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	Туре					
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

# of identical OBIs: 1		ment (OBI)				
	Main Structu	re	Modifications (Type, Size)	Photograph		
OBI type: Surface parking	lot Width:	75 LF	Grade:	С		•
Const type: Concrete	Depth:	80 LF	Condition:	Fair		not available
Year built: 1971	Flr area:	6,000 SF	% complete:	100%		

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	Туре						
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 UseActual UseUnitsArea per UnitConstruction ClassAvg HtQualityCDUService repair garageGarage storage14,096Masonry bearing walls14.00C (AV)Average

Exterior walls HVAC

Component Description	Count	Stops	Area (sf)	Area (%)	Quality
Brick with Block Back-up			4,096	100.0%	C (AV)
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

HVACComponent DescriptionCountStopsArea (sf)Area (%)Quality800100.0%C (AV)

# of identical	# of identical OBIs: 1 Other Building Improvement (OBI)								
Main Structure						Modifications (Type, Size)	Photograph		
OBI type:	Surface parking lot	Width:	40 LF	Grade:	С				
Const type:	Concrete	Depth:	40 LF	Condition:	Average		not available		
Year built:	1984	Flr area:	1,600 SF	% complete	: 100%				

1132 Caledonia St, City of La Crosse Tax key number: 017-010004-030 Page 2 of 2

Land

Water Frontage

Tax key number: 017-010004-050

Property address: 1126 Caledonia St

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

Width

Depth

Square Feet

Traffic / water / sanitary: / City water / Sewer

Land Use

Qty

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

Acres

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

Special Tax Program

Tax Class

1 Co	ommercial 4	13 144 6	6,250	0.143	None	Commercial					
	Residential Building										
Year built:	1890	Full basement:		105 SF		_					
Year remodeled:		Crawl space:	4	120 SF							
Stories:	2 story	Rec room (rating):						2			
Style:	Duplex	Fin bsmt living area	:			The same of the sa					
Use:	2 Family	First floor:		325 SF		1					
Exterior wall:	Wood	Second floor:		310 SF							
Masonry adjust:		Third floor:									
Roof type:	Asphalt shingles	Half story:	0 SF								
Heating:	Gas, forced air	Finished attic:			T			9			
Cooling:	No_A/C	Unfinished attic:									
Bedrooms:	2	Unfinished area:						- 12.CV			
Family rooms:	1	Open porch		70 SF				1-45			
Baths:	2 full, 0 half	Open porch		40 SF				FIELD			
Other rooms:	4					The same of the sa					
Whirl / hot tubs:			. — — —					The state of the s			
Add'l plumb fixt:	2					TA					
Masonry FPs:											
Metal FPs:								LIM			
Gas only FPs:						The same of the sa					
Bsmt garage:		<u>Grade:</u>									
Shed dormers:		Condition:	Average			W 33 - 3 - 3	1	THE			
Gable/hip dorm:		Percent complete:	100%								

Total living area is 1,435 SF

				Resident
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:	<u>1,</u> 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: _		<u>Grade:</u>	<u>D+</u>	
Shed dormers:		Condition:	Average	_
Gable/hip dorm:		Percent complete:	100%	



Total living area is 2,508 SF

# of identica	I OBIs: 1			Other Build	ment (OBI)		
		Main Structur	е			Modifications (Type, Size)	Photograph
OBI type:	Garage	Width:	14 LF	Grade:	С		
	Detached, frame or cb	Depth:	22 LF	Condition:	Average		not available
Year built:	2000	Flr area:	308 SF	% complete:	100%		

Type

Valid improved sale

Valid improved sale

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

Tax key number: 017-010004-085

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

	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)



Sales History

Price

\$820,000

\$335,000

Date 7/13/2023

6/3/2016

Occupancies

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

Exterior walls HVAC

Fire sprinklers V

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

	Designed Use	Actual Use	Units	Area per Unit	Basement Type	Construction Class	Avg Ht	Quality	CDU
Occupancies	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
	Campana	at Description		Count Stone	Aron (cf)	Aroa (%) Quality	1		

	Component Description	Count	Stops	Area (St)	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 Year built: 2016 % complete: 100% Stories: 2.00 Perimeter: 88 LF

435 SF (all stories) Total area:

photograph not available

Occupancies

	Designed Use	Actual Use	Units	Area per Unit	Construction Class	Avg Ht	Quality	CDU
es	Group care home	Room (CBRF)	1	435	Wood or steel framed exterior w	9.00	C (AV)	Average

Exterior walls HVAC Elevators Fire sprinklers

	Component Description	Count	Stops	Area (sf)	Area (%)	Quality
s	Stud-Vinyl Siding			435	100.0%	C (AV)
3	Warmed and cooled air			435	100.0%	C (AV)
s	Wheelchair Lift	1	2			C (AV)
s	Wet sprinklers			435	100.0%	C (AV)

# of identical	I OBIs: 1			Other Build	ding Improve	ment (OBI)	
		Main Structure	е			Modifications (Type, Size)	Photograph
OBI type:	Garage	Width:	26 LF	Grade:	С		
Const type:	Detached, frame or cb	Depth:	26 LF	Condition:	Average		not available
Year built:	1950	Flr area:	676 SF	% complete:	100%		

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 identica	ol OBIs: 1			Other Build	ding Improver	nent (OBI)	
		Main Structure	•			Modifications (Type, Size)	Photograph
OBI type: Const type: Year built:	Garage Detached, frame or cb 1971	Depth:	27 LF 32 LF 864 SF	Grade: Condition: % complete:	C Average 100%		

# of identica	# of identical OBIs: 1 Other Building Improvement (OBI)								
	M	ain Structure)	Modifications (Type, Size)	Photograph				
OBI type: Const type: Year built:	Surface parking lot Asphalt 1992	Depth:	75 LF 80 LF 6,000 SF	Grade: Condition: % complete:					

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	Туре					
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 UseActual UseUnitsArea per UnitConstruction ClassAvg HtQualityCDUMortuaryFuneral home13,079Wood or steel framed exterior w9.00C (AV)Average

Exterior walls

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

 Stud-Stucco
 3,079
 100.0%
 C (AV)

 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
s N	Mortuary Programme 1	Funeral home	1	2,526	Semifinished	Masonry bearing walls	10.00	C (AV)	Average

QtyAttachment TypeConstruction TypeAreaModifications (Type, Size)Grade% CompYr BltConditionAttachments1GarageFrame+Siding or CB1,020C100%1898AV

Section name: Section 2
Year built: 1898
% complete: 100%
Stories: 1.00
Perimeter: 190 LF

Total area: 1,933 SF (all stories)

photograph not available

Occupancies

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

Exterior walls HVAC

Component Description	Count	Stops	Area (sf)	Area (%)	Quality
Stud-Stucco			1,933	100.0%	C (AV)
Hot water radiant			1,933	100.0%	C (AV)

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	Туре						
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		

Land

Water Frontage

Tax key number: 017-010007-100

Land Use

Property address: 611 Wall St

Qty

Gable/hip dorm:

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

Width Depth Square Feet Acres

Percent complete:

100%

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

Special Tax Program

Q.Ly	Luna OSC	Width Depth Ot		Auto	Water Frontage	Tux Oluss	opcolar rax i rogram
1	Commercial	42 50	2,100	0.048	None	Commercial	
				Re	esidential Building		
Year built:	1890	Full basement:	1,1	198 SF	1000	A III S	al miles
Year remodele	d:	Crawl space:	1	106 SF	1	Section 2	
Stories:	2 story	Rec room (rating)):			De La Company	المراجع والهراء وتقويم فيتقلف الإنجاز
Style:	Apartment	Fin bsmt living are				大大	A CONTRACTOR OF THE CONTRACTOR
Use:	Apartment	First floor:		304 SF			The second second
Exterior wall:	Wood	Second floor:		198 SF			
Masonry adjus	t:	Third floor:					
Roof type:	Asphalt shingles	Half story:	0 SF				一
Heating:	Gas, forced air	Finished attic:			The state of the s		0.000
Cooling:	No_A/C	Unfinished attic:				THE REAL PROPERTY.	
Bedrooms:	4	Unfinished area:					
Family rooms:		Open porch		36 SF			一个一个一个一个一个一个一个一个一个一个一个一个一个一个一个一个一个一个一个
Baths:	4 full, 0 half	Open porch		94 SF			
Other rooms:	7	Deck		32 SF		NAME OF TAXABLE PARTY.	
Whirl / hot tubs				20 SF			
Add'l plumb fix	t: 6				1	16.46	
Masonry FPs:						Of The Street	
Metal FPs:						THE PERSON NAMED IN COLUMN	
Gas only FPs:			0				
Bsmt garage:		<u>Grade:</u>	_ C-			The state of the s	
Shed dormers:		Condition:	Average		i i		

Total living area is 2,502 SF

Tax Class

# of identical	OBIs: 1			Other Build	ding Improver	nent (OBI)	
	Ma	in Structure)			Modifications (Type, Size)	Photograph
OBI type:	Utility shed	Width:	10 LF	Grade:	С		
Const type:	Frame	Depth:	13 LF	Condition:	Average		not available
Year built:	1890	Flr area:	130 SF	% complete:	100%		

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	Туре						
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)



Occupancies

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

Exterior walls HVAC

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

Land

017-010017-080 Tax key number:

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	Туре						
1/13/2023	\$125,000	Valid improved sale						

Qty I	and Use	Width	Depth	Square Feet	Acres	Water Frontage	Tax Class	Special Tax Program
	ommercial	50	142	7,100	0.163	None	Commercial	
·						B 11 (11B 11)		·
						Residential Building		
Year built:	1875		basemen	t:				
Year remodeled:		Cra	wl space:		1,863 SF			
Stories:	1.5 story	Red	c room (rat	ting):				
Style:	Duplex	Fin	bsmt living	g area:				
Use:	2 Family	Firs	t floor:	-	1,863 SF			
Exterior wall:	Alum/vinyl	Sec	ond floor:					
Masonry adjust:		Thi	rd floor:			The state of the s		本
Roof type:	Asphalt shingles	Hal	f story:	324 SF		10 to		
Heating:	Gas, forced air		shed attic	:				
Cooling:	No A/C	Unf	inished att	tic:				
Bedrooms:		Unf	inished ar	 ea:				
Family rooms:	1	l End	losed por	ch	30 SF			THE STATE OF THE S
Baths:	2 full, 0 half		en porch		24 SF			
Other rooms:	4		en porch		35 SF		AND EL	
Whirl / hot tubs:		'	•				W 14 = 14	WHITE THE PARTY OF
Add'l plumb fixt:		- -					A CONTRACTOR OF THE REAL PROPERTY.	THE RESERVE OF THE PERSON OF
Masonry FPs:								
Metal FPs:								
Gas only FPs:								-
Bsmt garage:		Gra	ide:	D+				
Shed dormers:		Cor	ndition:	Average				The second distribution of the second
Gable/hip dorm:		Per	cent comp	olete: 100%		ALC: NO STATE OF THE PARTY OF T	The same of the sa	

Total living area is 2,187 SF

# of identical	I OBIs: 1			Other Build	ling Improven	nent (OBI)	
		Main Structure	9			Modifications (Type, Size)	Photograph
OBI type:	Garage	Width:	24 LF	Grade:	D		
Const type:	Detached, frame or cb	Depth:	24 LF	Condition:	Average		not available
Year built:	1965	Flr area:	576 SF	% complete:	100%		

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	Туре						
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	I	

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 UseActual UseUnitsArea per UnitConstruction ClassAvg HtQualityCDUService repair garageGarage, service repair11,940Pole frame14.00B (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
s <u> </u>	Canopy	Standard	61		В	100%	1997	AV

# of identical OBIs	s: 1			ding Improver	nent (OBI)		
	Mai	n Structure				Modifications (Type, Size)	Photograph
OBI type: Surfa Const type: Conc Year built: 1997	_	Width: Depth: Flr area:	150 LF 1 LF 150 SF	Grade: Condition: % complete:	C Average 100%		not available

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	Туре						
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
3	Service repair garage	Garage, service repair	1	2,528	Masonry bearing walls	14.00	C (AV)	Average

Exterior walls HVAC

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

# of identical OBIs	ls: 1			ding Improver	nent (OBI)		
	Mai	in Structure)		Modifications (Type, Size)	Photograph	
OBI type: Surfa Const type: Asph Year built: 1989		Width: Depth: Flr area:	3,000 LF 1 LF 3,000 SF	Grade: Condition: % complete:	C Average 100%		not available

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	Туре						
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 UseActual UseUnitsArea per UnitConstruction ClassAvg HtQualityCDULight commercial utility bldgEquipment storage12,490Pole frame10.00C (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)

Land

Water Frontage

Tax key number: 017-010072-070 Property address: 616 Clinton St

Land Use

Qty

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

Depth

Square Feet

Acres

Width

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

Special Tax Program

Tax Class

1 R	esidential 4	42 50 2	2,134	0.049	None	Commercial	
					Residential Building		
Year built:	1901	Full basement:					
Year remodeled:		Crawl space:	1	,296 SF			and the second
Stories:	1 story	Rec room (rating):					
Style:	Duplex	Fin bsmt living area:					Carl (200)
Use:	2 Family	First floor:		,296 SF			
Exterior wall:	Wood	Second floor:					
Masonry adjust:		Third floor:					
Roof type:	Asphalt shingles	Half story:	0 SF		1377 731		TA .
Heating:	Gas, forced air	Finished attic:			PROPERTY OF THE PARTY OF THE PA		
Cooling:	No A/C	Unfinished attic:					
Bedrooms:	3	Unfinished area:			-		
Family rooms:	1	Attachments:		None			
Baths:	2 full, 0 half						
Other rooms:	4				1 P. W. W.		
Whirl / hot tubs:		l_			-		
Add'l plumb fixt:	1					AND DESCRIPTION OF THE PARTY OF	Name and Address of the Owner, where the Party of the Owner, where the Owner, which the Own
Masonry FPs:						N. S. Charles	
Metal FPs:						The second name of	
Gas only FPs:			_				03/23/2010
Bsmt garage:			<u>D+</u>				
Shed dormers:		Condition:	Average		and the second second		
Gable/hip dorm:		Percent complete:	100%			Total Brian and	:- 4 000 OF

