%
 Stories: 1.00
 Perimeter: 76 LF
 Total area: 576 SF (all stories)

photograph not available

Occupancies	Designed Use	Actual Use	Units	Area per Unit	Construction Class	Avg Ht	Quality	CDU
	Storage garage	Garage storage	1	576	Wood or steel framed exterior wall	9.00	C (AV)	Average

	Component Description	Count	Stops	Area (sf)	Area (%)	Quality
Exterior walls	Stud-Vinyl Siding			576	100.0%	C (AV)
HVAC	Space heater			576	100.0%	C (AV)

# of identical OBIs:	Other Building Improvement (OBI)				
	Main Structure		Modifications (Type, Size)		Photograph
1	OBI type: Surface parking lot	Width: 1,875 LF	Grade: C		not available
	Const type: Asphalt	Depth: 1 LF	Condition: Average		
	Year built: 1995	Flr area: 1,875 SF	% complete: 100%		

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

April 17, 2023

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	Type
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 wall	\$0.00	C (AV)	Average
Mixed retail w/ res units	Laundromat	1	1,816	Wood or steel framed exterior wall	\$2.00	C (AV)	Average	

Exterior walls HVAC	Component Description	Count	Stops	Area (sf)	Area (%)	Quality
	Stud-Walls-Wood Siding			3,680	100.0%	C (AV)
Package unit			3,680	100.0%	C (AV)	

Section 1
 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
	Mixed retail w/ res units	Support area	1	1,650	Unfinished	Masonry bearing walls	8.00	C (AV)	Average

HVAC	Component Description	Count	Stops	Area (sf)	Area (%)	Quality
	No HVAC			1,650	100.0%	C (AV)

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

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

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

April 17, 2023

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	Type
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 wall	\$0.00	C (AV)	Average
Mixed retail w/ res units	Apartment, 1 BR, 1 bath	1	648	Wood or steel framed exterior wall	\$0.00	C (AV)	Average	
Mixed retail w/ res units	Retail, general	1	1,061	Wood or steel framed exterior wall	\$0.00	C (AV)	Average	
Mixed retail w/ res units	Apartment, 2 BR, 1 bath	2	902	Wood or steel framed exterior wall	\$0.00	C (AV)	Average	

Exterior walls HVAC	Component Description		Count	Stops	Area (sf)	Area (%)	Quality
	Stud-Stucco				4,357	100.0%	C (AV)
Electric				3,296	75.6%	C (AV)	
Package unit				1,061	24.4%	C (AV)	

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

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

April 17, 2023

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

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

April 17, 2023

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	Type
1/12/2022	\$122,500	Valid improved sale
4/4/2004	\$50,000	Valid improved sale

Land									
Qty	Land Use	Width	Depth	Square Feet	Acres	Water Frontage	Tax Class	Special Tax Program	
1	Commercial	28	142	3,960	0.091	None	Commercial		

Residential Building			
Year built: 1920	Full basement: 224 SF		
Year remodeled:	Crawl space: 546 SF		
Stories: 1 story	Rec room (rating):		
Style: Basic Single Story	Fin bsmt living area:		
Use: Single family	First floor: 770 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: No A/C	Unfinished attic:		
Bedrooms: 2	Unfinished area:	<p>Total living area is 770 SF</p>	
Family rooms: 1	Attachments: None		
Baths: 2 full, 0 half			
Other rooms:			
Whirl / hot tubs:			
Add'l plumb fixt:			
Masonry FPs:			
Metal FPs:			
Gas only FPs:			
Bsmt garage:	Grade: C-		
Shed dormers:	Condition: Good		
Gable/hip dorm:	Percent complete: 100%		

# of identical OBIs: 1	Other Building Improvement (OBI)			
Main Structure			Modifications (Type, Size)	Photograph
OBI type: Garage	Width: 18 LF	Grade: C		not available
Const type: Detached, frame or cb	Depth: 20 LF	Condition: Average		
Year built: 1930	Fir area: 360 SF	% complete: 100%		

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

April 17, 2023

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

Sales History		
Date	Price	Type
3/18/2022	\$156,000	Valid improved sale
9/27/2018	\$164,900	Valid improved sale

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		

Residential 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: C		
Shed dormers:	Condition: Average		
Gable/hip dorm:	Percent complete: 100%		

Total living area is 1,392 SF

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

April 17, 2023

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

Sales History		
Date	Price	Type
8/26/2022	\$1,350,000	Valid improved sale
5/4/2022	\$672,457	Valid vacant sale

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		

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

April 17, 2023

# of identical OBIs: 1		Other Building Improvement (OBI)		
Main Structure		Modifications (Type, Size)		Photograph
OBI type: Utility shed	Width: 12 LF	Grade: C		not available
Const type: Frame	Depth: 16 LF	Condition: Average		
Year built: 1993	Flr area: 192 SF	% complete: 100%		

# of identical OBIs: 1		Other Building Improvement (OBI)		
Main Structure		Modifications (Type, Size)		Photograph
OBI type: Utility shed	Width: 10 LF	Grade: C		not available
Const type: Frame	Depth: 12 LF	Condition: Average		
Year built: 2000	Flr area: 120 SF	% complete: 100%		

# of identical OBIs: 1		Other Building Improvement (OBI)		
Main Structure		Modifications (Type, Size)		Photograph
OBI type: Utility shed	Width: 12 LF	Grade: C		not available
Const type: Frame	Depth: 12 LF	Condition: Average		
Year built: 2000	Flr area: 144 SF	% complete: 100%		

# of identical OBIs: 1		Other Building Improvement (OBI)		
Main Structure		Modifications (Type, Size)		Photograph
OBI type: Utility shed	Width: 12 LF	Grade: C		not available
Const type: Metal	Depth: 14 LF	Condition: Average		
Year built: 1998	Flr area: 168 SF	% complete: 100%		

# of identical OBIs: 1		Other Building Improvement (OBI)		
Main Structure		Modifications (Type, Size)		Photograph
OBI type: Green house, commercial	Width: 22 LF	Grade: C		not available
Const type: Straight wall, light pipe or wood frame	Depth: 40 LF	Condition: Average		
Year built: 2000	Flr area: 880 SF	% complete: 100%		
	Height: 12 LF			

# of identical OBIs: 1		Other Building Improvement (OBI)		
Main Structure		Modifications (Type, Size)		Photograph
OBI type: Green house, commercial	Width: 28 LF	Grade: C		not available
Const type: Straight wall, light pipe or wood frame	Depth: 56 LF	Condition: Average		
Year built: 1997	Flr area: 1,568 SF	% complete: 100%		
	Height: 12 LF			

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

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# of identical OBIs: 1		Other Building Improvement (OBI)		
Main Structure		Modifications (Type, Size)		Photograph
OBI type: Green house, commercial	Width: 22 LF	Grade: C		not available
Const type: Straight wall, light pipe or wood frame plastic	Depth: 60 LF	Condition: Average		
Year built: 1997	Fir area: 1,320 SF	% complete: 100%		
	Height: 10 LF			

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

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

April 17, 2023

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.

Sales History		
Date	Price	Type
8/26/2022	\$1,350,000	Valid improved sale

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)



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

Exterior walls HVAC	Component Description	Count	Stops	Area (sf)	Area (%)	Quality
	Concrete Block, Textured Face			17,511	100.0%	C (AV)
Package unit			17,511	100.0%	C (AV)	

Section 1
 basement
 Levels: 1.00
 Perimeter: 202 LF
 Total area: 2,562 SF (all levels in basement)

Occupancies	Designed Use	Actual Use	Units	Area per Unit	Basement Type	Construction Class	Avg Ht	Quality	CDU
	Office building	Office, class C	1	416	Unfinished	Masonry bearing walls	10.00	C (AV)	Average
Office building	Office, class C	1	2,146	Finished	Masonry bearing walls	10.00	C (AV)	Average	

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

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

# of identical OBIs:	Other Building Improvement (OBI)				
	Main Structure		Modifications (Type, Size)		Photograph
1	OBI type: Surface parking lot	Width: 10,000 LF	Grade: C		not available
	Const type: Asphalt	Depth: 1 LF	Condition: Average		
	Year built: 2007	Flr area: 10,000 SF	% complete: 100%		

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

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

April 17, 2023

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

Sales History		
Date	Price	Type
7/28/2022	\$410,000	Valid improved sale

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)



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	100.0%	C (AV)
	Space heater			2,500	50.0%	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

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

April 17, 2023

Occupancies	Designed Use	Actual Use	Units	Area per Unit	Construction Class	Avg Ht	Quality	CDU
	Office building	Office, general	1	1,100	Masonry bearing walls	12.00	C (AV)	Average
Exterior walls HVAC	Component Description		Count	Stops	Area (sf)	Area (%)	Quality	
	Concrete Block				1,100	100.0%	C (AV)	
	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)



Occupancies	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	12.00	C (AV)	Average
Exterior walls HVAC	Component Description		Count	Stops	Area (sf)	Area (%)	Quality	
	Single-Metal on Wood Frame				1,500	100.0%	C (AV)	
	Space heater				1,500	100.0%	C (AV)	

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

April 17, 2023

# of identical OBIs: 1		Other Building Improvement (OBI)		
Main Structure		Modifications (Type, Size)		Photograph
OBI type: Surface parking lot	Width: 100 LF	Grade: C		not available
Const type: Asphalt	Depth: 142 LF	Condition: Average		
Year built: 1979	Flr area: 14,200 SF	% complete: 100%		

# of identical OBIs: 1		Other Building Improvement (OBI)		
Main Structure		Modifications (Type, Size)		Photograph
OBI type: Surface parking lot	Width: 13 LF	Grade: C		not available
Const type: Concrete	Depth: 16 LF	Condition: Average		
Year built: 1988	Flr area: 208 SF	% complete: 100%		

# of identical OBIs: 1		Other Building Improvement (OBI)		
Main Structure		Modifications (Type, Size)		Photograph
OBI type: Surface parking lot	Width: 27 LF	Grade: C		not available
Const type: Concrete	Depth: 32 LF	Condition: Average		
Year built: 2001	Flr area: 864 SF	% complete: 100%		

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

April 17, 2023

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 Feet	Acres	Water Frontage	Tax Class	Special Tax Program	
	Commercial	50	140	7,057	0.162	None	Commercial		

Residential Building			
Year built: 1901	Full basement:		
Year remodeled:	Crawl space:	1,184 SF	
Stories: 2 story	Rec room (rating):		
Style: Duplex	Fin bsmt living area:		
Use: 2 Family	First floor:	1,184 SF	
Exterior wall: Asbestos/asphalt	Second floor:	560 SF	
Masonry adjust:	Third floor:		
Roof type: Asphalt shingles	Half story:	0 SF	
Heating: Electric, hot water	Finished attic:		
Cooling: No A/C	Unfinished attic:		
Bedrooms: 3	Unfinished area:		
Family rooms: 1	Enclosed porch	112 SF	
Baths: 2 full, 0 half	Carport	230 SF	
Other rooms: 5			
Whirl / hot tubs:			
Add'l plumb fixt: 2			
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 1,744 SF

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

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

April 17, 2023

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 TO NW

Sales History		
Date	Price	Type
11/18/2022	\$171,200	Valid improved sale
10/27/2003	\$165,000	Valid improved sale

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)



Occupancies	Designed Use	Actual Use	Units	Area per Unit	Construction Class	Avg Ht	Quality	CDU
	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
	Single-Metal on Steel Frame			1,920	100.0%	D (FR)
No HVAC			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

