

**FINAL - EQUATED**  
**STATEMENT OF ASSESSMENT FOR 2024**

32      002      0845  
 CO      MUN      ACCT NO

This is an Amended Return

FOR TOWN OF OF BANGOR LA CROSSE COUNTY  
*Town - Village - City      Municipality Name      County Name*

| Line No. | REAL ESTATE<br>(See Lines 18 - 22 for other Real Estate)   | PARCEL COUNT           |                                 | NO. OF ACRES<br><b>WHOLE NUMBERS ONLY</b><br>(Col. C) | VALUE OF LAND<br>(Col. D) | VALUE OF IMPROVEMENTS<br>(Col. E) | TOTAL VALUE OF LAND AND IMPROVEMENTS<br>(Col. F) |
|----------|--|------------------------|---------------------------------|---|---------------------------|-----------------------------------|--|
|          |  | TOTAL LAND<br>(Col. A) | IMPROVEMENTS<br>(Col. B)        |   |                           |                                   |  |
| 1        | RESIDENTIAL - Class 1  | 209                    | 197                             | 418   | 4,218,650                 | 45,545,600                        | 49,764,250                                       |
| 2        | COMMERCIAL - Class 2   | 27                     | 19                              | 98  | 1,318,800                 | 8,710,800                         | 10,029,600                                       |
| 3        | MANUFACTURING - Class 3  | 5                      | 5                               | 78  | 495,100                   | 3,458,600                         | 3,953,700  |
| 4        | AGRICULTURAL - Class 4   | 544                    |                                 | 9,803   | 2,058,950                 |                                   | 2,058,950  |
| 5        | UNDEVELOPED - Class 5  | 212                    |                                 | 754   | 830,050                   |                                   | 830,050  |
| 6        | AGRICULTURAL FOREST - Class 5m   | 240                    |                                 | 3,877   | 9,361,100                 |                                   | 9,361,100  |
| 7        | FOREST LANDS - Class 6   | 71                     |                                 | 1,002   | 4,744,750                 |                                   | 4,744,750  |
| 8        | OTHER - Class 7  | 105                    | 102                             | 203   | 2,018,400                 | 14,394,200                        | 16,412,600                                       |
| 9        | TOTAL - ALL COLUMNS  | 1,413                  | 323                             | 16,233  | 25,045,800                | 72,109,200                        | 97,155,000                                       |
| 10       | NUMBER OF PERSONAL PROPERTY ACCOUNTS IN ROLL   |                        |                                 |   | LOCALLY ASSESSED          | MANUFACTURING                     | MERGED   |
| 11       | BOATS AND OTHER WATERCRAFT NOT EXEMPT - Code 1   |                        |                                 |   |                           |                                   |  |
| 12       | MACHINERY, TOOLS AND PATTERNS - Code 2   |                        |                                 |   |                           |                                   |  |
| 13       | FURNITURE, FIXTURES AND EQUIPMENT - Code 3   |                        |                                 |   |                           |                                   |  |
| 14       | ALL OTHER PERSONAL PROPERTY NOT EXEMPT - Codes 4A, 4B, 4C  |                        |                                 |   |                           |                                   |  |
| 15       | TOTAL OF PERSONAL PROPERTY NOT EXEMPT (Total of Lines 11-14)   |                        |                                 |   |                           |                                   |  |
| 16       | <b>AGGREGATE ASSESSED VALUE OF ALL PROPERTY SUBJECT TO THE GENERAL PROPERTY TAX (Total of Lines 9F and 15F)</b><br><b>MUST EQUAL TOTAL VALUE OF THE SCHOOL DISTRICTS (K-12 PLUS K-8) - Line 50, Col. F</b> |                        |                                 |   |                           |                                   | <b>97,155,000</b>                                |
| 17       | BOARD OF REVIEW<br>DATE OF FINAL ADJOURNMENT   | 10/29/2024             | Name of Assessor<br>MARK GARLIC |   |                           | Telephone #<br>(715) 287-3376     |  |

**REMARKS**  
 The Assessment Ratio to be used in calculating the estimated Fair Market Value on tax bills for this tax district is 1.002466334  
 This ratio should be used to convert assessed values to "Calculate Equalized Values" in Step 1 of the Lottery and Gaming Credit Calculations.  
 This ratio should be used in the "Computation of Tax Equivalent" schedule of the Annual Reports filed by the municipal electric, gas and water utilities with the Public Service Commission

