

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

March 18, 2024

Tax key number: 017-010002-130

Property address: 1131 Caledonia St

Neighborhood / zoning: Comm Nghbrhood \$5.00 / C2 - Commercial

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

Legal description: NORTH LA CROSSE LOTS 1 & 4 B LOCK 8 EX W 8FT TAKEN FOR AL LEY IN RESL DOC NO. 1381906 & CORRECTED IN DOC NO. 14077 91

Sales History		
Date	Price	Type
2/10/2023	\$199,900	Valid improved sale
11/23/2018	\$124,000	Valid improved sale

Land									
Qty	Land Use	Width	Depth	Square Feet	Acres	Water Frontage	Tax Class	Special Tax Program	
1	Commercial	100	142	14,200	0.326	None	Commercial		

Commercial Building (Hack's Vintage)

Section name: Section 1  
 Year built: 1950  
 % complete: 100%  
 Stories: 1.00  
 Perimeter: 172 LF  
 Total area: 1,624 SF (all stories)



	Designed Use	Actual Use	Units	Area per Unit	Construction Class	Avg Ht	Quality	CDU
Occupancies	Service repair garage	Garage, service repair	1	1,624	Masonry bearing walls	12.00	C (AV)	Fair

	Component Description	Count	Stops	Area (sf)	Area (%)	Quality
Exterior walls	Concrete Block			1,624	100.0%	C (AV)
HVAC	Space heater			1,624	100.0%	C (AV)

# of identical OBIs:	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: 80 LF	Condition: Fair		
	Year built: 1971	Flr area: 6,000 SF	% complete: 100%		

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Tax key number: 017-010004-030

Property address: 1132 Caledonia St

Neighborhood / zoning: Comm Nghbrhood \$5.00 / C2 - Commercial

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

Legal description: NORTH LA CROSSE W 90FT LOT 2 & N 10FT OF W 90FT LOT 3 BL OCK 9 SUBJ TO RESTR IN DOC N O. 1458389 LOT SZ: 64 X 90

Sales History		
Date	Price	Type
4/28/2023	\$295,000	Valid improved sale
8/9/2005	\$160,000	Valid improved sale

Land									
Qty	Land Use	Width	Depth	Square Feet	Acres	Water Frontage	Tax Class	Special Tax Program	
1	Commercial	60	90	5,400	0.124	None	Commercial		

Commercial Building (R&S Hillview Realty (Owner))

Section name: Section 1  
 Year built: 1929  
 % complete: 100%  
 Stories: 1.00  
 Perimeter: 256 LF  
 Total area: 4,096 SF (all stories)



Occupancies	Designed Use	Actual Use	Units	Area per Unit	Construction Class	Avg Ht	Quality	CDU
	Service repair garage	Garage storage	1	4,096	Masonry bearing walls	14.00	C (AV)	Average

Exterior walls HVAC	Component Description	Count	Stops	Area (sf)	Area (%)	Quality
	Brick with Block Back-up			4,096	100.0%	C (AV)
HVAC	Forced air unit			1,280	31.3%	C (AV)
	Space heater			2,816	68.8%	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
	Service repair garage	Support area	1	800	Unfinished	Masonry bearing walls	10.00	C (AV)	Average

HVAC	Component Description	Count	Stops	Area (sf)	Area (%)	Quality
	No HVAC			800	100.0%	C (AV)

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# 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: Concrete	Depth: 40 LF	Condition: Average		
Year built: 1984	Flr area: 1,600 SF	% complete: 100%		

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Tax key number: 017-010004-050

Property address: 1126 Caledonia St

Neighborhood / zoning: Apt Northside Pre 1940 / C1 - Local Business

Traffic / water / sanitary: / City water / Sewer

Legal description: NORTH LA CROSSE LOT 3 BLOCK 9 EX N 10FT OF W 90FT & EX P RT FOR ALLEY IN V1431 P804 & IN RESL DOC NO. 1381906


Sales History		
Date	Price	Type
3/1/2023	\$975,000	Valid improved sale
3/1/2013	\$275,000	Valid improved sale

Land									
Qty	Land Use	Width	Depth	Square Feet	Acres	Water Frontage	Tax Class	Special Tax Program	
1	Commercial	43	144	6,250	0.143	None	Commercial		

Residential Building			
Year built:	1890	Full basement:	405 SF
Year remodeled:		Crawl space:	420 SF
Stories:	2 story	Rec room (rating):	
Style:	Duplex	Fin bsmt living area:	
Use:	2 Family	First floor:	825 SF
Exterior wall:	Wood	Second floor:	610 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:	2	Unfinished area:	
Family rooms:	1	Open porch	70 SF
Baths:	2 full, 0 half	Open porch	40 SF
Other rooms:	4		
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 1,435 SF

Residential Building			
Year built: 1885	Full basement: 891 SF		
Year remodeled:	Crawl space: 422 SF		
Stories: 2 story	Rec room (rating):		
Style: Apartment	Fin bsmt living area:		
Use: 3 Family	First floor: 1,313 SF		
Exterior wall: Metal	Second floor: 1,195 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: 4	Unfinished area:		
Family rooms: 1	Open porch 40 SF		
Baths: 2 full, 0 half	Open porch 50 SF		
Other rooms: 5	Screen porch 216 SF		
Whirl / hot tubs:			
Add'l plumb fixt: 3			
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 2,508 SF

# of identical OBIs: 1		Other Building Improvement (OBI)		
Main Structure		Modifications (Type, Size)		Photograph
OBI type: Garage	Width: 14 LF	Grade: C		not available
Const type: Detached, frame or cb	Depth: 22 LF	Condition: Average		
Year built: 2000	Flr area: 308 SF	% complete: 100%		

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Tax key number: 017-010004-085

Property address: 1120 Caledonia St

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

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

Legal description: NORTH LA CROSSE LOT 6 & PRT LOTS 7 & 10 BLOCK 9 COM NW C OR LOT 6 S89D29M40SE 150.13F T S 80.87FT N87D30M21SW 39.3 7FT S1D39M16SW 29FT N89D41M

Sales History		
Date	Price	Type
7/13/2023	\$820,000	Valid improved sale
6/3/2016	\$335,000	Valid improved sale

Land									
Qty	Land Use	Width	Depth	Square Feet	Acres	Water Frontage	Tax Class	Special Tax Program	
1	Commercial	109	144	15,680	0.360	None	Commercial		

Commercial Building (Chase Drywall/CBRF)

Section name: Section 1  
 Year built: 1893  
 % complete: 100%  
 Stories: 2.00  
 Perimeter: 294 LF  
 Total area: 7,410 SF (all stories)



Occupancies	Designed Use	Actual Use	Units	Area per Unit	Construction Class	Avg Ht	Quality	CDU
	Elderly assist multi res	Room (CBRF)	1	6,980	Masonry bearing walls	11.00	C (AV)	Average
Elderly assist multi res	Room (CBRF)	1	430	Masonry bearing walls	11.00	C (AV)	Average	

Exterior walls	Component Description	Count	Stops	Area (sf)	Area (%)	Quality
	Brick with Block Back-up			7,410	100.0%	C (AV)
HVAC	Package unit			7,410	100.0%	C (AV)
Fire sprinklers	Wet sprinklers			7,410	100.0%	C (AV)

**Section 1 basement**  
 Levels: 1.00  
 Perimeter: 254 LF  
 Total area: 3,920 SF (all levels in basement)

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Occupancies	Designed Use	Actual Use	Units	Area per Unit	Basement Type	Construction Class	Avg Ht	Quality	CDU
	Elderly assist multi res	Room (CBRF)	1	300	Finished	Masonry bearing walls	10.00	C (AV)	Average
Elderly assist multi res	Support area	1	3,620	Unfinished	Masonry bearing walls	10.00	C (AV)	Average	
Component Description			Count	Stops	Area (sf)	Area (%)	Quality		
HVAC	Package unit				300	7.7%	C (AV)		
	No HVAC				3,620	92.3%	C (AV)		
Fire sprinklers	Wet sprinklers				3,920	100.0%	C (AV)		
	Section name: Section 2					photograph not available			
Year built: 2016									
% complete: 100%									
Stories: 2.00									
Perimeter: 88 LF									
Total area: 435 SF (all stories)									
Occupancies	Designed Use	Actual Use	Units	Area per Unit	Construction Class	Avg Ht	Quality	CDU	
	Group care home	Room (CBRF)	1	435	Wood or steel framed exterior w	9.00	C (AV)	Average	
Component Description			Count	Stops	Area (sf)	Area (%)	Quality		
Exterior walls	Stud-Vinyl Siding				435	100.0%	C (AV)		
	Warmed and cooled air				435	100.0%	C (AV)		
Elevators	Wheelchair Lift		1	2			C (AV)		
	Wet sprinklers				435	100.0%	C (AV)		

# of identical OBIs:	Other Building Improvement (OBI)				
Main Structure			Modifications (Type, Size)		Photograph
OBI type: Garage	Width: 26 LF	Grade: C			not available
Const type: Detached, frame or cb	Depth: 26 LF	Condition: Average			
Year built: 1950	Fir area: 676 SF	% complete: 100%			

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

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Tax key number: 017-010007-040

Property address: 1013 Caledonia St


Neighborhood / zoning: Comm Nghbrhood \$4.00 / C1 - Local Business


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

Legal description: NORTH LA CROSSE LOT 9 BLOCK 13 EX W 8FT TAKEN FOR ALLEY IN RESL DOC NO. 1381906

Sales History		
Date	Price	Type
7/14/2023	\$330,000	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		

# of identical OBIs:	Other Building Improvement (OBI)				
	Main Structure	Modifications (Type, Size)		Photograph	
1	OBI type: Garage Const type: Detached, frame or cb Year built: 1971 Width: 27 LF Depth: 32 LF Flr area: 864 SF	Grade: C	Condition: Average	% complete: 100%	

# of identical OBIs:	Other Building Improvement (OBI)				
	Main Structure	Modifications (Type, Size)		Photograph	
1	OBI type: Surface parking lot Const type: Asphalt Year built: 1992 Width: 75 LF Depth: 80 LF Flr area: 6,000 SF	Grade: C	Condition: Average	% complete: 100%	



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Tax key number: 017-010007-080

Property address: 1007 Caledonia St

Neighborhood / zoning: Comm Nghbrhood \$4.00 / C1 - Local Business

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

Legal description: NORTH LA CROSSE LOT 12 BLOCK 13 EX W 8FT TAKEN FOR ALLEY IN RESL DOC NO. 1381906

Sales History		
Date	Price	Type
7/14/2023	\$330,000	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 (Blaschke Funeral Home)

Section name: Section 1  
 Year built: 1898  
 % complete: 100%  
 Stories: 1.00  
 Perimeter: 262 LF  
 Total area: 3,079 SF (all stories)



Occupancies	Designed Use	Actual Use	Units	Area per Unit	Construction Class	Avg Ht	Quality	CDU
	Mortuary	Funeral home	1	3,079	Wood or steel framed exterior w	9.00	C (AV)	Average

Exterior walls HVAC	Component Description	Count	Stops	Area (sf)	Area (%)	Quality
	Stud-Stucco			3,079	100.0%	C (AV)
HVAC	Package unit			3,079	100.0%	C (AV)

**Section 1 basement**  
 Levels: 1.00  
 Perimeter: 200 LF  
 Total area: 2,526 SF (all levels in basement)

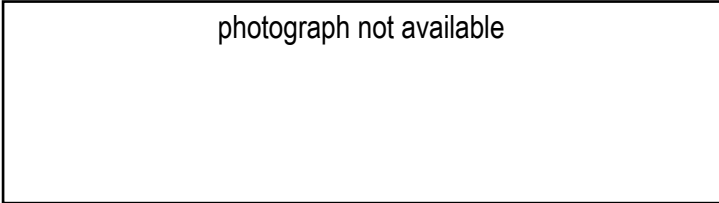
Occupancies	Designed Use	Actual Use	Units	Area per Unit	Basement Type	Construction Class	Avg Ht	Quality	CDU
	Mortuary	Funeral home	1	2,526	Semifinished	Masonry bearing walls	10.00	C (AV)	Average

Attachments	Qty	Attachment Type	Construction Type	Area	Modifications (Type, Size)	Grade	% Comp	Yr Blt	Condition
	1	Garage	Frame+Siding or CB	1,020			C	100%	1898

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Section name: Section 2  
 Year built: 1898  
 % complete: 100%  
 Stories: 1.00  
 Perimeter: 190 LF  
 Total area: 1,933 SF (all stories)



	Designed Use	Actual Use	Units	Area per Unit	Construction Class	Avg Ht	Quality	CDU
<b>Occupancies</b>	Mortuary	Apartment, 3 BR, 1 bath	1	1,933	Wood or steel framed exterior w	9.00	C (AV)	Average

	Component Description	Count	Stops	Area (sf)	Area (%)	Quality
<b>Exterior walls</b>	Stud-Stucco			1,933	100.0%	C (AV)
<b>HVAC</b>	Hot water radiant			1,933	100.0%	C (AV)

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

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Tax key number: 017-010007-090

Property address: 1003 Caledonia St

Neighborhood / zoning: Comm Nghbrhood \$4.00 / C1 - Local Business

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

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

Sales History		
Date	Price	Type
7/14/2023	\$330,000	Valid improved sale
1/22/2015	\$19,000	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		

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

March 18, 2024

Tax key number: 017-010007-100

Property address: 611 Wall St

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

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

Legal description: NORTH LA CROSSE E 50FT LOT 1 4 BLOCK 13 EX E 8FT TAKEN FO R ALLEY IN RESL DOC NO. 138 1906

Sales History		
Date	Price	Type
5/31/2023	\$255,000	Valid improved sale
3/22/2007	\$123,750	Valid improved sale

Land									
Qty	Land Use	Width	Depth	Square Feet	Acres	Water Frontage	Tax Class	Special Tax Program	
1	Commercial	42	50	2,100	0.048	None	Commercial		

Residential Building			
Year built:	1890	Full basement:	1,198 SF
Year remodeled:		Crawl space:	106 SF
Stories:	2 story	Rec room (rating):	
Style:	Apartment	Fin bsmt living area:	
Use:	Apartment	First floor:	1,304 SF
Exterior wall:	Wood	Second floor:	1,198 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:	4	Unfinished area:	
Family rooms:	1	Open porch	36 SF
Baths:	4 full, 0 half	Open porch	94 SF
Other rooms:	7	Deck	32 SF
Whirl / hot tubs:		Deck	20 SF
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 2,502 SF

# of identical OBIs:	Other Building Improvement (OBI)						
	Main Structure		Modifications (Type, Size)		Photograph		
1	OBI type:	Utility shed	Width:	10 LF	Grade:	C	not available
	Const type:	Frame	Depth:	13 LF	Condition:	Average	
	Year built:	1890	Fir area:	130 SF	% complete:	100%	

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

March 18, 2024

Tax key number: 017-010015-080

Property address: 515 St Cloud St

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

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

Legal description: NORTH LA CROSSE W 25FT OF E 142FT LOT 13 BLOCK 24 LOT SZ : 25 X 50

Sales History		
Date	Price	Type
1/25/2023	\$100,000	Valid improved sale
12/11/2020	\$87,500	Valid improved sale

Land									
Qty	Land Use	Width	Depth	Square Feet	Acres	Water Frontage	Tax Class	Special Tax Program	
1	Commercial	25	50	1,250	0.029	None	Commercial		

Commercial Building (Storage Garage)

Section name: Section 1  
 Year built: 1991  
 % complete: 100%  
 Stories: 1.00  
 Perimeter: 148 LF  
 Total area: 1,242 SF (all stories)



	Designed Use	Actual Use	Units	Area per Unit	Construction Class	Avg Ht	Quality	CDU
Occupancies	Storage garage	Garage storage	1	1,242	Masonry bearing walls	14.00	C (AV)	Average

	Component Description	Count	Stops	Area (sf)	Area (%)	Quality
Exterior walls	Concrete, Precast Panels			1,242	100.0%	C (AV)
HVAC	Space heater			1,242	100.0%	C (AV)

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

March 18, 2024

Tax key number: 017-010017-080

Property address: 723 Rose St

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

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

Legal description: NORTH LA CROSSE LOT 5 BLOCK 27 LOT SZ: 50 X 142

Sales History		
Date	Price	Type
1/13/2023	\$125,000	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:	1875	Full basement:	
Year remodeled:		Crawl space:	1,863 SF
Stories:	1.5 story	Rec room (rating):	
Style:	Duplex	Fin bsmt living area:	
Use:	2 Family	First floor:	1,863 SF
Exterior wall:	Alum/vinyl	Second floor:	
Masonry adjust:		Third floor:	
Roof type:	Asphalt shingles	Half story:	324 SF
Heating:	Gas, forced air	Finished attic:	
Cooling:	No A/C	Unfinished attic:	
Bedrooms:	4	Unfinished area:	
Family rooms:	1	Enclosed porch	30 SF
Baths:	2 full, 0 half	Open porch	24 SF
Other rooms:	4	Open porch	35 SF
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 2,187 SF

# of identical OBIs: 1					Other Building Improvement (OBI)		
Main Structure				Modifications (Type, Size)		Photograph	
OBI type:	Garage	Width:	24 LF	Grade:	D	not available	
Const type:	Detached, frame or cb	Depth:	24 LF	Condition:	Average		
Year built:	1965	Flr area:	576 SF	% complete:	100%		

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

March 18, 2024

Tax key number: 017-010022-130

Property address: 632 Rose St

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

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

Legal description: NORTH LA CROSSE W 82FT LOTS 2 & 3 EX S 42FT LOT 3 BLOCK 33 LOT SZ: 58 X 82

Sales History		
Date	Price	Type
8/15/2023	\$225,000	Valid improved sale
7/29/2015	\$145,000	Valid improved sale

Land									
Qty	Land Use	Width	Depth	Square Feet	Acres	Water Frontage	Tax Class	Special Tax Program	
1	Commercial	58	82	4,756	0.109	None	Commercial		

Commercial Building (Auto Supreme Clean)

Section name: Section 1  
 Year built: 1997  
 % complete: 100%  
 Stories: 1.00  
 Perimeter: 174 LF  
 Total area: 1,940 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	1,940	Pole frame	14.00	B (GD)	Average

Exterior walls HVAC	Component Description	Count	Stops	Area (sf)	Area (%)	Quality
	PE-Metal Sandwich Panels			1,940	100.0%	C (AV)
Space heater			1,940	100.0%	C (AV)	

Attachments	Qty	Attachment Type	Construction Type	Area	Modifications (Type, Size)	Grade	% Comp	Yr Blt	Condition
	1	Canopy	Standard	61			B	100%	1997

# 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:	Concrete	Depth:	1 LF	Condition:	Average		
Year built:	1997	Flr area:	150 SF	% complete:	100%		

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

March 18, 2024

Tax key number: 017-010022-140

Property address: 630 Rose St

Neighborhood / zoning: Comm High Volume \$6.00 / R4 - Low Density Multiple

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

Legal description: NORTH LA CROSSE S 42FT LOT 3 BLOCK 33 EX E 8FT TAKEN FOR ALLEY IN V127 P234

Sales History		
Date	Price	Type
6/29/2023	\$200,000	Valid improved sale

Land									
Qty	Land Use	Width	Depth	Square Feet	Acres	Water Frontage	Tax Class	Special Tax Program	
1	Commercial	42	142	5,964	0.137	None	Commercial		

Commercial Building (Scott Roble Plumbing & Heating)

Section name: Section 1  
 Year built: 1948  
 % complete: 100%  
 Stories: 1.00  
 Perimeter: 232 LF  
 Total area: 2,528 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	2,528	Masonry bearing walls	14.00	C (AV)	Average

Exterior walls	Component Description		Count	Stops	Area (sf)	Area (%)	Quality
	Concrete Block				2,528	100.0%	C (AV)
HVAC	Space heater			2,528	100.0%	C (AV)	

# 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: 1989	Flr area: 3,000 SF	% complete: 100%				



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

March 18, 2024

Tax key number: 017-010029-150

Property address: 300 Island St

Neighborhood / zoning: Comm Ind \$4.00 / M2 - Heavy Industrial

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

Legal description: SOUTHERN ADDITION LOTS 8, 9, 10 & 11 EX R/W BLOCK 43 LOT SZ: 150 X 200

Sales History		
Date	Price	Type
12/27/2023	\$100,000	Valid improved sale

Land									
Qty	Land Use	Width	Depth	Square Feet	Acres	Water Frontage	Tax Class	Special Tax Program	
1	Commercial	120	197	23,630	0.542	None	Commercial		

Commercial Building (Storage Building)

Section name: Section 1  
 Year built: 1950  
 % complete: 100%  
 Stories: 1.00  
 Perimeter: 226 LF  
 Total area: 2,490 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	2,490	Pole frame	10.00	C (AV)	Average

Exterior walls	HVAC	Component Description	Count	Stops	Area (sf)	Area (%)	Quality
		Single-Metal on Wood Frame			2,490	100.0%	D (FR)
	No HVAC			2,490	100.0%	C (AV)	

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

March 18, 2024

Tax key number: 017-010072-070

Property address: 616 Clinton St

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

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

Legal description: NORTHERN ADDITION LOT 8 EX E 100FT BLOCK 2 LOT SZ: 42 X 50

Sales History		
Date	Price	Type
6/14/2023	\$97,000	Valid improved sale
9/29/2016	\$74,900	Valid improved sale

Land									
Qty	Land Use	Width	Depth	Square Feet	Acres	Water Frontage	Tax Class	Special Tax Program	
1	Residential	42	50	2,134	0.049	None	Commercial		

Residential Building		
Year built: 1901	Full basement:	
Year remodeled:	Crawl space: 1,296 SF	
Stories: 1 story	Rec room (rating):	
Style: Duplex	Fin bsmt living area:	
Use: 2 Family	First floor: 1,296 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: 3	Unfinished area:	
Family rooms: 1	Attachments: None	
Baths: 2 full, 0 half		
Other rooms: 4		
Whirl / hot tubs:		
Add'l plumb fixt: 1		
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 1,296 SF

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

March 18, 2024

Tax key number: 017-010074-140

Property address: 1300 Caledonia St

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

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

Legal description: NORTHERN ADDITION LOT 9 & LO T 10 EX E 63FT OF S 14.88FT & W 79FT LOT 11 BLOCK 6 LOT SZ: IRR

Sales History		
Date	Price	Type
2/17/2023	\$450,000	Valid improved sale

Land									
Qty	Land Use	Width	Depth	Square Feet	Acres	Water Frontage	Tax Class	Special Tax Program	
1	Commercial	150	115	17,250	0.396	None	Commercial		

Commercial Building (Northside Community Church)

Section name: Section 1  
 Year built: 1900  
 % complete: 100%  
 Stories: 2.00  
 Perimeter: 238 LF  
 Total area: 6,752 SF (all stories)



	Designed Use	Actual Use	Units	Area per Unit	Construction Class	Avg Ht	Quality	CDU
Occupancies	Fellowship Hall	Hall, social	1	3,376	Masonry bearing walls	14.00	C (AV)	Average
	Multiple res (low rise)	Apartment, 1 BR, 1 bath	1	724	Masonry bearing walls	10.00	C (AV)	Average
	Multiple res (low rise)	Apartment, 2 BR, 1 bath	3	880	Masonry bearing walls	10.00	C (AV)	Average

	Component Description	Count	Stops	Area (sf)	Area (%)	Quality
Exterior walls HVAC	Brick, Solid			6,752	100.0%	C (AV)
	Forced air unit			3,376	50.0%	C (AV)
	Package unit			3,376	50.0%	C (AV)

**Section 1 basement**  
 Levels: 1.00  
 Perimeter: 238 LF  
 Total area: 3,376 SF (all levels in basement)

	Designed Use	Actual Use	Units	Area per Unit	Basement Type	Construction Class	Avg Ht	Quality	CDU
Occupancies	Fellowship Hall	Hall, social	1	1,688	Finished	Masonry bearing walls	10.00	C (AV)	Average
	Fellowship Hall	Support area	1	1,688	Unfinished	Masonry bearing walls	10.00	C (AV)	Average

	Component Description	Count	Stops	Area (sf)	Area (%)	Quality
HVAC	Package unit			1,688	50.0%	C (AV)
	No HVAC			1,688	50.0%	C (AV)

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

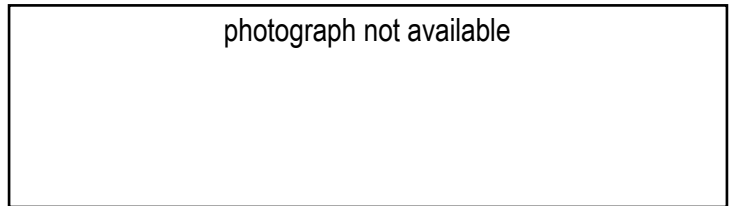
March 18, 2024

Section name: Section 2  
 Year built: 1977  
 % complete: 100%  
 Stories: 1.00  
 Perimeter: 187 LF  
 Total area: 4,020 SF (all stories)



	Designed Use	Actual Use	Units	Area per Unit	Construction Class	Avg Ht	Quality	CDU
<b>Occupancies</b>	Fellowship Hall	Hall, social	1	4,020	Wood or steel framed exterior w	16.00	C (AV)	Average
	Component Description		Count	Stops	Area (sf)	Area (%)	Quality	
<b>Exterior walls</b>	Stud-Metal Siding				4,020	100.0%	C (AV)	
<b>HVAC</b>	Package unit				4,020	100.0%	C (AV)	

Section name: Section 3  
 Year built: 1980  
 % complete: 100%  
 Stories: 1.00  
 Perimeter: 75 LF  
 Total area: 700 SF (all stories)



	Designed Use	Actual Use	Units	Area per Unit	Construction Class	Avg Ht	Quality	CDU
<b>Occupancies</b>	Storage garage	Garage storage	1	700	Wood or steel framed exterior w	10.00	C (AV)	Average
	Component Description		Count	Stops	Area (sf)	Area (%)	Quality	
<b>Exterior walls</b>	Stud-Metal Siding				700	100.0%	C (AV)	
<b>HVAC</b>	No HVAC				700	100.0%	C (AV)	

# of identical OBIs:	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: 1980	Flr area:	9,000 SF	% complete:	100%	

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

March 18, 2024

Tax key number: 017-010075-040

Property address: 1301 Avon St

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

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

Legal description: NORTHERN ADDITION E1/2 LOT 1 2 & S 10FT LOT 13 BLOCK 6 LO T SZ: 60 X 71

Sales History		
Date	Price	Type
12/13/2023	\$125,000	Valid improved sale
11/13/2020	\$78,000	Valid improved sale

Land									
Qty	Land Use	Width	Depth	Square Feet	Acres	Water Frontage	Tax Class	Special Tax Program	
1	Commercial	60	83	4,970	0.114	None	Commercial		

Residential Building			
Year built:	1900	Full basement:	459 SF
Year remodeled:		Crawl space:	616 SF
Stories:	1 story w/attic	Rec room (rating):	
Style:	Basic Single Story	Fin bsmt living area:	
Use:	Commercial	First floor:	1,075 SF
Exterior wall:	Wood	Second floor:	
Masonry adjust:		Third floor:	
Roof type:	Asphalt shingles	Half story:	0 SF
Heating:	Gas, forced air	Finished attic:	223 SF
Cooling:	A/C, same ducts	Unfinished attic:	
Bedrooms:	2	Unfinished area:	
Family rooms:		Enclosed porch:	203 SF
Baths:	1 full, 0 half		
Other rooms:	3		
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 1,298 SF

Commercial Building (Quantum Accounting)

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

March 18, 2024

Section name: Section 1  
 Year built: 1900  
 % complete: 100%  
 Stories: 2.00  
 Perimeter: 168 LF  
 Total area: 3,025 SF (all stories)



	Designed Use	Actual Use	Units	Area per Unit	Construction Class	Avg Ht	Quality	CDU
<b>Occupancies</b>	Mixed retail w/ res units	Support area	1	1,525	Masonry bearing walls	10.00	C (AV)	Poor
	Mixed retail w/ res units	Retail, general	1	1,500	Masonry bearing walls	12.00	C (AV)	Average