Total living area is 1,296 SF

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	Туре							
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)



Occupancies

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

Exterior walls HVAC

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

Section 1 basement

Levels: 1.00 Perimeter: 238 LF

Total area: 3,376 SF (all levels in basement)

Occupancies

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

HVAC

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

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
Occupancies	Fellowship Hall	Hall, social	1	4,020	Wood or steel framed exterior w	16.00	C (AV)	Average

 Exterior walls
 Stud-Metal Siding
 Count
 Stops
 Area (sf)
 Area (%)
 Quality

 HVAC
 Package unit
 4,020
 100.0%
 C (AV)

 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)

photograph not available

	Designed Use	Actual Use	Units	Area per Unit	Construction Class	Avg Ht	Quality	CDU
Occupancies	Storage garage	Garage storage	1	700	Wood or steel framed exterior w	10.00	C (AV)	Average

Exterior walls

	Component Description	Count	Stops	Area (sf)	Area (%)	Quality
3	Stud-Metal Siding			700	100.0%	C (AV)
;	No HVAC			700	100.0%	C (AV)

# of identical	OBIs: 1			nent (OBI)			
	М	ain Structur	е	Modifications (Type, Size)	Photograph		
OBI type:	Surface parking lot	Width:	9,000 LF	Grade:	С		
Const type:	Asphalt	Depth:	1 LF	Condition:	Average		not available
Year built:	1980	Flr area:	9,000 SF	% complete	: 100%		

Land

Acres

Water Frontage

017-010075-040 Tax key number: Property address: 1301 Avon St

Land Use

Qty

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

Width

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

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

Depth | Square Feet

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

Special Tax Program

1 C	ommercial		,970	0.114	None	Commercial	
				F	Residential Building		
Year built:	1900	Full basement:		459 SF	according Dunumg	A	
Year remodeled		Crawl space:		616 SF	The state of the s		
Stories:	1 story w/attic	Rec room (rating):					37,97
Style:	Basic Single Story	Fin bsmt living area:			The same of the same of		
Use:	Commercial	First floor:		,075 SF	-		
Exterior wall:	Wood	Second floor:				THE PARTY NAMED IN	
Masonry adjust:		Third floor:			-	世 道 (THE RESERVE OF THE PERSON NAMED IN COLUMN TWO IS NOT THE PERSON NAMED IN COLUMN TWO IS NAMED IN COLUMN TW
Roof type:	Asphalt shingles	Half story:	0 SF		- A		
Heating:	Gas, forced air	Finished attic:		223 SF	and the second		
Cooling:	A/C, same ducts	Unfinished attic:				-	
Bedrooms:		Unfinished area:			THE RESERVE OF THE PERSON NAMED IN	3000	
Family rooms:		Enclosed porch		203 SF		Without the same of the same o	
Baths:	1 full, 0 half				-	S. S. S. S.	-1-0
Other rooms:	3				Siz Janes	THE PARTY NAMED IN	The same of the sa
Whirl / hot tubs:		.					
Add'l plumb fixt:							The state of the s
Masonry FPs:							
Metal FPs:							The second secon
Gas only FPs:							
Bsmt garage:		Grade:	<u>D+</u>				
Shed dormers:		Condition:	Average				
Gable/hip dorm:		Percent complete:	100%				
						Total living area is	s 1.298 SF

Tax Class

Commercial Building (Quantum Accounting)

Section name: Section 1
Year built: 1900
% complete: 100%
Stories: 2.00
Perimeter: 168 LF

Total area: 3,025 SF (all stories)



Occupancies

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

Exterior walls

HVAC

Component Description	Count	Stops	Area (sf)	Area (%)	Quality
Block with Stucco			3,025	100.0%	C (AV)
Forced air unit			1,500	49.6%	C (AV)

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

Type

Valid improved sale

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

Date

5/12/2023

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

	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)



Sales History

Price

\$115,000

Occupancies

Designed UseActual UseUnitsArea per UnitConstruction ClassAvg HtQualityCDUService repair garageGarage, service repair11,800Masonry bearing walls16.00C (AV)Average

Exterior walls HVAC

Component Description	Count	Stops	Area (sf)	Area (%)	Quality
Concrete Block			1,800	100.0%	C (AV)
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)



Occupancies

[Designed Use	Actual Use	Units	Area per Unit	Construction Class	Avg Ht	Quality	CDU
s	Office building	Office, general	1	300	Masonry bearing walls	9.00	D (FR)	Fair

Exterior walls HVAC

Component Description	Count	Stops	Area (sf)	Area (%)	Quality
Concrete Block			300	100.0%	D (FR)
Electric			300	100.0%	D (FR)

Photograph
not available

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	Туре					
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)



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

Exterior walls HVAC

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

 Stud-Cement Fiber Siding
 1,460
 100.0%
 C (AV)

 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)

photograph not available

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

Exterior walls HVAC Mezzanines

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

# of identica	l OBIs: 1			ding Improver	nent (OBI)		
Main Structure						Modifications (Type, Size)	Photograph
OBI type: Const type: Year built:	Surface parking lot Asphalt 1985	Width: Depth: FIr area:	4,000 LF 1 LF 4,000 SF	Grade: Condition: % complete:	C Average 100%		not available

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

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

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

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

Sales History							
Date	Price	Туре					
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
s	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)
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

ı	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

 1,650
 100.0%
 C (AV)

March	18.	2024
-------	-----	------

# of identical	OBIs: 1			ding Improver	ment (OBI)		
	N	ain Structur	е		Modifications (Type, Size)	Photograph	
OBI type:	Surface parking lot	Width:	5,000 LF	Grade:	С		
Const type:	Asphalt	Depth:	1 LF	Condition:	Average		not available
Year built:	1975	Flr area:	5,000 SF	% complete	: 100%		

Tax key number: 017-010109-010 Page 2 of 2 1552 Charles St, City of La Crosse

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

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

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

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

Sales History								
Date	Price	Туре						
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
ĺ	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)
Γ	Electric			3,296	75.6%	C (AV)
Γ	Package unit			1,061	24.4%	C (AV)

Attachments Attachments

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

# of identica	I OBIs: 1			Other Build	ding Improve	ment (OBI)	
		Main Structure	е			Modifications (Type, Size)	Photograph
OBI type: Const type:	Garage Detached, frame or cb	Width: Depth:	28 LF 33 LF	Grade: Condition:	C Average		not available
Year built:	1952	Flr area:	924 SF	% complete:	100%		

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	Туре						
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
S	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
S	Stud-Walls-Wood Siding			2,880	100.0%	C (AV)
3	Forced air unit			2,880	100.0%	C (AV)

Attachments Attachments

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

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

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

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

	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 identica	l OBIs: 1			Other Build	ding Improver	nent (OBI)	
	M	ain Structure	e	Modifications (Type, Size)	Photograph		
OBI type: Const type:	•	Width: Depth:	15,000 LF 1 LF	Grade: Condition:	C Average		not available
Year built:	1970	Flr area:	15,000 SF	% complete:	100%		

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	Туре					
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 Improven	nent (OBI)	
Ma	nin Structure	Modifications (Type, Size)	Photograph
OBI type: Generators, commercial	Grade: C		-
Const type: Diesel Drive	Condition: Average		not available
Year built: 2022	% complete: 100%		

# of identica	Il OBIs: 1			ment (OBI)			
	Ma	in Structui	re	Modifications (Type, Size)	Photograph		
OBI type:	Fence, chain-link	Depth:	256 LF	Grade:	С		
Const type:	Standard 2" mesh, 11# wire	Height:	6 LF	Condition:	Average		not available
Year built:	2022			% complete	: 100%		

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

017-010270-130 Tax key number: Property address: 1704 George St

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

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

	Sales History								
Date	Price	Туре							
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	1	

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 T(

Commercial Building (Building 1)

Section name: Section 1 1983 Year built: % complete: 100% Stories: 1.00 Perimeter: 144 LF

Legal description:

Total area: 1,260 SF (all stories)



Occupancies

Designed Use Actual Use Construction Class CDU Units Area per Unit Avg Ht Quality Retail, general Retail store 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 D (FR) 100.0% 1.260 100.0% Warmed and cooled air C (AV)

Section 1 basement

1.00 Levels: 144 LF Perimeter:

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
S	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)	

Section name: Section 2
Year built: 1930
% complete: 100%
Stories: 1.00

Total area: 694 SF (all stories)

122 LF

photograph not available

Occupancies

Perimeter:

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

Exterior walls HVAC

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

 Stud-Stucco
 694
 100.0%
 D (FR)

 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)

photograph not available

Occupancies

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

Exterior walls

HVAC

Component Description	Count	Stops	Area (sf)	Area (%)	Quality
Stud-Stucco			441	100.0%	D (FR)
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)

photograph not available

Occupancies

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

Exterior walls

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

Section 5 Section name: Year built: 1930 % complete: 100% 1.00 Stories: Perimeter:

110 LF

Total area: 444 SF (all stories) photograph not available

Occupancies

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

Exterior walls HVAC

Component Description	Count	Stops	Area (sf)	Area (%)	Quality
Stud-Stucco			444	100.0%	D (FR)
Warmed and cooled air			444	100.0%	C (AV)

Commercial Building (Building 2)

Section 1 Section name: Year built: 1985 % complete: 100% 1.00 Stories: 150 LF Perimeter:

Total area: 1,350 SF (all stories)



Occupancies

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

Exterior walls HVAC

Component Description	Count	Stops	Area (sf)	Area (%)	Quality
Single-Metal on Wood Frame			1,350	100.0%	C (AV)
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 Const type: Asphalt Year built: 1979	Width: 8,900 LF Depth: 1 LF Fir area: 8,900 SF	Grade: C Condition: Average % complete: 100%		not available

Valid improved sale

Valid improved sale

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

Date

6/9/2023

11/3/2015

Tax key number: 017-010288-045
Property address: 1601 Ramsey Pl

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

						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)



Sales History

Price

\$1,550,000

\$762,000

	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

Ī	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)



Occupancies

	Designed Use	Actual Use	Units	Area per Unit	Construction Class	Avg Ht	Quality	CDU
s	Storage garage	Garage storage	1	9,800	Metal frame and walls	14.00	C (AV)	Average

Exterior walls HVAC

Component Description	Count	Stops	Area (sf)	Area (%)	Quality
Single-Metal on Steel Frame			9,800	100.0%	C (AV)
Space heater			9,800	100.0%	C (AV)

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

Valid improved sale

Valid improved sale

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

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

	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	1	

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)



Sales History

Price

\$1,800,000

\$1,100,000

Date 8/1/2023

8/13/2009

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 HVAC

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

# of identica	I OBIs: 1			ment (OBI)			
	Ma	in Structure	e			Modifications (Type, Size)	Photograph
OBI type: Const type: Year built:	Surface parking lot Asphalt 1978	Width: Depth: Flr area:	172 LF 200 LF 34,400 SF	Grade: Condition: % complete:	C Average 100%		not available

Valid improved sale

Valid improved sale

Sales History

Price

\$47,600

\$19,800

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

Date

5/16/2023

7/31/2020

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 N27D38M215

549.19

	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	1		

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

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

Valid improved sale

Valid improved sale

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

Date

9/15/2023

10/19/2006

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

	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)



Sales History

Price

\$2,650,000

\$700,000

Occupancies

Designed UseActual UseUnitsArea per UnitConstruction ClassAvg HtQualityCDUMotel130,992Wood or steel framed exterior w9.00C (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
s <u> </u>	Canopy	Drive-thru	576		С	100%	1973	AV

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
Occupancies	Motel	Motel	1	13,500	Wood or steel framed exterior w	9.00	C (AV)	Average

Exterior walls
HVACComponent DescriptionCountStopsArea (sf)Area (%)QualityInd thru-wall heat pump13,500100.0%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 UseActual UseUnitsArea per UnitConstruction ClassAvg HtQualityCDUOccupanciesMotel14,541Wood or steel framed exterior w10.00C (AV)Average

Exterior walls HVAC

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

 Stud-Walls-Wood Siding
 4,541
 100.0%
 C (AV)

 Package unit
 4,541
 100.0%
 C (AV)

# of identical OBIs: 1	# of identical OBIs: 1 Other Building Improvement (OBI)											
M	ain Structure	Modifications (Type, Size)	Photograph									
OBI type: Surface parking lot Const type: Asphalt Year built: 1977	Width: 240 LF Depth: 250 LF FIr area: 60,000 SF	Grade: C Condition: Average % complete: 100%		not available								

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	Туре							
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)



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

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

 Single-Metal on Wood Frame
 3,840
 100.0%
 C (AV)

 Package unit
 3,840
 100.0%
 C (AV)

QtyDescriptionUnitsGradeLocationYr BltConditionOther features1Loading well960Csouth of bldg2020Av

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

	Designed Use	Actual Use	Units	Area per Unit	Construction Class	Avg Ht	Quality	CDU
Occupancies	Industrial flex building	Warehouse, storage	1	2,040	Wood or steel framed exterior w	16.00	C (AV)	Average