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

April 17, 2023

Occupancies	Designed Use	Actual Use	Units	Area per Unit	Construction Class	Avg Ht	Quality	CDU
	Storage warehouse	Warehouse, storage	1	384	Metal frame and walls	10.00	D (FR)	Fair
Exterior walls	Component Description		Count	Stops	Area (sf)	Area (%)	Quality	
	Single-Metal on Steel Frame				384	100.0%	D (FR)	
HVAC	Electric				384	100.0%	D (FR)	
Section name:	Section 3				photograph not available			
Year built:	1990							
% complete:	100%							
Stories:	1.00							
Perimeter:	76 LF							
Total area:	480 SF (all stories)							
Occupancies	Designed Use	Actual Use	Units	Area per Unit	Construction Class	Avg Ht	Quality	CDU
	Storage warehouse	Warehouse, storage	1	480	Metal frame and walls	10.00	D (FR)	Fair
Exterior walls	Component Description		Count	Stops	Area (sf)	Area (%)	Quality	
	Single-Metal on Steel Frame				480	100.0%	D (FR)	
HVAC	No HVAC				480	100.0%	D (FR)	

# 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:	163 LF	Condition:	Average
Year built:	2015	Flr area:	16,300 SF	% complete:	100%
					not available

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

April 17, 2023

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
1

Sales History		
Date	Price	Type
5/5/2022	\$1,300,000	Valid improved sale
6/24/2016	\$625,000	Valid improved sale

Land									
Qty	Land Use	Width	Depth	Square Feet	Acres	Water Frontage	Tax Class	Special Tax Program	
1	Commercial	155	189	29,275	0.672	None	Commercial		

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)



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

Exterior walls	Component Description		Count	Stops	Area (sf)	Area (%)	Quality
	Single-Metal on Steel Frame				8,850	100.0%	C (AV)
HVAC	Package unit			8,850	100.0%	C (AV)	

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

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

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

April 17, 2023

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	Price	Type
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
	Multiple res (low rise)	Apartment, 2 BR, 1 bath	8	825	Wood or steel framed exterior wall	9.00	B (GD)	Good
Multiple res (low rise)	Support area	1	2,208	Wood or steel framed exterior wall	9.00	B (GD)	Good	
Multiple res (low rise)	Apartment, 1 BR, 1 bath	24	685	Wood or steel framed exterior wall	9.00	B (GD)	Good	

Exterior walls	Component Description		Count	Stops	Area (sf)	Area (%)	Quality
	Stud-Vinyl Siding				25,248	100.0%	C (AV)
HVAC	Complete HVAC			25,248	100.0%	C (AV)	
Fire sprinklers	Sprinklers			25,248	100.0%	C (AV)	

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

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

April 17, 2023

# of identical OBIs: 1		Other Building Improvement (OBI)		
Main Structure		Modifications (Type, Size)		Photograph
OBI type: Surface parking lot	Width: 1,200 LF	Grade: C		not available
Const type: Asphalt	Depth: 10 LF	Condition: Average		
Year built: 2018	Flr area: 12,000 SF	% complete: 100%		

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

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

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

April 17, 2023

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	Type
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		

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 Use	Actual Use	Units	Area per Unit	Construction Class	Avg Ht	Quality	CDU
	Theater - cinema	Movie theater	1	10,032	Reinforced concrete frame	32.00	C (AV)	Average

Exterior walls HVAC	Component Description	Count	Stops	Area (sf)	Area (%)	Quality
	Brick, Solid				10,032	100.0%
Hot and chilled water				10,032	100.0%	C (AV)

Section 1
 basement
 Levels: 1.00
 Perimeter: 536 LF
 Total area: 18,000 SF (all levels in basement)

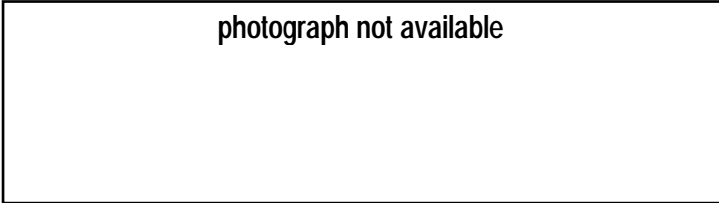
Occupancies	Designed Use	Actual Use	Units	Area per Unit	Basement Type	Construction Class	Avg Ht	Quality	CDU
	Office building	Movie theater	1	18,000	Unfinished	Masonry bearing walls	10.00	C (AV)	

Other features	Qty	Description	Units	Grade	Location	Yr Blt	Condition
	1	Air conditioning	23,904	C		1920	Av

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

April 17, 2023

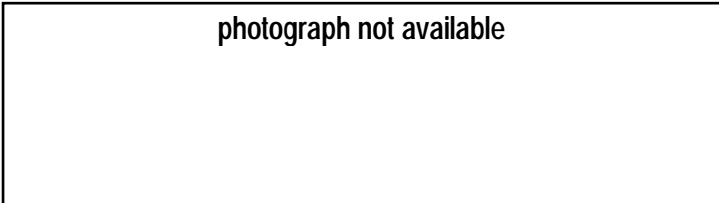
Section name: Section 2
 Year built: 1920
 % complete: 100%
 Stories: 3.00
 Perimeter: 424 LF
 Total area: 23,904 SF (all stories)



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

Exterior walls	Component Description	Count	Stops	Area (sf)	Area (%)	Quality
	Brick, Solid			23,904	100.0%	C (AV)
HVAC	Electric			23,904	100.0%	C (AV)

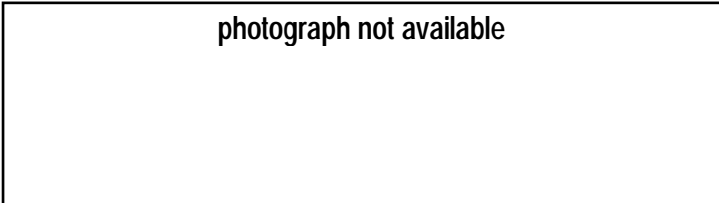
Section name: Section 3
 Year built: 1920
 % complete: 100%
 Stories: 1.00
 Perimeter: 46 LF
 Total area: 2,760 SF (all stories)



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

Exterior walls	Component Description	Count	Stops	Area (sf)	Area (%)	Quality
	Brick, Solid			2,760	100.0%	C (AV)
HVAC	Hot and chilled water			2,760	100.0%	C (AV)

Section name: Section 4
 Year built: 1920
 % complete: 100%
 Stories: 1.00
 Perimeter: 121 LF
 Total area: 3,084 SF (all stories)



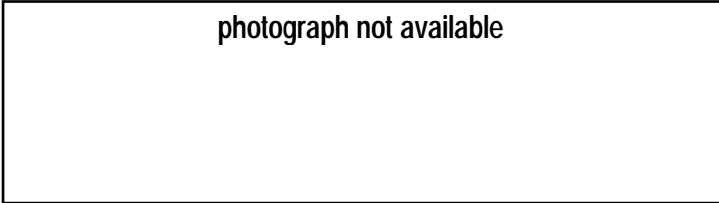
Occupancies	Designed Use	Actual Use	Units	Area per Unit	Construction Class	Avg Ht	Quality	CDU
	Restaurant	Movie theater	1	3,084	Reinforced concrete frame	12.00	C (AV)	Average

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

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

April 17, 2023

Section name: Section 5
 Year built: 1920
 % complete: 100%
 Stories: 1.00
 Perimeter: 105 LF
 Total area: 2,124 SF (all stories)



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

	Component Description	Count	Stops	Area (sf)	Area (%)	Quality
Exterior walls	Brick, Solid			2,124	100.0%	C (AV)
HVAC	Warmed and cooled air			2,124	100.0%	C (AV)

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

April 17, 2023

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	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 Use	Actual Use	Units	Area per Unit	Construction Class	Avg Ht	Quality	CDU
	Office building	Office, class B	1	3,882	Masonry bearing walls	13.00	C (AV)	Average

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

Section 1
 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	

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

April 17, 2023

	Component Description	Count	Stops	Area (sf)	Area (%)	Quality
HVAC	Warmed and cooled air			1,881	50.0%	C (AV)

Section name: Section 2
 Year built: 1910
 % complete: 100%
 Stories: 1.00
 Perimeter: 246 LF
 Total area: 3,762 SF (all stories)

photograph not available

	Designed Use	Actual Use	Units	Area per Unit	Construction Class	Avg Ht	Quality	CDU
Occupancies	Office building	Office, class B	1	3,762	Masonry bearing walls	14.00	C (AV)	Average

	Component Description	Count	Stops	Area (sf)	Area (%)	Quality
Exterior walls	Cavity Brick w/Block Back-up			3,762	100.0%	C (AV)
HVAC	Warmed and cooled air			3,762	100.0%	C (AV)

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

# of identical OBIs:	Other Building Improvement (OBI)				
1	Main Structure		Modifications (Type, Size)		Photograph
OBI type: Surface parking lot	Width: 20 LF	Grade: C			not available
Const type: Concrete	Depth: 20 LF	Condition: Average			
Year built: 1985	Flr area: 400 SF	% complete: 100%			

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

April 17, 2023

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

Sales History		
Date	Price	Type
11/1/2022	\$400,000	Valid improved sale
5/31/2004	\$84,700	Valid improved sale

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)



Occupancies	Designed Use	Actual Use	Units	Area per Unit	Construction Class	Avg Ht	Quality	CDU
	Mixed retail w/ res units	Retail, general	1	1,589	Masonry bearing walls	16.00	C (AV)	Average

Exterior walls HVAC	Component Description	Count	Stops	Area (sf)	Area (%)	Quality
	Brick, Solid			1,589	100.0%	C (AV)
Warmed and cooled air			1,589	100.0%	C (AV)	

Section 1
 basement
 Levels: 1.00
 Perimeter: 160 LF
 Total area: 1,638 SF (all levels in basement)

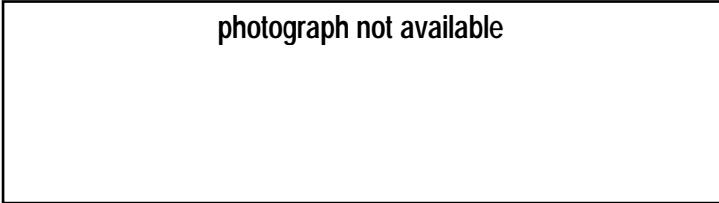
Occupancies	Designed Use	Actual Use	Units	Area per Unit	Basement Type	Construction Class	Avg Ht	Quality	CDU
	Mixed retail w/ res units	Support area	1	1,638	Unfinished	Masonry bearing walls	8.00	C (AV)	Average

HVAC	Component Description	Count	Stops	Area (sf)	Area (%)	Quality
	No HVAC			1,638	100.0%	C (AV)

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

April 17, 2023

Section name: Section 2
 Year built: 1876
 % complete: 100%
 Stories: 1.00
 Perimeter: 172 LF
 Total area: 1,224 SF (all stories)



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

	Component Description	Count	Stops	Area (sf)	Area (%)	Quality
Exterior walls	Brick, Solid			1,224	100.0%	C (AV)
HVAC	Warmed and cooled air			1,224	100.0%	C (AV)

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

April 17, 2023

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	Type
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	

Exterior walls	Component Description		Count	Stops	Area (sf)	Area (%)	Quality
	Concrete Block				8,406	100.0%	C (AV)
HVAC	Space heater			8,406	96.1%	C (AV)	
Mezzanines	Mezzanines-storage			340	4.0%	C (AV)	

Attachments	Qty	Attachment Type	Construction Type	Area	Modifications (Type, Size)	Grade	% Comp	Yr Blt	Condition
	1	Canopy	Standard	544			C	100%	1946

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

April 17, 2023

# of identical OBIs: 1		Other Building Improvement (OBI)		
Main Structure		Modifications (Type, Size)		Photograph
OBI type: Surface parking lot	Width: 50 LF	Grade: C		not available
Const type: Concrete	Depth: 55 LF	Condition: Average		
Year built: 1966	Fir area: 2,750 SF	% complete: 100%		

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

April 17, 2023

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	Type
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)



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

Exterior walls HVAC	Component Description	Count	Stops	Area (sf)	Area (%)	Quality
	Concrete Block			5,082	100.0%	C (AV)
HVAC	Package unit			5,082	100.0%	C (AV)

Section 1
 basement
 Levels: 1.00
 Perimeter: 120 LF
 Total area: 900 SF (all levels in basement)