	Component Description	Count	Stops	Area (sf)	Area (%)	Quality
<b>Exterior walls</b>	Block with Stucco			3,025	100.0%	C (AV)
	<b>HVAC</b>	Forced air unit		1,500	49.6%	C (AV)

# of identical OBIs: 1		Other Building Improvement (OBI)		
Main Structure		Modifications (Type, Size)		Photograph
OBI type: Garage	Width: 10 LF	Grade: D		not available
Const type: Detached, frame or cb	Depth: 23 LF	Condition: Average		
Year built: 1952	Flr area: 230 SF	% complete: 100%		

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

March 18, 2024

Tax key number: 017-010088-040

Property address: 1532 Rose St

Neighborhood / zoning: Comm High Volume \$7.00 / M1 - Light Industrial

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

Legal description: ED GRENIERS SUBD OF BLK 17 O F NORTHERN ADDITION LOTS 4 & 5 EX BEG SE COR LOT 5 N ALG E LN 57.4FT SWLY 81.05FT TO S LN LOT 5 E ALG S LN TO P

Sales History		
Date	Price	Type
5/12/2023	\$115,000	Valid improved sale

Land									
Qty	Land Use	Width	Depth	Square Feet	Acres	Water Frontage	Tax Class	Special Tax Program	
1	Commercial	100	112	11,220	0.258	None	Commercial		

Commercial Building (TC's Auto Center - Shop Building)

Section name: Section 1  
 Year built: 1982  
 % complete: 100%  
 Stories: 1.00  
 Perimeter: 170 LF  
 Total area: 1,800 SF (all stories)



	Designed Use	Actual Use	Units	Area per Unit	Construction Class	Avg Ht	Quality	CDU
Occupancies	Service repair garage	Garage, service repair	1	1,800	Masonry bearing walls	16.00	C (AV)	Average

	Component Description	Count	Stops	Area (sf)	Area (%)	Quality
Exterior walls	Concrete Block			1,800	100.0%	C (AV)
HVAC	Radiant space heaters			1,800	100.0%	C (AV)

Commercial Building (TC's Auto Center - Office Building)

Section name: Section 1  
 Year built: 1971  
 % complete: 100%  
 Stories: 1.00  
 Perimeter: 70 LF  
 Total area: 300 SF (all stories)



	Designed Use	Actual Use	Units	Area per Unit	Construction Class	Avg Ht	Quality	CDU
<b>Occupancies</b>	Office building	Office, general	1	300	Masonry bearing walls	9.00	D (FR)	Fair
	Component Description		Count	Stops	Area (sf)	Area (%)	Quality	
<b>Exterior walls</b>	Concrete Block				300	100.0%	D (FR)	
<b>HVAC</b>	Electric				300	100.0%	D (FR)	

# of identical OBIs: 1		Other Building Improvement (OBI)			
Main Structure			Modifications (Type, Size)		Photograph
OBI type: Surface parking lot	Width: 8,900 LF	Grade: C			not available
Const type: Asphalt	Depth: 1 LF	Condition: Average			
Year built: 1982	Flr area: 8,900 SF	% complete: 100%			



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

March 18, 2024

Tax key number: 017-010088-150

Property address: 1521 Caledonia St

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

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

Legal description: CERTIFIED SURVEY MAP NO. 3 V OL 16 LOT 2 DOC NO. 1629499

Sales History		
Date	Price	Type
4/28/2023	\$225,000	Valid improved sale
5/8/2019	\$183,900	Valid improved sale

Land									
Qty	Land Use	Width	Depth	Square Feet	Acres	Water Frontage	Tax Class	Special Tax Program	
1	Commercial	54	142	7,689	0.177	None	Commercial		

Commercial Building (Berger Plumbing)

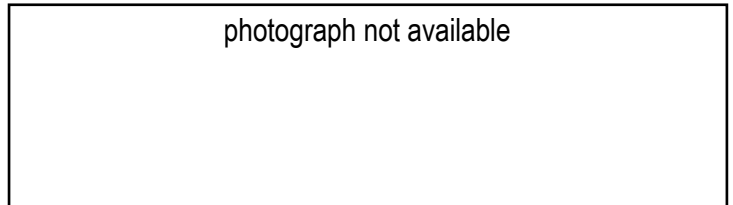
Section name: Section 1  
 Year built: 2015  
 % complete: 100%  
 Stories: 1.00  
 Perimeter: 168 LF  
 Total area: 1,460 SF (all stories)



Occupancies	Designed Use	Actual Use	Units	Area per Unit	Construction Class	Avg Ht	Quality	CDU
	Office building	Office, general	1	1,460	Wood or steel framed exterior w	10.00	C (AV)	Average

Exterior walls	Component Description		Count	Stops	Area (sf)	Area (%)	Quality
	Stud-Cement Fiber Siding				1,460	100.0%	C (AV)
HVAC	Package unit			1,460	100.0%	C (AV)	

Section name: Section 2  
 Year built: 1930  
 % complete: 100%  
 Stories: 1.00  
 Perimeter: 97 LF  
 Total area: 985 SF (all stories)



Occupancies	Designed Use	Actual Use	Units	Area per Unit	Construction Class	Avg Ht	Quality	CDU
	Storage warehouse	Unf storage (non-warehouse)	1	985	Masonry bearing walls	12.00	C (AV)	Average

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

March 18, 2024

	Component Description	Count	Stops	Area (sf)	Area (%)	Quality
Exterior walls	PF-Metal w/Block Back-up			985	100.0%	C (AV)
HVAC	Forced air unit			985	67.9%	C (AV)
Mezzanines	Mezzanines-storage			465	47.2%	C (AV)

# of identical OBIs:	Other Building Improvement (OBI)			
	Main Structure		Modifications (Type, Size)	Photograph
1	OBI type: Surface parking lot	Width: 4,000 LF	Grade: C	not available
	Const type: Asphalt	Depth: 1 LF	Condition: Average	
	Year built: 1985	Flr area: 4,000 SF	% complete: 100%	

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

March 18, 2024

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
2/17/2023	\$180,000	Valid improved sale
9/2/2022	\$150,000	Valid improved sale

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

Commercial Building (Laundramat W/Apartment)

Section name: Section 1  
 Year built: 1898  
 % complete: 100%  
 Stories: 2.00  
 Perimeter: 194 LF  
 Total area: 3,680 SF (all stories)



Occupancies	Designed Use	Actual Use	Units	Area per Unit	Construction Class	Avg Ht	Quality	CDU
	Mixed retail w/ res units	Apartment, 2 BR, 1 bath	2	932	Wood or steel framed exterior w	10.00	C (AV)	Average
Mixed retail w/ res units	Laundromat	1	1,816	Wood or steel framed exterior w	12.00	C (AV)	Average	

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

March 18, 2024

# 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

March 18, 2024

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
1/27/2023	\$385,000	Valid improved sale
12/14/2022	\$345,000	Valid improved sale

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

Commercial Building (Retail W/Apts)

Section name: Section 1  
 Year built: 1910  
 % complete: 100%  
 Stories: 2.00  
 Perimeter: 268 LF  
 Total area: 4,357 SF (all stories)



Occupancies	Designed Use	Actual Use	Units	Area per Unit	Construction Class	Avg Ht	Quality	CDU
	Mixed retail w/ res units	Apartment, 2 BR, 1 bath	1	844	Wood or steel framed exterior w	10.00	C (AV)	Average
Mixed retail w/ res units	Apartment, 1 BR, 1 bath	1	648	Wood or steel framed exterior w	10.00	C (AV)	Average	
Mixed retail w/ res units	Retail, general	1	1,061	Wood or steel framed exterior w	10.00	C (AV)	Average	
Mixed retail w/ res units	Apartment, 2 BR, 1 bath	2	902	Wood or steel framed exterior w	10.00	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	AV
1	Open porch	Frame, upper	48		C	100%	1910	AV	

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

March 18, 2024

# 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	Flr area: 924 SF	% complete: 100%		

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

March 18, 2024

Tax key number: 017-010222-080

Property address: 215 Avon St

Neighborhood / zoning: Apt Northside Post 1940 / R4 - Low Density Multiple

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

Legal description: COSTER'S ADDITION LOTS 2 & 3 BLOCK 3 LOT SZ: 100 X 140

Sales History		
Date	Price	Type
10/31/2023	\$1,385,000	Valid improved sale
9/20/2006	\$145,000	Valid improved sale

Land									
Qty	Land Use	Width	Depth	Square Feet	Acres	Water Frontage	Tax Class	Special Tax Program	
1	Commercial	100	140	14,000	0.321	None	Commercial		

Commercial Building (215 Avon Street - Apartment Bldg)

Section name: Section 1  
 Year built: 1973  
 % complete: 100%  
 Stories: 2.00  
 Perimeter: 168 LF  
 Total area: 2,880 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	2	720	Wood or steel framed exterior w	9.00	C (AV)	Average
Multiple res (low rise)	Apartment, 1 BR, 1 bath	2	619	Wood or steel framed exterior w	9.00	C (AV)	Average	
Multiple res (low rise)	Support area	1	202	Wood or steel framed exterior w	9.00	C (AV)	Average	

Exterior walls HVAC	Component Description	Count	Stops	Area (sf)	Area (%)	Quality
	Stud-Walls-Wood Siding			2,880	100.0%	C (AV)
Forced air unit			2,880	100.0%	C (AV)	

Attachments	Qty	Attachment Type	Construction Type	Area	Modifications (Type, Size)	Grade	% Comp	Yr Blt	Condition
	1	Open porch	Frame, lower	18			C	100%	1973
1	Open porch	Frame, lower	100			C	100%	1973	AV

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

March 18, 2024

Tax key number: 017-010224-040

Property address: 206 Copeland Ave

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

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

Legal description: J.L. ERICKSON'S ADDITION LOT 9 & LOT 10 EX E 25FT OF N1/ 2 & EX E 90.92FT OF S1/2 LOT 10 INCL W 50FT OF LOTS 11 & 12 EX S 5FT LOT 12 & EX PR

Sales History		
Date	Price	Type
9/29/2023	\$250,000	Valid improved sale
11/25/2007	\$480,000	Valid improved sale

Land									
Qty	Land Use	Width	Depth	Square Feet	Acres	Water Frontage	Tax Class	Special Tax Program	
1	Commercial	50	310	15,522	0.356	None	Commercial		

# of identical OBIs: 1		Other Building Improvement (OBI)			
Main Structure			Modifications (Type, Size)		Photograph
OBI type:	Surface parking lot	Width:	15,000 LF	Grade:	C
Const type:	Asphalt	Depth:	1 LF	Condition:	Average
Year built:	1970	Flr area:	15,000 SF	% complete:	100%
					not available



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

March 18, 2024

Tax key number: 017-010251-205

Property address: 2409 Hauser St

Neighborhood / zoning: Comm Ind \$4.00 / M2 - Heavy Industrial

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

Legal description: CERTIFIED SURVEY MAP NO. 170 VOL 19 LOT 1 DOC NO. 1797625

Sales History		
Date	Price	Type
3/28/2023	\$56,250	Valid improved sale

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

# of identical OBIs: 1		Other Building Improvement (OBI)			
Main Structure			Modifications (Type, Size)		Photograph
OBI type:	Generators, commercial		Grade:	C	
Const type:	Diesel Drive		Condition:	Average	
Year built:	2022		% complete:	100%	
					not available

# of identical OBIs: 1		Other Building Improvement (OBI)			
Main Structure			Modifications (Type, Size)		Photograph
OBI type:	Fence, chain-link		Depth:	256 LF	
Const type:	Standard 2" mesh, 11# wire		Height:	6 LF	
Year built:	2022		Grade:	C	
			Condition:	Average	
			% complete:	100%	
					not available

# of identical OBIs: 1		Other Building Improvement (OBI)			
Main Structure			Modifications (Type, Size)		Photograph
OBI type:	Control Building		Width:	12 LF	
Const type:	Masonry		Depth:	28 LF	
Year built:	2022		Grade:	AA	
			Condition:	Average	
			Fir area:	336 SF	
			% complete:	100%	
					not available

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

March 18, 2024

Tax key number: 017-010270-130

Property address: 1704 George St

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

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

Legal description: PRT SW-NE COM NE COR INTER R UBLEE ST & GEORGE ST N ON E LN GEORGE ST 132FT E TO W LN ALLEY S 72FT W 33FT S 26FT W 11FT S 34FT W 101.3FT TC

Sales History		
Date	Price	Type
10/17/2023	\$350,000	Valid improved sale
9/26/2001	\$120,000	Valid improved sale

Land									
Qty	Land Use	Width	Depth	Square Feet	Acres	Water Frontage	Tax Class	Special Tax Program	
1	Commercial	132	127	16,825	0.386	None	Commercial		

Commercial Building (Building 1)

Section name: Section 1  
 Year built: 1983  
 % complete: 100%  
 Stories: 1.00  
 Perimeter: 144 LF  
 Total area: 1,260 SF (all stories)



Occupancies	Designed Use	Actual Use	Units	Area per Unit	Construction Class	Avg Ht	Quality	CDU
	Retail store	Retail, general	1	1,260	Wood or steel framed exterior w	9.00	D (FR)	Average

Exterior walls HVAC	Component Description	Count	Stops	Area (sf)	Area (%)	Quality
	Stud-Stucco			1,260	100.0%	D (FR)
Warmed and cooled air			1,260	100.0%	C (AV)	

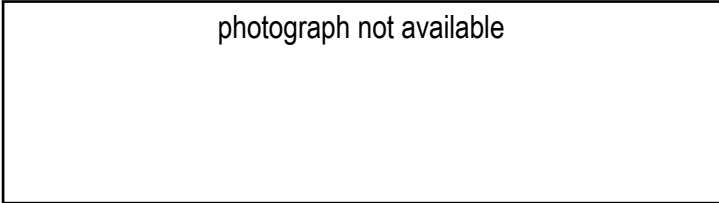
**Section 1 basement**  
 Levels: 1.00  
 Perimeter: 144 LF  
 Total area: 1,260 SF (all levels in basement)

Occupancies	Designed Use	Actual Use	Units	Area per Unit	Basement Type	Construction Class	Avg Ht	Quality	CDU
	Retail store	Support area	1	660	Unfinished	Masonry bearing walls	10.00	E (PR)	
Retail store	Retail, general	1	600	Semifinished	Masonry bearing walls	10.00	E (PR)		

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

March 18, 2024

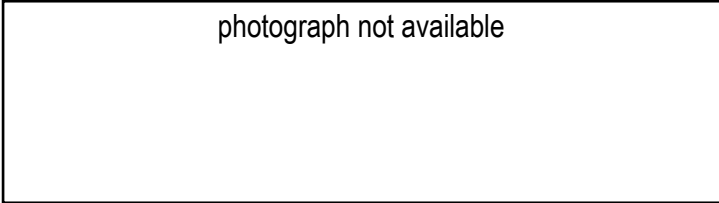
Section name: Section 2  
 Year built: 1930  
 % complete: 100%  
 Stories: 1.00  
 Perimeter: 122 LF  
 Total area: 694 SF (all stories)



Occupancies	Designed Use	Actual Use	Units	Area per Unit	Construction Class	Avg Ht	Quality	CDU
		Retail store	Retail, general	1	694	Masonry bearing walls	12.00	E (PR)

Exterior walls HVAC	Component Description	Count	Stops	Area (sf)	Area (%)	Quality
		Stud-Stucco			694	100.0%
	Warmed and cooled air			694	100.0%	C (AV)

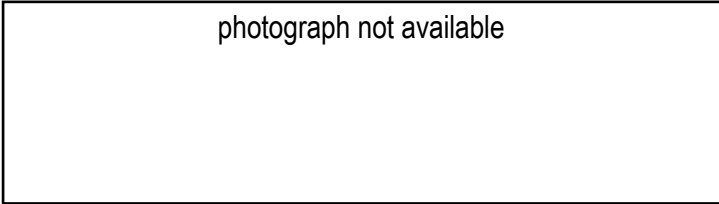
Section name: Section 3  
 Year built: 1979  
 % complete: 100%  
 Stories: 1.00  
 Perimeter: 84 LF  
 Total area: 441 SF (all stories)



Occupancies	Designed Use	Actual Use	Units	Area per Unit	Construction Class	Avg Ht	Quality	CDU
		Retail store	Retail, general	1	441	Wood or steel framed exterior w	9.00	D (FR)

Exterior walls HVAC	Component Description	Count	Stops	Area (sf)	Area (%)	Quality
		Stud-Stucco			441	100.0%
	Warmed and cooled air			441	100.0%	C (AV)

Section name: Section 4  
 Year built: 1941  
 % complete: 100%  
 Stories: 1.00  
 Perimeter: 190 LF  
 Total area: 1,675 SF (all stories)



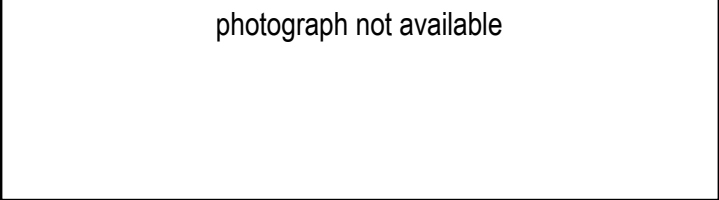
Occupancies	Designed Use	Actual Use	Units	Area per Unit	Construction Class	Avg Ht	Quality	CDU
		Multiple res (low rise)	Retail, general	1	1,675	Wood or steel framed exterior w	9.00	D (FR)

Exterior walls HVAC	Component Description	Count	Stops	Area (sf)	Area (%)	Quality
		Stud-Stucco			1,675	100.0%
	Warmed and cooled air			1,675	100.0%	C (AV)

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

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Section name: Section 5  
 Year built: 1930  
 % complete: 100%  
 Stories: 1.00  
 Perimeter: 110 LF  
 Total area: 444 SF (all stories)



	Designed Use	Actual Use	Units	Area per Unit	Construction Class	Avg Ht	Quality	CDU
<b>Occupancies</b>	Multiple res (low rise)	Retail, general	1	444	Wood or steel framed exterior w	8.00	D (FR)	Average

	Component Description	Count	Stops	Area (sf)	Area (%)	Quality
<b>Exterior walls</b>	Stud-Stucco			444	100.0%	D (FR)
<b>HVAC</b>	Warmed and cooled air			444	100.0%	C (AV)

**Commercial Building (Building 2)**

Section name: Section 1  
 Year built: 1985  
 % complete: 100%  
 Stories: 1.00  
 Perimeter: 150 LF  
 Total area: 1,350 SF (all stories)



	Designed Use	Actual Use	Units	Area per Unit	Construction Class	Avg Ht	Quality	CDU
<b>Occupancies</b>	Material storage building	Support area	1	1,350	Pole frame	9.00	D (FR)	Average

	Component Description	Count	Stops	Area (sf)	Area (%)	Quality
<b>Exterior walls</b>	Single-Metal on Wood Frame			1,350	100.0%	C (AV)
<b>HVAC</b>	Ventilation			1,350	100.0%	C (AV)

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

Main Structure			Modifications (Type, Size)		Photograph
OBI type: Surface parking lot	Width: 8,900 LF	Grade: C			not available
Const type: Asphalt	Depth: 1 LF	Condition: Average			
Year built: 1979	Flr area: 8,900 SF	% complete: 100%			

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

March 18, 2024

Tax key number: 017-010288-045

Property address: 1601 Ramsey PI

Neighborhood / zoning: Comm Ind \$4.00 / M2 - Heavy Industrial

Traffic / water / sanitary: Cul de sac / City water / Sewer

Legal description: PRT N1/2-NE1/4 COM SE COR NE -NE S03DW 66.5FT ALG E LN TO N LN ST JAMES ST N89D53MW 1 679.56FT ALG N LN TO E LN GA TEWAY CT ALG E LN N18DW 90F

Sales History		
Date	Price	Type
6/9/2023	\$1,550,000	Valid improved sale
11/3/2015	\$762,000	Valid improved sale

Land									
Qty	Land Use	Width	Depth	Square Feet	Acres	Water Frontage	Tax Class	Special Tax Program	
1	Commercial	400	459	183,625	4.215	None	Commercial		

Commercial Building (Main Building)

Section name: Section 1  
 Year built: 1972  
 % complete: 100%  
 Stories: 1.00  
 Perimeter: 679 LF  
 Total area: 25,122 SF (all stories)



	Designed Use	Actual Use	Units	Area per Unit	Construction Class	Avg Ht	Quality	CDU
Occupancies	Distribution warehouse	Warehouse, 5-15% fin office	1	25,122	Metal frame and walls	15.00	C (AV)	Average

	Component Description	Count	Stops	Area (sf)	Area (%)	Quality
Exterior walls	Single-Metal on Steel Frame			25,122	100.0%	C (AV)
HVAC	Space heater			25,122	97.1%	C (AV)
Fire sprinklers	Wet sprinklers			25,151	97.2%	C (AV)
Mezzanines	Mezzanines-open			741	2.9%	C (AV)

**Commercial Building (Storage Garage)**

Section name: Section 1  
 Year built: 1972  
 % complete: 100%  
 Stories: 1.00  
 Perimeter: 420 LF  
 Total area: 9,800 SF (all stories)



	Designed Use	Actual Use	Units	Area per Unit	Construction Class	Avg Ht	Quality	CDU
<b>Occupancies</b>	Storage garage	Garage storage	1	9,800	Metal frame and walls	14.00	C (AV)	Average
	Component Description		Count	Stops	Area (sf)	Area (%)	Quality	
<b>Exterior walls</b>	Single-Metal on Steel Frame				9,800	100.0%	C (AV)	
<b>HVAC</b>	Space heater				9,800	100.0%	C (AV)	

# of identical OBIs: 1		Other Building Improvement (OBI)			
Main Structure			Modifications (Type, Size)		Photograph
OBI type: Surface parking lot	Width: 250 LF	Grade: C			not available
Const type: Asphalt	Depth: 380 LF	Condition: Fair			
Year built: 1972	Flr area: 95,000 SF	% complete: 100%			

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

March 18, 2024

Tax key number: 017-010294-120

Property address: 811 Monitor St

Neighborhood / zoning: Comm High Volume \$5.00 / M1 - Light Industrial

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

Legal description: PRT GOVERNMENT LOTS 4 & 5 CO M SW COR SEC 29 N52D34M16SE 1412.59FT TO INTER E R/W AVO N ST & N R/W MONITOR ST & PO B ALG E R/W N1D53M0SV 118FT

Sales History		
Date	Price	Type
8/1/2023	\$1,800,000	Valid improved sale
8/13/2009	\$1,100,000	Valid improved sale

Land									
Qty	Land Use	Width	Depth	Square Feet	Acres	Water Frontage	Tax Class	Special Tax Program	
1	Commercial	500	131	65,533	1.504	None	Commercial		

Commercial Building (Marine Credit Union/Gundersen Lutheran A)

Section name: Section 1  
 Year built: 1978  
 % complete: 100%  
 Stories: 2.00  
 Perimeter: 639 LF  
 Total area: 31,290 SF (all stories)



Occupancies	Designed Use	Actual Use	Units	Area per Unit	Construction Class	Avg Ht	Quality	CDU
	Office building	Office, class C	1	31,290	Masonry bearing walls	12.00	C (AV)	Average

Exterior walls	Component Description		Count	Stops	Area (sf)	Area (%)	Quality
	HVAC	Cavity Brick w/Block Back-up				31,290	100.0%
Complete HVAC				31,290	100.0%	C (AV)	

# of identical OBIs: 1		Other Building Improvement (OBI)			
Main Structure			Modifications (Type, Size)		Photograph
OBI type: Surface parking lot	Width: 172 LF	Grade: C			not available
Const type: Asphalt	Depth: 200 LF	Condition: Average			
Year built: 1978	Flr area: 34,400 SF	% complete: 100%			

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

March 18, 2024

Tax key number: 017-010296-060

Property address: 102 Lang Dr

Neighborhood / zoning: Swamp Land \$1,000/Ac / Conservancy

Traffic / water / sanitary: Medium / None / None

Legal description: PRT GOVERNMENT LOT 5 COM S1/ 4 COR N89D13M59SW 593.61FT T O WLY C&NW RR R/W & POB N89D 13M59SW 662.89FT TO ELY R/W LN BN RR N27D38M21E 549.19

Sales History		
Date	Price	Type
5/16/2023	\$47,600	Valid improved sale
7/31/2020	\$19,800	Valid improved sale

Land									
Qty	Land Use	Width	Depth	Square Feet	Acres	Water Frontage	Tax Class	Special Tax Program	
1	Commercial	100	6,199	636,412	14.610	None	Commercial		

# of identical OBIs: 1	Other Building Improvement (OBI)				
Main Structure			Modifications (Type, Size)		Photograph
OBI type: Control Building	Width: 12 LF	Grade: C			not available
Const type: Pre-eng Steel	Depth: 12 LF	Condition: Average			
Year built: 1997	Flr area: 144 SF	% complete: 100%			

# of identical OBIs: 1	Other Building Improvement (OBI)				
Main Structure			Modifications (Type, Size)		Photograph
OBI type: Tower	Height: 150 LF	Grade: C			not available
Const type: Guyed with wires (triangular bas		Condition: Average			
Year built: 1964		% complete: 100%			



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

March 18, 2024

Tax key number: 017-010355-020

Property address: 2622 Rose St

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

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

Legal description: PRT CERTIFIED SURVEY MAP NO. 17 VOL 1 DOC NO. 792760 COM SE COR GL 2 SEC 17-16-7 S89 D34MW ALG S LN 1320FT TO POB S89D34MW 243.15FT N54D26MW

Sales History		
Date	Price	Type
9/15/2023	\$2,650,000	Valid improved sale
10/19/2006	\$700,000	Valid improved sale

Land									
Qty	Land Use	Width	Depth	Square Feet	Acres	Water Frontage	Tax Class	Special Tax Program	
1	Commercial	243	396	96,220	2.209	None	Commercial		

Commercial Building (Building 1)

Section name: Section 1  
 Year built: 1973  
 % complete: 100%  
 Stories: 2.00  
 Perimeter: 692 LF  
 Total area: 30,992 SF (all stories)



Occupancies	Designed Use	Actual Use	Units	Area per Unit	Construction Class	Avg Ht	Quality	CDU
	Motel	Motel	1	30,992	Wood or steel framed exterior w	9.00	C (AV)	Average

Exterior walls HVAC	Component Description	Count	Stops	Area (sf)	Area (%)	Quality
	Stud-Walls-Wood Siding			30,992	100.0%	C (AV)
Ind thru-wall heat pump			30,992	100.0%	C (AV)	

Attachments	Qty	Attachment Type	Construction Type	Area	Modifications (Type, Size)	Grade	% Comp	Yr Blt	Condition
	1	Canopy	Drive-thru	576			C	100%	1973

**Commercial Building (Building 2)**

Section name: Section 1  
 Year built: 1977  
 % complete: 100%  
 Stories: 2.00  
 Perimeter: 358 LF  
 Total area: 13,500 SF (all stories)



		Designed Use	Actual Use	Units	Area per Unit	Construction Class	Avg Ht	Quality	CDU
<b>Occupancies</b>		Motel	Motel	1	13,500	Wood or steel framed exterior w	9.00	C (AV)	Average
		Component Description	Count	Stops	Area (sf)	Area (%)	Quality		
<b>Exterior walls</b>		Stud-Walls-Wood Siding			13,500	100.0%	C (AV)		
	<b>HVAC</b>	Ind thru-wall heat pump			13,500	100.0%	C (AV)		

**Commercial Building (Building 3)**

Section name: Section 1  
 Year built: 1989  
 % complete: 100%  
 Stories: 1.00  
 Perimeter: 345 LF  
 Total area: 4,541 SF (all stories)