Exterior walls HVAC

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

 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)



Occupancies

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

Exterior walls HVAC

Component Description	Count	Stops	Area (sf)	Area (%)	Quality
Single-Metal on Wood Frame			4,120	100.0%	C (AV)
No HVAC			4,120	100.0%	C (AV)

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

# of identical	I OBIs: 1			Other Build	ding Improver	ment (OBI)	
	Ma	in Structure)	Modifications (Type, Size)	Photograph		
OBI type:	Surface parking lot	Width:	125 LF	Grade:	С		
Const type:	Asphalt	Depth:	128 LF	Condition:	Average		not available
Year built:	1994	Flr area:	16,000 SF	% complete:	100%		

Valid improved sale

Valid improved sale

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

Date

1/3/2023

5/30/2013

017-020022-040 Tax key number:

Property address: 425 Main St

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

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

manno, ma	tor / barntary bary / t	,											
Legal descr	egal 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												
	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 1881 Year built: % complete: 100% 1.00 Stories: Perimeter: 274 LF

3,412 SF (all stories) Total area:



Sales History

Price

\$600,000

\$70,000

Occupancies

Designed Use Actual Use Units Area per Unit **Construction Class** Avg Ht Quality CDU Mixed retail w/ res units Retail, general 3.412 Masonry bearing walls 16.00 C (AV) Average

Exterior walls **HVAC** Mezzanines

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

Section 1 basement

1.00 Levels: 206 LF Perimeter:

Total area: 2,686 SF (all levels in basement)

Occupancies

	Designed Use	Actual Use	Units	Area per Unit	Basement Type	Construction Class	Avg Ht	Quality	CDU
3	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

	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

Occupancies

	Designed Use	Actual Use	Units	Area per Unit	Construction Class	Avg Ht	Quality	CDU
s	Mixed retail w/ res units	Apartment, 2 BR, 1 bath	2	1,500	Masonry bearing walls	16.00	C (AV)	Average

Exterior walls HVAC

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

425 Main St, City of La Crosse Tax key number: 017-020022-040 Page 2 of 2

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	Туре							
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 Cuisina 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
S	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
6	Brick, Solid			3,587	100.0%	C (AV)
;	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

 1,625
 100.0%
 C (AV)

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	Туре							
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 (Building1)

Section name: First Floor
Year built: 1880
% complete: 100%
Stories: 1.00
Perimeter: 188 LF

Total area: 1,535 SF (all stories)



Occupancies

Designed UseActual UseUnitsArea per UnitConstruction ClassAvg HtQualityCDUMixed retail w/ res unitsRetail, general11,535Masonry bearing walls13.00C (AV)Average

Exterior walls

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

 Brick, Solid
 1,535
 100.0%
 C (AV)

 Warmed and cooled air
 1,535
 100.0%
 C (AV)

First Floor

HVAC

Levels: 1.00 Perimeter: 126 LF

basement Total area: 860 SF (all levels in basement)

Occupancies

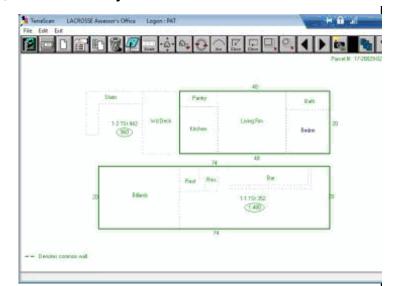
	Designed Use	Actual Use	Units	Area per Unit	Basement Type	Construction Class	Avg Ht	Quality	CDU
;	Mixed retail w/ res units	Support area	1	860	Unfinished	Masonry bearing walls	8.00	C (AV)	Average

HVACComponent DescriptionCountStopsArea (sf)Area (%)Quality860100.0%C (AV)

Second Floor Section name:

1880 Year built: % complete: 100% 1.00 Stories: 136 LF Perimeter:

960 SF (all stories) Total area:



Occupancies

	Designed Use	Actual Use	Units	Area per Unit	Construction Class	Avg Ht	Quality	CDU
s	Mixed retail w/ res units	Apartment, 1 BR, 1 bath	1	960	Masonry bearing walls	9.00	C (AV)	Average

Exterior walls HVAC

Component Description Count Stops Area (sf) Area (%) Quality 960 Brick, Solid 100.0% C (AV) 960 100.0% Warmed and cooled air C (AV) 240 25.0% C (AV) **Balconies** Balcony

Valid improved sale

Valid improved sale

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

Date

1/31/2023

2/18/2014

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

						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)



Sales History

Price \$275,000

\$215,500

Occupancies

Designed UseActual UseUnitsArea per UnitConstruction ClassAvg HtQualityCDURestaurant12,090Masonry bearing walls11.00C (AV)Average

Exterior walls

HVAC

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

 Concrete Block
 2,090
 100.0%
 C (AV)

 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
3	Restaurant	Support area	1	2,090	Unfinished	Masonry bearing walls	8.00	C (AV)	Average

# of identical	OBIs: 1			Other Buil	ding Improver	ment (OBI)	
	Ma	ain Structur	е			Modifications (Type, Size)	Photograph
Const type:	Surface parking lot Concrete 1997	Width: Depth: Flr area:	24 LF 25 LF 600 SF	Grade: Condition: % complete	C Average : 100%		not available

Valid improved sale

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

Date

10/23/2023

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

ΑL

						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)



Sales History

Price

\$450,000

Designed UseActual UseUnitsArea per UnitConstruction ClassAvg HtQualityCDUOccupanciesRetail storeRestaurant11,323Metal frame and walls12.00C (AV)Average

Exterior walls HVAC

Component DescriptionCountStopsArea (sf)Area (%)QualityPE-Metal Sandwich Panels1,323100.0%C (AV)Warmed and cooled air1,323100.0%C (AV)

# of identica	l OBIs: 1			Other Build	ding Improver	ment (OBI)	
	N	lain Structur	е			Modifications (Type, Size)	Photograph
OBI type: Const type: Year built:	Surface parking lot Asphalt 1984	Width: Depth: Flr area:	55 LF 100 LF 5,500 SF	Grade: Condition: % complete:	C Average 100%		not available

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	Туре								
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 UseActual UseUnitsArea per UnitConstruction ClassAvg HtQualityCDUMultiple res (low rise)Apartment, 4+ BR, 2 bath21,568Wood or steel framed exterior w8.00C (AV)Average

Exterior walls HVAC

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

# of identica	l OBIs: 1			Other Buil	ding Improver	ment (OBI)	
	Ma	in Structure	е			Modifications (Type, Size)	Photograph
OBI type: Const type: Year built:	Surface parking lot Asphalt 1984	Width: Depth: Flr area:	35 LF 35 LF 1,225 SF	Grade: Condition: % complete	C Average : 100%		not available

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

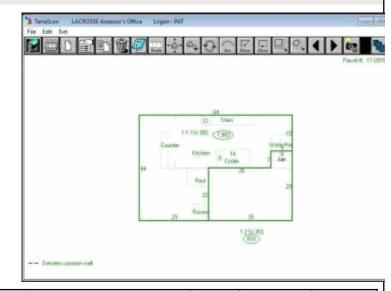
	Sales History								
Date	Price	Туре							
10/17/2023	\$576,340	Valid improved sale							
12/26/2012	\$310,000	Valid improved sale							

	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	I						

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
5	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%	C (AV)
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
5	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

	Component Description	Count	Stops	Area (sf)	Area (%)	Quality
HVAC	Package unit			288	25.2%	C (AV)

# of identica	Il OBIs: 1			ding Improver	rement (OBI)			
	N	lain Structur	е	Modifications (Type, Size)	Photograph			
OBI type: Const type: Year built:	Surface parking lot Asphalt 1986	Width: Depth: FIr area:	10 LF 673 LF 6,730 SF	Grade: Condition: % complete	C Average : 100%		not available	

Land

Water Frontage

017-020162-120 Tax key number: Property address: 421 Wes

Land Use

Qty

Neighborhood / zoning: Comm Hig

Width

Depth | Square Feet

Traffic / water / sanitary: Heavy / C

Legal description: T BURNS

Acres

est Ave N	Date	Price	Type	
High Volume \$8.00 / C1 - Local Business	12/27/2023	\$160,000	Valid improved sale	
City water / Sewer	3/18/2007 \$147,500 Valid improved sale			
IS HS DURAND ST SMITH & FM RUBLEES ADDITION LOT 3 E X S 2FT BLOCK	K 30 EX PRT TAKE N	FOR R/W IN DOC	NO. 1467185 & DOC NO. 1467187	

Tax Class

1 Co	ommercial	56 92 5	5,063	0.116	None	i	Commercial
					Residential Building	·	
Year built:	1915	Full basement:	1	375 SF	Nesidential Dunding		TAMAGA
Year remodeled:		Crawl space:	٠,	,0.00	(大) () ()		
Stories:	2 story	Rec room (rating):				I sur	
Style:	Bungalow	Fin bsmt living area:	ı		ALLO TOTAL	Sec. 130	
Use:	Single family	First floor:		515 SF	A TANK AND	16	
Exterior wall:	Alum/vinyl	Second floor:		951 SF		1	
Masonry adjust:	7 dam / viriyi	Third floor:		331 01		16	
Roof type:	Asphalt shingles	Half story:	0 SF			VIE .	
Heating:	Gas, forced air	Finished attic:	0 01		JAN BURY		
Cooling:	No A/C	Unfinished attic:			TATION TO THE		
Bedrooms:	7	Unfinished area:					
Family rooms:	1	Attachments:		None		//	The state of the s
Baths:	2 full, 1 half	Attacriments.		NOHE	3 11	P	week I have
Other rooms:	5					11	
Whirl / hot tubs:	3					1111	
Add'l plumb fixt:		-					
Masonry FPs:	3						
Metal FPs:					P. III		
Gas only FPs:		Grade:	C-		And the same of the		
Bsmt garage: Shed dormers:		Condition:	<u> </u>				
		1	Average				the same of the contract of th
Gable/hip dorm:		Percent complete:	100%				Total living area is 2 466 SF

Total living area is 2,466 SF

Sales History

Special Tax Program

# of identica	# of identical OBIs: 1 Other Building Improvement (OBI)												
		Main Structur	е			Modifications (Type, Size)	Photograph						
OBI type:	Garage	Width:	20 LF	Grade:	С		-						
Const type:	Detached, frame or cb	Depth:	20 LF	Condition:	Average		not available						
Year built:	1972	Flr area:	400 SF	% complete	: 100%								

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 A DDITION LOT 3 BLOCK 1 LOT SZ: 53.4X142.7M/L

	Sales History										
Date	Price	Туре									
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 UseActual UseUnitsArea per UnitConstruction ClassAvg HtQualityCDURetail storeRetail, general14,550Masonry bearing walls14.00D (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)

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

Section name: Section 2
Year built: 1944
% complete: 100%
Stories: 1.00
Perimeter: 151 LF

Total area: 2,597 SF (all stories)

photograph not available

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v	,cupa	ıncies
	•	

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

Exterior walls S

I	Component Description	Count	Stops	Area (sf)	Area (%)	Quality
ĺ	Stud-Stucco			2,597	100.0%	C (AV)
ĺ	Space heater			2,597	100.0%	C (AV)

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	Туре							
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)



Occupancies

Designed UseActual UseUnitsArea per UnitConstruction ClassAvg HtQualityCDUMini-mart convenience storeConvenience store11,656Masonry bearing walls10.00C (AV)Average

Exterior walls HVAC

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

# of identica	l OBIs: 1		Other Build	ling Improve	ment (OBI)							
# Of Idefition		ain Structure	Othor Build	ing improvo	Modifications (Type, Size)	Photograph						
OBI type: Const type: Year built:	Tank, underground Fiber coated steel, single wall 1989	Diameter: 0 LF Height: 0 LF Volume: 1,000 gals	Grade: Condition: % complete:	C Average 100%		not available						
# of identica	# of identical OBIs: 1 Other Building Improvement (OBI)											
// Of Idefition		ain Structure		9	Modifications (Type, Size)	Photograph						
OBI type: Const type: Year built:	Tank, underground Fiber coated steel, single wall 1989	Diameter: 0 LF Height: 0 LF Volume: 2,000 gals	Grade: Condition: % complete:	C Average 100%		not available						
# of identica	# of identical OBIs: 1 Other Building Improvement (OBI)											
// Or Identica		ain Structure	Caron Bane	gp. 0 7 0	Modifications (Type, Size)	Photograph						
OBI type: Const type: Year built:	Tank, underground Fiber coated steel, single wall 1989	Diameter: 0 LF Height: 0 LF Volume: 4,000 gals	Grade: Condition: % complete:	C Average 100%		not available						
# of identica	l OBIs: 1		Other Build	ling Improve	ment (OBI)							
		ain Structure		,	Modifications (Type, Size)	Photograph						
OBI type: Const type: Year built:	Tank, underground Fiber coated steel, single wall 1989	Diameter: 0 LF Height: 0 LF Volume: 8,000 gals	Grade: Condition: % complete:	C Average 100%		not available						
# of identica	l OBIs: 1		Other Build	ling Improve	ment (ORI)							
# Of Identica		ain Structure	Other Build	illig illiprove	Modifications (Type, Size)	Photograph						
OBI type: Const type: Year built:	Tank, underground Fiber coated steel, single wall 1989	Diameter: 0 LF Height: 0 LF Volume: 8,000 gals	Grade: Condition: % complete:		inounious (Type, Gize)	not available						
# of identica			Other Build	ling Improve	,							
	-	ain Structure	T		Modifications (Type, Size)	Photograph						
OBI type: Const type: Year built:	Canopy Fuel Canopy 1989	Width: 24 LF Depth: 64 LF Fir area: 1,536 SF	Grade: Condition: % complete:	C Average 100%		not available						
# of identica	l OBIs: 1		Other Build	ling Improve	ment (OBI)							
		ain Structure			Modifications (Type, Size)	Photograph						
OBI type: Const type: Year built:	Tank, underground Fiber coated steel, single wall 1989	Diameter: 0 LF Height: 0 LF Volume: 12,000 gals	Grade: Condition: % complete:	C Average 100%		not available						