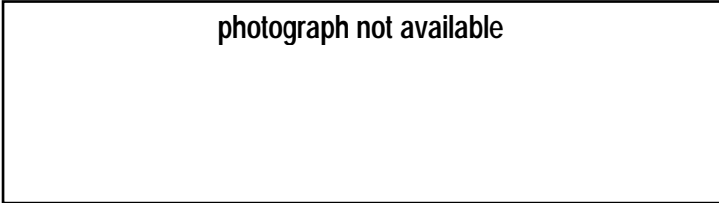
Occupancies	Designed Use	Actual Use	Units	Area per Unit	Basement Type	Construction Class	Avg Ht	Quality	CDU
	Mixed retail w/ res units	Support area	1	900	Unfinished	Masonry bearing walls	8.00	C (AV)	Average

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

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

April 17, 2023

Section name: Section 2
 Year built: 1965
 % complete: 100%
 Stories: 1.00
 Perimeter: 176 LF
 Total area: 1,680 SF (all stories)



	Designed Use	Actual Use	Units	Area per Unit	Construction Class	Avg Ht	Quality	CDU
Occupancies	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
Exterior walls	Brick with Block Back-up			420	25.0%	C (AV)
	Concrete Block			1,260	75.0%	C (AV)
HVAC	Package unit			1,680	100.0%	C (AV)

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

April 17, 2023

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	Type
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)



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

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

Section 1
 basement
 Levels: 1.00
 Perimeter: 246 LF
 Total area: 3,800 SF (all levels in basement)

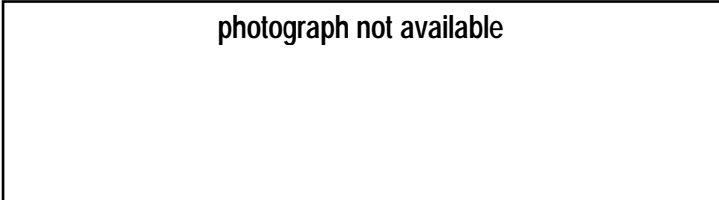
Occupancies	Designed Use	Actual Use	Units	Area per Unit	Basement Type	Construction Class	Avg Ht	Quality	CDU
	Mixed retail w/ res units	Support area	1	3,800	Unfinished	Masonry bearing walls	10.00	C (AV)	Average

Other features	Qty	Description	Units	Grade	Location	Yr Blt	Condition
	1	Elev, elec, freight	1	C		1904	Av

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

April 17, 2023

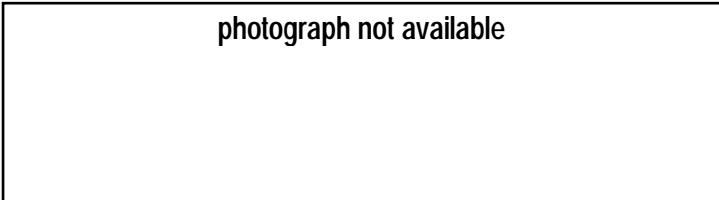
Section name: Section 2
 Year built: 1904
 % complete: 100%
 Stories: 1.00
 Perimeter: 278 LF
 Total area: 4,050 SF (all stories)



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

Exterior walls	Component Description	Count	Stops	Area (sf)	Area (%)	Quality
	Brick, Solid			4,050	100.0%	C (AV)
HVAC	Hot water			4,050	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
	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	Component Description	Count	Stops	Area (sf)	Area (%)	Quality
	Brick, Solid			4,050	100.0%	C (AV)
HVAC	Package unit			4,050	100.0%	C (AV)

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

April 17, 2023

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	Type
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 Use	Actual Use	Units	Area per Unit	Construction Class	Avg Ht	Quality	CDU
	Service repair garage	Garage, service repair	1	1,661	Metal frame and walls	12.00	C (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 identical OBIs: 1 Other Building Improvement (OBI)

Main Structure				Modifications (Type, Size)		Photograph
OBI type: Surface parking lot	Width: 75 LF	Grade: C				not available
Const type: Concrete	Depth: 98 LF	Condition: Average				
Year built: 1960	Flr area: 7,350 SF	% complete: 100%				

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

April 17, 2023

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	Type
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)



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

Exterior walls HVAC	Component Description	Count	Stops	Area (sf)	Area (%)	Quality
	Stud-Metal Siding			2,140	100.0%	C (AV)
HVAC	Package unit			2,140	100.0%	C (AV)

Section 1
 basement
 Levels: 1.00
 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
	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	

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

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

April 17, 2023

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	Type
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 Use	Actual Use	Units	Area per Unit	Construction Class	Avg Ht	Quality	CDU
	Multiple res (low rise)	Apartment, 2 BR, 1 bath	8	600	Wood or steel framed exterior walls	9.00	C (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
 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	C		1976	Av

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

April 17, 2023

Tax key number: 017-020156-140

Property address: 1004 La Crosse St

Neighborhood / zoning: Comm High Volume10.00 / C1 - Local Business, C2 - Commercial

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

Legal description: T BURNS HS DURAND ST SMITH & FM RUBLEES ADDITION LOTS 4, 5 & 6 BLOCK 23 LOT SZ: 145. 75X168.37

Sales History		
Date	Price	Type
3/8/2022	\$600,000	Valid improved sale

Land									
Qty	Land Use	Width	Depth	Square Feet	Acres	Water Frontage	Tax Class	Special Tax Program	
1	Commercial	146	173	25,308	0.581	None	Commercial		

Commercial Building (Building 1)

Section name: Section 1
 Year built: 1966
 % complete: 100%
 Stories: 1.00
 Perimeter: 174 LF
 Total area: 1,637 SF (all stories)



Occupancies	Designed Use	Actual Use	Units	Area per Unit	Construction Class	Avg Ht	Quality	CDU
	Fast food restaurant	Restaurant	1	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			1,637	100.0%	C (AV)
Complete HVAC			1,637	100.0%	C (AV)	

Section 1
 basement
 Levels: 1.00
 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
	Fast food restaurant	Restaurant	1	974	Unfinished	Masonry bearing walls	10.00	C (AV)	Average

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

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# of identical OBIs: 1		Other Building Improvement (OBI)		
Main Structure		Modifications (Type, Size)		Photograph
OBI type: Canopy	Width: 30 LF	Grade: C		not available
Const type: Detached (frame)	Depth: 100 LF	Condition: Average		
Year built: 1966	Flr area: 3,000 SF	% complete: 100%		

# of identical OBIs: 1		Other Building Improvement (OBI)		
Main Structure		Modifications (Type, Size)		Photograph
OBI type: Canopy	Width: 30 LF	Grade: C		not available
Const type: Detached (frame)	Depth: 100 LF	Condition: Average		
Year built: 1966	Flr area: 3,000 SF	% complete: 100%		

# of identical OBIs: 1		Other Building Improvement (OBI)		
Main Structure		Modifications (Type, Size)		Photograph
OBI type: Garage	Width: 24 LF	Grade: B		not available
Const type: Detached, frame or cb	Depth: 24 LF	Condition: Average		
Year built: 1978	Flr area: 576 SF	% complete: 100%		

# of identical OBIs: 1		Other Building Improvement (OBI)		
Main Structure		Modifications (Type, Size)		Photograph
OBI type: Surface parking lot	Width: 100 LF	Grade: C		not available
Const type: Asphalt	Depth: 152 LF	Condition: Average		
Year built: 2000	Flr area: 15,200 SF	% complete: 100%		

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

April 17, 2023

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	Type
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)

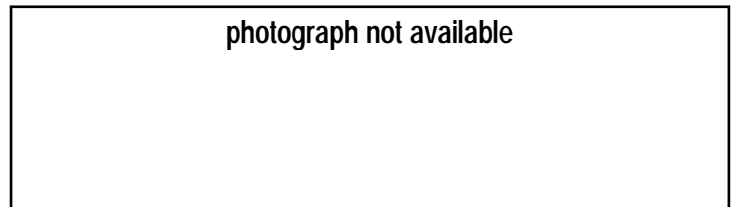
Section name: Section 1
 Year built: 1948
 % complete: 100%
 Stories: 1.00
 Perimeter: 149 LF
 Total area: 4,918 SF (all stories)



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

Exterior walls HVAC	Component Description	Count	Stops	Area (sf)	Area (%)	Quality
	Concrete Block			4,918	100.0%	C (AV)
Package unit			4,918	100.0%	C (AV)	

Section name: Section 2
 Year built: 1948
 % complete: 100%
 Stories: 1.00
 Perimeter: 226 LF
 Total area: 4,454 SF (all stories)



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

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

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	Component Description	Count	Stops	Area (sf)	Area (%)	Quality
Exterior walls	Concrete Block			4,454	100.0%	C (AV)
HVAC	Package unit			4,454	100.0%	C (AV)

Section name: Section 3
 Year built: 1948
 % complete: 100%
 Stories: 1.00
 Perimeter: 64 LF
 Total area: 1,080 SF (all stories)

photograph not available

	Designed Use	Actual Use	Units	Area per Unit	Construction Class	Avg Ht	Quality	CDU
Occupancies	Mixed retail w/ res units	Apartment, efficiency	1	1,080	Masonry bearing walls	13.00	C (AV)	Average

	Component Description	Count	Stops	Area (sf)	Area (%)	Quality
Exterior walls	Concrete Block			1,080	100.0%	C (AV)
HVAC	Package unit			1,080	100.0%	C (AV)

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

April 17, 2023

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	Type
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)

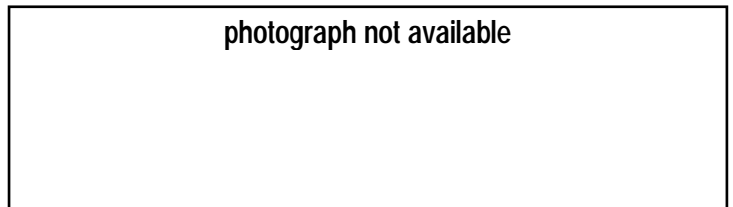
Section name: Section 1
 Year built: 1890
 % complete: 100%
 Stories: 1.00
 Perimeter: 188 LF
 Total area: 2,005 SF (all stories)



Occupancies	Designed Use	Actual Use	Units	Area per Unit	Construction Class	Avg Ht	Quality	CDU
	Mixed retail w/ res units	Apartment, 1 BR, 1 bath	4	501	Wood or steel framed exterior wall	8.00	C (AV)	Average

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

Section name: Section 2
 Year built: 1890
 % complete: 100%
 Stories: 1.00
 Perimeter: 219 LF
 Total area: 2,722 SF (all stories)



Occupancies	Designed Use	Actual Use	Units	Area per Unit	Construction Class	Avg Ht	Quality	CDU
	Mixed retail w/ res units	Retail, general	1	2,722	Wood or steel framed exterior wall	11.00	C (AV)	Average

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

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	Component Description	Count	Stops	Area (sf)	Area (%)	Quality
Exterior walls	Stud-Vinyl Siding			2,722	100.0%	C (AV)
HVAC	Package unit			2,722	100.0%	C (AV)

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

April 17, 2023

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	Type
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)



Occupancies	Designed Use	Actual Use	Units	Area per Unit	Construction Class	Avg Ht	Quality	CDU
	Mixed retail w/ res units	Retail, general	1	4,028	Wood or steel framed exterior wall	10.00	C (AV)	Average

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

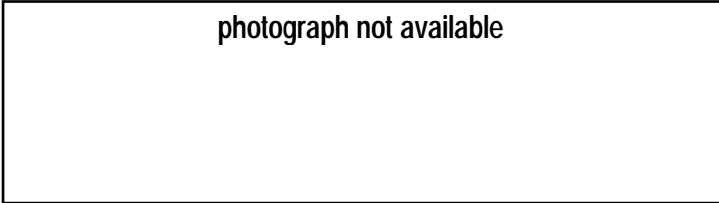
Section 1
 basement
 Levels: 1.00
 Perimeter: 150 LF
 Total area: 1,421 SF (all levels in basement)