		Designed Use	Actual Use	Units	Area per Unit	Construction Class	Avg Ht	Quality	CDU
<b>Occupancies</b>		Motel	Motel	1	4,541	Wood or steel framed exterior w	10.00	C (AV)	Average
		Component Description	Count	Stops	Area (sf)	Area (%)	Quality		
<b>Exterior walls</b>		Stud-Walls-Wood Siding			4,541	100.0%	C (AV)		
	<b>HVAC</b>	Package unit			4,541	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: 240 LF	Grade: C		not available
Const type: Asphalt	Depth: 250 LF	Condition: Average		
Year built: 1977	Flr area: 60,000 SF	% complete: 100%		

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

March 18, 2024

Tax key number: 017-010650-040

Property address: 2726 Larson St

Neighborhood / zoning: Comm Ind \$4.00 / M2 - Heavy Industrial

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

Legal description: JANIE & LEO'S ADDITION S 15 FT LOT 3 & ALL LOT 4 LOT SZ: 45604 SF 708/582 660/316 66 0/90 659/224

Sales History		
Date	Price	Type
12/27/2023	\$1,027,195	Valid improved sale
9/3/2019	\$525,000	Valid improved sale

Land									
Qty	Land Use	Width	Depth	Square Feet	Acres	Water Frontage	Tax Class	Special Tax Program	
1	Commercial	157	291	45,605	1.047	None	Commercial		

Commercial Building (Building 1)

Section name: Section 1  
 Year built: 1994  
 % complete: 100%  
 Stories: 1.00  
 Perimeter: 184 LF  
 Total area: 3,840 SF (all stories)



Occupancies	Designed Use	Actual Use	Units	Area per Unit	Construction Class	Avg Ht	Quality	CDU
	Industrial flex building	Warehouse, 16-30% fin office	1	3,840	Wood or steel framed exterior w	14.00	C (AV)	Average

Exterior walls	Component Description		Count	Stops	Area (sf)	Area (%)	Quality
	Single-Metal on Wood Frame				3,840	100.0%	C (AV)
HVAC	Package unit			3,840	100.0%	C (AV)	

Other features	Qty	Description	Units	Grade	Location	Yr Blt	Condition
	1	Loading well	960	C	south of bldg	2020	Av

Section name: Section 2  
 Year built: 2002  
 % complete: 100%  
 Stories: 1.00  
 Perimeter: 132 LF  
 Total area: 2,040 SF (all stories)

photograph not available

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

March 18, 2024

<b>Occupancies</b>	<b>Designed Use</b>	<b>Actual Use</b>	<b>Units</b>	<b>Area per Unit</b>	<b>Construction Class</b>	<b>Avg Ht</b>	<b>Quality</b>	<b>CDU</b>
	Industrial flex building	Warehouse, storage	1	2,040	Wood or steel framed exterior w	16.00	C (AV)	Average
<b>Exterior walls</b>	<b>Component Description</b>		<b>Count</b>	<b>Stops</b>	<b>Area (sf)</b>	<b>Area (%)</b>	<b>Quality</b>	
	Single-Metal on Wood Frame				2,040	100.0%	C (AV)	
	No HVAC				2,040	100.0%	C (AV)	

Section name: Section 3  
 Year built: 2020  
 % complete: 20%  
 Stories: 1.00  
 Perimeter: 218 LF  
 Total area: 4,120 SF (all stories)



<b>Occupancies</b>	<b>Designed Use</b>	<b>Actual Use</b>	<b>Units</b>	<b>Area per Unit</b>	<b>Construction Class</b>	<b>Avg Ht</b>	<b>Quality</b>	<b>CDU</b>
	Industrial flex building	Warehouse, storage	1	1,400	Wood or steel framed exterior w	12.00	C (AV)	Average
	Industrial flex building	Warehouse, storage	1	2,720	Wood or steel framed exterior w	16.00	C (AV)	Average
<b>Exterior walls</b>	<b>Component Description</b>		<b>Count</b>	<b>Stops</b>	<b>Area (sf)</b>	<b>Area (%)</b>	<b>Quality</b>	
	Single-Metal on Wood Frame				4,120	100.0%	C (AV)	
	No HVAC				4,120	100.0%	C (AV)	

# of identical OBIs:	1	<b>Other Building Improvement (OBI)</b>			
<b>Main Structure</b>			<b>Modifications (Type, Size)</b>		<b>Photograph</b>
OBI type:	Surface parking lot	Width:	12,000 LF	Grade:	C
Const type:	Concrete	Depth:	1 LF	Condition:	Average
Year built:	1994	Flr area:	12,000 SF	% complete:	100%
					not available

# of identical OBIs:	1	<b>Other Building Improvement (OBI)</b>			
<b>Main Structure</b>			<b>Modifications (Type, Size)</b>		<b>Photograph</b>
OBI type:	Surface parking lot	Width:	125 LF	Grade:	C
Const type:	Asphalt	Depth:	128 LF	Condition:	Average
Year built:	1994	Flr area:	16,000 SF	% complete:	100%
					not available

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

March 18, 2024

Tax key number: 017-020022-040

Property address: 425 Main St

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

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

Legal description: TOWN OF LA CROSSE PRT LOTS 6 & 7 COM SELY COR LOT 6 NWLY 59FT 1INCH TO C/L PARTITION WALL POB NELY ALG C/L & P/W SELY LN LOTS 6 & 7 90FT NV

Sales History		
Date	Price	Type
1/3/2023	\$600,000	Valid improved sale
5/30/2013	\$70,000	Valid improved sale

Land									
Qty	Land Use	Width	Depth	Square Feet	Acres	Water Frontage	Tax Class	Special Tax Program	
1	Commercial	40	90	3,615	0.083	None	Commercial		

Commercial Building (Building 1)

Section name: Section 1  
 Year built: 1881  
 % complete: 100%  
 Stories: 1.00  
 Perimeter: 274 LF  
 Total area: 3,412 SF (all stories)



	Designed Use	Actual Use	Units	Area per Unit	Construction Class	Avg Ht	Quality	CDU
Occupancies	Mixed retail w/ res units	Retail, general	1	3,412	Masonry bearing walls	16.00	C (AV)	Average

	Component Description	Count	Stops	Area (sf)	Area (%)	Quality
Exterior walls	Brick, Solid			3,412	100.0%	C (AV)
HVAC	Warmed and cooled air			4,202	100.0%	C (AV)
Mezzanines	Mezzanines-open			790	23.2%	C (AV)

**Section 1 basement**  
 Levels: 1.00  
 Perimeter: 206 LF  
 Total area: 2,686 SF (all levels in basement)

	Designed Use	Actual Use	Units	Area per Unit	Basement Type	Construction Class	Avg Ht	Quality	CDU
Occupancies	Mixed retail w/ res units	Support area	1	1,186	Unfinished	Masonry bearing walls	8.00	C (AV)	Average
	Mixed retail w/ res units	Retail, general	1	1,500	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	Warmed and cooled air			1,500	55.8%	C (AV)
	No HVAC			1,186	44.2%	C (AV)

Section name: Section 2  
 Year built: 1881  
 % complete: 100%  
 Stories: 1.00  
 Perimeter: 230 LF  
 Total area: 3,000 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, 2 BR, 1 bath	2	1,500	Masonry bearing walls	16.00	C (AV)	Average

	Component Description	Count	Stops	Area (sf)	Area (%)	Quality
Exterior walls	Brick, Solid			3,000	100.0%	C (AV)
HVAC	Warmed and cooled air			3,000	100.0%	C (AV)

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

March 18, 2024

Tax key number: 017-020022-090

Property address: 412 Main St

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

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

Legal description: TOWN OF LA CROSSE E 25 FT LO T 1 & E 25 FT OF N 20 FT LOT 2 BLOCK 34 LOT SZ: 25 X 80

Sales History		
Date	Price	Type
4/3/2023	\$150,609	Valid improved sale

Land									
Qty	Land Use	Width	Depth	Square Feet	Acres	Water Frontage	Tax Class	Special Tax Program	
1	Commercial	25	80	2,004	0.046	None	Commercial		

Commercial Building (Soula's Cucina W/Apt)

Section name: Section 1  
 Year built: 1876  
 % complete: 100%  
 Stories: 2.00  
 Perimeter: 215 LF  
 Total area: 3,587 SF (all stories)



Occupancies	Designed Use	Actual Use	Units	Area per Unit	Construction Class	Avg Ht	Quality	CDU
	Mixed retail w/ res units	Restaurant	1	1,962	Masonry bearing walls	16.00	C (AV)	Average
Mixed retail w/ res units	Apartment, 2 BR, 1 bath	1	1,625	Masonry bearing walls	12.00	E (PR)	Poor	

Exterior walls HVAC	Component Description	Count	Stops	Area (sf)	Area (%)	Quality
	Brick, Solid				3,587	100.0%
HVAC	Package unit			3,587	100.0%	C (AV)

**Section 1 basement**  
 Levels: 1.00  
 Perimeter: 180 LF  
 Total area: 1,625 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	1,625	Unfinished	Masonry bearing walls	8.00	C (AV)	Average

HVAC	Component Description	Count	Stops	Area (sf)	Area (%)	Quality
	No HVAC				1,625	100.0%





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

March 18, 2024

Tax key number: 017-020029-020

Property address: 411 3rd St S

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

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

Legal description: C & F J DUNN, H L DOUSMAN & PETER CAMERONS ADDITION S 20 FT OF W 100FT LOT 2 BLOCK 10 LOT SZ: 20X100

Sales History		
Date	Price	Type
8/14/2023	\$425,000	Valid improved sale
4/19/2019	\$150,000	Valid improved sale

Land									
Qty	Land Use	Width	Depth	Square Feet	Acres	Water Frontage	Tax Class	Special Tax Program	
1	Commercial	20	100	2,309	0.053	None	Commercial		

Commercial Building (Building 1)

Section name: First Floor  
 Year built: 1880  
 % complete: 100%  
 Stories: 1.00  
 Perimeter: 188 LF  
 Total area: 1,535 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	1,535	Masonry bearing walls	13.00	C (AV)	Average

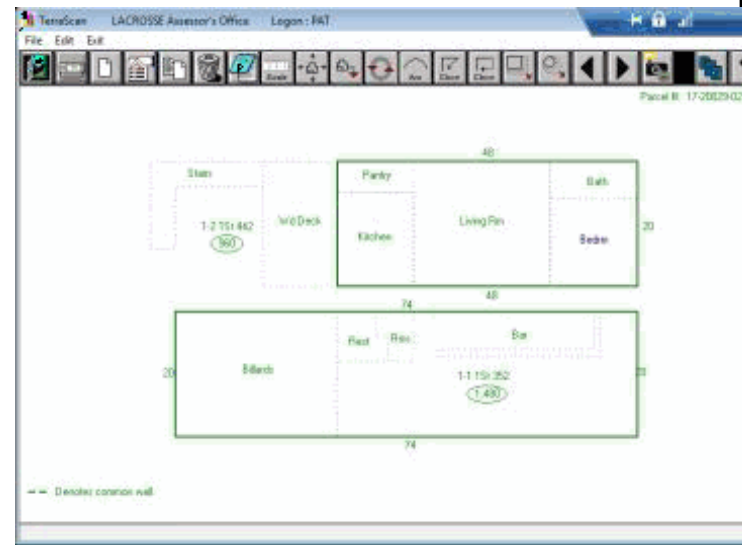
Exterior walls HVAC	Component Description	Count	Stops	Area (sf)	Area (%)	Quality
	Brick, Solid			1,535	100.0%	C (AV)
HVAC	Warmed and cooled air			1,535	100.0%	C (AV)

**First Floor basement**  
 Levels: 1.00  
 Perimeter: 126 LF  
 Total area: 860 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	860	Unfinished	Masonry bearing walls	8.00	C (AV)	Average

HVAC	Component Description	Count	Stops	Area (sf)	Area (%)	Quality
	No HVAC			860	100.0%	C (AV)

Section name: Second Floor  
 Year built: 1880  
 % complete: 100%  
 Stories: 1.00  
 Perimeter: 136 LF  
 Total area: 960 SF (all stories)



	Designed Use	Actual Use	Units	Area per Unit	Construction Class	Avg Ht	Quality	CDU
<b>Occupancies</b>	Mixed retail w/ res units	Apartment, 1 BR, 1 bath	1	960	Masonry bearing walls	9.00	C (AV)	Average
	<b>Component Description</b>	<b>Count</b>	<b>Stops</b>	<b>Area (sf)</b>	<b>Area (%)</b>	<b>Quality</b>		
<b>Exterior walls</b>	Brick, Solid			960	100.0%	C (AV)		
<b>HVAC</b>	Warmed and cooled air			960	100.0%	C (AV)		
<b>Balconies</b>	Balcony			240	25.0%	C (AV)		

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

March 18, 2024

Tax key number: 017-020050-060

Property address: 1904 Campbell Rd

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

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

Legal description: EDWARDS SUBDIVISION OF REPPY S OUTLOT NO. 4 PRT LOT 4 COM SW COR N1D31M 49SW 66.33FT TO POB N89D26M 54SE 44.38FT TO E LN LOT 4 N02D0M07SW AL

Sales History		
Date	Price	Type
1/31/2023	\$275,000	Valid improved sale
2/18/2014	\$215,500	Valid improved sale

Land									
Qty	Land Use	Width	Depth	Square Feet	Acres	Water Frontage	Tax Class	Special Tax Program	
1	Commercial	45	58	2,620	0.060	None	Commercial		

Commercial Building (Greengrass Cafe)

Section name: Section 1  
 Year built: 1953  
 % complete: 100%  
 Stories: 1.00  
 Perimeter: 194 LF  
 Total area: 2,090 SF (all stories)



Occupancies	Designed Use	Actual Use	Units	Area per Unit	Construction Class	Avg Ht	Quality	CDU
	Restaurant	Restaurant	1	2,090	Masonry bearing walls	11.00	C (AV)	Average

Exterior walls HVAC	Component Description	Count	Stops	Area (sf)	Area (%)	Quality
	Concrete Block			2,090	100.0%	C (AV)
HVAC	Package unit			2,090	100.0%	C (AV)

**Section 1 basement**  
 Levels: 1.00  
 Perimeter: 194 LF  
 Total area: 2,090 SF (all levels in basement)

Occupancies	Designed Use	Actual Use	Units	Area per Unit	Basement Type	Construction Class	Avg Ht	Quality	CDU
	Restaurant	Support area	1	2,090	Unfinished	Masonry bearing walls	8.00	C (AV)	Average

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

March 18, 2024

# of identical OBIs: 1		Other Building Improvement (OBI)		
Main Structure		Modifications (Type, Size)		Photograph
OBI type: Surface parking lot	Width: 24 LF	Grade: C		not available
Const type: Concrete	Depth: 25 LF	Condition: Average		
Year built: 1997	Flr area: 600 SF	% complete: 100%		

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

March 18, 2024

Tax key number: 017-020139-080

Property address: 1221 La Crosse St

Neighborhood / zoning: Comm High Volume10.00 / C2 - Commercial

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

Legal description: D C EVANS ADDITION PRT LOTS 20 & 21 BLOCK 2 COM SE COR L OT 21 N15D57M19SW 9.76FT TO POB N15D57M19SW 170.24FT TO NE COR LOT 21 S74D2M41S AL

Sales History		
Date	Price	Type
10/23/2023	\$450,000	Valid improved sale

Land									
Qty	Land Use	Width	Depth	Square Feet	Acres	Water Frontage	Tax Class	Special Tax Program	
1	Commercial	78	190	14,600	0.335	None	Commercial		

Commercial Building (Building 1)

Section name: Section 1  
 Year built: 1959  
 % 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	Restaurant	1	1,323	Metal frame and walls	12.00	C (AV)	Average

Exterior walls	Component Description		Count	Stops	Area (sf)	Area (%)	Quality
	HVAC	PE-Metal Sandwich Panels				1,323	100.0%
Warmed and cooled air					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:	55 LF	Grade:	C				not available
Const type:	Asphalt	Depth:	100 LF	Condition:	Average				
Year built:	1984	Flr area:	5,500 SF	% complete:	100%				

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

March 18, 2024

Tax key number: 017-020139-120

Property address: 1253 La Crosse St

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

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

Legal description: D C EVANS ADDITION LOT 26 BL K 2 & SLY 1/2 VAC ALLEY ADJ ON N IN DOC NO. 1485696

Sales History		
Date	Price	Type
8/24/2023	\$465,000	Valid improved sale

Land									
Qty	Land Use	Width	Depth	Square Feet	Acres	Water Frontage	Tax Class	Special Tax Program	
1	Commercial	60	190	11,400	0.262	None	Commercial		

Commercial Building (Super Duplex)

Section name: Super Duplex  
 Year built: 1984  
 % complete: 100%  
 Stories: 2.00  
 Perimeter: 168 LF  
 Total area: 3,136 SF (all stories)



Occupancies	Designed Use	Actual Use	Units	Area per Unit	Construction Class	Avg Ht	Quality	CDU
	Multiple res (low rise)	Apartment, 4+ BR, 2 bath	2	1,568	Wood or steel framed exterior w	8.00	C (AV)	Average

Exterior walls	Component Description		Count	Stops	Area (sf)	Area (%)	Quality
	Stud-Vinyl Siding				3,136	100.0%	C (AV)
HVAC	Electric			3,136	100.0%	C (AV)	

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

Main Structure				Modifications (Type, Size)		Photograph
OBI type: Surface parking lot	Width: 35 LF	Grade: C				not available
Const type: Asphalt	Depth: 35 LF	Condition: Average				
Year built: 1984	Flr area: 1,225 SF	% complete: 100%				

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

March 18, 2024

Tax key number: 017-020157-010

Property address: 1022 La Crosse St

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

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

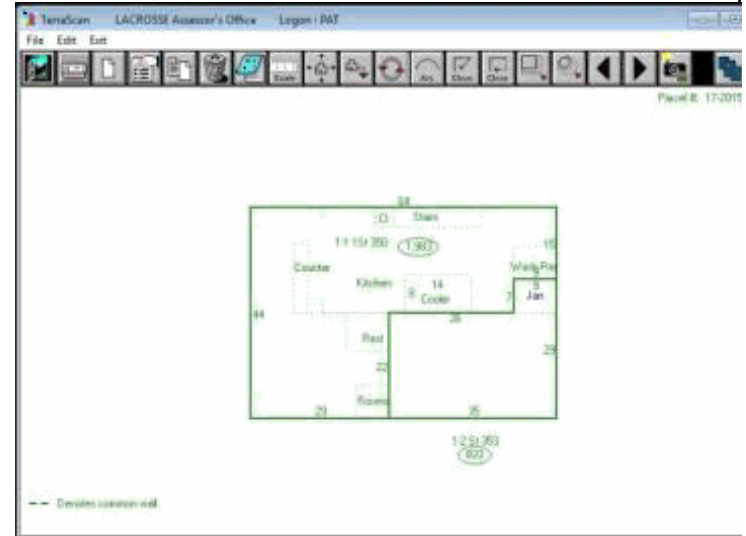
Legal description: T BURNS HS DURAND ST SMITH & FM RUBLEES ADDITION LOT 7 & LOT 8 EX S 50FT BLOCK 23 LO T SZ: 65.58X145.75

Sales History		
Date	Price	Type
10/17/2023	\$576,340	Valid improved sale
12/26/2012	\$310,000	Valid improved sale

Land									
Qty	Land Use	Width	Depth	Square Feet	Acres	Water Frontage	Tax Class	Special Tax Program	
1	Commercial	66	146	9,627	0.221	None	Commercial		

Commercial Building (Building 1)

Section name: Section 1  
 Year built: 1986  
 % complete: 100%  
 Stories: 1.00  
 Perimeter: 216 LF  
 Total area: 2,816 SF (all stories)



Occupancies	Designed Use	Actual Use	Units	Area per Unit	Construction Class	Avg Ht	Quality	CDU
	Restaurant	Restaurant	1	1,983	Wood or steel framed exterior w	14.00	C (AV)	Average
Retail store	Retail, general	1	833	Wood or steel framed exterior w	14.00	C (AV)	Average	

Exterior walls HVAC	Component Description	Count	Stops	Area (sf)	Area (%)	Quality
	Stud-Stucco				2,816	100.0%
Package unit				2,816	100.0%	C (AV)

**Section 1 basement**  
 Levels: 1.00  
 Perimeter: 134 LF  
 Total area: 1,144 SF (all levels in basement)

Occupancies	Designed Use	Actual Use	Units	Area per Unit	Basement Type	Construction Class	Avg Ht	Quality	CDU
	Retail store	Support area	1	856	Unfinished	Masonry bearing walls	10.00	C (AV)	Average
Retail store	Restaurant	1	288	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			288	25.2%	C (AV)

# of identical OBIs: 1	Other Building Improvement (OBI)			
	Main Structure	Modifications (Type, Size)		Photograph
OBI type: Surface parking lot	Width: 10 LF	Grade: C		not available
Const type: Asphalt	Depth: 673 LF	Condition: Average		
Year built: 1986	Flr area: 6,730 SF	% complete: 100%		

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

March 18, 2024

Tax key number: 017-020162-120

Property address: 421 West Ave N


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

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

Legal description: T BURNS HS DURAND ST SMITH & FM RUBLEES ADDITION LOT 3 E X S 2FT BLOCK 30 EX PRT TAKE N FOR R/W IN DOC NO. 1467185 & DOC NO. 1467187

Sales History		
Date	Price	Type
12/27/2023	\$160,000	Valid improved sale
3/18/2007	\$147,500	Valid improved sale

Land									
Qty	Land Use	Width	Depth	Square Feet	Acres	Water Frontage	Tax Class	Special Tax Program	
1	Commercial	56	92	5,063	0.116	None	Commercial		

Residential Building			
Year built: 1915	Full basement: 1,375 SF		
Year remodeled:	Crawl space:		
Stories: 2 story	Rec room (rating):		
Style: Bungalow	Fin bsmt living area:		
Use: Single family	First floor: 1,515 SF		
Exterior wall: Alum/vinyl	Second floor: 951 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	Attachments: None		
Baths: 2 full, 1 half			
Other rooms: 5			
Whirl / hot tubs:			
Add'l plumb fixt: 3			
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 2,466 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: 20 LF	Condition: Average		
Year built: 1972	Fir area: 400 SF	% complete: 100%		

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

March 18, 2024

Tax key number: 017-020164-050

Property address: 117 6th St N

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

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

Legal description: T BURNS G FARNUM & P BURNS ADDITION LOT 3 BLOCK 1 LOT SZ : 53.4X142.7M/L

Sales History		
Date	Price	Type
12/14/2023	\$100,000	Valid improved sale
7/27/2006	\$225,000	Valid improved sale

Land									
Qty	Land Use	Width	Depth	Square Feet	Acres	Water Frontage	Tax Class	Special Tax Program	
1	Commercial	53	140	7,492	0.172	None	Commercial		

Commercial Building (Building 1)

Section name: Section 1  
 Year built: 1910  
 % complete: 100%  
 Stories: 1.00  
 Perimeter: 233 LF  
 Total area: 4,550 SF (all stories)



Occupancies	Designed Use	Actual Use	Units	Area per Unit	Construction Class	Avg Ht	Quality	CDU
	Retail store	Retail, general	1	4,550	Masonry bearing walls	14.00	D (FR)	Fair

Exterior walls HVAC	Component Description	Count	Stops	Area (sf)	Area (%)	Quality
	Block with Stucco			4,550	100.0%	C (AV)
Space heater			4,550	100.0%	C (AV)	

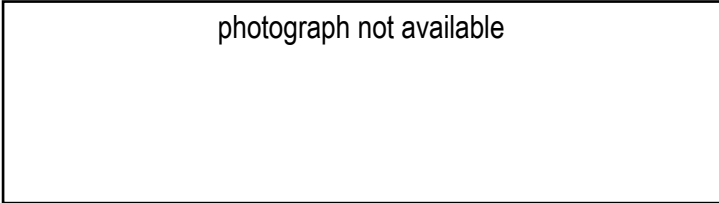
**Section 1 basement**  
 Levels: 1.00  
 Perimeter: 276 LF  
 Total area: 4,770 SF (all levels in basement)

Occupancies	Designed Use	Actual Use	Units	Area per Unit	Basement Type	Construction Class	Avg Ht	Quality	CDU
	Retail store	Support area	1	4,770	Unfinished	Masonry bearing walls	10.00	C (AV)	Average

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

March 18, 2024

Section name: Section 2  
 Year built: 1944  
 % complete: 100%  
 Stories: 1.00  
 Perimeter: 151 LF  
 Total area: 2,597 SF (all stories)



	Designed Use	Actual Use	Units	Area per Unit	Construction Class	Avg Ht	Quality	CDU
<b>Occupancies</b>	Storage warehouse	Warehouse, storage	1	2,597	Masonry bearing walls	14.00	D (FR)	Fair

	Component Description	Count	Stops	Area (sf)	Area (%)	Quality
<b>Exterior walls</b>	Stud-Stucco			2,597	100.0%	C (AV)
<b>HVAC</b>	Space heater			2,597	100.0%	C (AV)

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

March 18, 2024

Tax key number: 017-020175-010

Property address: 601 Cass St

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

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

Legal description: BURNS & OVERBAUGHS ADDITION LOT 8 & S1/2 LOT 9 BLOCK 3 E X PRCL 13 ON TPP 7575-08-22- 4.02 IN DOC NO. 1662064

Sales History		
Date	Price	Type
5/25/2023	\$572,000	Valid improved sale
1/24/2011	\$389,000	Valid improved sale

Land									
Qty	Land Use	Width	Depth	Square Feet	Acres	Water Frontage	Tax Class	Special Tax Program	
1	Commercial	84	145	12,197	0.280	None	Commercial		

Commercial Building (Rick's Food Mart)

Section name: Section 1  
 Year built: 1939  
 % complete: 100%  
 Stories: 1.00  
 Perimeter: 164 LF  
 Total area: 1,656 SF (all stories)



	Designed Use	Actual Use	Units	Area per Unit	Construction Class	Avg Ht	Quality	CDU
Occupancies	Mini-mart convenience store	Convenience store	1	1,656	Masonry bearing walls	10.00	C (AV)	Average

	Component Description	Count	Stops	Area (sf)	Area (%)	Quality
Exterior walls	Concrete Block			1,656	100.0%	C (AV)
HVAC	Package unit			1,656	100.0%	C (AV)

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

March 18, 2024

# of identical OBIs: 1		Other Building Improvement (OBI)		
Main Structure		Modifications (Type, Size)		Photograph
OBI type: Tank, underground	Diameter: 0 LF	Grade: C		not available
Const type: Fiber coated steel, single wall	Height: 0 LF	Condition: Average		
Year built: 1989	Volume: 1,000 gals	% complete: 100%		

# of identical OBIs: 1		Other Building Improvement (OBI)		
Main Structure		Modifications (Type, Size)		Photograph
OBI type: Tank, underground	Diameter: 0 LF	Grade: C		not available
Const type: Fiber coated steel, single wall	Height: 0 LF	Condition: Average		
Year built: 1989	Volume: 2,000 gals	% complete: 100%		

# of identical OBIs: 1		Other Building Improvement (OBI)		
Main Structure		Modifications (Type, Size)		Photograph
OBI type: Tank, underground	Diameter: 0 LF	Grade: C		not available
Const type: Fiber coated steel, single wall	Height: 0 LF	Condition: Average		
Year built: 1989	Volume: 4,000 gals	% complete: 100%		

# of identical OBIs: 1		Other Building Improvement (OBI)		
Main Structure		Modifications (Type, Size)		Photograph
OBI type: Tank, underground	Diameter: 0 LF	Grade: C		not available
Const type: Fiber coated steel, single wall	Height: 0 LF	Condition: Average		
Year built: 1989	Volume: 8,000 gals	% complete: 100%		

# of identical OBIs: 1		Other Building Improvement (OBI)		
Main Structure		Modifications (Type, Size)		Photograph
OBI type: Tank, underground	Diameter: 0 LF	Grade: C		not available
Const type: Fiber coated steel, single wall	Height: 0 LF	Condition: Average		
Year built: 1989	Volume: 8,000 gals	% complete: 100%		