# of identical OBIs:	1		Other Build	ling Improver	ment (OBI)	
	Main Stru	cture		Modifications (Type, Size)	Photograph	
OBI type: Canopy Const type: Fuel Can Year built: 1989	Widtr Depth Flr ar	n: 24 LF	Grade: Condition: % complete:	C Average 100%		not available

# of identica	l OBIs: 1			ding Improver	nent (OBI)		
	Ma	in Structur	е		Modifications (Type, Size)	Photograph	
OBI type: Const type: Year built:	Surface parking lot Concrete 1986	Width: Depth: Flr area:	74 LF 100 LF 7,400 SF	Grade: Condition: % complete:	C Average 100%		not available

# of identica	I OBIs: 1			ding Improver	ment (OBI)		
	Ma	in Structure	9	Modifications (Type, Size)	Photograph		
OBI type: Const type:	Surface parking lot	Width: Depth:	55 LF 60 LF	Grade: Condition:	C Average		not available
Year built:	1986	Flr area:		% complete:	0		not available

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	Туре							
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

Comp	onent 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)

	Designed Use	Actual Use	Units	Area per Unit	Basement Type	Construction Class	Avg Ht	Quality	CDU
Occupancies	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 Electric Component Description Count Stops Area (sf) Area (%) Quality

650 23.5% C (AV)

Other features Other features Other features Other features

	Qty	Description	Units	Grade	Location	Yr Blt	Condition
s	1	Open porch w/roof	301	С		1919	Av
s	1	Open porch w/roof	301	С		1919	Av
s	1	Open porch w/roof	119	С		1919	Av
s	1	Open porch w/roof	301	С		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)



Occupancies

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

Exterior walls HVAC

Component Description	Count	Stops	Area (sf)	Area (%)	Quality
Stud-Brick Veneer			2,132	100.0%	C (AV)
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)

Occupancies

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

HVAC

Component Description	Count	Stops	Area (sf)	Area (%)	Quality
Electric			2,132	100.0%	C (AV)

Other features
Other features

	Qty	Description	Units	Grade	Location	Yr Blt	Condition
	1	Solid wall porch	250	С		1908	Av
ſ	1	Solid wall porch	250	С		1908	Av

Section 2 Section name: 1908 Year built: % complete: 100% 1.00 Stories: Perimeter: 204 LF

Total area: 2,132 SF (all stories) photograph not available

Occupancies

	Designed Use	Actual Use	Units	Area per Unit	Construction Class	Avg Ht	Quality	CDU
8	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

Exterior walls

Component Description Count Stops Area (sf) Area (%) Quality 2,132 100.0% C (AV) Stud-Brick Veneer 2,132 100.0% C (AV) HVAC Electric

Other features

	Qty	Description	Units	Grade	Location	Yr Blt	Condition
s	1	Solid wall porch	250	С		1908	Av

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	Туре							
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 UseActual UseUnitsArea per UnitConstruction ClassAvg HtQualityCDUDental office/clinicMedical clinic13,542Masonry bearing walls12.00C (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)

 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
s	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

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

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

201 7th St S, City of La Crosse Tax key number: 017-020179-010 Page 2 of 2

Туре

Valid improved sale

Valid improved sale

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

Date

8/30/2023

3/16/2018

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

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

					Resident
Year built:	1885	Full basement:	2,	546 SF	
Year remodeled:	2000	Crawl space:			5
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	100
Masonry adjust:		Third floor:			
Roof type:	Asphalt shingles	Half story:	0 SF		
Heating:	Gas, forced air	Finished attic:			ě
Cooling:	No A/C	Unfinished attic:			
Bedrooms:		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:	С		
Shed dormers:	· — — — —	Condition:	Average		
Gable/hip dorm:		Percent complete:	100%		
			-		



Price

\$630,000

\$630,000

Sales History

Total living area is 5,657 SF

Valid improved sale

Valid improved sale

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

Date

8/30/2023

3/16/2018

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

						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	

			Reside
Year built:	1880	Full basement:	2,010 SF
Year remodeled:		Crawl space:	
Stories:	2 story	Rec room (rating):	
Style:	Apartment	Fin bsmt living area:	
	_Apartment	First floor:	<u>2,</u> 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:			<u>C-</u>
Shed dormers:	· — — — —	Condition:	Average
Gable/hip dorm:		Percent complete:	100%



Sales History

Price

\$630,000

\$630,000

Total living area is 4,065 SF

Valid improved sale

Valid improved sale

Sales History

Price

\$1,385,000

\$1,234,000

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

Date

10/31/2023

6/3/2008

017-020180-140 Tax key number:

Property address: 135 8th St S

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

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

Traine / wat	tallo / Water / Samary. Mediani / Sky Water / Sower									
Legal descri	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									
	10ga: 4555.pas									
Land										
Qty	Land Use	Width	Depth	Square Feet	Acres	Water Frontage	Tax Class	Special Tax Program		
1	Commercial	1	1	1		None	Commercial	1		

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	Туре						
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)



\sim				•
	ccu	na	nr	10

Designed UseActual UseUnitsArea per UnitConstruction ClassAvg HtQualityCDUMultiple res (low rise)Apartment, efficiency16300Wood or steel framed exterior w9.00C (AV)Average

Exterior walls HVAC

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

Occupancies

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

Other features
Other features

	Qty	Description	Units	Grade	Location	Yr Blt	Condition
;	1	Open porch w/roof	300	С		1962	Av
3	1	Open porch w/roof	300	С		1962	Av

f of identical OBIs: 1 Other Building Improvement (OBI)										
	Main Structure		Modifications (Type, Size)	Photograph						
OBI type: Garage	Width: 20 LF	Grade: C								
Const type: Detached, frame or cb	Depth: 24 LF	Condition: Average		not available						
Year built: 1938	Flr area: 480 SF	% complete: 100%								

135 8th St S, City of La Crosse Tax key number: 017-020182-070 Page 2 of 2

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	Туре							
11/27/2023	\$327,500	Valid improved sale							
8/30/2006	8/30/2006 \$165,000 Valid improved sale								

					Land			
Qty	Land Use	Width Dep	th Square Feet	Acres	Water Frontage	Tax Class	Special Tax Program	
1	Commercial		12,458	0.286	None	Commercial		
					Desidential Duilding			
					Residential Building			
Year built:	1875	Full base	ment:	1,854 SF	CANCELL SE	Stolen sales of		
Year remode	leled:	Crawl spa	ace:			E0000000000000000000000000000000000000		
Stories:	2 story w/attic	Rec roon	n (rating):					
Style:	Apartment	Fin bsmt	living area:		1	THE RESERVE AND PARTY.		300
Use:	Apartment	First floor	:	1,854 SF			· · · · · · · · · · · · · · · · · · ·	
Exterior wal	II: Brick	Second f	oor:	1,854 SF				

Roof type: Asphalt shingles
Heating: Gas, hot water
Cooling: No A/C Unfinished attic: 378 SF
Bedrooms: 5
Unfinished area:

Third floor:

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:

Masonry adjust:

Bsmt garage:
Shed dormers:
Gable/hip dorm:

Grade:
C+
Condition:
Average
Percent complete: 100%



Total living area is 3,708 SF

# of identica	l OBIs: 1		ment (OBI)				
		Main Structur	·e			Modifications (Type, Size)	Photograph
OBI type:	Garage	Width:	22 LF	Grade:	С		
Const type:	Detached, frame or cb	Depth:	22 LF	Condition:	Average		not available
Year built:	1935	Flr area:	484 SF	% complete	e: 100%		

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	Туре						
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	1			

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 UseActual UseUnitsArea per UnitConstruction ClassAvg HtQualityCDUIndustrials, light mfgLight manufacturing/flex148,060Metal frame and walls14.00C (AV)Average

Exterior walls HVAC

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

 Single-Metal on Steel Frame
 48,060
 100.0%
 C (AV)

 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
5	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

Tax key number: 017-020246-010

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

# of identical OF	Bls: 1			ding Improver	nent (OBI)		
Main Structure						Modifications (Type, Size)	Photograph
Const type: De	arage etached, frame or cb 980	Width: Depth: Flr area:	14 LF 26 LF 364 SF	Grade: Condition: % complete:	C Average 100%		not available

# of identical	OBIs: 1			ding Improver	ment (OBI)		
	N	lain Structur	е		Modifications (Type, Size)	Photograph	
OBI type:	Garage	Width:	14 LF	Grade:	С		
Const type:	Detached, frame or cb	Depth:	17 LF	Condition:	Average		not available
Year built:	1995	Flr area:	238 SF	% complete	: 100%		

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

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	Туре						
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)



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

Exterior walls HVAC

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

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

Section name: Section 2
Year built: 1969
% complete: 100%
Stories: 1.00

Perimeter: 330 LF Total area: 6,655 SF (all stories) photograph not available

Occupancies

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

Exterior walls HVAC

Component Description	Count S	Stops	Area (sf)	Area (%)	Quality
Single-Metal on Steel Frame			6,655	100.0%	C (AV)
Space heater			6,655	100.0%	C (AV)

# of identica	l OBIs: 1			Other Build	ding Improver	nent (OBI)	
	М	ain Structure	е			Modifications (Type, Size)	Photograph
OBI type: Const type:	Surface parking lot Asphalt	Width: Depth:	228 LF 270 LF	Grade: Condition:	C Average		not available
Year built:	1964	Flr area:	61,560 SF	% complete	100%		

# of identica	l OBIs: 1			Other Buil	ding Improver	ment (OBI)	
	N	ain Structure	е			Modifications (Type, Size)	Photograph
OBI type:	Surface parking lot	Width:	80 LF	Grade:	С		
Const type:	Concrete	Depth:	100 LF	Condition:	Average		not available
Year built:	1964	Flr area:	8,000 SF	% complete	: 100%		

Valid improved sale

Valid improved sale

Sales History

Price

\$1,500,000

\$1,300,000

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

Date

3/9/2023

1/25/2023

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

						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	I	

Valid improved sale

Valid improved sale

Sales History

Price

\$1,500,000

\$1,300,000

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

Date

3/9/2023

1/25/2023

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

						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		

Valid improved sale

Valid improved sale

Sales History

Price

\$1,500,000

\$1,300,000

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

Date

3/9/2023

1/25/2023

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

						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		

Valid improved sale

Valid improved sale

Sales History

Price

\$1,500,000

\$1,300,000

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

Date

3/9/2023

1/25/2023

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

						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	

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 P	rice	Туре						
9/6/2023 \$4,2	00,000 Valid improv	ved sale						
4/12/2004 \$1,4	20,000 Valid improv	ed 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

Exterior walls HVAC

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

 Stud-Brick Veneer
 41,600
 100.0%
 C (AV)

 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)

Occupancies

	Designed Use	Actual Use	Units	Area per Unit	Basement Type	Construction Class	Avg Ht	Quality	CDU
S	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)

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	Туре							
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
s	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
ĺ	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

HVAC

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)
Forced air unit			1,840	31.0%	C (AV)
Package unit			4,103	69.0%	C (AV)

Attachments

Γ	Qty	Attachment Type	Construction Type	Area	Modifications (Type, Size)	Grade	% Comp	Yr Blt	Condition
; [1	Deck	Fir or pine	320		С	100%	1950	AV

# of identica	I OBIs: 1			ment (OBI)			
	Ma	in Structure)	Modifications (Type, Size)	Photograph		
OBI type:	Surface parking lot	Width:	34 LF	Grade:	С		
Const type:	Concrete	Depth:	45 LF	Condition:	Average		not available
Year built:	2005	Flr area:	1,530 SF	% complete:	100%		

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

Land

Acres

Water Frontage

Tax key number: 017-030071-100

Land Use

Property address: 328 8th St S

Qty

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

Width

Depth | Square Feet

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

Special Tax Program

1 /	Commercial	70 120		0.193	None	Commercial	- opoolal rax i rogiam
1 (Johnnerdial	10 120	8,400	0.193	None	Commercial	
					Residential Building		
Year built:	1890	Full basement:	,	1,628 SF			
Year remodeled	d:	Crawl space:		441 SF			一
Stories:	2 story w/attic	Rec room (rating	g):				
Style:	Apartment	Fin bsmt living a	area:				
Use:	Apartment	First floor:		2,165 SF			A PART OF THE PART
Exterior wall:	Asbestos/asphalt	Second floor:		1,224 SF			
Masonry adjust	:	Third floor:			The state of the s		
Roof type:	Asphalt shingles	Half story:	0 SF		-22		The state of the s
Heating:	Gas, hot water	Finished attic:		256 SF			N. K.
Cooling:	No A/C	Unfinished attic:	•			and the same of th	
Bedrooms:	4	Unfinished area	:				The second secon
Family rooms:	1	Attachments:		None		- S	TO TAKE THE PARTY OF THE PARTY
Baths:	5 full, 0 half						
Other rooms:	10						
Whirl / hot tubs:					271		A STATE OF THE STA
Add'l plumb fixt	: 8						
Masonry FPs:						数压缩 2/27 200	
Metal FPs:							
Gas only FPs:					- 	(2)	
Bsmt garage:		Gra <u>de</u> :	<u>D</u> +			THE RESERVE TO THE	
Shed dormers:		Condition:	Average				
Gable/hip dorm	: :	Percent complet	te: 100%			and the said of	
						Total living area is	2 6/5 SE