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

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

April 17, 2023

Section name: Section 2
 Year built: 1893
 % complete: 100%
 Stories: 1.00
 Perimeter: 86 LF
 Total area: 2,842 SF (all stories)



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

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

April 17, 2023

Tax key number: 017-020177-020

Property address: 136 8th St S

Neighborhood / zoning: Comm Bus Dist \$8.00 / C2 - Commercial

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

Legal 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

Sales History		
Date	Price	Type
2/10/2022	\$375,000	Valid improved sale
12/31/2019	\$350,000	Valid improved sale

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

Commercial Building (Bldg 1)

Section name: Section 1
 Year built: 1935
 % complete: 100%
 Stories: 1.00
 Perimeter: 618 LF
 Total area: 12,987 SF (all stories)



Occupancies	Designed Use	Actual Use	Units	Area per Unit	Construction Class	Avg Ht	Quality	CDU
	Church w/ sunday school	Religious institution	1	12,987	Masonry bearing walls	18.00	C (AV)	Average

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

Section 1
 basement
 Levels: 1.00
 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
	Church w/ sunday school	Support area	1	12,987	Semifinished	Masonry bearing walls	10.00	C (AV)	Average

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

April 17, 2023

Tax key number: 017-020183-050

Property address: 219 9th St S


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	Type
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			8,320	0.191	None	Commercial		

Residential Building			
Year built: 1888	Full basement: 1,551 SF		
Year remodeled:	Crawl space:		
Stories: 2 story w/attic	Rec room (rating):		
Style: Apartment	Fin bsmt living area:		
Use: Apartment	First floor: 1,551 SF		
Exterior wall: Wood	Second floor: 1,467 SF		
Masonry adjust:	Third floor:		
Roof type: Asphalt shingles	Half story: 0 SF		
Heating: Gas, hot water	Finished attic: 734 SF		
Cooling: No A/C	Unfinished attic:		
Bedrooms: 5	Unfinished area:		
Family rooms:	Enclosed porch: 176 SF		
Baths: 4 full, 0 half	Enclosed porch: 176 SF		
Other rooms:	Enclosed porch: 16 SF		
Whirl / hot tubs:			
Add'l plumb fixt: 6	Grade: C		
Masonry FPs: 2 stacks, 2 openings	Condition: Average		
Metal FPs:	Percent complete: 100%		
Gas only FPs:			
Bsmt garage:			
Shed dormers:			
Gable/hip dorm:			

Total living area is 3,752 SF

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

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

April 17, 2023

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	Type
4/4/2022	\$499,000	Valid improved sale
7/15/2021	\$425,000	Valid improved sale

Land									
Qty	Land Use	Width	Depth	Square Feet	Acres	Water Frontage	Tax Class	Special Tax Program	
1	Commercial			10,672	0.245	None	Commercial		

Residential Building			
Year built:	1874	Full basement:	935 SF
Year remodeled:		Crawl space:	
Stories:	2 story	Rec room (rating):	
Style:	Apartment	Fin bsmt living area:	
Use:	Apartment	First floor:	2,467 SF
Exterior wall:	Alum/vinyl	Second floor:	1,872 SF
Masonry adjust:		Third floor:	
Roof type:	Asphalt shingles	Half story:	0 SF
Heating:	Gas, hot water	Finished attic:	
Cooling:	No A/C	Unfinished attic:	
Bedrooms:	12	Unfinished area:	
Family rooms:		Open porch	128 SF
Baths:	5 full, 0 half	Open porch	112 SF
Other rooms:			
Whirl / hot tubs:			
Add'l plumb fixt:	11		
Masonry FPs:			
Metal FPs:			
Gas only FPs:			
Bsmt garage:		Grade:	C
Shed dormers:		Condition:	Average
Gable/hip dorm:		Percent complete:	100%



Total living area is 4,339 SF

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

April 17, 2023

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 identical OBIs:	Other Building Improvement (OBI)				
	Main Structure			Modifications (Type, Size)	Photograph
1	OBI type: Surface parking lot	Width: 67 LF	Grade: C		not available
	Const type: Asphalt	Depth: 124 LF	Condition: Average		
	Year built: 1985	Flr area: 8,308 SF	% complete: 100%		

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

April 17, 2023

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	\$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)



Occupancies	Designed Use	Actual Use	Units	Area per Unit	Construction Class	Avg Ht	Quality	CDU
	Office building	Office, class C	1	3,307	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			3,307	100.0%	C (AV)
Hot water			3,307	100.0%	C (AV)	

Section 1
 basement
 Levels: 1.00
 Perimeter: 480 LF
 Total area: 14,413 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	9,926	Unfinished	Masonry bearing walls	10.00	C (AV)	Average
Office building	Support area	1	4,487	Unfinished	Masonry bearing walls	10.00	C (AV)	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
	Office building	Office, class C	1	9,926	Masonry bearing walls	12.00	C (AV)	Average

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

# of identical OBIs: 1		Other Building Improvement (OBI)					
Main Structure		Modifications (Type, Size)		Photograph			
OBI type:	Surface parking lot	Width:	112 LF	Grade:	C		not available
Const type:	Asphalt	Depth:	125 LF	Condition:	Average		
Year built:	1985	Flr area:	14,000 SF	% complete:	100%		

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

April 17, 2023

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	Type
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
Occupancies	Restaurant	Restaurant	1	6,784	Masonry bearing walls	12.00	C (AV)	Average

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

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

April 17, 2023

# of identical OBIs: 1		Other Building Improvement (OBI)		
Main Structure		Modifications (Type, Size)		Photograph
OBI type: Surface parking lot	Width: 50 LF	Grade: C		not available
Const type: Asphalt	Depth: 70 LF	Condition: Average		
Year built: 2005	Flr area: 3,500 SF	% complete: 100%		

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

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

April 17, 2023

Tax key number: 017-030025-030

Property address: 932 Farnam St

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

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

Land									
Qty	Land Use	Width	Depth	Square Feet	Acres	Water Frontage	Tax Class	Special Tax Program	
1	Commercial	56	140	7,875	0.181	None	Commercial		

Residential Building			
Year built: 1885	Full basement:		
Year remodeled:	Crawl space: 864 SF		
Stories: 1 story w/attic	Rec room (rating):		
Style: Apartment	Fin bsmt living area:		
Use: Apartment	First floor: 1,044 SF		
Exterior wall: Alum/vinyl	Second floor:		
Masonry adjust:	Third floor:		
Roof type: Asphalt shingles	Half story: 0 SF		
Heating: Gas, forced air	Finished attic: 348 SF		
Cooling: No A/C	Unfinished attic:		
Bedrooms: 2	Unfinished area:		
Family rooms: 1	Attachments: None		
Baths: 1 full, 0 half			
Other rooms:			
Whirl / hot tubs:			
Add'l plumb fixt: 2			
Masonry FPs:			
Metal FPs:			
Gas only FPs:			
Bsmt garage:	Grade: C		
Shed dormers:	Condition: Average		
Gable/hip dorm:	Percent complete: 100%		



Total living area is 1,392 SF

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

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

April 17, 2023

Section name: Section 1
 Year built: 1984
 % complete: 100%
 Stories: 1.00
 Perimeter: 164 LF
 Total area: 1,560 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	780	Wood or steel framed exterior walls	8.00	C (AV)	Average

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

Section 1 basement
 Levels: 1.00
 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
	Multiple res (low rise)	Apartment, 2 BR, 1 bath	2	780	Resident living	Masonry bearing walls	8.00	C (AV)	Average

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

Attachments	Qty	Attachment Type	Construction Type	Area	Modifications (Type, Size)	Grade	% Comp	Yr Blt	Condition
	1	Deck	Fir or pine	24		C	100%	1984	AV
Attachments	1	Deck	Fir or pine	24		C	100%	1984	AV

# of identical OBIs:	Other Building Improvement (OBI)				
	Main Structure		Modifications (Type, Size)		Photograph
OBI type:	Surface parking lot	Width: 50 LF	Grade: C		not available
Const type:	Asphalt	Depth: 50 LF	Condition: Average		
Year built:	1984	Flr area: 2,500 SF	% complete: 100%		

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

April 17, 2023

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	Type
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)




Occupancies	Designed Use	Actual Use	Units	Area per Unit	Construction Class	Avg Ht	Quality	CDU
	Multiple res (low rise)	Support area	1	800	Wood or steel framed exterior walls	9.00	B (GD)	Good
Multiple res (low rise)	Apartment, 2 BR, 2 bath	8	1,050	Wood or steel framed exterior walls	9.00	B (GD)	Good	

Exterior walls HVAC Balconies	Component Description	Count	Stops	Area (sf)	Area (%)	Quality
	Stud-Vinyl Siding			9,200	100.0%	C (AV)
Electric			9,200	100.0%	C (AV)	
Balcony			60	0.7%	C (AV)	
Balcony			60	0.7%	C (AV)	
Balcony			60	0.7%	C (AV)	
Balcony			60	0.7%	C (AV)	

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

April 17, 2023

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

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

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

April 17, 2023

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	Type
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 wall	9.00	B (GD)	Good
	Multiple res (low rise)	Support area	1	224	Wood or steel framed exterior wall	9.00	B (GD)	Good

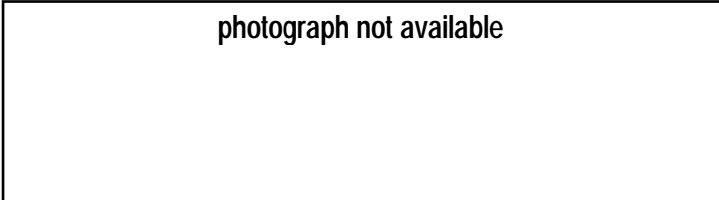
Exterior walls HVAC	Component Description	Count	Stops	Area (sf)	Area (%)	Quality
	Stud-Vinyl Siding			1,792	100.0%	C (AV)
	Electric			1,792	100.0%	C (AV)

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

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

April 17, 2023

Section name: Section 2
 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)	Support area	1	112	Wood or steel framed exterior wall	9.00	B (GD)	Good
	Multiple res (low rise)	Apartment, 2 BR, 1 bath	1	800	Wood or steel framed exterior wall	9.00	B (GD)	Good
	Multiple res (low rise)	Apartment, 3 BR, 1 bath	1	880	Wood or steel framed exterior wall	9.00	B (GD)	Good

Exterior walls	Component Description	Count	Stops	Area (sf)	Area (%)	Quality
	Stud-Vinyl Siding			1,792	100.0%	C (AV)
HVAC	Electric			1,792	100.0%	C (AV)
Balconies	Balcony			24	1.3%	C (AV)
	Balcony			24	1.3%	C (AV)

# of identical OBIs: 1		Other Building Improvement (OBI)			
Main Structure			Modifications (Type, Size)		Photograph
OBI type:	Surface parking lot	Width:	45 LF	Grade:	C
Const type:	Asphalt	Depth:	48 LF	Condition:	Average
Year built:	1986	Flr area:	2,160 SF	% complete:	100%
					not available

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

April 17, 2023

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	Type
3/29/2022	\$325,000	Valid improved sale

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

Commercial Building (The Exchange)

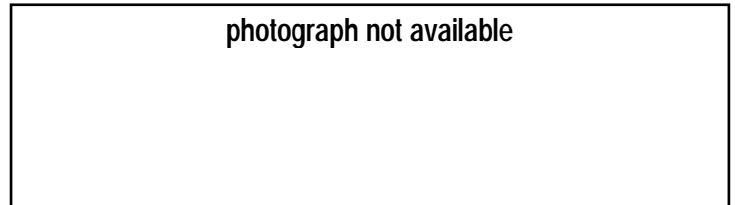
Section name: Section 1
 Year built: 1960
 % complete: 100%
 Stories: 1.00
 Perimeter: 158 LF
 Total area: 1,450 SF (all stories)



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

Exterior walls	Component Description	Count	Stops	Area (sf)	Area (%)	Quality
						Brick with Block Back-up
HVAC	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)