# of identical OBIs: 1		Other Building Improvement (OBI)		
Main Structure		Modifications (Type, Size)		Photograph
OBI type: Canopy	Width: 24 LF	Grade: C		not available
Const type: Fuel Canopy	Depth: 64 LF	Condition: Average		
Year built: 1989	Flr area: 1,536 SF	% complete: 100%		

# of identical OBIs: 1		Other Building Improvement (OBI)		
Main Structure		Modifications (Type, Size)		Photograph
OBI type: Tank, underground	Diameter: 0 LF	Grade: C		not available
Const type: Fiber coated steel, single wall	Height: 0 LF	Condition: Average		
Year built: 1989	Volume: 12,000 gals	% complete: 100%		

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: 24 LF	Grade: C		not available
Const type: Fuel Canopy	Depth: 24 LF	Condition: Average		
Year built: 1989	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: 74 LF	Grade: C		not available
Const type: Concrete	Depth: 100 LF	Condition: Average		
Year built: 1986	Flr area: 7,400 SF	% complete: 100%		

# of identical OBIs: 1		Other Building Improvement (OBI)		
Main Structure		Modifications (Type, Size)		Photograph
OBI type: Surface parking lot	Width: 55 LF	Grade: C		not available
Const type: Asphalt	Depth: 60 LF	Condition: Average		
Year built: 1986	Flr area: 3,300 SF	% complete: 100%		

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

March 18, 2024

Tax key number: 017-020175-040

Property address: 614 King St

Neighborhood / zoning: Apt Central City Post 1940 / C2 - Commercial

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

Legal description: BURNS & OVERBAUGHS ADDITION N1/2 LOT 13 & ALL LOT 14 BLO CK 3 LOT SZ: 145.08 X 82.125

Sales History		
Date	Price	Type
5/1/2023	\$1,300,000	Valid improved sale

Land									
Qty	Land Use	Width	Depth	Square Feet	Acres	Water Frontage	Tax Class	Special Tax Program	
1	Commercial	145	86	12,430	0.285	None	Commercial		

Commercial Building (10 Unit)

Section name: Section 1  
 Year built: 1919  
 % complete: 100%  
 Stories: 3.00  
 Perimeter: 211 LF  
 Total area: 8,283 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	632	Masonry bearing walls	9.00	C (AV)	Average
Multiple res (low rise)	Apartment, 3 BR, 1 bath	4	1,324	Masonry bearing walls	9.00	C (AV)	Average	
Multiple res (low rise)	Support area	1	459	Masonry bearing walls	9.00	C (AV)	Average	

Exterior walls HVAC	Component Description	Count	Stops	Area (sf)	Area (%)	Quality
	Stud-Brick Veneer			8,283	100.0%	C (AV)
Electric			8,283	100.0%	C (AV)	

**Section 1 basement**  
 Levels: 1.00  
 Perimeter: 212 LF  
 Total area: 2,761 SF (all levels in basement)



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

March 18, 2024

Occupancies	Designed Use	Actual Use	Units	Area per Unit	Basement Type	Construction Class	Avg Ht	Quality	CDU
	Multiple res (low rise)	Apartment, efficiency	1	380	Resident living	Masonry bearing walls	10.00	C (AV)	Average
	Multiple res (low rise)	Support area	1	2,111	Unfinished	Masonry bearing walls	10.00	C (AV)	Average
	Multiple res (low rise)	Apartment, efficiency	1	270	Resident living	Masonry bearing walls	10.00	C (AV)	Average

HVAC	Component Description		Count	Stops	Area (sf)	Area (%)	Quality
	Electric				650	23.5%	C (AV)

Other features	Qty	Description	Units	Grade	Location	Yr Blt	Condition
	1	Open porch w/roof	301	C		1919	Av
	1	Open porch w/roof	301	C		1919	Av
	1	Open porch w/roof	119	C		1919	Av
	1	Open porch w/roof	301	C		1919	Av

Commercial Building (8 Unit)

Section name: Section 1  
 Year built: 1908  
 % complete: 100%  
 Stories: 1.00  
 Perimeter: 204 LF  
 Total area: 2,132 SF (all stories)



	Designed Use	Actual Use	Units	Area per Unit	Construction Class	Avg Ht	Quality	CDU
<b>Occupancies</b>	Multiple res (low rise)	Apartment, 1 BR, 1 bath	1	766	Masonry bearing walls	9.00	C (AV)	Average
	Multiple res (low rise)	Apartment, 1 BR, 1 bath	1	652	Masonry bearing walls	9.00	C (AV)	Average
	Multiple res (low rise)	Apartment, 1 BR, 1 bath	1	602	Masonry bearing walls	9.00	C (AV)	Average
	Multiple res (low rise)	Support area	1	112	Masonry bearing walls	9.00	C (AV)	Average

	Component Description	Count	Stops	Area (sf)	Area (%)	Quality
<b>Exterior walls</b>	Stud-Brick Veneer			2,132	100.0%	C (AV)
	<b>HVAC</b> Electric			2,132	100.0%	C (AV)

**Section 1 basement**  
 Levels: 1.00  
 Perimeter: 204 LF  
 Total area: 2,132 SF (all levels in basement)

	Designed Use	Actual Use	Units	Area per Unit	Basement Type	Construction Class	Avg Ht	Quality	CDU
<b>Occupancies</b>	Multiple res (low rise)	Apartment, 1 BR, 1 bath	1	561	Resident living	Masonry bearing walls	9.00	C (AV)	Average
	Multiple res (low rise)	Apartment, 1 BR, 1 bath	1	761	Resident living	Masonry bearing walls	9.00	C (AV)	Average
	Multiple res (low rise)	Apartment, 1 BR, 1 bath	1	810	Resident living	Masonry bearing walls	9.00	C (AV)	Average

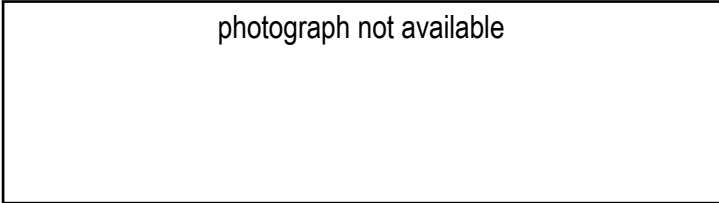
	Component Description	Count	Stops	Area (sf)	Area (%)	Quality
<b>HVAC</b>	Electric			2,132	100.0%	C (AV)

	Qty	Description	Units	Grade	Location	Yr Blt	Condition
<b>Other features</b>	1	Solid wall porch	250	C		1908	Av
<b>Other features</b>	1	Solid wall porch	250	C		1908	Av

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

March 18, 2024

Section name: Section 2  
 Year built: 1908  
 % complete: 100%  
 Stories: 1.00  
 Perimeter: 204 LF  
 Total area: 2,132 SF (all stories)



	Designed Use	Actual Use	Units	Area per Unit	Construction Class	Avg Ht	Quality	CDU
<b>Occupancies</b>	Multiple res (low rise)	Support area	1	96	Masonry bearing walls	9.00	C (AV)	Average
	Multiple res (low rise)	Apartment, 1 BR, 1 bath	1	766	Masonry bearing walls	9.00	C (AV)	Average
	Multiple res (low rise)	Apartment, 2 BR, 1 bath	1	1,270	Masonry bearing walls	9.00	C (AV)	Average

	Component Description	Count	Stops	Area (sf)	Area (%)	Quality
<b>Exterior walls</b>	Stud-Brick Veneer			2,132	100.0%	C (AV)
	<b>HVAC</b> Electric			2,132	100.0%	C (AV)

<b>Other features</b>	Qty	Description	Units	Grade	Location	Yr Blt	Condition
	1	Solid wall porch	250	C		1908	Av

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

March 18, 2024

Tax key number: 017-020179-010

Property address: 201 7th St S

Neighborhood / zoning: Comm Bus Dist \$15.00 / TND - Traditional Neighborhood

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

Legal description: BURNS & OVERBAUGHS ADDITION LOTS 13 & 14 EX S 51FT LOT 1 3 BLOCK 6 LOT SZ: 62.75 X 14 5.08

Sales History		
Date	Price	Type
5/31/2023	\$550,000	Valid improved sale

Land									
Qty	Land Use	Width	Depth	Square Feet	Acres	Water Frontage	Tax Class	Special Tax Program	
1	Commercial	63	145	9,148	0.210	None	Commercial		

Commercial Building (Building 1)

Section name: Section 1  
 Year built: 1964  
 % complete: 100%  
 Stories: 1.00  
 Perimeter: 237 LF  
 Total area: 3,542 SF (all stories)



Occupancies	Designed Use	Actual Use	Units	Area per Unit	Construction Class	Avg Ht	Quality	CDU
	Dental office/clinic	Medical clinic	1	3,542	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			3,542	100.0%	C (AV)
HVAC	Package unit			3,542	100.0%	C (AV)

**Section 1 basement**  
 Levels: 1.00  
 Perimeter: 237 LF  
 Total area: 3,542 SF (all levels in basement)

Occupancies	Designed Use	Actual Use	Units	Area per Unit	Basement Type	Construction Class	Avg Ht	Quality	CDU
	Dental office/clinic	Support area	1	234	Unfinished	Masonry bearing walls	10.00	C (AV)	Average
Dental office/clinic	Medical clinic	1	3,308	Finished	Masonry bearing walls	10.00	C (AV)	Average	

HVAC	Component Description	Count	Stops	Area (sf)	Area (%)	Quality
	HVAC	Package unit			3,308	93.4%

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

March 18, 2024

# of identical OBIs: 1		Other Building Improvement (OBI)			
Main Structure				Modifications (Type, Size)	Photograph
OBI type: Surface parking lot	Width: 53 LF	Grade: C			not available
Const type: Asphalt	Depth: 100 LF	Condition: Average			
Year built: 1985	Flr area: 5,300 SF	% complete: 100%			

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

March 18, 2024

Tax key number: 017-020179-100

Property address: 239 8th St S

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

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

Legal description: BURNS & OVERBAUGHS ADDITION PRT LOTS 8 & 9 BLOCK 7 BEG S W COR LOT 8 N ALG E LN 8TH S T 76.8 FT TO A PT 10FT N OF SW COR LOT 9 E 91.6FT SLY 7

Sales History		
Date	Price	Type
8/30/2023	\$630,000	Valid improved sale
3/16/2018	\$630,000	Valid improved sale

Land									
Qty	Land Use	Width	Depth	Square Feet	Acres	Water Frontage	Tax Class	Special Tax Program	
1	Commercial			6,926	0.159	None	Commercial		

Residential Building			
Year built: 1885	Full basement: 2,546 SF		
Year remodeled: 2000	Crawl space:		
Stories: 2 story	Rec room (rating):		
Style: Historic	Fin bsmt living area:		
Use: Apartment	First floor: 2,546 SF		
Exterior wall: Stucco	Second floor: 3,111 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: 14	Unfinished area:		
Family rooms: 2	Open porch 200 SF		
Baths: 4 full, 0 half	Open porch 190 SF		
Other rooms:			
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 5,657 SF

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

March 18, 2024

Tax key number: 017-020179-110

Property address: 813 Cass St


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

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

Legal description: BURNS & OVERBAUGHS ADDITION LOT 8 & S 10FT LOT 9 BLOCK 7 EX BEG INTER N LN CASS ST & E LN 8TH ST AS NOW LOCATED N ALG E LN 8TH ST 78FT 8IN

Sales History		
Date	Price	Type
8/30/2023	\$630,000	Valid improved sale
3/16/2018	\$630,000	Valid improved sale

Land									
Qty	Land Use	Width	Depth	Square Feet	Acres	Water Frontage	Tax Class	Special Tax Program	
1	Commercial	52	76	3,975	0.091	None	Commercial		

Residential Building			
Year built: 1880	Full basement: 2,010 SF		
Year remodeled:	Crawl space:		
Stories: 2 story	Rec room (rating):		
Style: Apartment	Fin bsmt living area:		
Use: Apartment	First floor: 2,045 SF		
Exterior wall: Brick	Second floor: 2,020 SF		
Masonry adjust:	Third floor:		
Roof type: Metal	Half story: 0 SF		
Heating: Electric, baseboard	Finished attic:		
Cooling: No A/C	Unfinished attic: 1,005 SF		
Bedrooms: 12	Unfinished area:		
Family rooms:	Open porch 30 SF		
Baths: 4 full, 0 half			
Other rooms: 8			
Whirl / hot tubs:			
Add'l plumb fixt: 3			
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 4,065 SF

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

March 18, 2024

Tax key number: 017-020180-140

Property address: 135 8th St S

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

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

Legal description: BURNS & OVERBAUGHS ADDITION W 1FT OF E 11FT OF N 1FT LOT 8 BLOCK 8 (ASSD W/40X7 2018 2-070) LOT SZ: 1 X 1

Sales History		
Date	Price	Type
10/31/2023	\$1,385,000	Valid improved sale
6/3/2008	\$1,234,000	Valid improved sale

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



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

March 18, 2024

Tax key number: 017-020182-070

Property address: 135 8th St S

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

Traffic / water / sanitary: / City water / Sewer

Legal description: METZGERS SUBD OF LOT 7 BLK 8 BURNS & OVERBAUGHS ADDITION LOT 6 EX N 2FT SUBJ TO ESMT OVER E 10FT (ASSESS INCL 8X 106 17-20180-140) LOT SZ:

Sales History		
Date	Price	Type
10/31/2023	\$1,385,000	Valid improved sale
6/3/2008	\$1,234,000	Valid improved sale

Land									
Qty	Land Use	Width	Depth	Square Feet	Acres	Water Frontage	Tax Class	Special Tax Program	
1	Commercial	52	155	8,060	0.185	None	Commercial		

Commercial Building (16 Unit)

Section name: Section 1  
 Year built: 1962  
 % complete: 100%  
 Stories: 2.00  
 Perimeter: 214 LF  
 Total area: 4,800 SF (all stories)



	Designed Use	Actual Use	Units	Area per Unit	Construction Class	Avg Ht	Quality	CDU
Occupancies	Multiple res (low rise)	Apartment, efficiency	16	300	Wood or steel framed exterior w	9.00	C (AV)	Average

	Component Description	Count	Stops	Area (sf)	Area (%)	Quality
Exterior walls	Stud-Walls-Wood Siding			4,800	100.0%	C (AV)
HVAC	Hot water			4,800	100.0%	C (AV)

**Section 1 basement**  
 Levels: 1.00  
 Perimeter: 128 LF  
 Total area: 1,024 SF (all levels in basement)

	Designed Use	Actual Use	Units	Area per Unit	Basement Type	Construction Class	Avg Ht	Quality	CDU
Occupancies	Multiple res (low rise)	Support area	1	1,024	Unfinished	Masonry bearing walls	10.00	C (AV)	

	Qty	Description	Units	Grade	Location	Yr Blt	Condition
Other features	1	Open porch w/roof	300	C		1962	Av
Other features	1	Open porch w/roof	300	C		1962	Av

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

March 18, 2024

# 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: 24 LF	Condition: Average			
Year built: 1938	Flr area: 480 SF	% complete: 100%			

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

March 18, 2024

Tax key number: 017-020184-060

Property address: 112 10th 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 99 & N1/2 LOT 100 BLK 10 LOT SZ: 85.58 M/ L X 145.75

Sales History		
Date	Price	Type
11/27/2023	\$327,500	Valid improved sale
8/30/2006	\$165,000	Valid improved sale

Land									
Qty	Land Use	Width	Depth	Square Feet	Acres	Water Frontage	Tax Class	Special Tax Program	
1	Commercial			12,458	0.286	None	Commercial		

Residential Building			
Year built: 1875	Full basement: 1,854 SF		
Year remodeled:	Crawl space:		
Stories: 2 story w/attic	Rec room (rating):		
Style: Apartment	Fin bsmt living area:		
Use: Apartment	First floor: 1,854 SF		
Exterior wall: Brick	Second floor: 1,854 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: 378 SF		
Bedrooms: 5	Unfinished area:		
Family rooms:	Open porch: 120 SF		
Baths: 4 full, 0 half	Open porch: 292 SF		
Other rooms:			
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 3,708 SF

# 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: 22 LF	Condition: Average		
Year built: 1935	Flr area: 484 SF	% complete: 100%		

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

March 18, 2024

Tax key number: 017-020246-010

Property address: 455 Park Plaza Dr

Neighborhood / zoning: Comm High Volume \$7.00 / PD - Planned Development

Traffic / water / sanitary: Heavy / Well water / Sewer

Legal description: HOESCHLER'S PARK PLAZA ADDN LOT 1 LOT SZ: 2.3743 AC

Sales History		
Date	Price	Type
3/9/2023	\$1,500,000	Valid improved sale
1/25/2023	\$1,300,000	Valid improved sale

Land									
Qty	Land Use	Width	Depth	Square Feet	Acres	Water Frontage	Tax Class	Special Tax Program	
1	Commercial	132	884	116,741	2.680	River (Prime)	Commercial		

Commercial Building (Building 1)

Section name: Section 1  
 Year built: 1962  
 % complete: 100%  
 Stories: 1.00  
 Perimeter: 992 LF  
 Total area: 48,060 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	48,060	Metal frame and walls	14.00	C (AV)	Average

Exterior walls	Component Description	Count	Stops	Area (sf)	Area (%)	Quality
	Single-Metal on Steel Frame			48,060	100.0%	C (AV)
HVAC	Package unit			48,060	100.0%	C (AV)

**Section 1 basement**  
 Levels: 1.00  
 Perimeter: 418 LF  
 Total area: 10,961 SF (all levels in basement)

Occupancies	Designed Use	Actual Use	Units	Area per Unit	Basement Type	Construction Class	Avg Ht	Quality	CDU
	Industrials, light mfg	Support area	1	5,961	Unfinished	Masonry bearing walls	10.00	D (FR)	Average
	Industrials, light mfg	Light manufacturing/flex	1	5,000	Finished	Masonry bearing walls	10.00	D (FR)	Average

HVAC	Component Description	Count	Stops	Area (sf)	Area (%)	Quality
	Package unit			5,000	45.6%	D (FR)

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

March 18, 2024

# of identical OBIs: 1		Other Building Improvement (OBI)		
Main Structure		Modifications (Type, Size)		Photograph
OBI type: Garage	Width: 14 LF	Grade: C		not available
Const type: Detached, frame or cb	Depth: 26 LF	Condition: Average		
Year built: 1980	Flr area: 364 SF	% complete: 100%		

# of identical OBIs: 1		Other Building Improvement (OBI)		
Main Structure		Modifications (Type, Size)		Photograph
OBI type: Garage	Width: 14 LF	Grade: C		not available
Const type: Detached, frame or cb	Depth: 17 LF	Condition: Average		
Year built: 1995	Flr area: 238 SF	% complete: 100%		

# of identical OBIs: 1		Other Building Improvement (OBI)		
Main Structure		Modifications (Type, Size)		Photograph
OBI type: Surface parking lot	Width: 248 LF	Grade: C		not available
Const type: Asphalt	Depth: 250 LF	Condition: Average		
Year built: 1962	Flr area: 62,000 SF	% complete: 100%		

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

March 18, 2024

Tax key number: 017-020248-020

Property address: 111 Causeway Blvd

Neighborhood / zoning: Comm Ind \$4.00 / M2 - Heavy Industrial

Traffic / water / sanitary: Cul de sac / City water / Sewer

Legal description: BEMEL'S INDUSTRIAL ADDITION LOTS 5, 6, 7 & 8 BLOCK 1 LOT SZ: 246.15 FR 196.7 R X 408 E / W

Sales History		
Date	Price	Type
4/5/2023	\$965,000	Valid improved sale
11/2/2005	\$100,000	Valid improved sale

Land									
Qty	Land Use	Width	Depth	Square Feet	Acres	Water Frontage	Tax Class	Special Tax Program	
1	Commercial	245	380	93,131	2.138	None	Commercial		

Commercial Building (Building 1)

Section name: Section 1  
 Year built: 1964  
 % complete: 100%  
 Stories: 1.00  
 Perimeter: 358 LF  
 Total area: 6,525 SF (all stories)



Occupancies	Designed Use	Actual Use	Units	Area per Unit	Construction Class	Avg Ht	Quality	CDU
	Transit warehouse	Trucking terminal	1	6,525	Metal frame and walls	12.00	C (AV)	Average

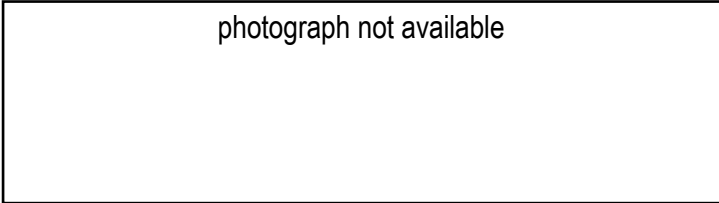
Exterior walls	Component Description		Count	Stops	Area (sf)	Area (%)	Quality
	Single-Metal on Steel Frame				6,525	100.0%	C (AV)
HVAC	Space heater			6,525	100.0%	C (AV)	

Other features	Qty	Description	Units	Grade	Location	Yr Blt	Condition
	1	Dock levelers, auto	14	C			1964
Other features	1	Dock levelers, auto	20	C		1964	Av

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

March 18, 2024

Section name: Section 2  
 Year built: 1969  
 % complete: 100%  
 Stories: 1.00  
 Perimeter: 330 LF  
 Total area: 6,655 SF (all stories)



Occupancies	Designed Use	Actual Use	Units	Area per Unit	Construction Class	Avg Ht	Quality	CDU
		Transit warehouse	Trucking terminal	1	6,655	Metal frame and walls	12.00	C (AV)

Exterior walls	Component Description	Count	Stops	Area (sf)	Area (%)	Quality
		Single-Metal on Steel Frame			6,655	100.0%

HVAC	Component Description	Count	Stops	Area (sf)	Area (%)	Quality
		Space heater			6,655	100.0%

# of identical OBIs:	Other Building Improvement (OBI)				
1	Main Structure			Modifications (Type, Size)	Photograph
OBI type: Surface parking lot	Width: 228 LF	Grade: C			not available
Const type: Asphalt	Depth: 270 LF	Condition: Average			
Year built: 1964	Flr area: 61,560 SF	% complete: 100%			

# of identical OBIs:	Other Building Improvement (OBI)				
1	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: 1964	Flr area: 8,000 SF	% complete: 100%			

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

March 18, 2024

**Tax key number: 017-020273-010**

**Property address: 455 Park Plaza Dr**

Neighborhood / zoning: Comm High Volume \$7.00 / PD - Planned Development

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

Legal description: PRT GOVERNMENT LOT 5 COM NE COR LOT 1 HOESCHLER PARK PLA ZA ADDN S17D8ME 131.47FT TO POB S17D8ME 223.05FT S89D 7M W 85.62FT N5D22ME 212.75FT

Sales History		
Date	Price	Type
3/9/2023	\$1,500,000	Valid improved sale
1/25/2023	\$1,300,000	Valid improved sale

Land									
Qty	Land Use	Width	Depth	Square Feet	Acres	Water Frontage	Tax Class	Special Tax Program	
1	Commercial	550	90	49,223	1.130	River (Prime)	Commercial		



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

March 18, 2024

Tax key number: 017-020273-011

Property address: Park Plaza Dr

Neighborhood / zoning: Comm High Volume \$7.00 / PD - Planned Development, Floodway

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

Legal description: CERTIFIED SURVEY MAP NO. 14 VOL 17 DOC NO. 1683829 THAT PRT LOT 2 LYG SLY OF N LN LO T 1 HOESCHLERS PARK PLAZA AD DN EXTD WLY TO THE WATERS E

Sales History		
Date	Price	Type
3/9/2023	\$1,500,000	Valid improved sale
1/25/2023	\$1,300,000	Valid improved sale

Land									
Qty	Land Use	Width	Depth	Square Feet	Acres	Water Frontage	Tax Class	Special Tax Program	
1	Commercial	100	22	2,178	0.050	River (Prime)	Commercial		

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

March 18, 2024

Tax key number: 017-020273-020

Property address: 455 Park Plaza Dr

Neighborhood / zoning: Comm High Volume \$7.00 / PD - Planned Development, Floodway

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

Legal description: PRT GOVERNMENT LOT 5 COM NE COR LOT 1 HOESCHLER PARK PLA ZA ADDN S17D8ME 353.76FT TO POB S17D8ME 200.75FT S72D 52 MW 175.5FT N5D22ME 78.53FT

Sales History		
Date	Price	Type
3/9/2023	\$1,500,000	Valid improved sale
1/25/2023	\$1,300,000	Valid improved sale

Land									
Qty	Land Use	Width	Depth	Square Feet	Acres	Water Frontage	Tax Class	Special Tax Program	
1	Commercial	200	222	44,301	1.017	River (Prime)	Commercial		

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

March 18, 2024

**Tax key number:** 017-020273-050

**Property address:** 455 Park Plaza Dr

Neighborhood / zoning: Comm High Volume \$7.00 / PD - Planned Development, Floodway

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

Legal description: PRT GOVERNMENT LOT 5 COM NE COR LOT 1 HOESCHLER PARK PLA ZA ADDN S17D8ME 555.27FT TO N LN OF DR S72D52MW 175.5 FT TO POB N5D22ME 78.53FT N88

Sales History		
Date	Price	Type
3/9/2023	\$1,500,000	Valid improved sale
1/25/2023	\$1,300,000	Valid improved sale

Land									
Qty	Land Use	Width	Depth	Square Feet	Acres	Water Frontage	Tax Class	Special Tax Program	
1	Commercial	150	203	30,492	0.700	River (Prime)	Commercial		

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

March 18, 2024

Tax key number: 017-030009-130

Property address: 1205 7th St S

Neighborhood / zoning: Apt Central City Pre 1940 / PD - Planned Development

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

Legal description: E.S. SMITH'S ADDITION LOTS 1 09, 110, 111, 115, & 116 & 2 0FT VAC ALLEY LYG BETWEEN LO TS 109 & 115 & LOTS 110 & 11 6 BLOCK 10 SUBJ TO ESMT IN

Sales History		
Date	Price	Type
9/6/2023	\$4,200,000	Valid improved sale
4/12/2004	\$1,420,000	Valid improved sale

Land									
Qty	Land Use	Width	Depth	Square Feet	Acres	Water Frontage	Tax Class	Special Tax Program	
1	Commercial			37,893	0.870	None	Commercial		

Commercial Building (Salzer Square Senior Apartments)

Section name: Section 1  
 Year built: 1890  
 % complete: 100%  
 Stories: 4.00  
 Perimeter: 450 LF  
 Total area: 41,600 SF (all stories)



	Designed Use	Actual Use	Units	Area per Unit	Construction Class	Avg Ht	Quality	CDU
Occupancies	Apartment (High Rise)		1	41,600	Wood or steel framed exterior w	9.00	C (AV)	Average

	Component Description	Count	Stops	Area (sf)	Area (%)	Quality
Exterior walls	Stud-Brick Veneer			41,600	100.0%	C (AV)
HVAC	Hot water radiant			41,600	100.0%	C (AV)

**Section 1 basement**  
 Levels: 1.00  
 Perimeter: 408 LF  
 Total area: 10,400 SF (all levels in basement)

	Designed Use	Actual Use	Units	Area per Unit	Basement Type	Construction Class	Avg Ht	Quality	CDU
Occupancies	Apartment (High Rise)	Support area	1	1,040	Unfinished	Masonry bearing walls	10.00	C (AV)	Average
	Apartment (High Rise)		1	9,360	Finished	Masonry bearing walls	10.00	C (AV)	Average

	Component Description	Count	Stops	Area (sf)	Area (%)	Quality
HVAC	Hot water radiant			9,360	90.0%	A (VG)



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

March 18, 2024

Tax key number: 017-030045-030

Property address: 1525 West Ave S

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

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

Legal description: SOUTH SIDE ADDITION LOT 5 EX N 6IN OF W 100FT BLOCK 8 LO T SZ: 9759SF

Sales History		
Date	Price	Type
10/3/2023	\$419,900	Valid improved sale
5/10/2019	\$205,205	Valid improved sale