T 4 . 1			^	045	\sim
I otal	livina	area is	: 3	645	SE

Tax Class

# of identical	I OBIs: 1			Other Build	ding Improve	ment (OBI)	
		Main Structure	9		Modifications (Type, Size)	Photograph	
OBI type:	Garage	Width:	24 LF	Grade:	С		
Const type:	Detached, frame or cb	Depth:	27 LF	Condition:	Average		not available
Year built:	1964	Flr area:	648 SF	% complete:	100%		

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	Туре								
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 UseActual UseUnitsArea per UnitConstruction ClassAvg HtQualityCDUMini-mart convenience storeConvenience store11,421Metal frame and walls12.00C (AV)Average

Exterior walls HVAC

Componen	t Description Cou	nt Stop	Area (sf)	Area (%)	Quality
PF-Masonry Veneer			1,421	100.0%	C (AV)
Package unit			1,421	100.0%	C (AV)

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

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

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	Туре					
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)



Designed UseActual UseUnitsArea per UnitConstruction ClassAvg HtQualityCDUOccupanciesBowling alley116,000Masonry bearing walls16.00C (AV)Average

Exterior walls HVAC

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

QtyDescriptionUnitsGradeLocationYr BltConditionOther features1Canopy, roof/slab180C1965Av

# of identical OBIs:	1			ling Improver	nent (OBI)		
Main Structure					Modifications (Type, Size)	Photograph	
OBI type: Surface Const type: Asphalt Year built: 1965	. D	epth:	130 LF 190 LF 24,700 SF	Grade: Condition: % complete:	C Average 100%		not available

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	Туре					
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		

Valid improved sale

Valid improved sale

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

Date

5/11/2023

4/15/2020

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

					Land			
Qty	Land Use	Width De	epth Square Feet	Acres	Water Frontage	Tax Class	Special Tax Program	
1	Commercial	49	136 6,673	0.153	None	Commercial		

				Res	sidential Building
Year built:	1870	Full basement:	Ç	931 SF	
Year remodeled:		Crawl space:	7	791 SF	
Stories:	2 story	Rec room (rating):			
Style:	Apartment	Fin bsmt living area:			
Use:	Apartment	First floor:	1,7	722 SF	
Exterior wall:	Alum/vinyl	Second floor:	$\frac{1}{1,7}$	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:	4	466 SF	
Bedrooms:	_6	Unfinished area:			
Family rooms:	1	Deck	•	136 SF	
Baths:	6 full, 0 half	Open porch		88 SF	A SOCIETY OF THE SOCI
Other rooms:	11				
Whirl / hot tubs:					
Add'l plumb fixt:					
Masonry FPs:					
Metal FPs:					
Gas only FPs:					
Bsmt garage:		Grade:	C-		
Shed dormers:		Condition:	Average		
Gable/hip dorm:		Percent complete:	100%		



Sales History

Price

\$1,160,000

\$900,000

Total living area is 3,497 SF

Land

Water Frontage

None

Tax key number: 017-030181-060 Property address: 1502 Madison St

Land Use

Commercial

Qty

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

Width

52

Depth

113

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

Acres 0.134

Square Feet

5.855

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

Special Tax Program

Tax Class

Commercial

'	Commercial	32 113	5,055	0.134	None	Commercial		
					Residential Building			
Year bu	ıilt: 1910	Full basement:	1,	177 SF			-Soler	
Year re	modeled:	Crawl space:		676 SF		A CONTRACTOR OF THE PARTY OF TH	M*	
Stories	2 story w/attic	Rec room (rating):				A CONTRACTOR OF THE PARTY OF TH		
Style:	Apartment	Fin bsmt living are	ea:			A A	Charles alter the service	
Use:	Apartment	First floor:	1,	853 SF	7 7 7 7		A COLUMN	
Exterio	r wall: Wood — —	Second floor:	1	829 SF			124	
Masonr	ry adjust:	Third floor:					THE HE	6 4
Roof ty	pe: Asphalt shingles	Half story:	0 SF					
Heating		Finished attic:						TE.
Cooling		Unfinished attic:		588 SF		1	- 11	
Bedroo		Unfinished area:						
Family		Attachments:		None	· 本学和 二個			10
Baths:	6 full, 0 half							
Other r					** ** ** ** ** ** ** ** ** ** ** ** **	1 (1) (1) (1) (1)	A ANNE DESIGNATION OF THE PERSON OF THE PERS	THE
	hot tubs:							
	umb fixt: 10				The state of the same			
Mason						Contract of the last of the la	THE REAL PROPERTY.	
Metal F					THE STATE OF THE S	The same of the sa		
Gas on	•		0					
Bsmt g		Grade:	_ <u>C</u>	- — —				
	ormers:	Condition:	Average					STATE OF
Gable/f	nip dorm:	Percent complete:	100%		Cole of the last of	Total living or		the self burners.

Total living area is 3,682 SF

# of identica	I OBIs: 1			Other Build	ling Improven	nent (OBI)	
		Main Structure	е	Modifications (Type, Size)	Photograph		
OBI type: Const type: Year built:	Garage Detached, frame or cb 1920	Width: Depth: FIr area:	26 LF 20 LF 520 SF	Grade: Condition: % complete:	C Average 100%		

Land

Water Frontage

Tax key number: 017-030220-090

Land Use

Qty

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

Width

Depth

Square Feet

Acres

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

Tax Class

Special Tax Program

1 00	mmercial	60 109 6	6,540	0.150	None	Commercial	
				Resid	ential Building		
Year built:	1880	Full basement:	3	06 SF	197	THE STATE OF	
Year remodeled:		Crawl space:	7	'12 SF			
Stories:	2 story	Rec room (rating):					"大学"
Style:	Apartment	Fin bsmt living area	1:		, <u> </u>		海河
Use:	Apartment	First floor:		' <u>14 SF</u>			
Exterior wall:	Stucco	Second floor:	6	72 SF			
Masonry adjust:		Third floor:					
Roof type:	Asphalt shingles	Half story:	0 SF				ALUNY OF THE PROPERTY OF THE P
Heating:	Space (1 unit)	Finished attic:	5	01 SF			
Cooling:	No A/C	Unfinished attic:			THE RESERVE		
Bedrooms:	7	Unfinished area:			M 13 13 15 16 16 16 16 16 16 16 16 16 16 16 16 16		
Family rooms:	1	Open porch	1	60 SF			
Baths:	5 full, 0 half	Open porch		84 SF			
Other rooms:	5	Open porch	1	30 SF		WHEN I	
Whirl / hot tubs:		Open porch	1	32 SF			
Add'l plumb fixt:	6						
Masonry FPs:							
Metal FPs:							
Gas only FPs:						A STATE OF THE PARTY OF THE PAR	
Bsmt garage:			<u>C</u>		And the last of th		The state of the s
Shed dormers:		Condition:	Average		in the last of the	AND SHAPE	
Gable/hip dorm:		Percent complete:	100%		- TO 100 (1)		

Total living area is 2,887 SF

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	Туре						
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 UseActual UseUnitsArea per UnitConstruction ClassAvg HtQualityCDUDental office/clinicMedical clinic12,346Wood or steel framed exterior w8.00C (AV)Average

Exterior walls HVAC

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

Attachments

Qt	/ Attachment Ty	pe Construction Type	Area	Modifications (Type, Size)	Grade	% Comp	Yr Blt	Condition
s 1	Canopy	Standard	892		С	100%	1969	AV

# of identical OBIs: 1 Other Building Improvement (OBI)									
	Ma	in Structur	9	Modifications (Type, Size)	Photograph				
OBI type: Const type: Year built:	Surface parking lot Asphalt 1969	Width: Depth: Flr area:	60 LF 75 LF 4,500 SF	Grade: Condition: % complete:	C Average 100%		not available		

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	Туре						
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	1			

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)



	Designed Use	Actual Use	Units	Area per Unit	Construction Class	Avg Ht	Quality	CDU
Occupancies	Mixed retail w/ res units	Retail, general	1	561	Masonry bearing walls	9.00	D (FR)	Fair

Exterior walls HVAC

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

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

Section name: Section 2
Year built: 1929
% complete: 100%
Stories: 1.00
Perimeter: 158 LF

Total area: 1,090 SF (all stories)

photograph not available

_	
()cciin	anciae
Occup	ancies

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

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

 Stud-Metal Siding
 1,090
 100.0%
 C (AV)

 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)

photograph not available

Quality

C (AV)

C (AV)

Occupancies

	Designed Use	Actual Use	Units	Area per Unit	Construction Class	Avg Ht	Quality	CDU
s	Mixed retail w/ res units	Apartment, 1 BR, 1 bath	1	336	Wood or steel framed exterior w	8.00	C (AV)	Average

Exterior walls HVAC

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

 Stud-Metal Siding
 336
 100.0%

 Hot water
 336
 100.0%

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		Туре						
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 UseActual UseUnitsArea per UnitConstruction ClassAvg HtQualityCDUBarber shopBarber/Beauty shop1758Masonry bearing walls11.00C (AV)Average

Exterior walls HVAC

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

 Stud-Vinyl Siding
 758
 100.0%
 C (AV)

 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
3	Barber shop	Support area	1	723	Unfinished	Masonry bearing walls	8.00	C (AV)	Average

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	Туре							
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%	C (AV)
:	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
s	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

HVAC V

Component Description	Count	Stops	Area (sf)	Area (%)	Quality
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		С	100%	1957	AV

# of identica	I OBIs: 1			ment (OBI)			
	Ma	ain Structur	е			Modifications (Type, Size)	Photograph
OBI type:	Surface parking lot	Width:	35 LF	Grade:	С		
Const type:	Concrete	Depth:	50 LF	Condition:	Average		not available
Year built:	1984	Flr area:	1,750 SF	% complete:	100%		

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	Туре	
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	I	

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)



Occupancies

Designed UseActual UseUnitsArea per UnitConstruction ClassAvg HtQualityCDUNeighborhood shopping ctrStrip center (retail/office)12,080Masonry bearing walls10.00C (AV)Average

Exterior walls HVAC

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

 Stud-Stucco
 2,080
 100.0%
 C (AV)

 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

Count Stops

Section name: Section 2
Year built: 1940
% complete: 100%
Stories: 1.00
Perimeter: 373 LF

Total area: 5,655 SF (all stories)

photograph not available

Quality

C (AV)

C (AV)

Occupancies

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

Area (sf)

5,655

5,655

Area (%)

100.0%

100.0%

Exterior walls
HVAC | Component Description
Stud-Stucco
Package unit

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	Туре							
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		1

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 UseActual UseUnitsArea per UnitConstruction ClassAvg HtQualityCDUOffice buildingOffice, general13,120Wood or steel framed exterior w9.00C (AV)Average

Exterior walls HVAC

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

 Stud-Walls-Wood Siding
 3,120
 100.0%
 C (AV)

 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
5	Office building	Support area	1	1,560	Unfinished	Wood or steel framed exterio	8.00	C (AV)	Average
	Office building	Office, general	1	1,560	Finished	Wood or steel framed exterio	8.00	C (AV)	Average

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
ts	1	Canopy	Standard	256		С	100%	1981	AV

# of identica	I OBIs: 1			ding Improver	nent (OBI)		
	Ma	ain Structur	е	Modifications (Type, Size)	Photograph		
OBI type:	Surface parking lot	Width:	74 LF	Grade:	С		
Const type:	Asphalt	Depth:	100 LF	Condition:	Average		not available
Year built:	1981	Flr area:	7,400 SF	% complete	: 100%		

Tax key number: 017-050021-080 Property address: 1222 Travis St

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

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

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

Sales History									
Date	Price	Туре							
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

Exterior walls
HVAC
Mezzanines

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

Tax key number: 017-050325-720

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	Туре								
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 UseActual UseUnitsArea per UnitConstruction ClassAvg HtQualityCDUMotel, office-apartmentMotel11,970Wood or steel framed exterior w9.00C (AV)Average

Exterior walls

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

 Stud-Stucco
 1,970
 100.0%
 C (AV)

 Warmed and cooled air
 1,970
 100.0%
 C (AV)

Section 1 basement

HVAC

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

QtyAttachment TypeConstruction TypeAreaModifications (Type, Size)Grade% CompYr BltConditionAttachments1DeckFir or pine578C100%1935AV

Tax key number: 017-050325-720

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

Stories: 1.00 Perimeter: 118 LF

Total area: 840 SF (all stories)

photograph not available

Occupancies

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

Exterior walls HVAC

Component Description	Count	Stops	Area (sf)	Area (%)	Quality
Stud-Metal Siding			840	100.0%	C (AV)
Warmed and cooled air			840	100.0%	C (AV)

Commercial Building (Motel 10 Units)

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

Total area: 2,304 SF (all stories)



Occupancies

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

Exterior walls HVAC

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

Commercial Building (Motel 8 Unts)

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

Total area: 1,600 SF (all stories)



Occupancies

	Designed Use	Actual Use	Units	Area per Unit	Construction Class	Avg Ht	Quality	CDU
3	Motel Room, 1 sty, sgl row	Motel	8	200	Wood or steel framed exterior w	9.00	C (AV)	Average

Exterior walls HVAC

	Component Description	Count	Stops	Area (sf)	Area (%)	Quality
;	Stud-Stucco			1,600	100.0%	C (AV)
;	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)