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

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

April 17, 2023

	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:	Other Building Improvement (OBI)				
	Main Structure		Modifications (Type, Size)		Photograph
1	OBI type: Surface parking lot	Width: 115 LF	Grade: C		not available
	Const type: Asphalt	Depth: 120 LF	Condition: Average		
	Year built: 1960	Flr area: 13,800 SF	% complete: 100%		

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

April 17, 2023

Tax key number: 017-030116-100

Property address: 727 4th St S

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

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

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

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

Land									
Qty	Land Use	Width	Depth	Square Feet	Acres	Water Frontage	Tax Class	Special Tax Program	
1	Commercial	60	110	6,700	0.154	None	Commercial		

Residential Building			
Year built:	1924	Full basement:	1,232 SF
Year remodeled:		Crawl space:	
Stories:	1 story	Rec room (rating):	120 SF (AV)
Style:	Bungalow	Fin bsmt living area:	
Use:	Single family	First floor:	1,232 SF
Exterior wall:	Brick	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:	2	Unfinished area:	
Family rooms:	1	Attachments:	None
Baths:	1 full, 0 half		
Other rooms:			
Whirl / hot tubs:			
Add'l plumb fixt:	1		
Masonry FPs:	1 stacks, 1 openings		
Metal FPs:			
Gas only FPs:			
Bsmt garage:		Grade:	C+
Shed dormers:		Condition:	Average
Gable/hip dorm:		Percent complete:	100%

Total living area is 1,232 SF

# of identical OBIs:	Other Building Improvement (OBI)				
1	Main Structure		Modifications (Type, Size)		Photograph
OBI type:	Garage	Width:	16 LF	Grade:	C
Const type:	Detached, frame or cb	Depth:	18 LF	Condition:	Average
Year built:	1924	Fir area:	288 SF	% complete:	100%
					not available

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

April 17, 2023

Tax key number: 017-030124-020

Property address: 720 7th St S


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

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	61	140	8,532	0.196	None	Commercial		

# of identical OBIs: 1	Other Building Improvement (OBI)			
Main Structure			Modifications (Type, Size)	Photograph
OBI type: Surface parking lot	Width: 8,000 LF	Grade: C		
Const type: Asphalt	Depth: 1 LF	Condition: Average		
Year built: 1966	Fir area: 8,000 SF	% complete: 100%		

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

April 17, 2023

Tax key number: 017-030124-030

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

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

Land									
Qty	Land Use	Width	Depth	Square Feet	Acres	Water Frontage	Tax Class	Special Tax Program	
1	Residential	50	61			None	Residential		

Residential Building			
Year built:	1901	Full basement:	324 SF
Year remodeled:		Crawl space:	336 SF
Stories:	2 story	Rec room (rating):	
Style:	Bungalow	Fin bsmt living area:	
Use:	Single family	First floor:	660 SF
Exterior wall:	Alum/vinyl	Second floor:	242 SF
Masonry adjust:		Third floor:	
Roof type:	Asphalt shingles	Half story:	0 SF
Heating:	Gas, forced air	Finished attic:	
Cooling:	No A/C	Unfinished attic:	
Bedrooms:	3	Unfinished area:	
Family rooms:	1	Garage	432 SF
Baths:	1 full, 0 half		
Other rooms:	1		
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 902 SF

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

April 17, 2023

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
	Retail store	Retail, general	1	2,900	Wood or steel framed exterior wall	20.00	C (AV)	Average
	Retail store	Retail, general	1	1,428	Wood or steel framed exterior wall	8.00	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 identical OBIs:	Other Building Improvement (OBI)				
	Main Structure		Modifications (Type, Size)		Photograph
1	OBI type: Surface parking lot	Width: 79 LF	Grade: C		not available
	Const type: Asphalt	Depth: 108 LF	Condition: Average		
	Year built: 1980	Flr area: 8,532 SF	% complete: 100%		

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

April 17, 2023

Tax key number: 017-030150-090

Property address: 313 23rd St S

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

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

Land									
Qty	Land Use	Width	Depth	Square Feet	Acres	Water Frontage	Tax Class	Special Tax Program	
	Commercial	50	82	4,075	0.094	None	Commercial		

Residential Building			
Year built:	1925	Full basement:	1,062 SF
Year remodeled:		Crawl space:	234 SF
Stories:	2 story	Rec room (rating):	
Style:	Apartment	Fin bsmt living area:	
Use:	Apartment	First floor:	1,296 SF
Exterior wall:	Alum/vinyl	Second floor:	1,062 SF
Masonry adjust:		Third floor:	
Roof type:	Asphalt shingles	Half story:	0 SF
Heating:	Gas, forced air	Finished attic:	
Cooling:	No A/C	Unfinished attic:	
Bedrooms:	3	Unfinished area:	
Family rooms:	1	Enclosed porch	192 SF
Baths:	4 full, 0 half	Deck	25 SF
Other rooms:	6		
Whirl / hot tubs:			
Add'l plumb fixt:	6		
Masonry FPs:			
Metal FPs:			
Gas only FPs:			
Bsmt garage:		Grade:	C
Shed dormers:		Condition:	Average
Gable/hip dorm:		Percent complete:	100%



Total living area is 2,358 SF

# of identical OBIs:	Other Building Improvement (OBI)				
1	Main Structure		Modifications (Type, Size)		Photograph
OBI type:	Garage	Width:	12 LF	Grade:	C
Const type:	Detached, frame or cb	Depth:	18 LF	Condition:	Average
Year built:	1925	Fir area:	216 SF	% complete:	100%
					not available

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

April 17, 2023

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	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	
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)



Occupancies	Designed Use	Actual Use	Units	Area per Unit	Construction Class	Avg Ht	Quality	CDU
	Mixed retail w/ res units	Tavern/bar/lounge	1	3,547	Wood or steel framed exterior wall	12.00	C (AV)	Average

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

Section 1
 basement
 Levels: 1.00
 Perimeter: 226 LF
 Total area: 3,200 SF (all levels in basement)

Occupancies	Designed Use	Actual Use	Units	Area per Unit	Basement Type	Construction Class	Avg Ht	Quality	CDU
	Mixed retail w/ res units	Support area		1	3,200	Unfinished	Masonry bearing walls	8.00	C (AV)

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

April 17, 2023

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

Section name:	Section 2	<div style="border: 1px solid black; padding: 10px;"> photograph not available </div>
Year built:	2003	
% complete:	100%	
Stories:	1.00	
Perimeter:	260 LF	
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	1,066	Wood or steel framed exterior walls	8.00	C (AV)	Average
	Mixed retail w/ res units	Office, general	1	968	Wood or steel framed exterior walls	8.00	C (AV)	Average

Exterior walls	Component Description	Count	Stops	Area (sf)	Area (%)	Quality
	Stud-Vinyl Siding			3,100	100.0%	C (AV)
HVAC	Package unit			3,100	100.0%	C (AV)

# of identical OBIs:	1	Other Building Improvement (OBI)		
Main Structure		Modifications (Type, Size)		Photograph
OBI type:	Surface parking lot	Width:	25 LF	not available
Const type:	Concrete	Depth:	40 LF	
Year built:	2003	Grade:	C	
		Condition:	Average	
		Flr area:	1,000 SF	
		% complete:	100%	

# of identical OBIs:	1	Other Building Improvement (OBI)		
Main Structure		Modifications (Type, Size)		Photograph
OBI type:	Surface parking lot	Width:	25 LF	not available
Const type:	Asphalt	Depth:	40 LF	
Year built:	2003	Grade:	C	
		Condition:	Average	
		Flr area:	1,000 SF	
		% complete:	100%	

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

April 17, 2023

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	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	Commercial		

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

# of identical OBIs: 1	Other Building Improvement (OBI)		
	Main Structure	Modifications (Type, Size)	Photograph
OBI type: Surface parking lot	Width: 40 LF	Grade: C	not available
Const type: Asphalt	Depth: 51 LF	Condition: Average	
Year built: 2005	Fir area: 2,040 SF	% complete: 100%	

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

April 17, 2023

Tax key number: 017-040270-240

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

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

Land									
Qty	Land Use	Width	Depth	Square Feet	Acres	Water Frontage	Tax Class	Special Tax Program	
	Residential			5,881	0.135	River (Prime)	Residential		

Residential Building			
Year built: 1987	Full basement:		
Year remodeled:	Crawl space:		
Stories: 2 story	Rec room (rating):		
Style: Town house	Fin bsmt living area:		
Use: Condominium	First floor: 1,336 SF		
Exterior wall: Wood	Second floor: 864 SF		
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: 1	Deck 385 SF		
Baths: 3 full, 1 half	Garage 611 SF		
Other rooms:			
Whirl / hot tubs:			
Add'l plumb fixt:			
Masonry FPs:			
Metal FPs:			
Gas only FPs: 1 openings			
Bsmt garage:	Grade: B+		
Shed dormers:	Condition: Average		
Gable/hip dorm:	Percent complete: 100%		



Total living area is 2,200 SF

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

April 17, 2023

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 COMMON 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 Use	Actual Use	Units	Area per Unit	Construction Class	Avg Ht	Quality	CDU
	Office building	Office, class C	1	2,091	Wood or steel framed exterior wall	10.00	B (GD)	Good

Exterior walls	HVAC	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)

of identical OBIs: 1 Other Building Improvement (OBI)

Main Structure				Modifications (Type, Size)		Photograph
OBI type: Surface parking lot	Width: 60 LF	Grade: C				not available
Const type: Asphalt	Depth: 60 LF	Condition: Average				
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	Type
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

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

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

April 17, 2023

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 ADDITION 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	Type
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		

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)



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

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

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

April 17, 2023

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

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

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

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
 % complete: 100%
 Stories: 1.00
 Perimeter: 712 LF
 Total area: 13,632 SF (all stories)



Occupancies	Designed Use	Actual Use	Units	Area per Unit	Construction Class	Avg Ht	Quality	CDU
		Multiple res (low rise)	Apartment, efficiency	41	332	Wood or steel framed exterior wall	9.00	C (AV)

Exterior walls	Component Description		Count	Stops	Area (sf)	Area (%)	Quality
		Stud-Stucco			13,632	100.0%	C (AV)
HVAC	Ind thru-wall heat pump			13,632	100.0%	C (AV)	

of identical OBIs: 1 Other Building Improvement (OBI)

Main Structure				Modifications (Type, Size)		Photograph
OBI type:	Surface parking lot	Width:	125 LF	Grade:	C	not available
Const type:	Asphalt	Depth:	144 LF	Condition:	Average	
Year built:	2003	Fir area:	18,000 SF	% complete:	100%	

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

April 17, 2023

Tax key number: 017-050242-080

Property address: 1820 Jackson St

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

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

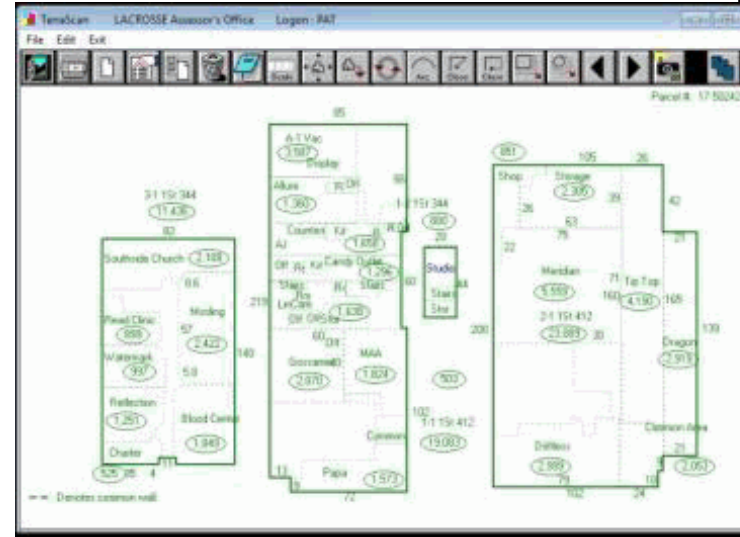
Legal description: MCDONALDS ADDN PRT LOT 5 BLO CK 2 & PRT SW-SW COM NE COR LOT 6 BLK 2 MCDONALDS ADDN N 1D36ME 50FT TO POB N89D46MW 84FT S1D36MW 50FT TO N LN B