Land									
Qty	Land Use	Width	Depth	Square Feet	Acres	Water Frontage	Tax Class	Special Tax Program	
1	Commercial	53	181	9,579	0.220	None	Commercial		

Commercial Building (Building 1)

Section name: Section 1  
 Year built: 1950  
 % complete: 100%  
 Stories: 2.00  
 Perimeter: 348 LF  
 Total area: 5,943 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	2,001	Masonry bearing walls	15.00	C (AV)	Average
Mixed retail w/ res units	Retail, general	1	504	Wood or steel framed exterior w	15.00	C (AV)	Average	
Mixed retail w/ res units	Garage storage	1	1,840	Masonry bearing walls	13.00	C (AV)	Average	
Mixed retail w/ res units	Apartment, 2 BR, 2 bath	1	1,598	Wood or steel framed exterior w	10.00	C (AV)	Average	

Exterior walls	Component Description		Count	Stops	Area (sf)	Area (%)	Quality
	Concrete Block				3,863	65.0%	C (AV)
Stud-Vinyl Siding				2,080	35.0%	C (AV)	
HVAC	Forced air unit				1,840	31.0%	C (AV)
	Package unit				4,103	69.0%	C (AV)

Attachments	Qty	Attachment Type	Construction Type	Area	Modifications (Type, Size)	Grade	% Comp	Yr Blt	Condition
	1	Deck	Fir or pine	320			C	100%	1950

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

March 18, 2024

# of identical OBIs: 1		Other Building Improvement (OBI)		
Main Structure		Modifications (Type, Size)		Photograph
OBI type: Surface parking lot	Width: 34 LF	Grade: C		not available
Const type: Concrete	Depth: 45 LF	Condition: Average		
Year built: 2005	Flr area: 1,530 SF	% complete: 100%		

# of identical OBIs: 1		Other Building Improvement (OBI)		
Main Structure		Modifications (Type, Size)		Photograph
OBI type: Utility shed	Width: 8 LF	Grade: C		not available
Const type: Frame	Depth: 26 LF	Condition: Average		
Year built: 2000	Flr area: 208 SF	% complete: 100%		

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

March 18, 2024

Tax key number: 017-030071-100

Property address: 328 8th St S

Neighborhood / zoning: Apt Central City Pre 1940 / R6 - Special Multiple

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

Legal description: STEVENS ADDITION S 70FT LOTS 1 & 2 BLOCK 11 LOT SZ: 70 X 120

Sales History		
Date	Price	Type
8/1/2023	\$455,000	Valid improved sale
9/8/2003	\$135,000	Valid improved sale

Land									
Qty	Land Use	Width	Depth	Square Feet	Acres	Water Frontage	Tax Class	Special Tax Program	
1	Commercial	70	120	8,400	0.193	None	Commercial		

Residential Building			
Year built:	1890	Full basement:	1,628 SF
Year remodeled:		Crawl space:	441 SF
Stories:	2 story w/attic	Rec room (rating):	
Style:	Apartment	Fin bsmt living area:	
Use:	Apartment	First floor:	2,165 SF
Exterior wall:	Asbestos/asphalt	Second floor:	1,224 SF
Masonry adjust:		Third floor:	
Roof type:	Asphalt shingles	Half story:	0 SF
Heating:	Gas, hot water	Finished attic:	256 SF
Cooling:	No A/C	Unfinished attic:	
Bedrooms:	4	Unfinished area:	
Family rooms:	1	Attachments:	None
Baths:	5 full, 0 half		
Other rooms:	10		
Whirl / hot tubs:			
Add'l plumb fixt:	8		
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 3,645 SF

# of identical OBIs:	Other Building Improvement (OBI)				
	Main Structure		Modifications (Type, Size)		Photograph
1	OBI type: Garage	Width: 24 LF	Grade: C		not available
	Const type: Detached, frame or cb	Depth: 27 LF	Condition: Average		
	Year built: 1964	Flr area: 648 SF	% complete: 100%		



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

March 18, 2024

Tax key number: 017-030116-010

Property address: 823 4th St S

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

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

Legal description: STODDARD & LEVYS ADDITION LO T 1 EX E 56FT & ALL LOT 2 BL OCK 17 SUBJ TO RESTR IN DOC NO. 1777368 LOT SZ: IRR

Sales History		
Date	Price	Type
6/28/2023	\$230,000	Valid improved sale
7/21/2021	\$180,000	Valid improved sale

Land									
Qty	Land Use	Width	Depth	Square Feet	Acres	Water Frontage	Tax Class	Special Tax Program	
1	Commercial	120	142	17,685	0.406	None	Commercial		

Commercial Building (Building 1)

Section name: Section 1  
 Year built: 1961  
 % complete: 100%  
 Stories: 1.00  
 Perimeter: 156 LF  
 Total area: 1,421 SF (all stories)



Occupancies	Designed Use	Actual Use	Units	Area per Unit	Construction Class	Avg Ht	Quality	CDU
	Mini-mart convenience store	Convenience store	1	1,421	Metal frame and walls	12.00	C (AV)	Average

Exterior walls	HVAC	Component Description	Count	Stops	Area (sf)	Area (%)	Quality
		PF-Masonry Veneer			1,421	100.0%	C (AV)
	Package unit			1,421	100.0%	C (AV)	

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

March 18, 2024

# of identical OBIs: 1		Other Building Improvement (OBI)		
Main Structure		Modifications (Type, Size)		Photograph
OBI type: Surface parking lot	Width: 82 LF	Grade: C		not available
Const type: Asphalt	Depth: 100 LF	Condition: Average		
Year built: 1984	Flr area: 8,200 SF	% complete: 100%		

# of identical OBIs: 1		Other Building Improvement (OBI)		
Main Structure		Modifications (Type, Size)		Photograph
OBI type: Surface parking lot	Width: 62 LF	Grade: C		not available
Const type: Asphalt	Depth: 100 LF	Condition: Average		
Year built: 1961	Flr area: 6,200 SF	% complete: 100%		

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

March 18, 2024

Tax key number: 017-030116-030

Property address: 807 4th St S

Neighborhood / zoning: Comm High Volume \$9.00 / C2 - Commercial

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

Legal description: STODDARD & LEVYS ADDITION LO TS 3, 4 & 5 BLOCK 17

Sales History		
Date	Price	Type
8/21/2023	\$1,100,000	Valid improved sale

Land									
Qty	Land Use	Width	Depth	Square Feet	Acres	Water Frontage	Tax Class	Special Tax Program	
1	Commercial	180	170	31,625	0.726	None	Commercial		

Commercial Building (Building 1)

Section name: Section 1  
 Year built: 1965  
 % complete: 100%  
 Stories: 1.00  
 Perimeter: 520 LF  
 Total area: 16,000 SF (all stories)



Occupancies	Designed Use	Actual Use	Units	Area per Unit	Construction Class	Avg Ht	Quality	CDU
	Bowling alley	Bowling alley	1	16,000	Masonry bearing walls	16.00	C (AV)	Average

Exterior walls	Component Description		Count	Stops	Area (sf)	Area (%)	Quality
	Concrete Block				16,000	100.0%	C (AV)
HVAC	Hot and chilled water				16,000	100.0%	C (AV)

Other features	Qty	Description	Units	Grade	Location	Yr Blt	Condition
	1	Canopy, roof/slab	180	C			1965

# of identical OBIs: 1

Other Building Improvement (OBI)

Main Structure				Modifications (Type, Size)			Photograph
OBI type:	Surface parking lot	Width:	130 LF	Grade:	C		not available
Const type:	Asphalt	Depth:	190 LF	Condition:	Average		
Year built:	1965	Flr area:	24,700 SF	% complete:	100%		

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

March 18, 2024

Tax key number: 017-030116-070

Property address: 714 5th Ave S

Neighborhood / zoning: Comm Nghbrhood \$5.00 / PL - Parking Lot

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

Legal description: STODDARD & LEVYS ADDITION LO T 8 BLOCK 17 LOT SZ: 60 X 16 9.5

Sales History		
Date	Price	Type
8/21/2023	\$1,100,000	Valid improved sale

Land									
Qty	Land Use	Width	Depth	Square Feet	Acres	Water Frontage	Tax Class	Special Tax Program	
1	Commercial	60	173	10,380	0.238	None	Commercial		

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

March 18, 2024

Tax key number: 017-030121-140

Property address: 620 7th St S

Neighborhood / zoning: Apt Central City Pre 1940 / WR - Washburn Residential

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

Legal description: LORD & RODOLFS ADDITION LOT 13 & N 20FT LOT 14 BLOCK 3 & ALBERT JENKS SUBDN OF BLOCK 15 STEVENS ADDN LOT 5 SUBJ TO ESMT IN DOC NO. 1743373

Sales History		
Date	Price	Type
5/11/2023	\$1,160,000	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	49	136	6,673	0.153	None	Commercial		

Residential Building			
Year built:	1870	Full basement:	931 SF
Year remodeled:		Crawl space:	791 SF
Stories:	2 story	Rec room (rating):	
Style:	Apartment	Fin bsmt living area:	
Use:	Apartment	First floor:	1,722 SF
Exterior wall:	Alum/vinyl	Second floor:	1,775 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:	466 SF
Bedrooms:	6	Unfinished area:	
Family rooms:	1	Deck	136 SF
Baths:	6 full, 0 half	Open porch	88 SF
Other rooms:	11		
Whirl / hot tubs:			
Add'l plumb fixt:	10		
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 3,497 SF

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

March 18, 2024

Tax key number: 017-030181-060

Property address: 1502 Madison St

Neighborhood / zoning: Apt Central City Pre 1940 / R2 - Residence

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

Legal description: A L SVEUMS SUBD OF LOT NO 12 OF RUBLEE & GILLETTS ADDN N 112.42FT ON W LN & N 113.62 FT ON E LN LOT 7 LOT SZ:51.8 2X112.42W 113.62E

Sales History		
Date	Price	Type
2/17/2023	\$400,000	Valid improved sale

Land									
Qty	Land Use	Width	Depth	Square Feet	Acres	Water Frontage	Tax Class	Special Tax Program	
1	Commercial	52	113	5,855	0.134	None	Commercial		

Residential Building			
Year built:	1910	Full basement:	1,177 SF
Year remodeled:		Crawl space:	676 SF
Stories:	2 story w/attic	Rec room (rating):	
Style:	Apartment	Fin bsmt living area:	
Use:	Apartment	First floor:	1,853 SF
Exterior wall:	Wood	Second floor:	1,829 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:	588 SF
Bedrooms:	4	Unfinished area:	
Family rooms:	1	Attachments:	None
Baths:	6 full, 0 half		
Other rooms:	9		
Whirl / hot tubs:			
Add'l plumb fixt:	10		
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 3,682 SF

# of identical OBIs:	Other Building Improvement (OBI)		
1	Main Structure	Modifications (Type, Size)	Photograph
	OBI type: Garage Const type: Detached, frame or cb Year built: 1920 Width: 26 LF Depth: 20 LF Flr area: 520 SF	Grade: C Condition: Average % complete: 100%	

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

March 18, 2024

Tax key number: 017-030220-090

Property address: 1502 Mississippi St

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

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

Legal description: E S B VAILS ADDITION LOT 6 E X S 55FT BLOCK O LOT SZ: 60 X 109

Sales History		
Date	Price	Type
11/10/2023	\$409,000	Valid improved sale
10/30/2020	\$407,000	Valid improved sale

Land									
Qty	Land Use	Width	Depth	Square Feet	Acres	Water Frontage	Tax Class	Special Tax Program	
1	Commercial	60	109	6,540	0.150	None	Commercial		

Residential Building			
Year built:	1880	Full basement:	806 SF
Year remodeled:		Crawl space:	712 SF
Stories:	2 story	Rec room (rating):	
Style:	Apartment	Fin bsmt living area:	
Use:	Apartment	First floor:	1,714 SF
Exterior wall:	Stucco	Second floor:	672 SF
Masonry adjust:		Third floor:	
Roof type:	Asphalt shingles	Half story:	0 SF
Heating:	Space (1 unit)	Finished attic:	501 SF
Cooling:	No A/C	Unfinished attic:	
Bedrooms:	7	Unfinished area:	
Family rooms:	1	Open porch	160 SF
Baths:	5 full, 0 half	Open porch	84 SF
Other rooms:	5	Open porch	130 SF
Whirl / hot tubs:		Open porch	132 SF
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 2,887 SF

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

March 18, 2024

Tax key number: 017-040017-030

Property address: 1720 Jackson St

Neighborhood / zoning: Comm High Volume \$8.00 / R5 - Multiple Dwelling

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

Legal description: HEALY & ANDERSONS ADDN LOT 2 BLOCK 1 LOT SZ: 50 X 140

Sales History		
Date	Price	Type
7/11/2023	\$250,000	Valid improved sale
5/30/2006	\$332,500	Valid improved sale

Land									
Qty	Land Use	Width	Depth	Square Feet	Acres	Water Frontage	Tax Class	Special Tax Program	
1	Commercial	50	140	7,000	0.161	None	Commercial		

Commercial Building (Building 1)

Section name: Section 1  
 Year built: 1969  
 % complete: 100%  
 Stories: 2.00  
 Perimeter: 156 LF  
 Total area: 2,346 SF (all stories)



Occupancies	Designed Use	Actual Use	Units	Area per Unit	Construction Class	Avg Ht	Quality	CDU
	Dental office/clinic	Medical clinic	1	2,346	Wood or steel framed exterior w	8.00	C (AV)	Average

Exterior walls	Component Description		Count	Stops	Area (sf)	Area (%)	Quality
	Stud-Textured Plywood				2,346	100.0%	C (AV)
HVAC	Warmed and cooled air				2,346	100.0%	C (AV)

Attachments	Qty	Attachment Type	Construction Type	Area	Modifications (Type, Size)	Grade	% Comp	Yr Blt	Condition
	1	Canopy	Standard	892			C	100%	1969

# of identical OBIs:	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:	75 LF	Condition:	Average			
Year built: 1969	Flr area:	4,500 SF	% complete:	100%			



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

March 18, 2024

Tax key number: 017-040049-120

Property address: 2001 Johnson St

Neighborhood / zoning: Comm High Volume \$8.00 / R1 - Single Family

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

Legal description: FAIRFAX S1/2 LOTS 11 & 12 LO T SZ: IRR

Sales History		
Date	Price	Type
9/6/2023	\$230,000	Valid improved sale

Land									
Qty	Land Use	Width	Depth	Square Feet	Acres	Water Frontage	Tax Class	Special Tax Program	
1	Commercial	75	80	5,946	0.137	None	Commercial		

Commercial Building (Building 1)

Section name: Section 1  
 Year built: 1929  
 % complete: 100%  
 Stories: 1.00  
 Perimeter: 100 LF  
 Total area: 561 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	561	Masonry bearing walls	9.00	D (FR)	Fair

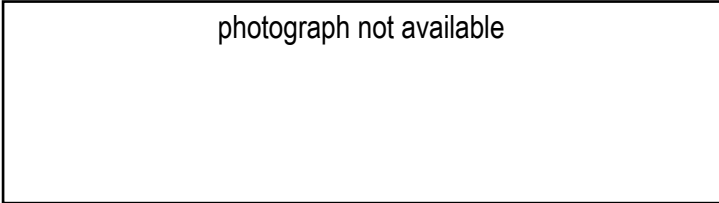
Exterior walls	Component Description		Count	Stops	Area (sf)	Area (%)	Quality
	Concrete Block				561	100.0%	D (FR)
HVAC	Wall furnace			561	100.0%	D (FR)	

Other features	Qty	Description	Units	Grade	Location	Yr Blt	Condition
	1	Attached garage	324	D			1929
Other features	1	Screen porch	212	D		1929	Fa
Other features	1	Solid wall porch	72	D		1929	Fa

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

March 18, 2024

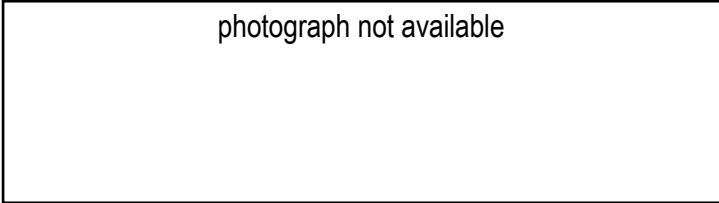
Section name: Section 2  
 Year built: 1929  
 % complete: 100%  
 Stories: 1.00  
 Perimeter: 158 LF  
 Total area: 1,090 SF (all stories)



Occupancies	Designed Use	Actual Use	Units	Area per Unit	Construction Class	Avg Ht	Quality	CDU
	Mixed retail w/ res units	Apartment, 3 BR, 1 bath	1	1,088	Wood or steel framed exterior w	8.00	C (AV)	Average

Exterior walls	Component Description	Count	Stops	Area (sf)	Area (%)	Quality
	Stud-Metal Siding			1,090	100.0%	C (AV)
HVAC	Hot water			1,088	99.8%	C (AV)

Section name: Section 3  
 Year built: 1929  
 % complete: 100%  
 Stories: 2.00  
 Perimeter: 61 LF  
 Total area: 336 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	1	336	Wood or steel framed exterior w	8.00	C (AV)	Average

Exterior walls	Component Description	Count	Stops	Area (sf)	Area (%)	Quality
	Stud-Metal Siding			336	100.0%	C (AV)
HVAC	Hot water			336	100.0%	C (AV)

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

March 18, 2024

Tax key number: 017-040063-080

Property address: 2025 Denton St

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

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

Legal description: H L TAYLORS ADDN LOT 12 BLOC K 8 EX E 115FT LOT SZ: 35 X 44.1

Sales History		
Date	Price	Type
4/24/2023	\$80,000	Valid improved sale

Land									
Qty	Land Use	Width	Depth	Square Feet	Acres	Water Frontage	Tax Class	Special Tax Program	
1	Commercial	35	44	1,540	0.035	None	Commercial		

Commercial Building (Building 1)

Section name: Section 1  
 Year built: 1949  
 % complete: 100%  
 Stories: 1.00  
 Perimeter: 122 LF  
 Total area: 758 SF (all stories)



Occupancies	Designed Use	Actual Use	Units	Area per Unit	Construction Class	Avg Ht	Quality	CDU
	Barber shop	Barber/Beauty shop	1	758	Masonry bearing walls	11.00	C (AV)	Average

Exterior walls	Component Description		Count	Stops	Area (sf)	Area (%)	Quality
	Stud-Vinyl Siding				758	100.0%	C (AV)
HVAC	Warmed and cooled air			758	100.0%	C (AV)	

**Section 1 basement**  
 Levels: 1.00  
 Perimeter: 106 LF  
 Total area: 723 SF (all levels in basement)

Occupancies	Designed Use	Actual Use	Units	Area per Unit	Basement Type	Construction Class	Avg Ht	Quality	CDU
	Barber shop	Support area	1	723	Unfinished	Masonry bearing walls	8.00	C (AV)	Average

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

March 18, 2024

Tax key number: 017-040085-030

Property address: 2236 State Rd

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

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

Legal description: PARK AVENUE ADDITION LOTS 6 & 7 BLOCK 3 LOT SZ: IRR

Sales History		
Date	Price	Type
11/17/2023	\$379,000	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	78	88	6,864	0.158	None	Commercial		

Commercial Building (Building 1)

Section name: Section 1  
 Year built: 1957  
 % complete: 100%  
 Stories: 1.00  
 Perimeter: 253 LF  
 Total area: 3,895 SF (all stories)



Occupancies	Designed Use	Actual Use	Units	Area per Unit	Construction Class	Avg Ht	Quality	CDU
	Neighborhood shopping ctr	Restaurant	1	794	Masonry bearing walls	10.00	C (AV)	Average
Neighborhood shopping ctr	Laundromat	1	1,417	Masonry bearing walls	10.00	C (AV)	Average	
Neighborhood shopping ctr	Retail, general	1	1,690	Masonry bearing walls	10.00	C (AV)	Average	

Exterior walls HVAC	Component Description	Count	Stops	Area (sf)	Area (%)	Quality
	Concrete Block				3,895	100.0%
Warmed and cooled air				3,895	100.0%	C (AV)

**Section 1 basement**  
 Levels: 1.00  
 Perimeter: 254 LF  
 Total area: 3,271 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	2,738	Unfinished	Masonry bearing walls	10.00	C (AV)	Average
Neighborhood shopping ctr	Retail, general	1	533	Finished	Masonry bearing walls	10.00	C (AV)	Average	

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

March 18, 2024

		Component Description	Count	Stops	Area (sf)	Area (%)	Quality				
HVAC		Warmed and cooled air			533	16.3%	C (AV)				
Attachments	Qty	Attachment Type	Construction Type		Area	Modifications (Type, Size)		Grade	% Comp	Yr Blt	Condition
	1	Open porch	Frame, lower		25			C	100%	1957	AV

# of identical OBIs:	Other Building Improvement (OBI)										
	Main Structure				Modifications (Type, Size)				Photograph		
	OBI type:	Surface parking lot	Width:	35 LF	Grade:	C			not available		
	Const type:	Concrete	Depth:	50 LF	Condition:	Average					
	Year built:	1984	Flr area:	1,750 SF	% complete:	100%					

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

March 18, 2024

Tax key number: 017-040086-120

Property address: 2316 State Rd

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

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

Legal description: PARK AVENUE ADDITION LOT 1 E X W 40FT & LOT 2 EX W 40FT O F N 29.16FT & ALL LOT 3 BLOC K 5 SUBJ TO ESMT V392 P167 L OT SZ: IRR

Sales History		
Date	Price	Type
1/26/2023	\$500,000	Valid improved sale

Land									
Qty	Land Use	Width	Depth	Square Feet	Acres	Water Frontage	Tax Class	Special Tax Program	
1	Commercial	178	54	9,612	0.221	None	Commercial		

Commercial Building (Building 1)

Section name: Section 1  
 Year built: 1940  
 % complete: 100%  
 Stories: 1.00  
 Perimeter: 184 LF  
 Total area: 2,080 SF (all stories)



	Designed Use	Actual Use	Units	Area per Unit	Construction Class	Avg Ht	Quality	CDU
Occupancies	Neighborhood shopping ctr	Strip center (retail/office)	1	2,080	Masonry bearing walls	10.00	C (AV)	Average

	Component Description	Count	Stops	Area (sf)	Area (%)	Quality
Exterior walls	Stud-Stucco			2,080	100.0%	C (AV)
HVAC	Package unit			2,080	100.0%	C (AV)

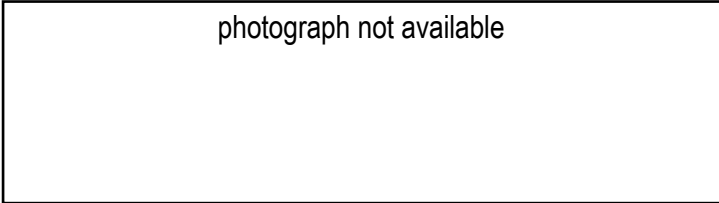
**Section 1 basement**  
 Levels: 1.00  
 Perimeter: 156 LF  
 Total area: 1,541 SF (all levels in basement)

	Designed Use	Actual Use	Units	Area per Unit	Basement Type	Construction Class	Avg Ht	Quality	CDU
Occupancies	Neighborhood shopping ctr	Support area	1	1,541	Unfinished	Masonry bearing walls	10.00	C (AV)	Average

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

March 18, 2024

Section name: Section 2  
 Year built: 1940  
 % complete: 100%  
 Stories: 1.00  
 Perimeter: 373 LF  
 Total area: 5,655 SF (all stories)



	Designed Use	Actual Use	Units	Area per Unit	Construction Class	Avg Ht	Quality	CDU
<b>Occupancies</b>	Neighborhood shopping ctr	Strip center (retail/office)	1	5,655	Masonry bearing walls	10.00	C (AV)	Average

	Component Description	Count	Stops	Area (sf)	Area (%)	Quality
<b>Exterior walls</b>	Stud-Stucco			5,655	100.0%	C (AV)
<b>HVAC</b>	Package unit			5,655	100.0%	C (AV)

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

March 18, 2024

Tax key number: 017-040087-050

Property address: 1402 Losey Blvd S

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

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

Legal description: PARK AVENUE ADDITION LOTS 7 & 8 BLOCK 6 LOT SZ: IRR

Sales History		
Date	Price	Type
9/11/2023	\$625,000	Valid improved sale
5/28/2021	\$750,000	Valid improved listing

Land									
Qty	Land Use	Width	Depth	Square Feet	Acres	Water Frontage	Tax Class	Special Tax Program	
1	Commercial	88	138	12,176	0.280	None	Commercial		

Commercial Building (Building 1)

Section name: Section 1  
 Year built: 1981  
 % complete: 100%  
 Stories: 1.00  
 Perimeter: 268 LF  
 Total area: 3,120 SF (all stories)



Occupancies	Designed Use	Actual Use	Units	Area per Unit	Construction Class	Avg Ht	Quality	CDU
	Office building	Office, general	1	3,120	Wood or steel framed exterior w	9.00	C (AV)	Average

Exterior walls HVAC	Component Description	Count	Stops	Area (sf)	Area (%)	Quality
	Stud-Walls-Wood Siding			3,120	100.0%	C (AV)
HVAC	Package unit			3,120	100.0%	C (AV)

**Section 1 basement**  
 Levels: 1.00  
 Perimeter: 268 LF  
 Total area: 3,120 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	1,560	Unfinished	Wood or steel framed exterior	8.00	C (AV)	Average
Office building	Office, general	1	1,560	Finished	Wood or steel framed exterior	8.00	C (AV)	Average	



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

March 18, 2024

HVAC	Component Description		Count	Stops	Area (sf)	Area (%)	Quality
	Package unit				1,560	50.0%	C (AV)
	No HVAC				1,560	50.0%	C (AV)

Attachments	Qty	Attachment Type	Construction Type	Area	Modifications (Type, Size)	Grade	% Comp	Yr Blt	Condition
	1	Canopy	Standard	256			C	100%	1981

# of identical OBIs:	Other Building Improvement (OBI)						
	Main Structure			Modifications (Type, Size)			Photograph
OBI type: Surface parking lot	Width: 74 LF	Grade: C				not available	
Const type: Asphalt	Depth: 100 LF	Condition: Average					
Year built: 1981	Flr area: 7,400 SF	% complete: 100%					

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

March 18, 2024

Tax key number: 017-050021-080

Property address: 1222 Travis St

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

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

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

Sales History		
Date	Price	Type
4/11/2023	\$375,000	Valid improved sale
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)



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

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

March 18, 2024

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.