Occupancies

	Designed Use	Actual Use	Units	Area per Unit	Construction Class	Avg Ht	Quality	CDU
s	Motel Room, 1 sty, sgl row	Motel	1	1,500	Wood or steel framed exterior w	9.00	C (AV)	Average

Tax key number: 017-050325-720

Exterior walls HVAC

	Component Description	Count	Stops	Area (sf)	Area (%)	Quality
	Stud-Stucco			1,500	100.0%	C (AV)
:	Warmed and cooled air			1,500	100.0%	C (AV)

Commercial Building (Mini Warehouse Building)

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

Total area: 1,728 SF (all stories)



Occupancies

Designed Use	Actual Use	Units	Area per Unit	Construction Class	Avg Ht	Quality	CDU
Mini warehouse	Mini-warehouse/Self storage	1	1,728	Wood or steel framed exterior w	9.00	C (AV)	Average

Exterior walls HVAC

	Component Description	Count	Stops	Area (sf)	Area (%)	Quality
Si	ingle-Metal on Wood Frame			1,728	100.0%	C (AV)
N	lo HVAC			1,728	100.0%	C (AV)

# of identica	I OBIs: 1			ding Improver	ement (OBI)			
	Ma	ain Structure	е	Modifications (Type, Size)	Photograph			
OBI type: Const type: Year built:	Surface parking lot Asphalt 1994	Width: Depth: Flr area:	140 LF 175 LF 24,500 SF	Grade: Condition: % complete:	C Average 100%		not available	

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

Tax key number: 017-050325-720

Type

Valid improved sale

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

Date

2/23/2023

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

	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)



Sales History

Price

\$405,000

Designed UseActual UseUnitsArea per UnitConstruction ClassAvg HtQualityCDUOccupanciesOffice buildingOffice, class C12,720Wood or steel framed exterior w9.00C (AV)Average

Exterior walls HVAC

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

 Stud-Vinyl Siding
 2,720
 100.0%
 C (AV)

 Package unit
 2,720
 100.0%
 C (AV)

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

Tax key number: 017-050328-091

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	Туре						
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)



photograph not available

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

Exterior walls HVAC

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

 Cavity Brick
 2,816
 100.0%
 C (AV)

 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)

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

Occurancies Car Wash - Drive Thru

Car wash automatic 1 640 Masonry hearing walls 10.00 C.(AV) Average

 Occupancies
 Car Wash - Drive Thru
 Car wash, automatic
 1
 640
 Masonry bearing walls
 10.00
 C (AV)
 Average

F4		11 -
Exterio	or w	alis
	H١	VAC

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

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

# of identica	I OBIs: 1			ding Improver	nent (OBI)		
Main Structure						Modifications (Type, Size)	Photograph
OBI type:	Surface parking lot	Width:	65 LF	Grade:	С		
Const type:	Asphalt	Depth:	80 LF	Condition:	Average		not available
Year built:	1981	Flr area:	5,200 SF	% complete	: 100%		

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	Туре						
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 UseActual UseUnitsArea per UnitConstruction ClassAvg HtQualityCDUMultiple res (low rise)Apartment, 3 BR, 1.5 bath81,286Wood or steel framed exterior w9.00C (AV)Average

Exterior walls HVAC

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

 Stud-Brick Veneer
 10,294
 100.0%
 C (AV)

 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

# of identical OBIs: 1		nent (OBI)		
	Main Structure	Modifications (Type, Size)	Photograph	
OBI type: Surface parking lot Const type: Asphalt Year built: 1968	Width: 105 LF Depth: 145 LF Fir area: 15.225 SF	Grade: C Condition: Average % complete: 100%		not available

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	Туре						
7/24/2023	\$18,750,000	Valid improved sale						
2/10/2005	\$5,609,000	Valid improved sale						

	Land											
Qty	Land Use	Width D	Depth	Square Feet	Acres	Water Frontage	Tax Class	Special Tax Program				
1	Commercial		T	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)

photograph not available

Occupancies

	Designed Use	Actual Use	Units	Area per Unit	Construction Class	Avg Ht	Quality	CDU
s	Multiple res (low rise)	Apartment, 1 BR, 1 bath	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

Qty Description **Units** Grade Condition Location Yr Blt Open porch w/roof 1967 Other features 119 С A۷ С Other features Open porch w/roof 119 1967 A۷ Open porch w/roof 231 С 1 1967 A۷ Other features Open porch w/roof 231 С 1967 Αv Other features 1967 Other features Open porch w/roof 119 С A۷ Open porch w/roof 119 С 1967 Αv Other features Open porch w/roof 126 С 1967 A۷ Other features Open porch w/roof 126 С 1967 Αv Other features 126 1967 Open porch w/roof С A۷ Other features 126 С 1967 Open porch w/roof Other features A۷

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)

photograph not available

Avg Ht

9.00

Quality

C (AV)

CDU

Average

Occupancies

	Designed Use	Actual Use	Units	Area per Unit	Construction Class	Avg Ht	Quality	CDU
s	Multiple res (low rise)	Apartment, 1 BR, 1 bath	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

Basement Type

Unfinished

Construction Class

Masonry bearing walls

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)

Units Area per Unit

3,320

Section 1 basement

Levels: 1.00 Perimeter: 190 LF

Designed Use

Total area: 3,320 SF (all levels in basement)

Actual Use

Support area

Occupancies Multiple res (low rise)

•		, , , , , , , , , , , , , , , , , , , ,	<u> </u>				
	Qty	Description	Units	Grade	Location	Yr Blt	Condition
Other features	1	Open porch w/roof	119	С		1967	Av
Other features	1	Open porch w/roof	119	С		1967	Av
Other features	1	Open porch w/roof	231	С		1967	Av
Other features	1	Open porch w/roof	231	С		1967	Av
Other features	1	Open porch w/roof	119	С		1967	Av
Other features	1	Open porch w/roof	119	С		1967	Av
Other features	1	Open porch w/roof	126	С		1967	Av
Other features	1	Open porch w/roof	126	С		1967	Av
Other features	1	Open porch w/roof	126	С		1967	Av
Other features	1	Open porch w/roof	126	С		1967	Av

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

Section 1 Section name: Year built: 1967 100% % complete: Stories: 2.00 Perimeter: 479 LF

12,632 SF (all stories) Total area:

photograph not available

Avg Ht

Quality

CDU

Occupancies

	Designed Use	Actual Use	Units	Area per Unit	Construction Class	Avg Ht	Quality	CDU
s	Multiple res (low rise)	Apartment, 1 BR, 1 bath	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

Basement Type

Construction Class

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

1.00 Levels: Perimeter: 190 LF

Designed Use

Total area: 3,320 SF (all levels in basement)

Actual Use

Occupancies	Occupancies Multiple res (low rise)		Support area	1 3,320		Unfinished Masonry b		y bearing walls		9.00	C (AV)	Average	
	Qty	Desc	ription	Uni	ts	Grade	Location		Yr Blt	Conditio	n		
Other features	1	Open porch w/roof	•	11	9	С			1967	Av			
Other features	1	Open porch w/roof		11	9	С			1967	Av			
Other features	1	Open porch w/roof		23	1	С			1967	Av			
Other features	1	Open porch w/roof		23	1	С			1967	Av			
				i e							— i		

Units Area per Unit

Other featur Other features Other features Other features Other features Other features Other features

es	1	Open porch w/roof	119	С	1967	Av
es [1	Open porch w/roof	119	С	1967	Av
es [1	Open porch w/roof	231	С	1967	Av
es [1	Open porch w/roof	231	С	1967	Av
es [1	Open porch w/roof	119	С	1967	Av
es	1	Open porch w/roof	119	С	1967	Av
es [1	Open porch w/roof	126	С	1967	Av
es [1	Open porch w/roof	126	С	1967	Av
es [1	Open porch w/roof	126	С	1967	Av
es [1	Open porch w/roof	126	С	1967	Av

Commercial Building (16 Unit(3141-3147 Maple Dr))

Section 1 Section name: Year built: 1967 100% % complete: Stories: 2.00 479 LF Perimeter:

Total area: 12,632 SF (all stories) photograph not available

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
ĺ	Stud-Walls-Wood Siding			12,632	100.0%	C (AV)
	Electric			12,632	100.0%	C (AV)

Section 1 basement

1.00 Levels: Perimeter: 190 LF

Total area: 3,320 SF (all levels in basement)

		Designed Use	Actual Use	Units	Area per	r Unit	Basement Type	Constr	uction Cl	ass	Avg Ht	Quality	CDU	i
Occupancies	Multiple res (low rise)		Support area	1 3,320		20	Unfinished	Masonry bearing walls		alls	9.00	C (AV)	Average	l
1	Qty	Dooo	ription	Uni	to (Grade	Location		Yr Blt	Condit	ion		_	
1	Qty	Desc	ription	Uni	เร	Grade	Location			Condit	ion			
Other features	1	Open porch w/roof		11	9	С			1967	Av				
Other features	1	Open porch w/roof		11	9	С			1967	Av				
041	4	Onen nersh w/reef		22	4	_			1007	Λ.,				

Other features	1	Open porch w/roof	119	С		1967	Av
Other features	1	Open porch w/roof	231	С		1967	Av
Other features	1	Open porch w/roof	231	С		1967	Av
Other features	1	Open porch w/roof	119	С		1967	Av
Other features	1	Open porch w/roof	119	С		1967	Av
Other features	1	Open porch w/roof	126	С		1967	Av
Other features	1	Open porch w/roof	126	С		1967	Av
Other features	1	Open porch w/roof	126	С		1967	Av
Other features	1	Open porch w/roof	126	С		1967	Av
•					·		

# of identical OBIs: 1 Other Building Improvement (OBI)								
	Main Structure		Modifications (Type, Size)	Photograph				
OBI type: Garage Const type: Detached, frame or cb Year built: 1967	Depth: 19	2 LF Grade: 2 LF Condition: 28 SF % complete:	C Average 100%		not available			

# of identical OBIs: 1 Other Building Improvement (OBI)									
Ma	ain Structure	Modifications (Type, Size)	Photograph						
OBI type: Garage Const type: Detached, frame or cb Year built: 1967	Width: 18 LF Depth: 35 LF FIr area: 630 SF	Grade: C Condition: Average % complete: 100%		not available					

# of identica	I OBIs: 1			ding Improver	ment (OBI)		
Main Structure					Modifications (Type, Size)	Photograph	
OBI type: Const type:	Surface parking lot Asphalt	Width: Depth:	860 LF 100 LF	Grade: Condition:	C Average		not available
Year built:	1967	Flr area:		% complete:	0		

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	Туре						
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 HVAC

Component Description	Count	Stops	Area (sf)	Area (%)	Quality
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 Units | Area per Unit **Basement Type** Avg Ht Quality CDU **Actual Use Construction Class** Multiple res (low rise) Support area 4,000 Unfinished Masonry bearing walls 8.00 C (AV) Occupancies Average

	Qty	Description	Units	Grade	Location	Yr Blt	Condition
Other features	1	Wood deck	100	С		1967	Av
Other features	1	Wood deck	100	С		1967	Av
Other features	1	Wood deck	100	С		1967	Av
Other features	1	Wood deck	100	С		1967	Av
Other features	1	Wood deck	140	С		1967	Av
Other features	1	Wood deck	140	С		1967	Av
Other features	1	Open porch w/roof	100	С		1967	Av
Other features	1	Open porch w/roof	100	С		1967	Av
Other features	1	Open porch w/roof	100	С		1967	Av
Other features	1	Open porch w/roof	100	С		1967	Av
Other features	1	Open porch w/roof	140	С		1967	Av
Other features	1	Open porch w/roof	140	С		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

HVAC

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

 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)

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

	Qty	Description	Units	Grade	Location	Yr Blt	Condition
Other features	1	Wood deck	100	C		1967	Av
Other features	1	Wood deck	100	С		1967	Av
Other features	1	Wood deck	100	С		1967	Av
Other features	1	Wood deck	100	С		1967	Av
Other features	1	Wood deck	140	С		1967	Av
Other features	1	Wood deck	140	С		1967	Av
Other features	1	Open porch w/roof	100	С		1967	Av
Other features	1	Open porch w/roof	100	С		1967	Av
Other features	1	Open porch w/roof	100	С		1967	Av
Other features	1	Open porch w/roof	100	С		1967	Av
Other features	1	Open porch w/roof	140	С		1967	Av
Other features	1	Open porch w/roof	140	С		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)



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

Area (sf)

16,172

16,172

Area (%)

100.0%

100.0%

Quality

C (AV)

C (AV)

Count Stops

Exterior walls HVAC

Electric
Levels: 1.00

Stud-Brick Veneer

Section 1 basement

Levels: 1.00 Perimeter: 260 LF

Total area: 4,000 SF (all levels in basement)

Component Description

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)	Good

	Qty	Description	Units	Grade	Location	Yr Blt	Condition
Other features	1	Wood deck	100	С		1967	Av
Other features	1	Wood deck	100	С		1967	Av
Other features	1	Wood deck	100	С		1967	Av
Other features	1	Wood deck	100	С		1967	Av
Other features	1	Wood deck	140	С		1967	Av
Other features	1	Wood deck	140	С		1967	Av
Other features	1	Open porch w/roof	100	С		1967	Av
Other features	1	Open porch w/roof	100	С		1967	Av
Other features	1	Open porch w/roof	100	С		1967	Av
Other features	1	Open porch w/roof	100	С		1967	Av
Other features	1	Open porch w/roof	140	С		1967	Av
Other features	1	Open porch w/roof	140	С		1967	Av