Sales History		
Date	Price	Type
3/1/2022	\$3,105,000	Valid improved sale

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 name: Section 1
 Year built: 1953
 % complete: 100%
 Stories: 1.00
 Perimeter: 632 LF
 Total area: 19,083 SF (all stories)



Occupancies	Designed Use	Actual Use	Units	Area per Unit	Construction Class	Avg Ht	Quality	CDU
	Neighborhood shopping ctr	Strip center (retail/office)	1	19,083	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			19,083	100.0%	C (AV)
Package unit			19,083	100.0%	C (AV)	

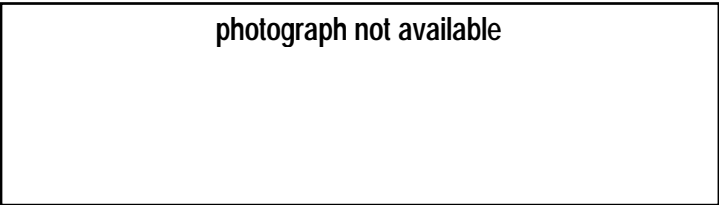
Section 1
 basement
 Levels: 1.00
 Perimeter: 194 LF
 Total area: 2,378 SF (all levels in basement)

Occupancies	Designed Use	Actual Use	Units	Area per Unit	Basement Type	Construction Class	Avg Ht	Quality	CDU
	Neighborhood shopping ctr	Support area	1	2,378	Unfinished	Masonry bearing walls	10.00	C (AV)	Average

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

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Section name: Section 2
 Year built: 1953
 % complete: 100%
 Stories: 1.00
 Perimeter: 128 LF
 Total area: 880 SF (all stories)

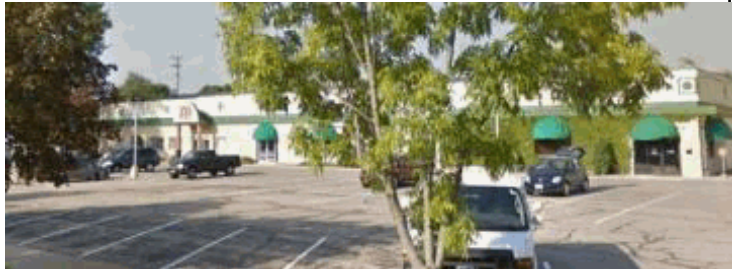


Occupancies	Designed Use	Actual Use	Units	Area per Unit	Construction Class	Avg Ht	Quality	CDU
	Neighborhood shopping ctr	Strip center (retail/office)	1	880	Masonry bearing walls	9.00	C (AV)	Average

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

Commercial Building (Building 2)

Section name: Section 1
 Year built: 1956
 % complete: 100%
 Stories: 1.00
 Perimeter: 652 LF
 Total area: 23,889 SF (all stories)

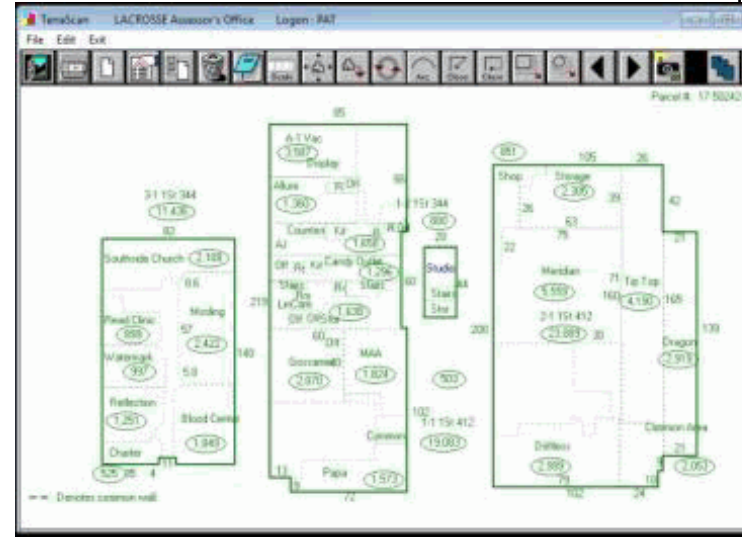


Occupancies	Designed Use	Actual Use	Units	Area per Unit	Construction Class	Avg Ht	Quality	CDU
	Neighborhood shopping ctr	Strip center (retail/office)	1	23,889	Masonry bearing walls	12.00	C (AV)	Average

Exterior walls	Component Description	Count	Stops	Area (sf)	Area (%)	Quality
	Concrete Block			23,889	100.0%	C (AV)
HVAC	Package unit			23,889	100.0%	C (AV)

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)



Occupancies	Designed Use	Actual Use	Units	Area per Unit	Construction Class	Avg Ht	Quality	CDU
	Neighborhood shopping ctr	Strip center (retail/office)	1	11,436	Masonry bearing walls	12.00	C (AV)	Average

Exterior walls	Component Description	Count	Stops	Area (sf)	Area (%)	Quality
	Concrete Block			11,436	100.0%	C (AV)
HVAC	Package unit			11,436	100.0%	C (AV)

# of identical OBIs: 1		Other Building Improvement (OBI)			
Main Structure			Modifications (Type, Size)		Photograph
OBI type:	Surface parking lot	Width:	125 LF	Grade:	C
Const type:	Asphalt	Depth:	200 LF	Condition:	Average
Year built:	2013	Fir area:	25,000 SF	% complete:	100%
					not available

# of identical OBIs: 1		Other Building Improvement (OBI)			
Main Structure			Modifications (Type, Size)		Photograph
OBI type:	Surface parking lot	Width:	212 LF	Grade:	C
Const type:	Asphalt	Depth:	250 LF	Condition:	Average
Year built:	1980	Fir area:	53,000 SF	% complete:	100%
					not available

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

April 17, 2023

Tax key number: 017-050248-120

Property address: 2611 Jackson St

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

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

Legal description: 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

Sales History		
Date	Price	Type
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		

Commercial Building (12 Unit)

Section name: Section 1
 Year built: 1977
 % complete: 100%
 Stories: 1.00
 Perimeter: 280 LF
 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 wall	9.00	C (AV)	Average
Multiple res (low rise)	Apartment, 1 BR, 1 bath	2	470	Wood or steel framed exterior wall	9.00	C (AV)	Average	
Multiple res (low rise)	Apartment, efficiency	2	345	Wood or steel framed exterior wall	9.00	C (AV)	Average	
Multiple res (low rise)	Support area	1	962	Wood or steel framed exterior wall	9.00	C (AV)	Average	

Exterior walls	Component Description	Count	Stops	Area (sf)	Area (%)	Quality
						Stud-Stucco
HVAC	Electric			9,288	100.0%	C (AV)
Balconies	Balcony			24	0.3%	C (AV)
	Balcony			24	0.3%	C (AV)

Section 1
 basement
 Levels: 1.00
 Perimeter: 184 LF
 Total area: 2,160 SF (all levels in basement)

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

April 17, 2023

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

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

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

April 17, 2023

Tax key number: 017-050251-140

Property address: 1026 Jackson St

Neighborhood / zoning: Apt Central City Pre 1940

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

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

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

Land									
Qty	Land Use	Width	Depth	Square Feet	Acres	Water Frontage	Tax Class	Special Tax Program	
	Commercial			21,582	0.495	None	Commercial		

Residential Building			
Year built:	1890	Full basement:	714 SF
Year remodeled:		Crawl space:	
Stories:	2 story	Rec room (rating):	
Style:	Duplex	Fin bsmt living area:	
Use:	2 Family	First floor:	714 SF
Exterior wall:	Wood	Second floor:	536 SF
Masonry adjust:		Third floor:	
Roof type:	Asphalt shingles	Half story:	0 SF
Heating:	Gas, forced air	Finished attic:	
Cooling:	No A/C	Unfinished attic:	
Bedrooms:	3	Unfinished area:	
Family rooms:		Enclosed porch	90 SF
Baths:	2 full, 0 half	Deck	65 SF
Other rooms:		Deck	90 SF
Whirl / hot tubs:		Deck	54 SF
Add'l plumb fixt:	2		
Masonry FPs:			
Metal FPs:			
Gas only FPs:			
Bsmt garage:		Grade:	C-
Shed dormers:		Condition:	Average
Gable/hip dorm:		Percent complete:	100%




Total living area is 1,250 SF

Residential Building			
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:	2		
Masonry FPs:			
Metal FPs:			
Gas only FPs:			
Bsmt garage:		Grade:	C-
Shed dormers:		Condition:	Average
Gable/hip dorm:		Percent complete:	100%




Total living area is 1,986 SF

Residential Building

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: 684 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

Residential Building

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: 801 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: 1	Unfinished area:	
Family rooms:	Enclosed porch 120 SF	
Baths: 1 full, 0 half	Patio 132 SF	
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 801 SF

Residential Building

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: 696 SF	
Exterior wall: Alum/vinyl	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:	Enclosed porch: 72 SF	
Baths: 1 full, 0 half	Open porch: 72 SF	
Other rooms:		
Whirl / hot tubs:		
Add'l plumb fixt: 2		
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 696 SF

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

April 17, 2023

Tax key number: 017-050265-070

Property address: 1404 Green Bay St

Neighborhood / zoning: Comm High Volume \$5.00

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

Sales History		
Date	Price	Type
1/26/2022	\$520,000	Valid improved sale
7/23/2008	\$295,000	Valid improved sale

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)



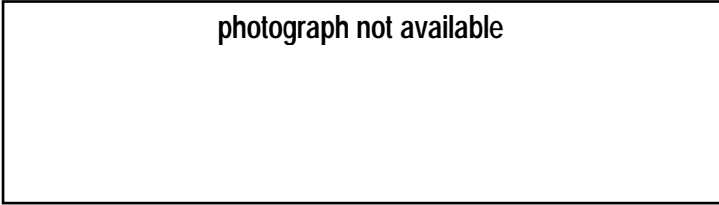
Occupancies	Designed Use	Actual Use	Units	Area per Unit	Construction Class	Avg Ht	Quality	CDU
	Storage warehouse	Warehouse, storage	1	3,264	Metal frame and walls	20.00	C (AV)	Average

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)	

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

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

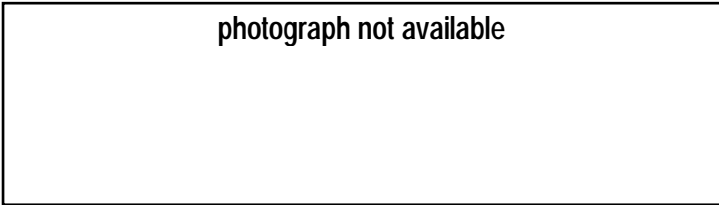
Section name: Section 2
 Year built: 1947
 % complete: 100%
 Stories: 1.00
 Perimeter: 350 LF
 Total area: 11,000 SF (all stories)



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

Exterior walls	Component Description	Count	Stops	Area (sf)	Area (%)	Quality
	Concrete Block			11,000	100.0%	C (AV)
HVAC	Space heater			11,000	100.0%	C (AV)

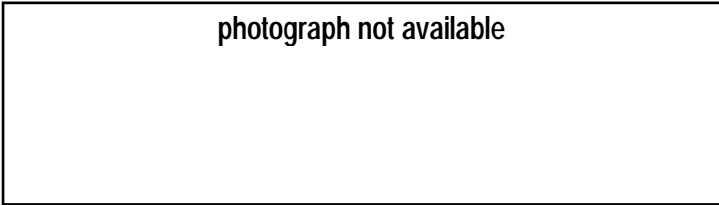
Section name: Section 3
 Year built: 1947
 % complete: 100%
 Stories: 1.00
 Perimeter: 86 LF
 Total area: 870 SF (all stories)