Sales History		
Date	Price	Type
8/2/2023	\$1,275,000	Valid improved sale
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 w	9.00	C (AV)	Average

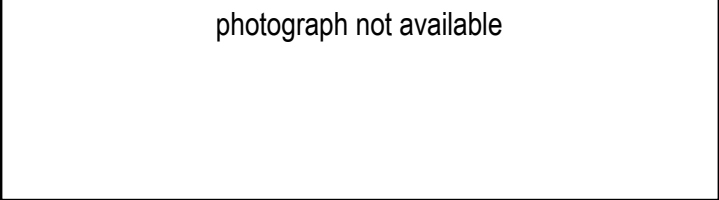
Exterior walls	Component Description		Count	Stops	Area (sf)	Area (%)	Quality
	Stud-Stucco				1,970	100.0%	C (AV)
HVAC	Warmed and cooled air				1,970	100.0%	C (AV)

**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)



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

	Component Description	Count	Stops	Area (sf)	Area (%)	Quality
<b>Exterior walls</b>	Stud-Metal Siding			840	100.0%	C (AV)
<b>HVAC</b>	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)



	Designed Use	Actual Use	Units	Area per Unit	Construction Class	Avg Ht	Quality	CDU
<b>Occupancies</b>	Motel Room, 1 sty, dbl row	Motel	10	230	Wood or steel framed exterior w	9.00	C (AV)	Average

	Component Description	Count	Stops	Area (sf)	Area (%)	Quality
<b>Exterior walls</b>	Stud-Stucco			2,304	100.0%	C (AV)
<b>HVAC</b>	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
<b>Occupancies</b>	Motel Room, 1 sty, sgl row	Motel	8	200	Wood or steel framed exterior w	9.00	C (AV)	Average
	Component Description	Count	Stops	Area (sf)	Area (%)	Quality		
<b>Exterior walls</b>	Stud-Stucco			1,600	100.0%	C (AV)		
<b>HVAC</b>	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 w	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)



	Designed Use	Actual Use	Units	Area per Unit	Construction Class	Avg Ht	Quality	CDU
<b>Occupancies</b>	Mini warehouse	Mini-warehouse/Self storage	1	1,728	Wood or steel framed exterior w	9.00	C (AV)	Average
	Component Description		Count	Stops	Area (sf)	Area (%)	Quality	
<b>Exterior walls</b>	Single-Metal on Wood Frame				1,728	100.0%	C (AV)	
<b>HVAC</b>	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
Const type:	Asphalt	Depth:	175 LF	Condition:	Average
Year built:	1994	Flr area:	24,500 SF	% complete:	100%
					not available

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

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

March 18, 2024

Tax key number: 017-050328-091

Property address: 4605 Mormon Coulee Rd

Neighborhood / zoning: Comm High Volume \$7.00 / C2 - Commercial

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


Legal description: PRT NE-NE COM NE COR NE-NE S 89D59MW 368.69FT S0D1ME 350.45FT TO POB S5D45M24SE 159.9 1FT S67D21MW 195.86FT TO ELY R/W RD N27D49M5SW AL ELY

Sales History		
Date	Price	Type
2/23/2023	\$405,000	Valid improved sale

Land									
Qty	Land Use	Width	Depth	Square Feet	Acres	Water Frontage	Tax Class	Special Tax Program	
1	Commercial	272	183	49,658	1.140	None	Commercial		

**Commercial Building (Kwik Trip)**

Section name: Section 1  
 Year built: 1982  
 % complete: 100%  
 Stories: 1.00  
 Perimeter: 228 LF  
 Total area: 2,720 SF (all stories)



Occupancies	Designed Use	Actual Use	Units	Area per Unit	Construction Class	Avg Ht	Quality	CDU
		Office building	Office, class C	1	2,720	Wood or steel framed exterior w	9.00	C (AV)

Exterior walls	Component Description	Count	Stops	Area (sf)	Area (%)	Quality
		Stud-Vinyl Siding			2,720	100.0%

HVAC	Component Description	Count	Stops	Area (sf)	Area (%)	Quality
		Package unit			2,720	100.0%

# of identical OBIs:	Other Building Improvement (OBI)				
	Main Structure		Modifications (Type, Size)		Photograph
1	OBI type: Garage	Width: 12 LF	Grade: C		not available
	Const type: Detached, frame or cb	Depth: 16 LF	Condition: Average		
	Year built: 1998	Flr area: 192 SF	% complete: 100%		



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

March 18, 2024

Tax key number: 017-050373-010

Property address: 3407 Fiesta Ct

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

Traffic / water / sanitary: Cul de sac / City water / Sewer

Legal description: FIESTA COURT ADDITION LOT 4 LOT SZ: IRR

Sales History		
Date	Price	Type
11/21/2023	\$200,000	Valid improved sale
2/13/2008	\$260,000	Valid improved sale

Land									
Qty	Land Use	Width	Depth	Square Feet	Acres	Water Frontage	Tax Class	Special Tax Program	
1	Commercial	60	331	19,866	0.456	None	Commercial		

Commercial Building (Building 1)

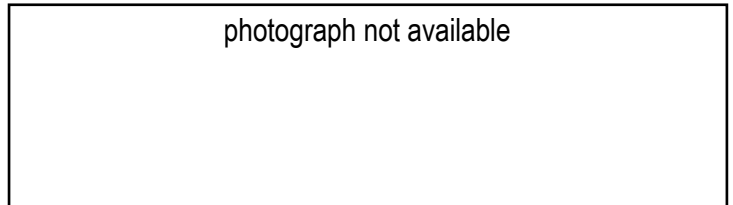
Section name: Section 1  
 Year built: 1981  
 % complete: 100%  
 Stories: 1.00  
 Perimeter: 208 LF  
 Total area: 2,816 SF (all stories)



Occupancies	Designed Use	Actual Use	Units	Area per Unit	Construction Class	Avg Ht	Quality	CDU
	Car Wash - Self Serve	Car wash, manual	1	2,816	Masonry bearing walls	11.00	C (AV)	Average

Exterior walls	Component Description		Count	Stops	Area (sf)	Area (%)	Quality
	Cavity Brick				2,816	100.0%	C (AV)
HVAC	Hot water radiant			2,816	100.0%	C (AV)	

Section name: Section 2  
 Year built: 1981  
 % complete: 100%  
 Stories: 1.00  
 Perimeter: 80 LF  
 Total area: 640 SF (all stories)



Occupancies	Designed Use	Actual Use	Units	Area per Unit	Construction Class	Avg Ht	Quality	CDU
	Car Wash - Drive Thru	Car wash, automatic	1	640	Masonry bearing walls	10.00	C (AV)	Average

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

March 18, 2024

	Component Description	Count	Stops	Area (sf)	Area (%)	Quality
Exterior walls	Cavity Brick			640	100.0%	C (AV)
HVAC	Hot water radiant			640	100.0%	C (AV)

# of identical OBIs:	Other Building Improvement (OBI)				
	Main Structure	Modifications (Type, Size)		Photograph	
1	OBI type: Surface parking lot Const type: Asphalt Year built: 2008 Width: 100 LF Depth: 122 LF Flr area: 12,200 SF	Grade: C	Condition: Average	% complete: 100%	not available

# of identical OBIs:	Other Building Improvement (OBI)				
	Main Structure	Modifications (Type, Size)		Photograph	
1	OBI type: Surface parking lot Const type: Asphalt Year built: 1981 Width: 65 LF Depth: 80 LF Flr area: 5,200 SF	Grade: C	Condition: Average	% complete: 100%	not available

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

March 18, 2024

Tax key number: 017-050580-010

Property address: 3100 35th St S

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

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

Legal description: CERT SURVEY NO. 5 LOT 1 VOL 1 >729/25 001/005CS

Sales History		
Date	Price	Type
7/24/2023	\$18,750,000	Valid improved sale
2/10/2005	\$5,609,000	Valid improved sale

Land									
Qty	Land Use	Width	Depth	Square Feet	Acres	Water Frontage	Tax Class	Special Tax Program	
1	Commercial			68,302	1.568	None	Commercial		

Commercial Building (24 Units(Arrowhead 3 Buildings))

Section name: Section 1  
 Year built: 1968  
 % complete: 100%  
 Stories: 2.00  
 Perimeter: 334 LF  
 Total area: 10,294 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, 1.5 bath	8	1,286	Wood or steel framed exterior w	9.00	C (AV)	Average

Exterior walls	Component Description	Count	Stops	Area (sf)	Area (%)	Quality
	Stud-Brick Veneer			10,294	100.0%	C (AV)
HVAC	Complete HVAC			4,810	46.7%	C (AV)

**Section 1 basement**  
 Levels: 1.00  
 Perimeter: 334 LF  
 Total area: 4,810 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	4,810	Unfinished	Masonry bearing walls	8.00	C (AV)	Average

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

March 18, 2024

# of identical OBIs: 1		Other Building Improvement (OBI)		
Main Structure		Modifications (Type, Size)		Photograph
OBI type: Surface parking lot	Width: 105 LF	Grade: C		not available
Const type: Asphalt	Depth: 145 LF	Condition: Average		
Year built: 1968	Flr area: 15,225 SF	% complete: 100%		

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

March 18, 2024

Tax key number: 017-050580-020

Property address: 3100 Maple Dr

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

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

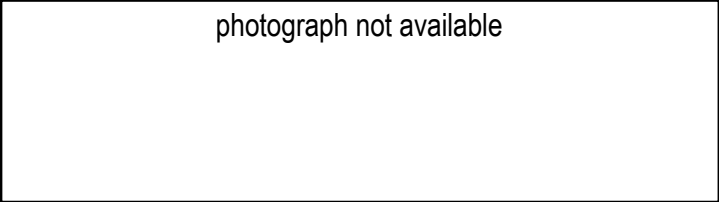
Legal description: CERT SURVEY NO 5 LOT 2 VOL 1 729/25 001/005CS

Sales History		
Date	Price	Type
7/24/2023	\$18,750,000	Valid improved sale
2/10/2005	\$5,609,000	Valid improved sale

Land									
Qty	Land Use	Width	Depth	Square Feet	Acres	Water Frontage	Tax Class	Special Tax Program	
1	Commercial			183,693	4.217	None	Commercial		

Commercial Building (16 Unit(3121-3127 Maple Dr))

Section name: Section 1  
 Year built: 1967  
 % complete: 100%  
 Stories: 2.00  
 Perimeter: 479 LF  
 Total area: 12,632 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	8	624	Wood or steel framed exterior w	9.00	C (AV)	Average
Multiple res (low rise)	Apartment, 2 BR, 1 bath	8	824	Wood or steel framed exterior w	9.00	C (AV)	Average	
Multiple res (low rise)	Support area	1	1,048	Wood or steel framed exterior w	9.00	C (AV)	Average	

Exterior walls HVAC	Component Description	Count	Stops	Area (sf)	Area (%)	Quality
	Stud-Walls-Wood Siding			12,632	100.0%	C (AV)
Electric			12,632	100.0%	C (AV)	

**Section 1 basement**  
 Levels: 1.00  
 Perimeter: 190 LF  
 Total area: 3,320 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	3,320	Unfinished	Masonry bearing walls	9.00	C (AV)	Average

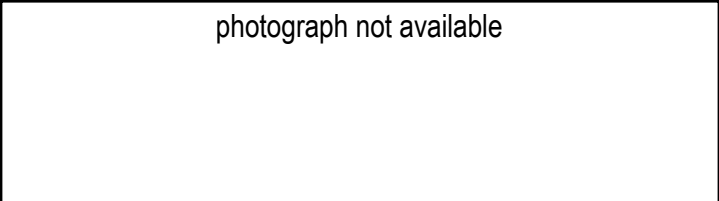
Other features	Qty	Description	Units	Grade	Location	Yr Blt	Condition
Other features	1	Open porch w/roof	119	C		1967	Av
Other features	1	Open porch w/roof	119	C		1967	Av
Other features	1	Open porch w/roof	231	C		1967	Av
Other features	1	Open porch w/roof	231	C		1967	Av
Other features	1	Open porch w/roof	119	C		1967	Av
Other features	1	Open porch w/roof	119	C		1967	Av
Other features	1	Open porch w/roof	126	C		1967	Av
Other features	1	Open porch w/roof	126	C		1967	Av
Other features	1	Open porch w/roof	126	C		1967	Av
Other features	1	Open porch w/roof	126	C		1967	Av

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

March 18, 2024

Commercial Building (16 Unit(3134-3140 Elm Dr))

Section name: Section 1  
 Year built: 1967  
 % complete: 100%  
 Stories: 2.00  
 Perimeter: 479 LF  
 Total area: 12,632 SF (all stories)



	Designed Use	Actual Use	Units	Area per Unit	Construction Class	Avg Ht	Quality	CDU
<b>Occupancies</b>	Multiple res (low rise)	Apartment, 1 BR, 1 bath	8	624	Wood or steel framed exterior w	9.00	C (AV)	Average
	Multiple res (low rise)	Apartment, 2 BR, 1 bath	8	824	Wood or steel framed exterior w	9.00	C (AV)	Average
	Multiple res (low rise)	Support area	1	1,048	Wood or steel framed exterior w	9.00	C (AV)	Average

	Component Description	Count	Stops	Area (sf)	Area (%)	Quality
<b>Exterior walls</b>	Stud-Walls-Wood Siding			12,632	100.0%	C (AV)
	Electric			12,632	100.0%	C (AV)

**Section 1 basement**  
 Levels: 1.00  
 Perimeter: 190 LF  
 Total area: 3,320 SF (all levels in basement)

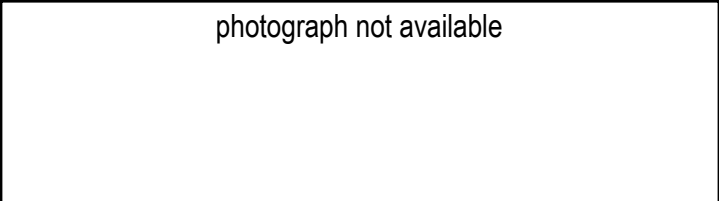
	Designed Use	Actual Use	Units	Area per Unit	Basement Type	Construction Class	Avg Ht	Quality	CDU
<b>Occupancies</b>	Multiple res (low rise)	Support area	1	3,320	Unfinished	Masonry bearing walls	9.00	C (AV)	Average

	Qty	Description	Units	Grade	Location	Yr Blt	Condition
<b>Other features</b>	1	Open porch w/roof	119	C		1967	Av
<b>Other features</b>	1	Open porch w/roof	119	C		1967	Av
<b>Other features</b>	1	Open porch w/roof	231	C		1967	Av
<b>Other features</b>	1	Open porch w/roof	231	C		1967	Av
<b>Other features</b>	1	Open porch w/roof	119	C		1967	Av
<b>Other features</b>	1	Open porch w/roof	119	C		1967	Av
<b>Other features</b>	1	Open porch w/roof	126	C		1967	Av
<b>Other features</b>	1	Open porch w/roof	126	C		1967	Av
<b>Other features</b>	1	Open porch w/roof	126	C		1967	Av
<b>Other features</b>	1	Open porch w/roof	126	C		1967	Av

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

Commercial Building (16 Unit(3154-3160 Elm Dr))

Section name: Section 1  
 Year built: 1967  
 % complete: 100%  
 Stories: 2.00  
 Perimeter: 479 LF  
 Total area: 12,632 SF (all stories)



	Designed Use	Actual Use	Units	Area per Unit	Construction Class	Avg Ht	Quality	CDU
<b>Occupancies</b>	Multiple res (low rise)	Apartment, 1 BR, 1 bath	8	624	Wood or steel framed exterior w	9.00	C (AV)	Average
	Multiple res (low rise)	Apartment, 2 BR, 1 bath	8	824	Wood or steel framed exterior w	9.00	C (AV)	Average
	Multiple res (low rise)	Support area	1	1,048	Wood or steel framed exterior w	9.00	C (AV)	Average

	Component Description	Count	Stops	Area (sf)	Area (%)	Quality
<b>Exterior walls</b>	Stud-Walls-Wood Siding			12,632	100.0%	C (AV)
	Electric			12,632	100.0%	C (AV)

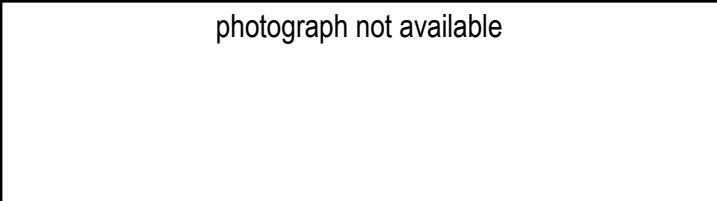
**Section 1 basement**  
 Levels: 1.00  
 Perimeter: 190 LF  
 Total area: 3,320 SF (all levels in basement)

	Designed Use	Actual Use	Units	Area per Unit	Basement Type	Construction Class	Avg Ht	Quality	CDU
<b>Occupancies</b>	Multiple res (low rise)	Support area	1	3,320	Unfinished	Masonry bearing walls	9.00	C (AV)	Average

	Qty	Description	Units	Grade	Location	Yr Blt	Condition
<b>Other features</b>	1	Open porch w/roof	119	C		1967	Av
<b>Other features</b>	1	Open porch w/roof	119	C		1967	Av
<b>Other features</b>	1	Open porch w/roof	231	C		1967	Av
<b>Other features</b>	1	Open porch w/roof	231	C		1967	Av
<b>Other features</b>	1	Open porch w/roof	119	C		1967	Av
<b>Other features</b>	1	Open porch w/roof	119	C		1967	Av
<b>Other features</b>	1	Open porch w/roof	126	C		1967	Av
<b>Other features</b>	1	Open porch w/roof	126	C		1967	Av
<b>Other features</b>	1	Open porch w/roof	126	C		1967	Av
<b>Other features</b>	1	Open porch w/roof	126	C		1967	Av

**Commercial Building (16 Unit(3141-3147 Maple Dr))**

Section name: Section 1  
 Year built: 1967  
 % complete: 100%  
 Stories: 2.00  
 Perimeter: 479 LF  
 Total area: 12,632 SF (all stories)



	Designed Use	Actual Use	Units	Area per Unit	Construction Class	Avg Ht	Quality	CDU
<b>Occupancies</b>	Multiple res (low rise)	Apartment, 1 BR, 1 bath	8	624	Wood or steel framed exterior w	9.00	C (AV)	Average
	Multiple res (low rise)	Apartment, 2 BR, 1 bath	8	824	Wood or steel framed exterior w	9.00	C (AV)	Average
	Multiple res (low rise)	Support area	1	1,048	Wood or steel framed exterior w	9.00	C (AV)	Average

	Component Description	Count	Stops	Area (sf)	Area (%)	Quality
<b>Exterior walls</b>	Stud-Walls-Wood Siding			12,632	100.0%	C (AV)
	Electric			12,632	100.0%	C (AV)

**Section 1 basement**  
 Levels: 1.00  
 Perimeter: 190 LF  
 Total area: 3,320 SF (all levels in basement)

	Designed Use	Actual Use	Units	Area per Unit	Basement Type	Construction Class	Avg Ht	Quality	CDU
<b>Occupancies</b>	Multiple res (low rise)	Support area	1	3,320	Unfinished	Masonry bearing walls	9.00	C (AV)	Average

	Qty	Description	Units	Grade	Location	Yr Blt	Condition
<b>Other features</b>	1	Open porch w/roof	119	C		1967	Av
<b>Other features</b>	1	Open porch w/roof	119	C		1967	Av
<b>Other features</b>	1	Open porch w/roof	231	C		1967	Av
<b>Other features</b>	1	Open porch w/roof	231	C		1967	Av
<b>Other features</b>	1	Open porch w/roof	119	C		1967	Av
<b>Other features</b>	1	Open porch w/roof	119	C		1967	Av
<b>Other features</b>	1	Open porch w/roof	126	C		1967	Av
<b>Other features</b>	1	Open porch w/roof	126	C		1967	Av
<b>Other features</b>	1	Open porch w/roof	126	C		1967	Av
<b>Other features</b>	1	Open porch w/roof	126	C		1967	Av



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

March 18, 2024

# of identical OBIs: 1		Other Building Improvement (OBI)		
Main Structure		Modifications (Type, Size)		Photograph
OBI type: Garage	Width: 12 LF	Grade: C		not available
Const type: Detached, frame or cb	Depth: 19 LF	Condition: Average		
Year built: 1967	Flr area: 228 SF	% 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: 35 LF	Condition: Average		
Year built: 1967	Flr area: 630 SF	% complete: 100%		

# of identical OBIs: 1		Other Building Improvement (OBI)		
Main Structure		Modifications (Type, Size)		Photograph
OBI type: Surface parking lot	Width: 860 LF	Grade: C		not available
Const type: Asphalt	Depth: 100 LF	Condition: Average		
Year built: 1967	Flr area: 86,000 SF	% complete: 100%		

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

March 18, 2024

Tax key number: 017-050585-010

Property address: 3126 Maple Dr

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

Traffic / water / sanitary: / City water / Sewer

Legal description: CERTIFIED SURVEY MAP NO. 9 V OL 1 LOT 1 DOC NO. 776239 72 9/25 001/009CS

Sales History		
Date	Price	Type
7/24/2023	\$18,750,000	Valid improved sale
2/10/2005	\$5,609,000	Valid improved sale

Land									
Qty	Land Use	Width	Depth	Square Feet	Acres	Water Frontage	Tax Class	Special Tax Program	
1	Commercial			96,093	2.206	None	Commercial		

Commercial Building (16 Unit(3126 Maple Dr))

Section name: Section 1  
 Year built: 1967  
 % complete: 100%  
 Stories: 2.00  
 Perimeter: 406 LF  
 Total area: 16,172 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	2	752	Wood or steel framed exterior w	9.00	C (AV)	Average
	Multiple res (low rise)	Apartment, 2 BR, 1 bath	4	920	Wood or steel framed exterior w	9.00	C (AV)	Average
	Multiple res (low rise)	Apartment, 1 BR, 1 bath	2	848	Wood or steel framed exterior w	9.00	C (AV)	Average
	Multiple res (low rise)	Apartment, 2 BR, 1 bath	8	960	Wood or steel framed exterior w	9.00	C (AV)	Average
	Multiple res (low rise)	Support area	1	1,612	Wood or steel framed exterior w	9.00	C (AV)	Average

Exterior walls	Component Description	Count	Stops	Area (sf)	Area (%)	Quality
	Stud-Brick Veneer			16,172	100.0%	C (AV)
HVAC	Electric			16,172	100.0%	C (AV)

**Section 1 basement**  
 Levels: 1.00  
 Perimeter: 260 LF  
 Total area: 4,000 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	4,000	Unfinished	Masonry bearing walls	8.00	C (AV)	Average

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

March 18, 2024

	Qty	Description	Units	Grade	Location	Yr Blt	Condition
Other features	1	Wood deck	100	C		1967	Av
Other features	1	Wood deck	100	C		1967	Av
Other features	1	Wood deck	100	C		1967	Av
Other features	1	Wood deck	100	C		1967	Av
Other features	1	Wood deck	140	C		1967	Av
Other features	1	Wood deck	140	C		1967	Av
Other features	1	Open porch w/roof	100	C		1967	Av
Other features	1	Open porch w/roof	100	C		1967	Av
Other features	1	Open porch w/roof	100	C		1967	Av
Other features	1	Open porch w/roof	100	C		1967	Av
Other features	1	Open porch w/roof	140	C		1967	Av
Other features	1	Open porch w/roof	140	C		1967	Av

Commercial Building (16 Unit(3136 Maple Dr))

Section name: Section 1  
 Year built: 1967  
 % complete: 100%  
 Stories: 2.00  
 Perimeter: 406 LF  
 Total area: 16,172 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	2	752	Wood or steel framed exterior w	9.00	C (AV)	Average
	Multiple res (low rise)	Apartment, 2 BR, 1 bath	4	920	Wood or steel framed exterior w	9.00	C (AV)	Average
	Multiple res (low rise)	Apartment, 1 BR, 1 bath	2	848	Wood or steel framed exterior w	9.00	C (AV)	Average
	Multiple res (low rise)	Apartment, 2 BR, 1 bath	8	960	Wood or steel framed exterior w	9.00	C (AV)	Average
	Multiple res (low rise)	Support area	1	1,612	Wood or steel framed exterior w	9.00	C (AV)	Average

Exterior walls	Component Description	Count	Stops	Area (sf)	Area (%)	Quality
	Stud-Brick Veneer			16,172	100.0%	C (AV)
HVAC	Electric			16,172	100.0%	C (AV)

**Section 1 basement**  
 Levels: 1.00  
 Perimeter: 260 LF  
 Total area: 4,000 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)	Garage storage	1	4,000	Unfinished	Masonry bearing walls	8.00	C (AV)	Average

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

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	Qty	Description	Units	Grade	Location	Yr Blt	Condition
Other features	1	Wood deck	100	C		1967	Av
Other features	1	Wood deck	100	C		1967	Av
Other features	1	Wood deck	100	C		1967	Av
Other features	1	Wood deck	100	C		1967	Av
Other features	1	Wood deck	140	C		1967	Av
Other features	1	Wood deck	140	C		1967	Av
Other features	1	Open porch w/roof	100	C		1967	Av
Other features	1	Open porch w/roof	100	C		1967	Av
Other features	1	Open porch w/roof	100	C		1967	Av
Other features	1	Open porch w/roof	100	C		1967	Av
Other features	1	Open porch w/roof	140	C		1967	Av
Other features	1	Open porch w/roof	140	C		1967	Av

Commercial Building (16 Unit(3146 Maple Dr))

Section name: Section 1  
 Year built: 1967  
 % complete: 100%  
 Stories: 2.00  
 Perimeter: 406 LF  
 Total area: 16,172 SF (all stories)



	Designed Use	Actual Use	Units	Area per Unit	Construction Class	Avg Ht	Quality	CDU
<b>Occupancies</b>	Multiple res (low rise)	Apartment, 1 BR, 1 bath	2	752	Wood or steel framed exterior w	9.00	C (AV)	Average
	Multiple res (low rise)	Apartment, 2 BR, 1 bath	4	920	Wood or steel framed exterior w	9.00	C (AV)	Average
	Multiple res (low rise)	Apartment, 1 BR, 1 bath	2	848	Wood or steel framed exterior w	9.00	C (AV)	Average
	Multiple res (low rise)	Apartment, 2 BR, 1 bath	8	960	Wood or steel framed exterior w	9.00	C (AV)	Average
	Multiple res (low rise)	Support area	1	1,612	Wood or steel framed exterior w	9.00	C (AV)	Average

	Component Description	Count	Stops	Area (sf)	Area (%)	Quality
<b>Exterior walls</b>	Stud-Brick Veneer			16,172	100.0%	C (AV)
	Electric			16,172	100.0%	C (AV)

**Section 1 basement**  
 Levels: 1.00  
 Perimeter: 260 LF  
 Total area: 4,000 SF (all levels in basement)

	Designed Use	Actual Use	Units	Area per Unit	Basement Type	Construction Class	Avg Ht	Quality	CDU
<b>Occupancies</b>	Multiple res (low rise)	Garage storage	1	4,000	Unfinished	Masonry bearing walls	8.00	C (AV)	Good

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

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	Qty	Description	Units	Grade	Location	Yr Blt	Condition
Other features	1	Wood deck	100	C		1967	Av
Other features	1	Wood deck	100	C		1967	Av
Other features	1	Wood deck	100	C		1967	Av
Other features	1	Wood deck	100	C		1967	Av
Other features	1	Wood deck	140	C		1967	Av
Other features	1	Wood deck	140	C		1967	Av
Other features	1	Open porch w/roof	100	C		1967	Av
Other features	1	Open porch w/roof	100	C		1967	Av
Other features	1	Open porch w/roof	100	C		1967	Av
Other features	1	Open porch w/roof	100	C		1967	Av
Other features	1	Open porch w/roof	140	C		1967	Av
Other features	1	Open porch w/roof	140	C		1967	Av

# of identical OBIs: 1		Other Building Improvement (OBI)			
Main Structure		Modifications (Type, Size)		Photograph	
OBI type: Surface parking lot	Width: 180 LF	Grade: C			not available
Const type: Asphalt	Depth: 100 LF	Condition: Average			
Year built: 1967	Flr area: 18,000 SF	% complete: 100%			

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

March 18, 2024

Tax key number: 017-050585-020

Property address: 3100 34th St S

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

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

Legal description: CERTIFIED SURVEY MAP NO. 9 V OL 1 LOT 2 DOC NO. 776239

Sales History		
Date	Price	Type
7/24/2023	\$18,750,000	Valid improved sale
2/10/2005	\$1,377,000	Valid improved sale

Land									
Qty	Land Use	Width	Depth	Square Feet	Acres	Water Frontage	Tax Class	Special Tax Program	
1	Commercial			98,054	2.251	None	Commercial		

Commercial Building (12 Unit(3150 34th St S))

Section name: Section 1  
 Year built: 1973  
 % complete: 100%  
 Stories: 2.00  
 Perimeter: 361 LF  
 Total area: 11,640 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	729	Wood or steel framed exterior w	9.00	C (AV)	Average
Multiple res (low rise)	Apartment, 2 BR, 1 bath	8	972	Wood or steel framed exterior w	9.00	C (AV)	Average	
Multiple res (low rise)	Support area	1	948	Wood or steel framed exterior w	9.00	C (AV)	Average	

Exterior walls HVAC	Component Description	Count	Stops	Area (sf)	Area (%)	Quality
	Stud-Brick Veneer			11,640	100.0%	C (AV)
Electric			11,640	100.0%	C (AV)	