# of identica	I OBIs: 1			ding Improver	ment (OBI)		
	Ma	in Structure)			Modifications (Type, Size)	Photograph
OBI type: Const type:	•	Width: Depth:	180 LF 100 LF	Grade: Condition:	C Average		not available
Year built:	1967	Flr area:	18,000 SF	% complete	: 100%		

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	Туре							
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)

Actual Use Units Area per Unit **Basement Type** Avg Ht CDU **Designed Use Construction Class** Quality Occupancies Multiple res (low rise) Support area 4,173 Unfinished Masonry bearing walls 8.00 C (AV) Average

	Qty	Description	Units	Grade	Location	Yr Blt	Condition
Other features	1	Open slab porch	72	С		1973	Av
Other features	1	Open slab porch	72	С		1973	Av
Other features	1	Open slab porch	72	С		1973	Av
Other features	1	Open slab porch	72	С		1973	Av
Other features	1	Open slab porch	72	C		1973	Av
Other features	1	Open slab porch	72	С		1973	Av
Other features	1	Wood deck	72	С		1973	Av
Other features	1	Wood deck	72	С		1973	Av
Other features	1	Wood deck	72	С		1973	Av
Other features	1	Wood deck	72	С		1973	Av
Other features	1	Wood deck	72	С		1973	Av
Other features	1	Wood deck	72	С		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)



Occupancies

	Designed Use	Actual Use	Units	Area per Unit	Construction Class	Avg Ht	Quality	CDU
s	Multiple res (low rise)	Apartment, 1 BR, 1 bath	4	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

Exterior walls HVAC

	Component Description	Count	Stops	Area (sf)	Area (%)	Quality
or walls	Stud-Brick Veneer			11,640	100.0%	C (AV)
HVAC	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
es	Multiple res (low rise)	Support area	1	4,173	Unfinished	Masonry bearing walls	8.00	C (AV)	Average

	Qty	Description	Units	Grade	Location	Yr Blt	Condition
Other features	1	Open slab porch	72	С		1973	Av
Other features	1	Open slab porch	72	С		1973	Av
Other features	1	Open slab porch	72	С		1973	Av
Other features	1	Open slab porch	72	С		1973	Av
Other features	1	Open slab porch	72	С		1973	Av
Other features	1	Open slab porch	72	С		1973	Av
Other features	1	Wood deck	72	С		1973	Av
Other features	1	Wood deck	72	С		1973	Av
Other features	1	Wood deck	72	С		1973	Av
Other features	1	Wood deck	72	С		1973	Av
Other features	1	Wood deck	72	С		1973	Av
Other features	1	Wood deck	72	С		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)



Occupancies

	Designed Use	Actual Use	Units	Area per Unit	Construction Class	Avg Ht	Quality	CDU
s	Multiple res (low rise)	Apartment, 1 BR, 1 bath	4	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
es	Multiple res (low rise)	Support area	1	4,173	Unfinished	Masonry bearing walls	8.00	C (AV)	Average

	Qty	Description	Units	Grade	Location	Yr Blt	Condition
Other features	1	Open slab porch	72	С		1973	Av
Other features	1	Open slab porch	72	С		1973	Av
Other features	1	Wood deck	72	С		1973	Av
Other features	1	Wood deck	72	С		1973	Av
Other features	1	Wood deck	72	С		1973	Av
Other features	1	Wood deck	72	С		1973	Av
Other features	1	Wood deck	72	С		1973	Av
Other features	1	Wood deck	72	С		1973	Av
Other features	1	Open slab porch	72	С		1973	Av
Other features	1	Open slab porch	72	С		1973	Av
Other features	1	Open slab porch	72	С		1973	Av
Other features	1	Open slab porch	72	С		1973	Av

# of identical OBIs: 1 Other Building Improv						ovement (OBI)			
Main Structure						Modifications (Type, Size)	Photograph		
OBI type: Const type: Year built:	Surface parking lot Asphalt 1973	Width: Depth: Flr area:	141 LF 169 LF 23,829 SF	Grade: Condition: % complete	C Average : 100%		not available		

CDU

Average

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

017-050590-010 Tax key number: 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

Actual Use

Sales History								
Date	Price	Туре						
7/24/2023	\$18,750,000	Valid improved sale						
2/10/2005	\$3,264,000	Valid improved sale						

	Land											
Qty	Land Use	Width D	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 1972 Year built: % complete: 100% 1.00 Stories: Perimeter: 332 LF

Total area: 3,016 SF (all stories) photograph not available

Avg Ht

Quality

Construction Class

1972

1972

1972

1972

Αv

Αv

A۷

Αv

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

Basement Type

Exterior walls HVAC

Component Description Count Stops Area (sf) Area (%) Quality Stud-Walls-Wood Siding 3,016 C (AV) 100.0% 3,016 100.0% C (AV) Steam

24

24

24

24

Units Area per Unit

Section 1 basement

1.00 Levels: 332 LF Perimeter:

Designed Use

Utility building

Utility building

Utility building

Utility building

Total area: 3,016 SF (all levels in basement)

Occupancie

Other features

Other features

Other features

Other features

Occupancies	Multi	ple res (low rise)	Support area	1	3,	016	Unfinished	Masonry bea	aring wa	lls 8	3.00	C (AV)	
	Qty	Des	scription	Unit	ts	Grade	Location	,	Yr Blt	Condition			
Other features	1	Open slab porch		80		С			1972	Av			
Other features	1	Open slab porch		80		С			1972	Av			
Other features	1	Open slab porch		80		С			1972	Av			
Other features	1	Open slab porch		80		С			1972	Av			
Other features	1	Open slab porch		80		С			1972	Av			
Other features	1	Open slab porch		80		С			1972	Av			
Other features	1	Utility building		24		С			1972	Av			
Other features	1	Utility building		24		С			1972	Av			

С

С

С

С

Section name: Section 2
Year built: 1972
% complete: 100%
Stories: 1.00
Perimeter: 338 LF

Total area: 3,364 SF (all stories)

photograph not available

Occupancies

	Designed Use	Actual Use	Units	Area per Unit	Construction Class	Avg Ht	Quality	CDU
es	Multiple res (low rise)	Apartment, 3 BR, 1.5 bath	6	560	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			3,364	100.0%	C (AV)
;	Steam			3,364	100.0%	C (AV)

Commercial Building (3011 33rd St S. 6 Unit)

Section 1 Section name: Year built: 1972 100% % complete: Stories: 1.00 332 LF Perimeter:

3,016 SF (all stories) Total area:

photograph not available

Occupancies

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

Component Description Count Stops Area (sf) Area (%) Quality Stud-Walls-Wood Siding 3,016 100.0% C (AV) Steam 3.016 100.0% C (AV)

Section 1 basement

1.00 Levels: 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
s	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
Other features	1	Open slab porch	80	С		1972	Av
Other features	1	Open slab porch	80	С		1972	Av
Other features	1	Open slab porch	80	С		1972	Av
Other features	1	Open slab porch	80	С		1972	Av
Other features	1	Open slab porch	80	С		1972	Av
Other features	1	Open slab porch	80	С		1972	Av
Other features	1	Utility building	24	С		1972	Av
Other features	1	Utility building	24	С		1972	Av
Other features	1	Utility building	24	С		1972	Av
Other features	1	Utility building	24	С		1972	Av
Other features	1	Utility building	24	С		1972	Av
Other features	1	Utility building	24	С		1972	Av

Section 2 Section name: Year built: 1972 100% % complete: 1.00 Stories: 338 LF Perimeter:

Total area:

3,364 SF (all stories)

photograph not available

	Designed Use	Actual Use	Units	Area per Unit	Construction Class	Avg Ht	Quality	CDU
Occupancies	Multiple res (low rise)	Apartment, 3 BR, 1.5 bath	6	560	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			3,364	100.0%	C (AV)
Steam			3,364	100.0%	C (AV)

Commercial Building (3007 33rd St S. 6 Unit)

Section 1 Section name: Year built: 1972 100% % complete: Stories: 1.00 332 LF Perimeter:

3,016 SF (all stories) Total area:

photograph not available

Occupancies

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

Component Description Count Stops Area (sf) Area (%) Quality Stud-Walls-Wood Siding 3,016 100.0% C (AV) Steam 3.016 100.0% C (AV)

Section 1 basement

1.00 Levels: 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
s	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
Other features	1	Utility building	24	С		1972	Av
Other features	1	Utility building	24	С		1972	Av
Other features	1	Utility building	24	С		1972	Av
Other features	1	Utility building	24	С		1972	Av
Other features	1	Utility building	24	С		1972	Av
Other features	1	Open slab porch	80	С		1972	Av
Other features	1	Open slab porch	80	С		1972	Av
Other features	1	Open slab porch	80	С		1972	Av
Other features	1	Open slab porch	80	С		1972	Av
Other features	1	Open slab porch	80	С		1972	Av
Other features	1	Open slab porch	80	С		1972	Av
Other features	1	Utility building	24	С		1972	Av

Section 2 Section name: Year built: 1972 100% % complete: 1.00 Stories: 338 LF Perimeter:

Total area: 3,364 SF (all stories) photograph not available

	Designed Use	Actual Use	Units	Area per Unit	Construction Class	Avg Ht	Quality	CDU
Occupancies	Multiple res (low rise)	Apartment, 3 BR, 1.5 bath	6	560	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			3,364	100.0%	C (AV)
Steam			3,364	100.0%	C (AV)

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)

photograph not available

Occupancies

	Designed Use	Actual Use	Units	Area per Unit	Construction Class	Avg Ht	Quality	CDU
s	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 HVAC
 Component Description
 Count Stops
 Area (sf)
 Area (%)
 Quality

 Stud-Walls-Wood Siding
 3,016
 100.0%
 C (AV)

 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	ı
s	Multiple res (low rise)	Support area	1	3,016	Unfinished	Masonry bearing walls	8.00	C (AV)	Average	ļ

	Qty	Description	Units	Grade	Location	Yr Blt	Condition
Other features	1	Open slab porch	80	С		1972	Av
Other features	1	Open slab porch	80	С		1972	Av
Other features	1	Open slab porch	80	С		1972	Av
Other features	1	Open slab porch	80	С		1972	Av
Other features	1	Open slab porch	80	С		1972	Av
Other features	1	Open slab porch	80	С		1972	Av
Other features	1	Utility building	24	С		1972	Av
Other features	1	Utility building	24	С		1972	Av
Other features	1	Utility building	24	С		1972	Av
Other features	1	Utility building	24	С		1972	Av
Other features	1	Utility building	24	С		1972	Av
Other features	1	Utility building	24	С		1972	Av

Section name: Section 2
Year built: 1972
% complete: 100%
Stories: 1.00
Perimeter: 338 LF

Occupancies

Total area: 3,364 SF (all stories)

photograph not available

	Designed Use	Actual Use	Units	Area per Unit	Construction Class	Avg Ht	Quality	CDU
s	Multiple res (low rise)	Apartment, 3 BR, 1.5 bath	6	560	Wood or steel framed exterior w	9.00	C (AV)	Average

Exterior walls HVAC

	Component Description	Count	Stops	Area (sf)	Area (%)	Quality
Stud-Walls-W	ood Siding			3,364	100.0%	C (AV)
Steam				3,364	100.0%	C (AV)

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)

photograph not available

Occupancies

	Designed Use	Actual Use	Units	Area per Unit	Construction Class	Avg Ht	Quality	CDU
s	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 HVAC
 Component Description
 Count Stops
 Area (sf)
 Area (%)
 Quality

 Stud-Walls-Wood Siding
 3,016
 100.0%
 C (AV)

 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
s	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
Other features	1	Open slab porch	80	С		1972	Av
Other features	1	Open slab porch	80	С		1972	Av
Other features	1	Open slab porch	80	С		1972	Av
Other features	1	Open slab porch	80	С		1972	Av
Other features	1	Open slab porch	80	С		1972	Av
Other features	1	Open slab porch	80	С		1972	Av
Other features	1	Utility building	24	С		1972	Av
Other features	1	Utility building	24	С		1972	Av
Other features	1	Utility building	24	С		1972	Av
Other features	1	Utility building	24	С		1972	Av
Other features	1	Utility building	24	С		1972	Av
Other features	1	Utility building	24	С		1972	Av

Section name: Section 2
Year built: 1972
% complete: 100%
Stories: 1.00
Perimeter: 338 LF

Occupancies

Total area: 3,364 SF (all stories)

photograph not available

	Designed Use	Actual Use	Units	Area per Unit	Construction Class	Avg Ht	Quality	CDU
s	Multiple res (low rise)	Apartment, 3 BR, 1.5 bath	6	560	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			3,364	100.0%	C (AV)
Steam			3,364	100.0%	C (AV)

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)

photograph not available

Occupancies

	Designed Use	Actual Use	Units	Area per Unit	Construction Class	Avg Ht	Quality	CDU
s	Multiple res (low rise)	Apartment, 3 BR, 1.5 bath	5	499	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
 2,496
 100.0%
 C (AV)

 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)

Occupancies

	Designed Use	Actual Use	Units	Area per Unit	Basement Type	Construction Class	Avg Ht	Quality	CDU
es	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
Other features	1	Open slab porch	80	С		1972	Av
Other features	1	Open slab porch	80	С		1972	Av
Other features	1	Open slab porch	80	С		1972	Av
Other features	1	Open slab porch	80	С		1972	Av
Other features	1	Open slab porch	80	С		1972	Av
Other features	1	Utility building	24	С		1972	Av
Other features	1	Utility building	24	С		1972	Av
Other features	1	Utility building	24	С		1972	Av
Other features	1	Utility building	24	С		1972	Av
Other features	1	Utility building	24	С		1972	Av