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

Exterior walls	Component Description	Count	Stops	Area (sf)	Area (%)	Quality
	Concrete Block			870	100.0%	C (AV)
HVAC	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)



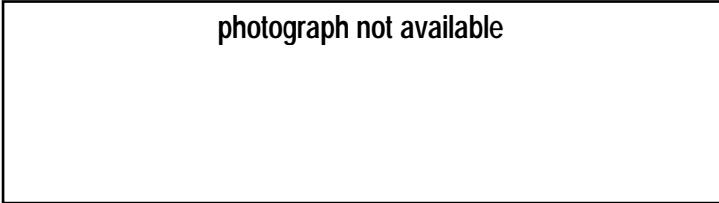
Occupancies	Designed Use	Actual Use	Units	Area per Unit	Construction Class	Avg Ht	Quality	CDU
	Storage warehouse	Warehouse, storage	1	480	Metal frame and walls	12.00	C (AV)	Average

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

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

April 17, 2023

Section name: Section 5
 Year built: 1971
 % complete: 100%
 Stories: 1.00
 Perimeter: 43 LF
 Total area: 330 SF (all stories)



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

	Component Description	Count	Stops	Area (sf)	Area (%)	Quality
Exterior walls	Single-Metal on Steel Frame			330	100.0%	C (AV)
HVAC	Space heater			330	100.0%	C (AV)

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

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

April 17, 2023

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

Sales History		
Date	Price	Type
7/28/2022	\$681,500	Valid improved sale
8/11/2002	\$160,000	Valid improved sale

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)



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

Exterior walls	HVAC	Component Description		Count	Stops	Area (sf)	Area (%)	Quality
		Concrete Block				3,930	100.0%	C (AV)
	Hot water radiant				3,930	100.0%	C (AV)	

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

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

April 17, 2023

Occupancies	Designed Use	Actual Use	Units	Area per Unit	Construction Class	Avg Ht	Quality	CDU	
	Material storage building	Retail, warehouse	1	2,442	Masonry bearing walls	13.00	C (AV)	Average	
Exterior walls	Component Description		Count	Stops	Area (sf)	Area (%)	Quality		
	Concrete Block				2,442	100.0%	C (AV)		
HVAC	No HVAC				2,442	100.0%	C (AV)		
Section name:	Section 3				photograph not available				
Year built:	2002								
% complete:	100%								
Stories:	1.00								
Perimeter:	222 LF								
Total area:	2,430 SF (all stories)								
Occupancies	Designed Use	Actual Use	Units	Area per Unit	Construction Class	Avg Ht	Quality	CDU	
	Multiple res (low rise)	Apartment, 3 BR, 1 bath	1	2,430	Wood or steel framed exterior walls	9.00	C (AV)	Average	
Exterior walls	Component Description		Count	Stops	Area (sf)	Area (%)	Quality		
	Stud-Textured Plywood				2,430	100.0%	C (AV)		
HVAC	Warmed and cooled air				2,430	100.0%	C (AV)		

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)



Occupancies	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	8.00	C (AV)	Average

Exterior walls	Component Description	Count	Stops	Area (sf)	Area (%)	Quality
	Stud-Textured Plywood			1,460	100.0%	C (AV)
HVAC	Space heater			1,460	81.3%	C (AV)
Mezzanines	Mezzanines-storage			336	23.0%	C (AV)

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

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

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

April 17, 2023

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

Sales History		
Date	Price	Type
7/1/2022	\$1,075,000	Valid improved sale

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)



Occupancies	Designed Use	Actual Use	Units	Area per Unit	Construction Class	Avg Ht	Quality	CDU
	Office building	Office, general	1	2,250	Wood or steel framed exterior wall	8.00	C (AV)	Average

Exterior walls HVAC	Component Description	Count	Stops	Area (sf)	Area (%)	Quality
	Brick with Block Back-up			2,250	100.0%	C (AV)
Package unit			2,250	100.0%	C (AV)	

Section 1
 basement
 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
	Office building	Office, class C	1	2,250	Finished	Masonry bearing walls	8.00	C (AV)	Average

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

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

April 17, 2023

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

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

April 17, 2023

Tax key number: 017-050289-020

Property address: 2311 State Rd

Neighborhood / zoning: Comm High Volume \$9.00 / C1 - Local Business

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

Legal description: PRT NE-NW COM NE COR NE-NW W 399.23FT S 78.8FT TO NE LN STATE RD SELY ALG SD LN 55 F T TO POB NELY 71FT N 37FT E 86.59FT S 38.5FT E 20FT S S

Sales History		
Date	Price	Type
7/1/2022	\$1,075,000	Valid improved sale

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)



Occupancies	Designed Use	Actual Use	Units	Area per Unit	Construction Class	Avg Ht	Quality	CDU
	Restaurant	Restaurant/Lounge	1	5,114	Masonry bearing walls	10.00	C (AV)	Average

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

of identical OBIs: 1 Other Building Improvement (OBI)

Main Structure				Modifications (Type, Size)		Photograph
OBI type: Surface parking lot	Width: 150 LF	Grade: C				not available
Const type: Asphalt	Depth: 200 LF	Condition: Average				
Year built: 1984	Flr area: 30,000 SF	% complete: 100%				

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

April 17, 2023

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

Sales History		
Date	Price	Type
12/27/2022	\$8,250,000	Valid improved sale

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)



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 walls	9.00	C (AV)
Multiple res (low rise)	Apartment, 2 BR, 1.5 bath		18	954	Wood or steel framed exterior walls	9.00	C (AV)	Average
Multiple res (low rise)	Apartment, 1 BR, 1 bath		12	689	Wood or steel framed exterior walls	9.00	C (AV)	Average
Multiple res (low rise)	Apartment, 2 BR, 1 bath		20	954	Wood or steel framed exterior walls	9.00	C (AV)	Average

Exterior walls HVAC	Component Description	Count	Stops	Area (sf)	Area (%)	Quality
	Stud-Walls-Wood Siding			56,961	100.0%	C (AV)
Steam			56,961	100.0%	C (AV)	

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)



	Designed Use	Actual Use	Units	Area per Unit	Construction Class	Avg Ht	Quality	CDU
Occupancies	Multiple res (low rise)	Apartment, 1 BR, 1 bath	12	689	Wood or steel framed exterior walls	9.00	C (AV)	Average
	Multiple res (low rise)	Apartment, 2 BR, 1 bath	20	954	Wood or steel framed exterior walls	9.00	C (AV)	Average
	Multiple res (low rise)	Apartment, 2 BR, 1.5 bath	18	954	Wood or steel framed exterior walls	9.00	C (AV)	Average
	Multiple res (low rise)	Support area	1	12,441	Wood or steel framed exterior walls	9.00	C (AV)	Average
	Component Description		Count	Stops	Area (sf)	Area (%)	Quality	
Exterior walls HVAC	Stud-Walls-Wood Siding				56,961	100.0%	C (AV)	
	Steam				56,961	100.0%	C (AV)	

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)



Occupancies	Designed Use	Actual Use	Units	Area per Unit	Construction Class	Avg Ht	Quality	CDU
	Multiple res (low rise)	Support area	1	5,294	Wood or steel framed exterior wall	10.00	C (AV)	Average

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

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

# of identical OBIs: 1		Other Building Improvement (OBI)		
Main Structure		Modifications (Type, Size)		Photograph
OBI type: Surface parking lot	Width: 320 LF	Grade: C		not available
Const type: Asphalt	Depth: 375 LF	Condition: Average		
Year built: 1976	Fir area: 120,000 SF	% complete: 100%		

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

April 17, 2023

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	Type
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)

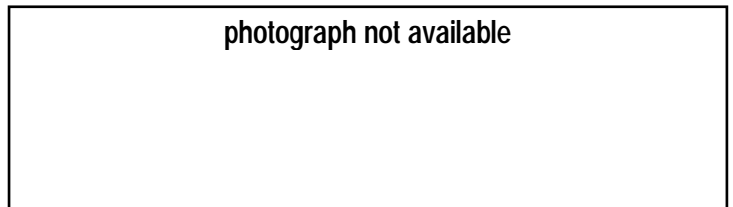
Section name: Section 1
 Year built: 1965
 % complete: 100%
 Stories: 1.00
 Perimeter: 100 LF
 Total area: 2,400 SF (all stories)



Occupancies	Designed Use	Actual Use	Units	Area per Unit	Construction Class	Avg Ht	Quality	CDU
	Office building	Office, general	1	2,400	Wood or steel framed exterior wall	10.00	C (AV)	Average

Exterior walls	Component Description	Count	Stops	Area (sf)	Area (%)	Quality
						Stud-Vinyl Siding
HVAC	Warmed and cooled air			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)



Occupancies	Designed Use	Actual Use	Units	Area per Unit	Construction Class	Avg Ht	Quality	CDU
	Office building	Office, general	1	3,200	Wood or steel framed exterior wall	10.00	C (AV)	Average

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

	Component Description	Count	Stops	Area (sf)	Area (%)	Quality
Exterior walls	Stud-Vinyl Siding			3,200	100.0%	C (AV)
HVAC	Warmed and cooled air			3,200	100.0%	C (AV)

Section name: Section 3
 Year built: 2000
 % complete: 100%
 Stories: 2.00
 Perimeter: 144 LF
 Total area: 3,840 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	3,840	Wood or steel framed exterior wall	10.00	C (AV)	Average

	Component Description	Count	Stops	Area (sf)	Area (%)	Quality
Exterior walls	PF-Masonry Veneer			3,840	100.0%	C (AV)
HVAC	Warmed and cooled air			3,840	100.0%	C (AV)

Section name: Section 4
 Year built: 2004
 % complete: 100%
 Stories: 1.00
 Perimeter: 220 LF
 Total area: 2,064 SF (all stories)

photograph not available

	Designed Use	Actual Use	Units	Area per Unit	Construction Class	Avg Ht	Quality	CDU
Occupancies	Storage warehouse	Warehouse, storage	1	2,064	Wood or steel framed exterior wall	14.00	C (AV)	Average

	Component Description	Count	Stops	Area (sf)	Area (%)	Quality
Exterior walls	Stud-Cement Fiber Siding			2,064	100.0%	C (AV)
HVAC	Space heater			2,064	100.0%	C (AV)

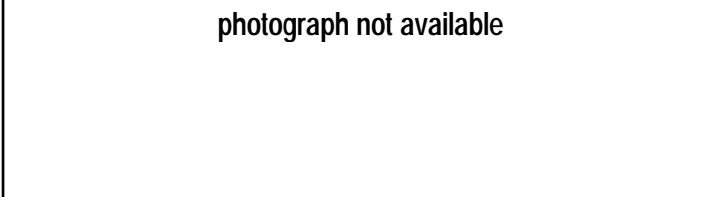
Section name: Section 5
 Year built: 2004
 % complete: 100%
 Stories: 1.00
 Perimeter: 220 LF
 Total area: 2,064 SF (all stories)

photograph not available

	Designed Use	Actual Use	Units	Area per Unit	Construction Class	Avg Ht	Quality	CDU
Occupancies	Office building	Office, general	1	2,064	Wood or steel framed exterior wall	10.00	C (AV)	Average

	Component Description	Count	Stops	Area (sf)	Area (%)	Quality
Exterior walls	Stud-Cement Fiber Siding			2,064	100.0%	C (AV)
HVAC	Warmed and cooled air			2,064	100.0%	C (AV)

Section name: Section 6
 Year built: 2000
 % complete: 100%
 Stories: 1.00
 Perimeter: 28 LF
 Total area: 96 SF (all stories)



	Designed Use	Actual Use	Units	Area per Unit	Construction Class	Avg Ht	Quality	CDU
Occupancies	Office building	Office, general	1	96	Wood or steel framed exterior wall	10.00	C (AV)	Average

	Component Description	Count	Stops	Area (sf)	Area (%)	Quality
Exterior walls	Stud-Cement Fiber Siding			96	100.0%	C (AV)
HVAC	Warmed and cooled air			96	100.0%	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)