**Section 1 basement**  
 Levels: 1.00  
 Perimeter: 323 LF  
 Total area: 4,173 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	4,173	Unfinished	Masonry bearing walls	8.00	C (AV)	Average



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

March 18, 2024

	Qty	Description	Units	Grade	Location	Yr Blt	Condition
Other features	1	Open slab porch	72	C		1973	Av
Other features	1	Open slab porch	72	C		1973	Av
Other features	1	Open slab porch	72	C		1973	Av
Other features	1	Open slab porch	72	C		1973	Av
Other features	1	Open slab porch	72	C		1973	Av
Other features	1	Open slab porch	72	C		1973	Av
Other features	1	Open slab porch	72	C		1973	Av
Other features	1	Wood deck	72	C		1973	Av
Other features	1	Wood deck	72	C		1973	Av
Other features	1	Wood deck	72	C		1973	Av
Other features	1	Wood deck	72	C		1973	Av
Other features	1	Wood deck	72	C		1973	Av
Other features	1	Wood deck	72	C		1973	Av

Commercial Building (12 Unit(3161 34th St S))

Section name: Section 1  
 Year built: 1973  
 % complete: 100%  
 Stories: 2.00  
 Perimeter: 361 LF  
 Total area: 11,640 SF (all stories)



	Designed Use	Actual Use	Units	Area per Unit	Construction Class	Avg Ht	Quality	CDU
<b>Occupancies</b>	Multiple res (low rise)	Apartment, 1 BR, 1 bath	4	729	Wood or steel framed exterior w	9.00	C (AV)	Average
	Multiple res (low rise)	Apartment, 2 BR, 1.5 bath	8	972	Wood or steel framed exterior w	9.00	C (AV)	Average
	Multiple res (low rise)	Support area	1	948	Wood or steel framed exterior w	9.00	C (AV)	Average

	Component Description	Count	Stops	Area (sf)	Area (%)	Quality
<b>Exterior walls</b>	Stud-Brick Veneer			11,640	100.0%	C (AV)
	HVAC			11,640	100.0%	C (AV)

**Section 1 basement**  
 Levels: 1.00  
 Perimeter: 323 LF  
 Total area: 4,173 SF (all levels in basement)

	Designed Use	Actual Use	Units	Area per Unit	Basement Type	Construction Class	Avg Ht	Quality	CDU
<b>Occupancies</b>	Multiple res (low rise)	Support area	1	4,173	Unfinished	Masonry bearing walls	8.00	C (AV)	Average

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

March 18, 2024

	Qty	Description	Units	Grade	Location	Yr Blt	Condition
Other features	1	Open slab porch	72	C		1973	Av
Other features	1	Open slab porch	72	C		1973	Av
Other features	1	Open slab porch	72	C		1973	Av
Other features	1	Open slab porch	72	C		1973	Av
Other features	1	Open slab porch	72	C		1973	Av
Other features	1	Open slab porch	72	C		1973	Av
Other features	1	Open slab porch	72	C		1973	Av
Other features	1	Wood deck	72	C		1973	Av
Other features	1	Wood deck	72	C		1973	Av
Other features	1	Wood deck	72	C		1973	Av
Other features	1	Wood deck	72	C		1973	Av
Other features	1	Wood deck	72	C		1973	Av
Other features	1	Wood deck	72	C		1973	Av

**Commercial Building (12 Unit(3170 34th St S))**

Section name: Section 1  
 Year built: 1973  
 % complete: 100%  
 Stories: 2.00  
 Perimeter: 361 LF  
 Total area: 11,640 SF (all stories)



	Designed Use	Actual Use	Units	Area per Unit	Construction Class	Avg Ht	Quality	CDU
<b>Occupancies</b>	Multiple res (low rise)	Apartment, 1 BR, 1 bath	4	729	Wood or steel framed exterior w	9.00	C (AV)	Average
	Multiple res (low rise)	Apartment, 2 BR, 1 bath	8	972	Wood or steel framed exterior w	9.00	C (AV)	Average
	Multiple res (low rise)	Support area	1	948	Wood or steel framed exterior w	9.00	C (AV)	Average

	Component Description	Count	Stops	Area (sf)	Area (%)	Quality
<b>Exterior walls</b>	Stud-Brick Veneer			11,640	100.0%	C (AV)
	<b>HVAC</b>	Electric		11,640	100.0%	C (AV)

**Section 1 basement**  
 Levels: 1.00  
 Perimeter: 323 LF  
 Total area: 4,173 SF (all levels in basement)

	Designed Use	Actual Use	Units	Area per Unit	Basement Type	Construction Class	Avg Ht	Quality	CDU
<b>Occupancies</b>	Multiple res (low rise)	Support area	1	4,173	Unfinished	Masonry bearing walls	8.00	C (AV)	Average

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

March 18, 2024

	Qty	Description	Units	Grade	Location	Yr Blt	Condition
Other features	1	Open slab porch	72	C		1973	Av
Other features	1	Open slab porch	72	C		1973	Av
Other features	1	Wood deck	72	C		1973	Av
Other features	1	Wood deck	72	C		1973	Av
Other features	1	Wood deck	72	C		1973	Av
Other features	1	Wood deck	72	C		1973	Av
Other features	1	Wood deck	72	C		1973	Av
Other features	1	Wood deck	72	C		1973	Av
Other features	1	Open slab porch	72	C		1973	Av
Other features	1	Open slab porch	72	C		1973	Av
Other features	1	Open slab porch	72	C		1973	Av
Other features	1	Open slab porch	72	C		1973	Av

# of identical OBIs: 1		Other Building Improvement (OBI)			
Main Structure		Modifications (Type, Size)		Photograph	
OBI type: Surface parking lot	Width: 141 LF	Grade: C			not available
Const type: Asphalt	Depth: 169 LF	Condition: Average			
Year built: 1973	Flr area: 23,829 SF	% complete: 100%			

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

March 18, 2024

Tax key number: 017-050590-010

Property address: 3001 33rd St S

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

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

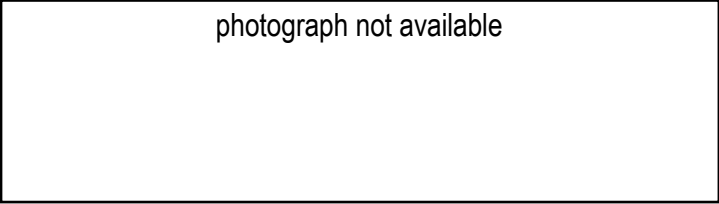
Legal description: CERTIFIED SURVEY MAP NO. 20 VOL 1 LOT 1 EX .01AC FOR RD IN V604 P801 >001/020CS

Sales History		
Date	Price	Type
7/24/2023	\$18,750,000	Valid improved sale
2/10/2005	\$3,264,000	Valid improved sale

Land									
Qty	Land Use	Width	Depth	Square Feet	Acres	Water Frontage	Tax Class	Special Tax Program	
1	Commercial			261,883	6.012	None	Commercial		

Commercial Building (3021 33rd St S. 6 Unit)

Section name: Section 1  
 Year built: 1972  
 % complete: 100%  
 Stories: 1.00  
 Perimeter: 332 LF  
 Total area: 3,016 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, 1.5 bath	6	502	Wood or steel framed exterior w	9.00	C (AV)	Average

Exterior walls	Component Description	Count	Stops	Area (sf)	Area (%)	Quality
	Stud-Walls-Wood Siding			3,016	100.0%	C (AV)
HVAC	Steam			3,016	100.0%	C (AV)

**Section 1 basement**  
 Levels: 1.00  
 Perimeter: 332 LF  
 Total area: 3,016 SF (all levels in basement)

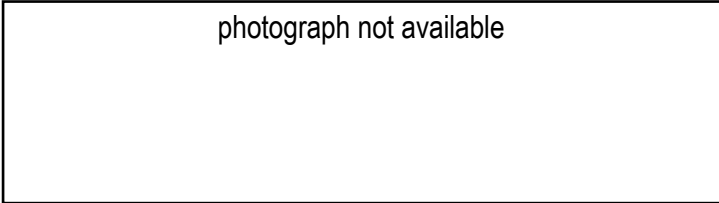
Occupancies	Designed Use	Actual Use	Units	Area per Unit	Basement Type	Construction Class	Avg Ht	Quality	CDU
	Multiple res (low rise)	Support area	1	3,016	Unfinished	Masonry bearing walls	8.00	C (AV)	Average

Other features	Qty	Description	Units	Grade	Location	Yr Blt	Condition
Other features	1	Open slab porch	80	C		1972	Av
Other features	1	Open slab porch	80	C		1972	Av
Other features	1	Open slab porch	80	C		1972	Av
Other features	1	Open slab porch	80	C		1972	Av
Other features	1	Open slab porch	80	C		1972	Av
Other features	1	Open slab porch	80	C		1972	Av
Other features	1	Utility building	24	C		1972	Av
Other features	1	Utility building	24	C		1972	Av
Other features	1	Utility building	24	C		1972	Av
Other features	1	Utility building	24	C		1972	Av
Other features	1	Utility building	24	C		1972	Av
Other features	1	Utility building	24	C		1972	Av

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

March 18, 2024

Section name: Section 2  
 Year built: 1972  
 % complete: 100%  
 Stories: 1.00  
 Perimeter: 338 LF  
 Total area: 3,364 SF (all stories)



	Designed Use	Actual Use	Units	Area per Unit	Construction Class	Avg Ht	Quality	CDU
<b>Occupancies</b>	Multiple res (low rise)	Apartment, 3 BR, 1.5 bath	6	560	Wood or steel framed exterior w	9.00	C (AV)	Average

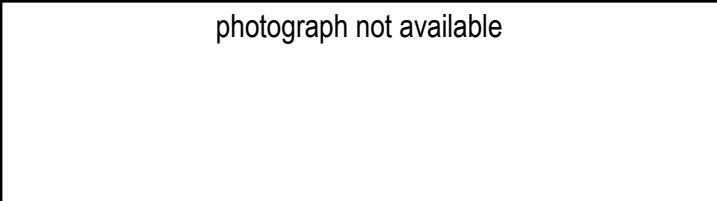
	Component Description	Count	Stops	Area (sf)	Area (%)	Quality
<b>Exterior walls</b>	Stud-Walls-Wood Siding			3,364	100.0%	C (AV)
<b>HVAC</b>	Steam			3,364	100.0%	C (AV)

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

March 18, 2024

Commercial Building (3011 33rd St S. 6 Unit)

Section name: Section 1  
 Year built: 1972  
 % complete: 100%  
 Stories: 1.00  
 Perimeter: 332 LF  
 Total area: 3,016 SF (all stories)



	Designed Use	Actual Use	Units	Area per Unit	Construction Class	Avg Ht	Quality	CDU
<b>Occupancies</b>	Multiple res (low rise)	Apartment, 3 BR, 1.5 bath	6	502	Wood or steel framed exterior w	9.00	C (AV)	Average

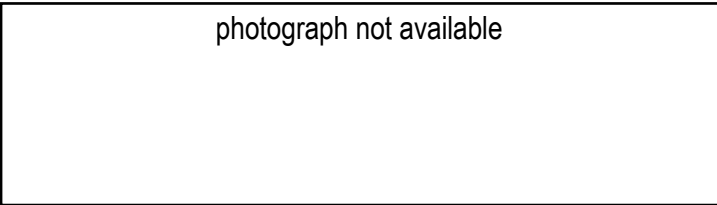
	Component Description	Count	Stops	Area (sf)	Area (%)	Quality
<b>Exterior walls</b>	Stud-Walls-Wood Siding			3,016	100.0%	C (AV)
<b>HVAC</b>	Steam			3,016	100.0%	C (AV)

**Section 1 basement**  
 Levels: 1.00  
 Perimeter: 332 LF  
 Total area: 3,016 SF (all levels in basement)

	Designed Use	Actual Use	Units	Area per Unit	Basement Type	Construction Class	Avg Ht	Quality	CDU
<b>Occupancies</b>	Multiple res (low rise)	Support area	1	3,016	Unfinished	Masonry bearing walls	8.00	C (AV)	Average

	Qty	Description	Units	Grade	Location	Yr Blt	Condition
<b>Other features</b>	1	Open slab porch	80	C		1972	Av
<b>Other features</b>	1	Open slab porch	80	C		1972	Av
<b>Other features</b>	1	Open slab porch	80	C		1972	Av
<b>Other features</b>	1	Open slab porch	80	C		1972	Av
<b>Other features</b>	1	Open slab porch	80	C		1972	Av
<b>Other features</b>	1	Open slab porch	80	C		1972	Av
<b>Other features</b>	1	Utility building	24	C		1972	Av
<b>Other features</b>	1	Utility building	24	C		1972	Av
<b>Other features</b>	1	Utility building	24	C		1972	Av
<b>Other features</b>	1	Utility building	24	C		1972	Av
<b>Other features</b>	1	Utility building	24	C		1972	Av
<b>Other features</b>	1	Utility building	24	C		1972	Av

Section name: Section 2  
 Year built: 1972  
 % complete: 100%  
 Stories: 1.00  
 Perimeter: 338 LF  
 Total area: 3,364 SF (all stories)



	Designed Use	Actual Use	Units	Area per Unit	Construction Class	Avg Ht	Quality	CDU
<b>Occupancies</b>	Multiple res (low rise)	Apartment, 3 BR, 1.5 bath	6	560	Wood or steel framed exterior w	9.00	C (AV)	Average



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

March 18, 2024

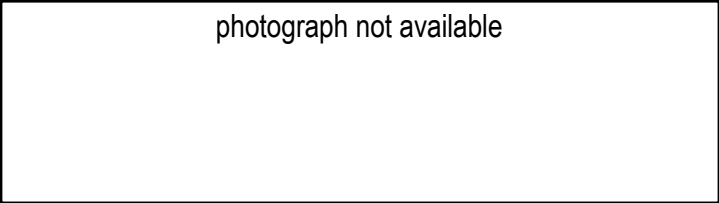
	Component Description	Count	Stops	Area (sf)	Area (%)	Quality
Exterior walls	Stud-Walls-Wood Siding			3,364	100.0%	C (AV)
HVAC	Steam			3,364	100.0%	C (AV)

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

March 18, 2024

Commercial Building (3007 33rd St S. 6 Unit)

Section name: Section 1  
 Year built: 1972  
 % complete: 100%  
 Stories: 1.00  
 Perimeter: 332 LF  
 Total area: 3,016 SF (all stories)



	Designed Use	Actual Use	Units	Area per Unit	Construction Class	Avg Ht	Quality	CDU
<b>Occupancies</b>	Multiple res (low rise)	Apartment, 3 BR, 1.5 bath	6	502	Wood or steel framed exterior w	9.00	C (AV)	Average

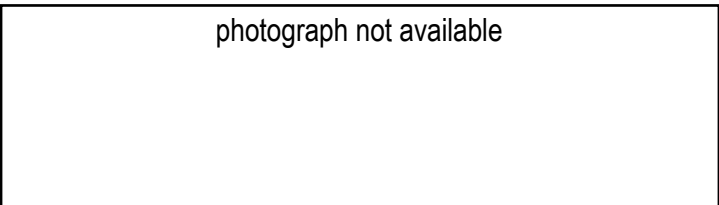
	Component Description	Count	Stops	Area (sf)	Area (%)	Quality
<b>Exterior walls</b>	Stud-Walls-Wood Siding			3,016	100.0%	C (AV)
<b>HVAC</b>	Steam			3,016	100.0%	C (AV)

**Section 1 basement**  
 Levels: 1.00  
 Perimeter: 332 LF  
 Total area: 3,016 SF (all levels in basement)

	Designed Use	Actual Use	Units	Area per Unit	Basement Type	Construction Class	Avg Ht	Quality	CDU
<b>Occupancies</b>	Multiple res (low rise)	Support area	1	3,016	Unfinished	Masonry bearing walls	8.00	C (AV)	Average

	Qty	Description	Units	Grade	Location	Yr Blt	Condition
<b>Other features</b>	1	Utility building	24	C		1972	Av
<b>Other features</b>	1	Utility building	24	C		1972	Av
<b>Other features</b>	1	Utility building	24	C		1972	Av
<b>Other features</b>	1	Utility building	24	C		1972	Av
<b>Other features</b>	1	Utility building	24	C		1972	Av
<b>Other features</b>	1	Open slab porch	80	C		1972	Av
<b>Other features</b>	1	Open slab porch	80	C		1972	Av
<b>Other features</b>	1	Open slab porch	80	C		1972	Av
<b>Other features</b>	1	Open slab porch	80	C		1972	Av
<b>Other features</b>	1	Open slab porch	80	C		1972	Av
<b>Other features</b>	1	Open slab porch	80	C		1972	Av
<b>Other features</b>	1	Open slab porch	80	C		1972	Av
<b>Other features</b>	1	Utility building	24	C		1972	Av

Section name: Section 2  
 Year built: 1972  
 % complete: 100%  
 Stories: 1.00  
 Perimeter: 338 LF  
 Total area: 3,364 SF (all stories)



	Designed Use	Actual Use	Units	Area per Unit	Construction Class	Avg Ht	Quality	CDU
<b>Occupancies</b>	Multiple res (low rise)	Apartment, 3 BR, 1.5 bath	6	560	Wood or steel framed exterior w	9.00	C (AV)	Average

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

March 18, 2024

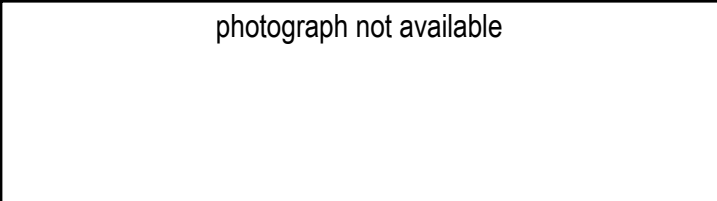
	Component Description	Count	Stops	Area (sf)	Area (%)	Quality
Exterior walls	Stud-Walls-Wood Siding			3,364	100.0%	C (AV)
HVAC	Steam			3,364	100.0%	C (AV)

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

March 18, 2024

Commercial Building (3009 33rd St S. 6 Unit)

Section name: Section 1  
 Year built: 1972  
 % complete: 100%  
 Stories: 1.00  
 Perimeter: 332 LF  
 Total area: 3,016 SF (all stories)



	Designed Use	Actual Use	Units	Area per Unit	Construction Class	Avg Ht	Quality	CDU
<b>Occupancies</b>	Multiple res (low rise)	Apartment, 3 BR, 1.5 bath	6	502	Wood or steel framed exterior w	9.00	C (AV)	Average

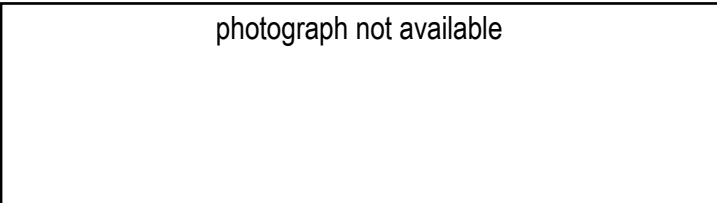
	Component Description	Count	Stops	Area (sf)	Area (%)	Quality
<b>Exterior walls</b>	Stud-Walls-Wood Siding			3,016	100.0%	C (AV)
<b>HVAC</b>	Steam			3,016	100.0%	C (AV)

**Section 1 basement**  
 Levels: 1.00  
 Perimeter: 332 LF  
 Total area: 3,016 SF (all levels in basement)

	Designed Use	Actual Use	Units	Area per Unit	Basement Type	Construction Class	Avg Ht	Quality	CDU
<b>Occupancies</b>	Multiple res (low rise)	Support area	1	3,016	Unfinished	Masonry bearing walls	8.00	C (AV)	Average

	Qty	Description	Units	Grade	Location	Yr Blt	Condition
<b>Other features</b>	1	Open slab porch	80	C		1972	Av
<b>Other features</b>	1	Open slab porch	80	C		1972	Av
<b>Other features</b>	1	Open slab porch	80	C		1972	Av
<b>Other features</b>	1	Open slab porch	80	C		1972	Av
<b>Other features</b>	1	Open slab porch	80	C		1972	Av
<b>Other features</b>	1	Open slab porch	80	C		1972	Av
<b>Other features</b>	1	Utility building	24	C		1972	Av
<b>Other features</b>	1	Utility building	24	C		1972	Av
<b>Other features</b>	1	Utility building	24	C		1972	Av
<b>Other features</b>	1	Utility building	24	C		1972	Av
<b>Other features</b>	1	Utility building	24	C		1972	Av
<b>Other features</b>	1	Utility building	24	C		1972	Av

Section name: Section 2  
 Year built: 1972  
 % complete: 100%  
 Stories: 1.00  
 Perimeter: 338 LF  
 Total area: 3,364 SF (all stories)



	Designed Use	Actual Use	Units	Area per Unit	Construction Class	Avg Ht	Quality	CDU
<b>Occupancies</b>	Multiple res (low rise)	Apartment, 3 BR, 1.5 bath	6	560	Wood or steel framed exterior w	9.00	C (AV)	Average

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

March 18, 2024

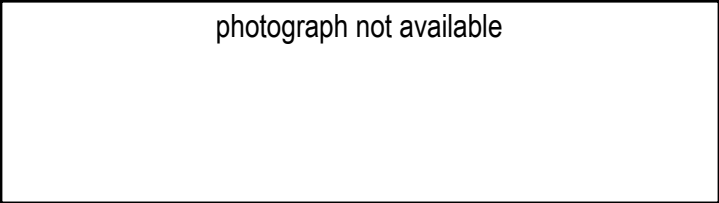
	Component Description	Count	Stops	Area (sf)	Area (%)	Quality
Exterior walls	Stud-Walls-Wood Siding			3,364	100.0%	C (AV)
HVAC	Steam			3,364	100.0%	C (AV)

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

March 18, 2024

Commercial Building (3001 33rd St S. 6 Unit)

Section name: Section 1  
 Year built: 1972  
 % complete: 100%  
 Stories: 1.00  
 Perimeter: 332 LF  
 Total area: 3,016 SF (all stories)



	Designed Use	Actual Use	Units	Area per Unit	Construction Class	Avg Ht	Quality	CDU
<b>Occupancies</b>	Multiple res (low rise)	Apartment, 3 BR, 1.5 bath	6	502	Wood or steel framed exterior w	9.00	C (AV)	Average

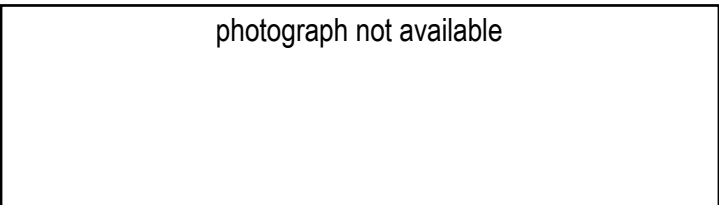
	Component Description	Count	Stops	Area (sf)	Area (%)	Quality
<b>Exterior walls</b>	Stud-Walls-Wood Siding			3,016	100.0%	C (AV)
<b>HVAC</b>	Steam			3,016	100.0%	C (AV)

**Section 1 basement**  
 Levels: 1.00  
 Perimeter: 332 LF  
 Total area: 3,016 SF (all levels in basement)

	Designed Use	Actual Use	Units	Area per Unit	Basement Type	Construction Class	Avg Ht	Quality	CDU
<b>Occupancies</b>	Multiple res (low rise)	Support area	1	3,016	Unfinished	Masonry bearing walls	8.00	C (AV)	Average

	Qty	Description	Units	Grade	Location	Yr Blt	Condition
<b>Other features</b>	1	Open slab porch	80	C		1972	Av
<b>Other features</b>	1	Open slab porch	80	C		1972	Av
<b>Other features</b>	1	Open slab porch	80	C		1972	Av
<b>Other features</b>	1	Open slab porch	80	C		1972	Av
<b>Other features</b>	1	Open slab porch	80	C		1972	Av
<b>Other features</b>	1	Open slab porch	80	C		1972	Av
<b>Other features</b>	1	Utility building	24	C		1972	Av
<b>Other features</b>	1	Utility building	24	C		1972	Av
<b>Other features</b>	1	Utility building	24	C		1972	Av
<b>Other features</b>	1	Utility building	24	C		1972	Av
<b>Other features</b>	1	Utility building	24	C		1972	Av
<b>Other features</b>	1	Utility building	24	C		1972	Av

Section name: Section 2  
 Year built: 1972  
 % complete: 100%  
 Stories: 1.00  
 Perimeter: 338 LF  
 Total area: 3,364 SF (all stories)



	Designed Use	Actual Use	Units	Area per Unit	Construction Class	Avg Ht	Quality	CDU
<b>Occupancies</b>	Multiple res (low rise)	Apartment, 3 BR, 1.5 bath	6	560	Wood or steel framed exterior w	9.00	C (AV)	Average

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

March 18, 2024

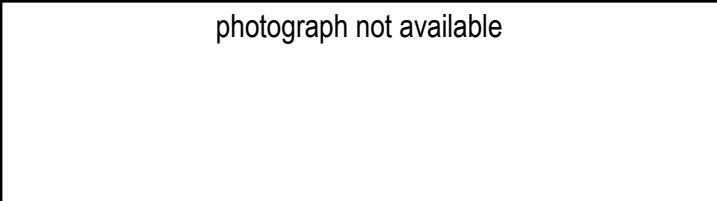
	Component Description	Count	Stops	Area (sf)	Area (%)	Quality
Exterior walls	Stud-Walls-Wood Siding			3,364	100.0%	C (AV)
HVAC	Steam			3,364	100.0%	C (AV)

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

March 18, 2024

Commercial Building (3003 33rd St S. 5 Unit)

Section name: Section 1  
 Year built: 1972  
 % complete: 100%  
 Stories: 1.00  
 Perimeter: 292 LF  
 Total area: 2,496 SF (all stories)



	Designed Use	Actual Use	Units	Area per Unit	Construction Class	Avg Ht	Quality	CDU
<b>Occupancies</b>	Multiple res (low rise)	Apartment, 3 BR, 1.5 bath	5	499	Wood or steel framed exterior w	9.00	C (AV)	Average

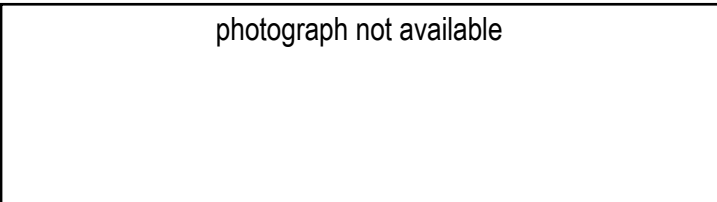
	Component Description	Count	Stops	Area (sf)	Area (%)	Quality
<b>Exterior walls</b>	Stud-Walls-Wood Siding			2,496	100.0%	C (AV)
<b>HVAC</b>	Steam			2,496	100.0%	C (AV)

**Section 1 basement**  
 Levels: 1.00  
 Perimeter: 292 LF  
 Total area: 2,496 SF (all levels in basement)

	Designed Use	Actual Use	Units	Area per Unit	Basement Type	Construction Class	Avg Ht	Quality	CDU
<b>Occupancies</b>	Multiple res (low rise)	Support area	1	2,496	Unfinished	Masonry bearing walls	8.00	C (AV)	Average

	Qty	Description	Units	Grade	Location	Yr Blt	Condition
<b>Other features</b>	1	Open slab porch	80	C		1972	Av
<b>Other features</b>	1	Open slab porch	80	C		1972	Av
<b>Other features</b>	1	Open slab porch	80	C		1972	Av
<b>Other features</b>	1	Open slab porch	80	C		1972	Av
<b>Other features</b>	1	Open slab porch	80	C		1972	Av
<b>Other features</b>	1	Utility building	24	C		1972	Av
<b>Other features</b>	1	Utility building	24	C		1972	Av
<b>Other features</b>	1	Utility building	24	C		1972	Av
<b>Other features</b>	1	Utility building	24	C		1972	Av
<b>Other features</b>	1	Utility building	24	C		1972	Av