Section name: Section 2
Year built: 1972
% complete: 100%
Stories: 1.00
Perimeter: 298 LF

Total area: 2,784 SF (all stories)

photograph not available

Occupancies

	Designed Use	Actual Use	Units	Area per Unit	Construction Class	Avg Ht	Quality	CDU
3	Multiple res (low rise)	Apartment, 3 BR, 1.5 bath	5	557	Wood or steel framed exterior w	9.00	C (AV)	Average

Component Description	Count	Stops	Area (sf)	Area (%)	Quality
Stud-Walls-Wood Siding			2,784	100.0%	C (AV)
Steam			2,784	100.0%	C (AV)

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)

photograph not available

Occupancies

	Designed Use	Actual Use	Units	Area per Unit	Construction Class	Avg Ht	Quality	CDU
s	Multiple res (low rise)	Apartment, 3 BR, 1.5 bath	5	499	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
 2,496
 100.0%
 C (AV)

 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)

Occupancies

	Designed Use	Actual Use	Units	Area per Unit	Basement Type	Construction Class	Avg Ht	Quality	CDU
s	Multiple res (low rise)	Support area	1	2,496	Unfinished	Masonry bearing walls	8.00	C (AV)	Average

	Qty	Description	Units	Grade	Location	Yr Blt	Condition
Other features	1	Open slab porch	80	С		1972	Av
Other features	1	Open slab porch	80	С		1972	Av
Other features	1	Open slab porch	80	С		1972	Av
Other features	1	Open slab porch	80	С		1972	Av
Other features	1	Open slab porch	80	С		1972	Av
Other features	1	Utility building	24	С		1972	Av
Other features	1	Utility building	24	С		1972	Av
Other features	1	Utility building	24	С		1972	Av
Other features	1	Utility building	24	С		1972	Av
Other features	1	Utility building	24	С		1972	Av

Section name: Section 2
Year built: 1972
% complete: 100%
Stories: 1.00
Perimeter: 298 LF

Total area: 2,784 SF (all stories)

photograph not available

Occupancies

	Designed Use	Actual Use	Units	Area per Unit	Construction Class	Avg Ht	Quality	CDU
s	Multiple res (low rise)	Apartment, 3 BR, 1.5 bath	5	557	Wood or steel framed exterior w	9.00	C (AV)	Average

	Component Description	Count	Stops	Area (sf)	Area (%)	Quality
	Stud-Walls-Wood Siding			2,784	100.0%	C (AV)
: [Steam			2,784	100.0%	C (AV)

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)

photograph not available

Occupancies

	Designed Use	Actual Use	Units	Area per Unit	Construction Class	Avg Ht	Quality	CDU
s	Multiple res (low rise)	Apartment, 3 BR, 1.5 bath	5	499	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
 2,496
 100.0%
 C (AV)

 Steam
 2,496
 100.0%
 C (AV)

Section 1
basement

Levels:
Perimeter:

evels: 1.00 erimeter: 292 LF

Total area: 2,496 SF (all levels in basement)

Occupancies

	Designed Use	Actual Use	Units	Area per Unit	Basement Type	Construction Class	Avg Ht	Quality	CDU
es	Multiple res (low rise)	Support area	1	2,496	Unfinished	Masonry bearing walls	8.00	C (AV)	Average

	Qty	Description	Units	Grade	Location	Yr Blt	Condition
Other features	1	Utility building	24	С		1972	Av
Other features	1	Utility building	24	С		1972	Av
Other features	1	Utility building	24	С		1972	Av
Other features	1	Utility building	24	С		1972	Av
Other features	1	Utility building	24	С		1972	Av
Other features	1	Open slab porch	80	С		1972	Av
Other features	1	Open slab porch	80	С		1972	Av
Other features	1	Open slab porch	80	С		1972	Av
Other features	1	Open slab porch	80	С		1972	Av
Other features	1	Open slab porch	80	С		1972	Av

Section name: Section 2
Year built: 1972
% complete: 100%
Stories: 1.00
Perimeter: 298 LF

Total area: 2,784 SF (all stories)

photograph not available

Occupancies

	Designed Use	Actual Use	Units	Area per Unit	Construction Class	Avg Ht	Quality	CDU
3	Multiple res (low rise)	Apartment, 3 BR, 1.5 bath	5	557	Wood or steel framed exterior w	9.00	C (AV)	Average

	Component Description	Count	Stops	Area (sf)	Area (%)	Quality
	Stud-Walls-Wood Siding			2,784	100.0%	C (AV)
: [Steam			2,784	100.0%	C (AV)

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)

photograph not available

Occupancies

	Designed Use	Actual Use	Units	Area per Unit	Construction Class	Avg Ht	Quality	CDU
s	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 HVAC
 Component Description
 Count Stops
 Area (sf)
 Area (%)
 Quality

 Stud-Walls-Wood Siding
 3,016
 100.0%
 C (AV)

 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
s	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
Other features	1	Open slab porch	80	С		1972	Av
Other features	1	Open slab porch	80	С		1972	Av
Other features	1	Open slab porch	80	С		1972	Av
Other features	1	Open slab porch	80	С		1972	Av
Other features	1	Open slab porch	80	С		1972	Av
Other features	1	Open slab porch	80	С		1972	Av
Other features	1	Utility building	24	С		1972	Av
Other features	1	Utility building	24	С		1972	Av
Other features	1	Utility building	24	С		1972	Av
Other features	1	Utility building	24	С		1972	Av
Other features	1	Utility building	24	С		1972	Av
Other features	1	Utility building	24	С		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
Occupancies	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
Stud-Walls-Wood Siding			3,364	100.0%	C (AV)
Steam			3,364	100.0%	C (AV)

Commercial Building (3023 33rd St S. 6 Unit)

Section 1 Section name: Year built: 1972 100% % complete: Stories: 1.00 332 LF Perimeter:

3,016 SF (all stories) Total area:

photograph not available

Occupancies

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

Component Description Count Stops Area (sf) Area (%) Quality Stud-Walls-Wood Siding 3,016 100.0% C (AV) Steam 3.016 100.0% C (AV)

Section 1 basement

1.00 Levels: 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	ı
s	Multiple res (low rise)	Support area	1	3,016	Unfinished	Masonry bearing walls	8.00	C (AV)	Average	ļ

	Qty	Description	Units	Grade	Location	Yr Blt	Condition
Other features	1	Open slab porch	80	С		1972	Av
Other features	1	Open slab porch	80	С		1972	Av
Other features	1	Open slab porch	80	С		1972	Av
Other features	1	Open slab porch	80	С		1972	Av
Other features	1	Open slab porch	80	С		1972	Av
Other features	1	Open slab porch	80	О		1972	Av
Other features	1	Utility building	24	С		1972	Av
Other features	1	Utility building	24	С		1972	Av
Other features	1	Utility building	24	С		1972	Av
Other features	1	Utility building	24	С		1972	Av
Other features	1	Utility building	24	С		1972	Av
Other features	1	Utility building	24	С		1972	Av

Section 2 Section name: Year built: 1972 100% % complete: 1.00 Stories: 338 LF Perimeter:

Total area: 3,364 SF (all stories)

	Designed Use	Actual Use	Units	Area per Unit	Construction Class	Avg Ht	Quality	CDU
Occupancies	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
5	Stud-Walls-Wood Siding			3,364	100.0%	C (AV)
[5	Steam			3,364	100.0%	C (AV)

Commercial Building (3025 33rd St S. 6 Unit)

Section 1 Section name: Year built: 1972 100% % complete: Stories: 1.00 332 LF Perimeter:

3,016 SF (all stories) Total area:

photograph not available

Occupancies

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

Component Description Count Stops Area (sf) Area (%) Quality Stud-Walls-Wood Siding 3,016 100.0% C (AV) Steam 3.016 100.0% C (AV)

Section 1 basement

1.00 Levels: 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	ı
s	Multiple res (low rise)	Support area	1	3,016	Unfinished	Masonry bearing walls	8.00	C (AV)	Average	ļ

	Qty	Description	Units	Grade	Location	Yr Blt	Condition
Other features	1	Open slab porch	80	С		1972	Av
Other features	1	Open slab porch	80	С		1972	Av
Other features	1	Open slab porch	80	С		1972	Av
Other features	1	Open slab porch	80	С		1972	Av
Other features	1	Open slab porch	80	С		1972	Av
Other features	1	Open slab porch	80	О		1972	Av
Other features	1	Utility building	24	С		1972	Av
Other features	1	Utility building	24	С		1972	Av
Other features	1	Utility building	24	С		1972	Av
Other features	1	Utility building	24	С		1972	Av
Other features	1	Utility building	24	С		1972	Av
Other features	1	Utility building	24	С		1972	Av

Section 2 Section name: Year built: 1972 100% % complete: 1.00 Stories: 338 LF Perimeter:

Occupancies

Total area: 3,364 SF (all stories)

	Designed Use	Actual Use	Units	Area per Unit	Construction Class	Avg Ht	Quality	CDU
۱ ۱	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
5	Stud-Walls-Wood Siding			3,364	100.0%	C (AV)
[5	Steam			3,364	100.0%	C (AV)

Commercial Building (3013 33rd St S. 6 Unit)

Section 1 Section name: Year built: 1972 100% % complete: Stories: 1.00 332 LF Perimeter:

3,016 SF (all stories) Total area:

photograph not available

Occupancies

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

Component Description Count Stops Area (sf) Area (%) Quality Stud-Walls-Wood Siding 3,016 100.0% C (AV) Steam 3.016 100.0% C (AV)

Section 1 basement

1.00 Levels: 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	ı
s	Multiple res (low rise)	Support area	1	3,016	Unfinished	Masonry bearing walls	8.00	C (AV)	Average	ļ

	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	С		1972	Av
Other features	1	Open slab porch	80	С		1972	Av
Other features	1	Open slab porch	80	С		1972	Av
Other features	1	Open slab porch	80	С		1972	Av
Other features	1	Open slab porch	80	С		1972	Av
Other features	1	Utility building	24	С		1972	Av
Other features	1	Utility building	24	С		1972	Av
Other features	1	Utility building	24	С		1972	Av
Other features	1	Utility building	24	С		1972	Av
Other features	1	Utility building	24	С		1972	Av
Other features	1	Utility building	24	С		1972	Av

Section 2 Section name: Year built: 1972 100% % complete: 1.00 Stories:

Perimeter:

Total area:

3,364 SF (all stories)

338 LF

	Designed Use	Actual Use	Units	Area per Unit	Construction Class	Avg Ht	Quality	CDU
Occupancies	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
Stud-Walls-Wood Siding			3,364	100.0%	C (AV)
Steam			3,364	100.0%	C (AV)

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)

photograph not available

Occupancies

	Designed Use	Actual Use	Units	Area per Unit	Construction Class	Avg Ht	Quality	CDU
s	Multiple res (low rise)	Apartment, 3 BR, 1.5 bath	5	499	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
 2,496
 100.0%
 C (AV)

 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)

Occupancies

	Designed Use	Actual Use	Units	Area per Unit	Basement Type	Construction Class	Avg Ht	Quality	CDU
es	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
Other features	1	Open slab porch	80	С		1972	Av
Other features	1	Open slab porch	80	С		1972	Av
Other features	1	Open slab porch	80	С		1972	Av
Other features	1	Open slab porch	80	С		1972	Av
Other features	1	Open slab porch	80	С		1972	Av
Other features	1	Utility building	24	С		1972	Av
Other features	1	Utility building	24	С		1972	Av
Other features	1	Utility building	24	С		1972	Av
Other features	1	Utility building	24	С		1972	Av
Other features	1	Utility building	24	С		1972	Av

Section name: Section 2
Year built: 1972
% complete: 100%
Stories: 1.00
Perimeter: 298 LF

Total area: 2,784 SF (all stories)

photograph not available

Occupancies

	Designed Use	Actual Use	Units	Area per Unit	Construction Class	Avg Ht	Quality	CDU
s	Multiple res (low rise)	Apartment, 3 BR, 1.5 bath	5	557	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			2,784	100.0%	C (AV)
Steam			2,784	100.0%	C (AV)

# of identical OBIs: 1 Other Building Improvement (OBI)							
Ma	ain Structure	Modifications (Type, Size)	Photograph				
OBI type: Surface parking lot Const type: Asphalt Year built: 2007	Width: 200 LF Depth: 130 LF FIr area: 26,000 SF	Grade: C Condition: Average % complete: 100%		not available			

# of identical OBIs: 1 Other Building Improvement (OBI)							
Ma	ain Structure	Modifications (Type, Size)	Photograph				
OBI type: Surface parking lot Const type: Asphalt Year built: 2007	Width: 125 LF Depth: 125 LF Fir area: 15,625 SF	Grade: C Condition: Average % complete: 100%		not available			

# of identica	# of identical OBIs: 1 Other Building Improvement (OBI)							
Main Structure						Modifications (Type, Size)	Photograph	
OBI type:	Surface parking lot	Width:	65 LF	Grade:	С			
Const type:	Asphalt	Depth:	112 LF	Condition:	Average		not available	
Year built:	2004	Flr area:	7,280 SF	% complete:	100%			

# of identica	# of identical OBIs: 1 Other Building Improvement (OBI)							
Main Structure					Modifications (Type, Size)	Photograph		
OBI type: Const type: Year built:	Surface parking lot Asphalt 2004	Width: Depth: Flr area:	66 LF 66 LF 4,356 SF	Grade: Condition: % complete:	C Average 100%		not available	