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

	Component Description	Count	Stops	Area (sf)	Area (%)	Quality
Exterior walls	Single-Metal on Wood Frame			3,360	100.0%	C (AV)
HVAC	No HVAC			3,360	100.0%	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
	Light commercial utility bldg	Equipment storage	1	4,400	Wood or steel framed exterior wall	6.00	C (AV)	Average

Exterior walls	Component Description	Count	Stops	Area (sf)	Area (%)	Quality
	Single-Metal on Wood Frame			4,400	100.0%	C (AV)
HVAC	No HVAC			4,400	100.0%	C (AV)

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

# of identical OBIs:	Other Building Improvement (OBI)				
	Main Structure		Modifications (Type, Size)		Photograph
1	OBI type: Surface parking lot	Width: 100 LF	Grade: C		not available
	Const type: Asphalt	Depth: 137 LF	Condition: Average		
	Year built: 2004	Flr area: 13,700 SF	% complete: 100%		

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

April 17, 2023

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	Type
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 walls	9.00	C (AV)	Average

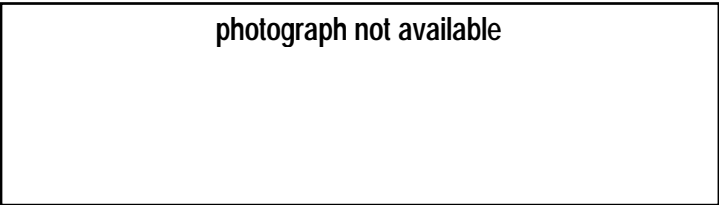
Exterior walls HVAC	Component Description	Count	Stops	Area (sf)	Area (%)	Quality
	Stud-Stucco			1,970	100.0%	C (AV)
Warmed and cooled air			1,970	100.0%	C (AV)	

Section 1
 basement
 Levels: 1.00
 Perimeter: 118 LF
 Total area: 840 SF (all levels in basement)

Occupancies	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

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

Section name: Section 2
 Year built: 1996
 % complete: 100%
 Stories: 1.00
 Perimeter: 118 LF
 Total area: 840 SF (all stories)



Occupancies	Designed Use	Actual Use	Units	Area per Unit	Construction Class	Avg Ht	Quality	CDU
	Motel, office-apartment	Motel	1	840	Wood or steel framed exterior walls	9.00	C (AV)	Average

Exterior walls	Component Description	Count	Stops	Area (sf)	Area (%)	Quality
	Stud-Metal Siding			840	100.0%	C (AV)
HVAC	Warmed and cooled air			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
	Motel Room, 1 sty, dbl row	Motel	10	230	Wood or steel framed exterior walls	9.00	C (AV)	Average

Exterior walls	Component Description	Count	Stops	Area (sf)	Area (%)	Quality
	Stud-Stucco			2,304	100.0%	C (AV)
HVAC	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)



	Designed Use	Actual Use	Units	Area per Unit	Construction Class	Avg Ht	Quality	CDU
Occupancies	Motel Room, 1 sty, sgl row	Motel	8	200	Wood or steel framed exterior wall	9.00	C (AV)	Average
	Component Description	Count	Stops	Area (sf)	Area (%)	Quality		
Exterior walls	Stud-Stucco			1,600	100.0%	C (AV)		
HVAC	Warmed and cooled air			1,600	100.0%	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)



		Designed Use	Actual Use		Units	Area per Unit	Construction Class	Avg Ht	Quality	CDU
Occupancies		Motel Room, 1 sty, sgl row	Motel		1	1,500	Wood or steel framed exterior walls	9.00	C (AV)	Average
Exterior walls		Component Description			Count	Stops	Area (sf)	Area (%)	Quality	
		Stud-Stucco					1,500	100.0%	C (AV)	
	HVAC	Warmed and cooled air					1,500	100.0%	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
	Mini warehouse	Mini-warehouse/Self storage	1	1,728	Wood or steel framed exterior wall	9.00	C (AV)	Average

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

# of identical OBIs: 1		Other Building Improvement (OBI)			
Main Structure			Modifications (Type, Size)		Photograph
OBI type:	Surface parking lot	Width: 140 LF	Grade: C		not available
Const type:	Asphalt	Depth: 175 LF	Condition: Average		
Year built:	1994	Flr area: 24,500 SF	% complete: 100%		

# of identical OBIs: 1		Other Building Improvement (OBI)			
Main Structure			Modifications (Type, Size)		Photograph
OBI type:	Swimming pool	Width: 24 LF	Grade: C		not available
Const type:	Reinforced concrete	Depth: 27 LF	Condition: Average		
Year built:	1989	Flr area: 648 SF	% complete: 100%		
		Height: 0 LF			

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

April 17, 2023

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	Type
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)



	Designed Use	Actual Use	Units	Area per Unit	Construction Class	Avg Ht	Quality	CDU
Occupancies	Fast food restaurant	Fast food, ltd or no seating	1	150	Masonry bearing walls	9.00	A (VG)	Very good

	Component Description	Count	Stops	Area (sf)	Area (%)	Quality
Exterior walls	Stud-Synthetic Masonry Veneer			150	100.0%	C (AV)
HVAC	Package unit			150	100.0%	C (AV)

Commercial Building (Storage Building)

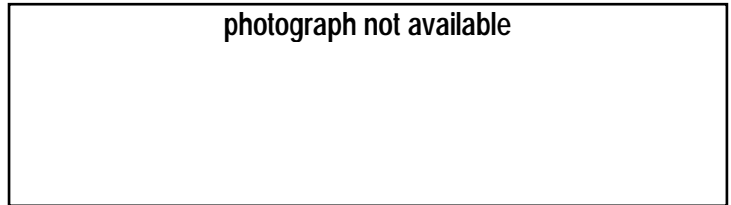
Section name: Section 1
 Year built: 1986
 % complete: 100%
 Stories: 1.00
 Perimeter: 152 LF
 Total area: 1,261 SF (all stories)



Occupancies	Designed Use	Actual Use	Units	Area per Unit	Construction Class	Avg Ht	Quality	CDU
	Service repair garage	Garage, service repair	1	1,261	Masonry bearing walls	13.00	C (AV)	Average

Exterior walls	Component Description	Count	Stops	Area (sf)	Area (%)	Quality
	Block with EIFS (Synthetic St			1,261	100.0%	C (AV)
HVAC	Space heater			1,261	100.0%	C (AV)

Section name: Section 2
 Year built: 2004
 % complete: 100%
 Stories: 1.00
 Perimeter: 180 LF
 Total area: 1,976 SF (all stories)



Occupancies	Designed Use	Actual Use	Units	Area per Unit	Construction Class	Avg Ht	Quality	CDU
	Service repair garage	Garage, service repair	1	1,976	Pole frame	9.00	C (AV)	Average

Exterior walls	Component Description	Count	Stops	Area (sf)	Area (%)	Quality
	Stud-Metal Siding			1,976	100.0%	C (AV)
HVAC	Space heater			1,976	100.0%	C (AV)

of identical OBIs: 1

Other Building Improvement (OBI)

Main Structure			Modifications (Type, Size)		Photograph
OBI type: Surface parking lot	Width: 98 LF	Grade: C			not available
Const type: Asphalt	Depth: 125 LF	Condition: Average			
Year built: 1986	Flr area: 12,250 SF	% complete: 100%			

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

April 17, 2023

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	Type
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
		Discount warehouse store	Discount store	1	4,860	Metal frame and walls	12.00	C (AV)

Exterior walls HVAC	Component Description	Count	Stops	Area (sf)	Area (%)	Quality
		Single-Metal on Steel Frame			4,860	100.0%
	Package unit			4,860	100.0%	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)



	Designed Use	Actual Use	Units	Area per Unit	Construction Class	Avg Ht	Quality	CDU
Occupancies	Storage warehouse	Warehouse, storage	1	2,424	Pole frame	15.00	C (AV)	Average
	Component Description	Count	Stops	Area (sf)	Area (%)	Quality		
Exterior walls	Single-Metal on Wood Frame			2,424	100.0%	C (AV)		
HVAC	No HVAC			2,424	100.0%	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	not available	
Const type: Asphalt	Depth: 148 LF	Condition: Average		
Year built: 1974	Flr area: 14,800 SF	% complete: 100%		

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

April 17, 2023

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: 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

Sales History		
Date	Price	Type
12/29/2022	\$325,000	Valid improved sale
7/25/2014	\$360,000	Valid improved sale

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 name: Section 1
 Year built: 1954
 % complete: 100%
 Stories: 1.00
 Perimeter: 198 LF
 Total area: 1,404 SF (all stories)



Occupancies	Designed Use	Actual Use	Units	Area per Unit	Construction Class	Avg Ht	Quality	CDU
	Motel Room, 1 sty, sgl row	Motel	1	1,404	Wood or steel framed exterior wall	8.00	C (AV)	Average

Exterior walls HVAC	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)	

Attachments	Qty	Attachment Type	Construction Type	Area	Modifications (Type, Size)	Grade	% Comp	Yr Blt	Condition
	1	Canopy	Standard	500			C	100%	1954

Section name: Section 2
 Year built: 1954
 % complete: 100%
 Stories: 1.00
 Perimeter: 198 LF
 Total area: 1,404 SF (all stories)

photograph not available

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

April 17, 2023

Occupancies	Designed Use	Actual Use	Units	Area per Unit	Construction Class	Avg Ht	Quality	CDU
	Motel Room, 1 sty, sgl row	Motel	1	1,404	Wood or steel framed exterior wall	8.00	C (AV)	Average
Exterior walls	Component Description		Count	Stops	Area (sf)	Area (%)	Quality	
	Stud-Metal Siding				1,404	100.0%	C (AV)	
HVAC	Component Description		Count	Stops	Area (sf)	Area (%)	Quality	
	Warmed and cooled air				1,404	100.0%	C (AV)	
Section name:	Section 3				photograph not available			
Year built:	1954							
% complete:	100%							
Stories:	1.00							
Perimeter:	117 LF							
Total area:	885 SF (all stories)							
Occupancies	Designed Use	Actual Use	Units	Area per Unit	Construction Class	Avg Ht	Quality	CDU
	Motel, office-apartment	Motel	1	885	Wood or steel framed exterior wall	9.00	C (AV)	Average
Exterior walls	Component Description		Count	Stops	Area (sf)	Area (%)	Quality	
	Stud-Metal Siding				885	100.0%	C (AV)	
HVAC	Component Description		Count	Stops	Area (sf)	Area (%)	Quality	
	Warmed and cooled air				885	100.0%	C (AV)	
Section name:	Section 4				photograph not available			
Year built:	1954							
% complete:	100%							
Stories:	1.00							
Perimeter:	109 LF							
Total area:	772 SF (all stories)							
Occupancies	Designed Use	Actual Use	Units	Area per Unit	Construction Class	Avg Ht	Quality	CDU
	Motel, office-apartment	Motel	1	772	Wood or steel framed exterior wall	9.00	C (AV)	Average
Exterior walls	Component Description		Count	Stops	Area (sf)	Area (%)	Quality	
	Stud-Metal Siding				772	100.0%	C (AV)	
HVAC	Component Description		Count	Stops	Area (sf)	Area (%)	Quality	
	Warmed and cooled air				772	100.0%	C (AV)	

# of identical OBIs:	1	Other Building Improvement (OBI)			
Main Structure			Modifications (Type, Size)		Photograph
OBI type:	Surface parking lot	Width:	55 LF	Grade:	C
Const type:	Concrete	Depth:	100 LF	Condition:	Average
Year built:	2008	Flr area:	5,500 SF	% complete:	100%
					not available

# of identical OBIs:	1	Other Building Improvement (OBI)			
Main Structure			Modifications (Type, Size)		Photograph
OBI type:	Garage	Width:	22 LF	Grade:	D
Const type:	Detached, frame or cb	Depth:	24 LF	Condition:	Average
Year built:	1954	Flr area:	528 SF	% complete:	100%
					not available