Section name: Section 2  
 Year built: 1972  
 % complete: 100%  
 Stories: 1.00  
 Perimeter: 298 LF  
 Total area: 2,784 SF (all stories)



	Designed Use	Actual Use	Units	Area per Unit	Construction Class	Avg Ht	Quality	CDU
<b>Occupancies</b>	Multiple res (low rise)	Apartment, 3 BR, 1.5 bath	5	557	Wood or steel framed exterior w	9.00	C (AV)	Average



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

March 18, 2024

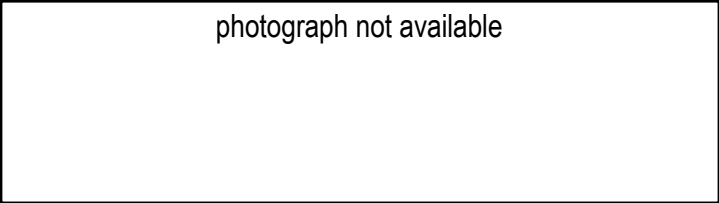
	Component Description	Count	Stops	Area (sf)	Area (%)	Quality
Exterior walls	Stud-Walls-Wood Siding			2,784	100.0%	C (AV)
HVAC	Steam			2,784	100.0%	C (AV)

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

March 18, 2024

Commercial Building (3005 33rd St S. 5 Unit)

Section name: Section 1  
 Year built: 1972  
 % complete: 100%  
 Stories: 1.00  
 Perimeter: 292 LF  
 Total area: 2,496 SF (all stories)



	Designed Use	Actual Use	Units	Area per Unit	Construction Class	Avg Ht	Quality	CDU
<b>Occupancies</b>	Multiple res (low rise)	Apartment, 3 BR, 1.5 bath	5	499	Wood or steel framed exterior w	9.00	C (AV)	Average

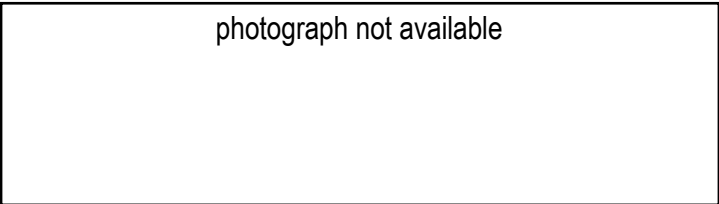
	Component Description	Count	Stops	Area (sf)	Area (%)	Quality
<b>Exterior walls</b>	Stud-Walls-Wood Siding			2,496	100.0%	C (AV)
<b>HVAC</b>	Steam			2,496	100.0%	C (AV)

**Section 1 basement**  
 Levels: 1.00  
 Perimeter: 292 LF  
 Total area: 2,496 SF (all levels in basement)

	Designed Use	Actual Use	Units	Area per Unit	Basement Type	Construction Class	Avg Ht	Quality	CDU
<b>Occupancies</b>	Multiple res (low rise)	Support area	1	2,496	Unfinished	Masonry bearing walls	8.00	C (AV)	Average

	Qty	Description	Units	Grade	Location	Yr Blt	Condition
<b>Other features</b>	1	Open slab porch	80	C		1972	Av
<b>Other features</b>	1	Open slab porch	80	C		1972	Av
<b>Other features</b>	1	Open slab porch	80	C		1972	Av
<b>Other features</b>	1	Open slab porch	80	C		1972	Av
<b>Other features</b>	1	Open slab porch	80	C		1972	Av
<b>Other features</b>	1	Utility building	24	C		1972	Av
<b>Other features</b>	1	Utility building	24	C		1972	Av
<b>Other features</b>	1	Utility building	24	C		1972	Av
<b>Other features</b>	1	Utility building	24	C		1972	Av
<b>Other features</b>	1	Utility building	24	C		1972	Av

Section name: Section 2  
 Year built: 1972  
 % complete: 100%  
 Stories: 1.00  
 Perimeter: 298 LF  
 Total area: 2,784 SF (all stories)



	Designed Use	Actual Use	Units	Area per Unit	Construction Class	Avg Ht	Quality	CDU
<b>Occupancies</b>	Multiple res (low rise)	Apartment, 3 BR, 1.5 bath	5	557	Wood or steel framed exterior w	9.00	C (AV)	Average

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

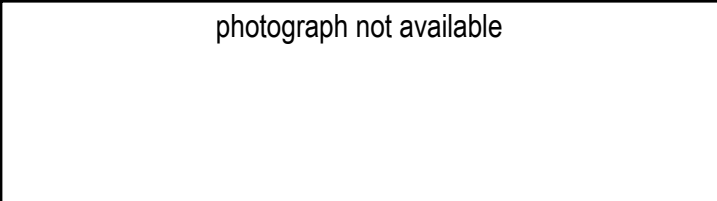
March 18, 2024

	Component Description	Count	Stops	Area (sf)	Area (%)	Quality
Exterior walls	Stud-Walls-Wood Siding			2,784	100.0%	C (AV)
HVAC	Steam			2,784	100.0%	C (AV)

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

Commercial Building (3017 33rd St S. 5 Unit)

Section name: Section 1  
 Year built: 1972  
 % complete: 100%  
 Stories: 1.00  
 Perimeter: 292 LF  
 Total area: 2,496 SF (all stories)



	Designed Use	Actual Use	Units	Area per Unit	Construction Class	Avg Ht	Quality	CDU
<b>Occupancies</b>	Multiple res (low rise)	Apartment, 3 BR, 1.5 bath	5	499	Wood or steel framed exterior w	9.00	C (AV)	Average

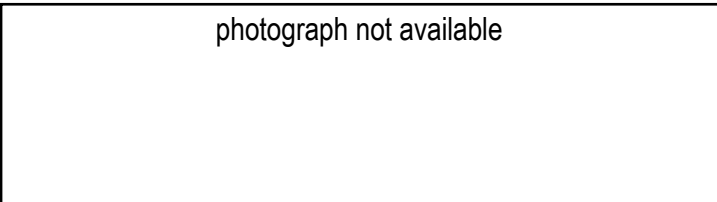
	Component Description	Count	Stops	Area (sf)	Area (%)	Quality
<b>Exterior walls</b>	Stud-Walls-Wood Siding			2,496	100.0%	C (AV)
<b>HVAC</b>	Steam			2,496	100.0%	C (AV)

**Section 1 basement**  
 Levels: 1.00  
 Perimeter: 292 LF  
 Total area: 2,496 SF (all levels in basement)

	Designed Use	Actual Use	Units	Area per Unit	Basement Type	Construction Class	Avg Ht	Quality	CDU
<b>Occupancies</b>	Multiple res (low rise)	Support area	1	2,496	Unfinished	Masonry bearing walls	8.00	C (AV)	Average

	Qty	Description	Units	Grade	Location	Yr Blt	Condition
<b>Other features</b>	1	Utility building	24	C		1972	Av
<b>Other features</b>	1	Utility building	24	C		1972	Av
<b>Other features</b>	1	Utility building	24	C		1972	Av
<b>Other features</b>	1	Utility building	24	C		1972	Av
<b>Other features</b>	1	Utility building	24	C		1972	Av
<b>Other features</b>	1	Open slab porch	80	C		1972	Av
<b>Other features</b>	1	Open slab porch	80	C		1972	Av
<b>Other features</b>	1	Open slab porch	80	C		1972	Av
<b>Other features</b>	1	Open slab porch	80	C		1972	Av
<b>Other features</b>	1	Open slab porch	80	C		1972	Av

Section name: Section 2  
 Year built: 1972  
 % complete: 100%  
 Stories: 1.00  
 Perimeter: 298 LF  
 Total area: 2,784 SF (all stories)



	Designed Use	Actual Use	Units	Area per Unit	Construction Class	Avg Ht	Quality	CDU
<b>Occupancies</b>	Multiple res (low rise)	Apartment, 3 BR, 1.5 bath	5	557	Wood or steel framed exterior w	9.00	C (AV)	Average

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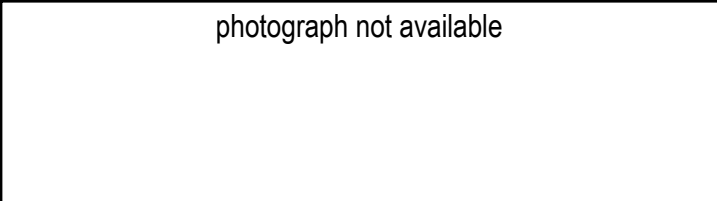
	Component Description	Count	Stops	Area (sf)	Area (%)	Quality
Exterior walls	Stud-Walls-Wood Siding			2,784	100.0%	C (AV)
HVAC	Steam			2,784	100.0%	C (AV)

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

March 18, 2024

Commercial Building (3019 33rd St S. 6 Unit)

Section name: Section 1  
 Year built: 1972  
 % complete: 100%  
 Stories: 1.00  
 Perimeter: 332 LF  
 Total area: 3,016 SF (all stories)



	Designed Use	Actual Use	Units	Area per Unit	Construction Class	Avg Ht	Quality	CDU
<b>Occupancies</b>	Multiple res (low rise)	Apartment, 3 BR, 1.5 bath	6	502	Wood or steel framed exterior w	9.00	C (AV)	Average

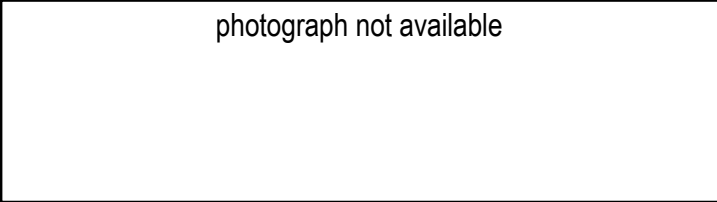
	Component Description	Count	Stops	Area (sf)	Area (%)	Quality
<b>Exterior walls</b>	Stud-Walls-Wood Siding			3,016	100.0%	C (AV)
<b>HVAC</b>	Steam			3,016	100.0%	C (AV)

**Section 1 basement**  
 Levels: 1.00  
 Perimeter: 332 LF  
 Total area: 3,016 SF (all levels in basement)

	Designed Use	Actual Use	Units	Area per Unit	Basement Type	Construction Class	Avg Ht	Quality	CDU
<b>Occupancies</b>	Multiple res (low rise)	Support area	1	3,016	Unfinished	Masonry bearing walls	8.00	C (AV)	Average

	Qty	Description	Units	Grade	Location	Yr Blt	Condition
<b>Other features</b>	1	Open slab porch	80	C		1972	Av
<b>Other features</b>	1	Open slab porch	80	C		1972	Av
<b>Other features</b>	1	Open slab porch	80	C		1972	Av
<b>Other features</b>	1	Open slab porch	80	C		1972	Av
<b>Other features</b>	1	Open slab porch	80	C		1972	Av
<b>Other features</b>	1	Open slab porch	80	C		1972	Av
<b>Other features</b>	1	Utility building	24	C		1972	Av
<b>Other features</b>	1	Utility building	24	C		1972	Av
<b>Other features</b>	1	Utility building	24	C		1972	Av
<b>Other features</b>	1	Utility building	24	C		1972	Av
<b>Other features</b>	1	Utility building	24	C		1972	Av
<b>Other features</b>	1	Utility building	24	C		1972	Av

Section name: Section 2  
 Year built: 1972  
 % complete: 100%  
 Stories: 1.00  
 Perimeter: 338 LF  
 Total area: 3,364 SF (all stories)



	Designed Use	Actual Use	Units	Area per Unit	Construction Class	Avg Ht	Quality	CDU
<b>Occupancies</b>	Multiple res (low rise)	Apartment, 3 BR, 1.5 bath	6	560	Wood or steel framed exterior w	9.00	C (AV)	Average

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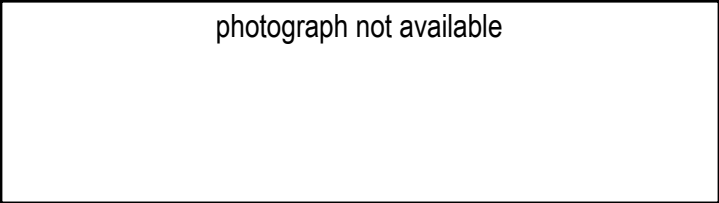
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	Component Description	Count	Stops	Area (sf)	Area (%)	Quality
Exterior walls	Stud-Walls-Wood Siding			3,364	100.0%	C (AV)
HVAC	Steam			3,364	100.0%	C (AV)

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

Commercial Building (3023 33rd St S. 6 Unit)

Section name: Section 1  
 Year built: 1972  
 % complete: 100%  
 Stories: 1.00  
 Perimeter: 332 LF  
 Total area: 3,016 SF (all stories)



	Designed Use	Actual Use	Units	Area per Unit	Construction Class	Avg Ht	Quality	CDU
<b>Occupancies</b>	Multiple res (low rise)	Apartment, 3 BR, 1.5 bath	6	502	Wood or steel framed exterior w	9.00	C (AV)	Average

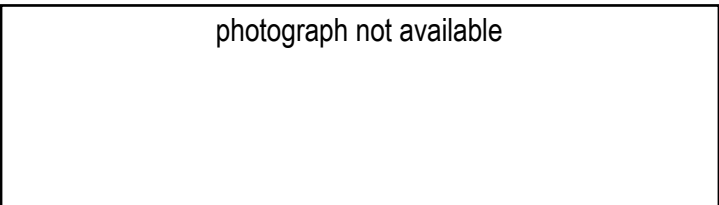
	Component Description	Count	Stops	Area (sf)	Area (%)	Quality
<b>Exterior walls</b>	Stud-Walls-Wood Siding			3,016	100.0%	C (AV)
<b>HVAC</b>	Steam			3,016	100.0%	C (AV)

**Section 1 basement**  
 Levels: 1.00  
 Perimeter: 332 LF  
 Total area: 3,016 SF (all levels in basement)

	Designed Use	Actual Use	Units	Area per Unit	Basement Type	Construction Class	Avg Ht	Quality	CDU
<b>Occupancies</b>	Multiple res (low rise)	Support area	1	3,016	Unfinished	Masonry bearing walls	8.00	C (AV)	Average

	Qty	Description	Units	Grade	Location	Yr Blt	Condition
<b>Other features</b>	1	Open slab porch	80	C		1972	Av
<b>Other features</b>	1	Open slab porch	80	C		1972	Av
<b>Other features</b>	1	Open slab porch	80	C		1972	Av
<b>Other features</b>	1	Open slab porch	80	C		1972	Av
<b>Other features</b>	1	Open slab porch	80	C		1972	Av
<b>Other features</b>	1	Open slab porch	80	C		1972	Av
<b>Other features</b>	1	Utility building	24	C		1972	Av
<b>Other features</b>	1	Utility building	24	C		1972	Av
<b>Other features</b>	1	Utility building	24	C		1972	Av
<b>Other features</b>	1	Utility building	24	C		1972	Av
<b>Other features</b>	1	Utility building	24	C		1972	Av
<b>Other features</b>	1	Utility building	24	C		1972	Av

Section name: Section 2  
 Year built: 1972  
 % complete: 100%  
 Stories: 1.00  
 Perimeter: 338 LF  
 Total area: 3,364 SF (all stories)



	Designed Use	Actual Use	Units	Area per Unit	Construction Class	Avg Ht	Quality	CDU
<b>Occupancies</b>	Multiple res (low rise)	Apartment, 3 BR, 1.5 bath	6	560	Wood or steel framed exterior w	9.00	C (AV)	Average



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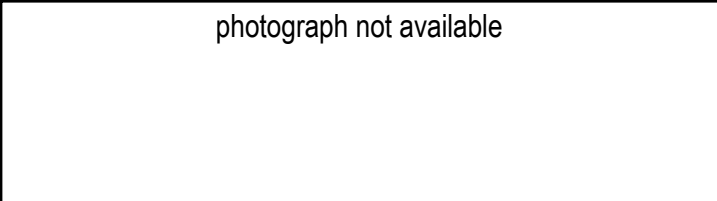
	Component Description	Count	Stops	Area (sf)	Area (%)	Quality
Exterior walls	Stud-Walls-Wood Siding			3,364	100.0%	C (AV)
HVAC	Steam			3,364	100.0%	C (AV)

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

March 18, 2024

Commercial Building (3025 33rd St S. 6 Unit)

Section name: Section 1  
 Year built: 1972  
 % complete: 100%  
 Stories: 1.00  
 Perimeter: 332 LF  
 Total area: 3,016 SF (all stories)



	Designed Use	Actual Use	Units	Area per Unit	Construction Class	Avg Ht	Quality	CDU
<b>Occupancies</b>	Multiple res (low rise)	Apartment, 3 BR, 1.5 bath	6	502	Wood or steel framed exterior w	9.00	C (AV)	Average

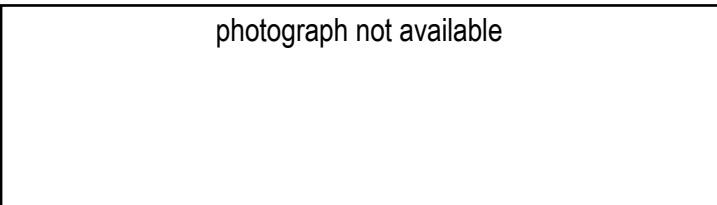
	Component Description	Count	Stops	Area (sf)	Area (%)	Quality
<b>Exterior walls</b>	Stud-Walls-Wood Siding			3,016	100.0%	C (AV)
<b>HVAC</b>	Steam			3,016	100.0%	C (AV)

**Section 1 basement**  
 Levels: 1.00  
 Perimeter: 332 LF  
 Total area: 3,016 SF (all levels in basement)

	Designed Use	Actual Use	Units	Area per Unit	Basement Type	Construction Class	Avg Ht	Quality	CDU
<b>Occupancies</b>	Multiple res (low rise)	Support area	1	3,016	Unfinished	Masonry bearing walls	8.00	C (AV)	Average

	Qty	Description	Units	Grade	Location	Yr Blt	Condition
<b>Other features</b>	1	Open slab porch	80	C		1972	Av
<b>Other features</b>	1	Open slab porch	80	C		1972	Av
<b>Other features</b>	1	Open slab porch	80	C		1972	Av
<b>Other features</b>	1	Open slab porch	80	C		1972	Av
<b>Other features</b>	1	Open slab porch	80	C		1972	Av
<b>Other features</b>	1	Open slab porch	80	C		1972	Av
<b>Other features</b>	1	Utility building	24	C		1972	Av
<b>Other features</b>	1	Utility building	24	C		1972	Av
<b>Other features</b>	1	Utility building	24	C		1972	Av
<b>Other features</b>	1	Utility building	24	C		1972	Av
<b>Other features</b>	1	Utility building	24	C		1972	Av
<b>Other features</b>	1	Utility building	24	C		1972	Av

Section name: Section 2  
 Year built: 1972  
 % complete: 100%  
 Stories: 1.00  
 Perimeter: 338 LF  
 Total area: 3,364 SF (all stories)



	Designed Use	Actual Use	Units	Area per Unit	Construction Class	Avg Ht	Quality	CDU
<b>Occupancies</b>	Multiple res (low rise)	Apartment, 3 BR, 1.5 bath	6	560	Wood or steel framed exterior w	9.00	C (AV)	Average

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

March 18, 2024

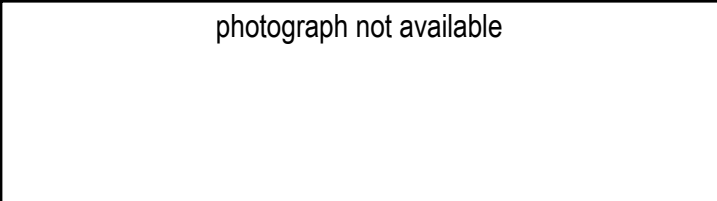
	Component Description	Count	Stops	Area (sf)	Area (%)	Quality
Exterior walls	Stud-Walls-Wood Siding			3,364	100.0%	C (AV)
HVAC	Steam			3,364	100.0%	C (AV)

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Commercial Building (3013 33rd St S. 6 Unit)

Section name: Section 1  
 Year built: 1972  
 % complete: 100%  
 Stories: 1.00  
 Perimeter: 332 LF  
 Total area: 3,016 SF (all stories)



	Designed Use	Actual Use	Units	Area per Unit	Construction Class	Avg Ht	Quality	CDU
<b>Occupancies</b>	Multiple res (low rise)	Apartment, 3 BR, 1.5 bath	6	502	Wood or steel framed exterior w	9.00	C (AV)	Average

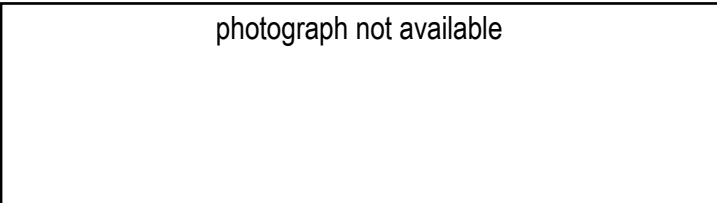
	Component Description	Count	Stops	Area (sf)	Area (%)	Quality
<b>Exterior walls</b>	Stud-Walls-Wood Siding			3,016	100.0%	C (AV)
<b>HVAC</b>	Steam			3,016	100.0%	C (AV)

**Section 1 basement**  
 Levels: 1.00  
 Perimeter: 332 LF  
 Total area: 3,016 SF (all levels in basement)

	Designed Use	Actual Use	Units	Area per Unit	Basement Type	Construction Class	Avg Ht	Quality	CDU
<b>Occupancies</b>	Multiple res (low rise)	Support area	1	3,016	Unfinished	Masonry bearing walls	8.00	C (AV)	Average

	Qty	Description	Units	Grade	Location	Yr Blt	Condition
<b>Other features</b>	1	Open slab porch	80	C		1972	Av
<b>Other features</b>	1	Open slab porch	80	C		1972	Av
<b>Other features</b>	1	Open slab porch	80	C		1972	Av
<b>Other features</b>	1	Open slab porch	80	C		1972	Av
<b>Other features</b>	1	Open slab porch	80	C		1972	Av
<b>Other features</b>	1	Open slab porch	80	C		1972	Av
<b>Other features</b>	1	Utility building	24	C		1972	Av
<b>Other features</b>	1	Utility building	24	C		1972	Av
<b>Other features</b>	1	Utility building	24	C		1972	Av
<b>Other features</b>	1	Utility building	24	C		1972	Av
<b>Other features</b>	1	Utility building	24	C		1972	Av
<b>Other features</b>	1	Utility building	24	C		1972	Av

Section name: Section 2  
 Year built: 1972  
 % complete: 100%  
 Stories: 1.00  
 Perimeter: 338 LF  
 Total area: 3,364 SF (all stories)



	Designed Use	Actual Use	Units	Area per Unit	Construction Class	Avg Ht	Quality	CDU
<b>Occupancies</b>	Multiple res (low rise)	Apartment, 3 BR, 1.5 bath	6	560	Wood or steel framed exterior w	9.00	C (AV)	Average

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

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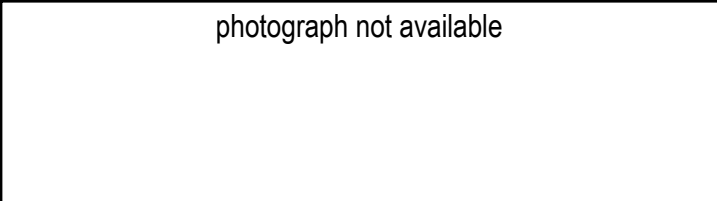
	Component Description	Count	Stops	Area (sf)	Area (%)	Quality
Exterior walls	Stud-Walls-Wood Siding			3,364	100.0%	C (AV)
HVAC	Steam			3,364	100.0%	C (AV)

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Commercial Building (3015 33rd St S. 5 Unit)

Section name: Section 1  
 Year built: 1972  
 % complete: 100%  
 Stories: 1.00  
 Perimeter: 292 LF  
 Total area: 2,496 SF (all stories)



	Designed Use	Actual Use	Units	Area per Unit	Construction Class	Avg Ht	Quality	CDU
<b>Occupancies</b>	Multiple res (low rise)	Apartment, 3 BR, 1.5 bath	5	499	Wood or steel framed exterior w	9.00	C (AV)	Average

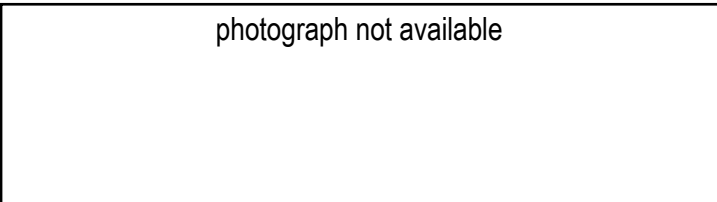
	Component Description	Count	Stops	Area (sf)	Area (%)	Quality
<b>Exterior walls</b>	Stud-Walls-Wood Siding			2,496	100.0%	C (AV)
<b>HVAC</b>	Steam			2,496	100.0%	C (AV)

**Section 1 basement**  
 Levels: 1.00  
 Perimeter: 292 LF  
 Total area: 2,496 SF (all levels in basement)

	Designed Use	Actual Use	Units	Area per Unit	Basement Type	Construction Class	Avg Ht	Quality	CDU
<b>Occupancies</b>	Multiple res (low rise)	Support area	1	2,496	Unfinished	Masonry bearing walls	8.00	C (AV)	Average

	Qty	Description	Units	Grade	Location	Yr Blt	Condition
<b>Other features</b>	1	Open slab porch	80	C		1972	Av
<b>Other features</b>	1	Open slab porch	80	C		1972	Av
<b>Other features</b>	1	Open slab porch	80	C		1972	Av
<b>Other features</b>	1	Open slab porch	80	C		1972	Av
<b>Other features</b>	1	Open slab porch	80	C		1972	Av
<b>Other features</b>	1	Utility building	24	C		1972	Av
<b>Other features</b>	1	Utility building	24	C		1972	Av
<b>Other features</b>	1	Utility building	24	C		1972	Av
<b>Other features</b>	1	Utility building	24	C		1972	Av
<b>Other features</b>	1	Utility building	24	C		1972	Av

Section name: Section 2  
 Year built: 1972  
 % complete: 100%  
 Stories: 1.00  
 Perimeter: 298 LF  
 Total area: 2,784 SF (all stories)



	Designed Use	Actual Use	Units	Area per Unit	Construction Class	Avg Ht	Quality	CDU
<b>Occupancies</b>	Multiple res (low rise)	Apartment, 3 BR, 1.5 bath	5	557	Wood or steel framed exterior w	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-Walls-Wood Siding			2,784	100.0%	C (AV)
HVAC	Steam			2,784	100.0%	C (AV)

# of identical OBIs:	Other Building Improvement (OBI)			
	Main Structure	Modifications (Type, Size)		Photograph
1	OBI type: Surface parking lot Const type: Asphalt Year built: 2007	Width: 200 LF Depth: 130 LF Flr area: 26,000 SF	Grade: C Condition: Average % complete: 100%	not available

# of identical OBIs:	Other Building Improvement (OBI)			
	Main Structure	Modifications (Type, Size)		Photograph
1	OBI type: Surface parking lot Const type: Asphalt Year built: 2007	Width: 125 LF Depth: 125 LF Flr area: 15,625 SF	Grade: C Condition: Average % complete: 100%	not available

# of identical OBIs:	Other Building Improvement (OBI)			
	Main Structure	Modifications (Type, Size)		Photograph
1	OBI type: Surface parking lot Const type: Asphalt Year built: 2004	Width: 65 LF Depth: 112 LF Flr area: 7,280 SF	Grade: C Condition: Average % complete: 100%	not available

# of identical OBIs:	Other Building Improvement (OBI)			
	Main Structure	Modifications (Type, Size)		Photograph
1	OBI type: Surface parking lot Const type: Asphalt Year built: 2004	Width: 66 LF Depth: 66 LF Flr area: 4,356 SF	Grade: C Condition: Average % complete: 100%	not available