**FOREST CROP AND OTHER EXEMPT LAND**

FOREST LANDS (Line 7) and FOREST CROPS (in this section) - are **NOT** the same

|    |   |  |                          |   |   |                        |
|----|---|--|--------------------------|---|---|------------------------|
| 18 | (a) PARCELS   | <b>Private Forest Crop - Reg Class @ 10¢ per acre</b>            |                          | (d) PARCELS   | <b>Private Forest Crop - Reg Class @ \$3.6 per acre</b> |                        |
|    |   | (b) ACRES  | (c) ASSESSED VALUE       |   | (e) ACRES   | (f) ASSESSED VALUE     |
| 19 | (a) PARCELS   | <b>Private Forest Crop - Special Class @ 20¢ per acre</b>        |                          | <b>Entered Before 2005 Managed Forest - Ferrous Mining CLOSED @ \$7.37 per acre</b> |   |                        |
|    |   | (b) ACRES  | (c) ASSESSED VALUE       | (d) PARCELS   | (e) ACRES   | (f) ASSESSED VALUE     |
| 20 | (a) PARCELS   | <b>Entered Before 2005 Managed Forest - OPEN @ 72¢ per acre</b>  |                          | <b>Entered Before 2005 Managed Forest - CLOSED @ \$1.68 per acre</b>                |   |                        |
|    |   | (b) ACRES  | (c) ASSESSED VALUE       | (d) PARCELS   | (e) ACRES   | (f) ASSESSED VALUE     |
|    |   |  |                          | 70  | 1,771.74  | 6,504,500              |
| 21 | (a) PARCELS   | <b>Entered After 2004 Managed Forest - OPEN @ \$1.9 per acre</b> |                          | <b>Entered After 2004 Managed Forest - CLOSED @ \$9.49 per acre</b>                 |   |                        |
|    |   | (b) ACRES  | (c) ASSESSED VALUE       | (d) PARCELS   | (e) ACRES   | (f) ASSESSED VALUE     |
|    | 1   | 23   | 110,400                  | 74  | 1,964.99  | 7,400,100              |
| 22 | <b>(a) County Forest Cropland Acres</b>   |  | <b>(b) Federal Acres</b> | <b>(c) State Acres</b>  | <b>(d) County (NOT FOREST CROP) Acres</b>               | <b>(e) Other Acres</b> |
|    |   |  |                          | 1,884.63  | 115.07  | 275.78                 |
| 23 | <b>Assessed Value of Omitted Property From Prior Years (Sec. 70.44)</b>               |  |                          | <b>Assessed Value of Sec. 70.43 Corrections of Errors by Assessors</b>              |   |                        |
|    | (a) REAL ESTATE   | (b) PERSONAL   |                          | (c1) REAL ESTATE  |   | (c2) PERSONAL          |
|    | <b>Manufacturing Equated Value of Omitted Property From Prior Years (Sec. 70.995)</b> |  |                          | <b>Mfg. Equated Value of Sec.70.43 Corrections of Errors by Assessors</b>           |   |                        |
|    | (d) REAL ESTATE   | (e) PERSONAL   |                          | (f1) REAL ESTATE  |   | (f2) PERSONAL          |

**SPECIAL DISTRICTS**

| Line No. | Enter 6-digit Special District Code (Col. A) | Account Number (Col. B) | Special District Name (Col. C)      | Locally Assessed Value of Real Estate (Col. D) | Mfg Value of Real Estate (Col. E) | Merged Value of Real Estate (Col. F) |
|----------|--|-------------------------|-------------------------------------|--|-----------------------------------|--------------------------------------|
| 24       | 328030                                       | 0197                    | LAKE NESHONOC PROT & REHAB DISTRICT | 3,093,000                                      |                                   | 3,093,000                            |
| 25       |  |                         |                                     |  |                                   |                                      |
| 26       |  |                         |                                     |  |                                   |                                      |
| 27       |  |                         |                                     |  |                                   |                                      |
| 28       |  |                         |                                     |  |                                   |                                      |
| 29       |  |                         |                                     |  |                                   |                                      |
| 30       |  |                         |                                     |  |                                   |                                      |
| 31       |  |                         |                                     |  |                                   |                                      |
| 32       |  |                         |                                     |  |                                   |                                      |
| 33       |  |                         |                                     |  |                                   |                                      |
| 34       |  |                         |                                     |  |                                   |                                      |
| 35       |  |                         |                                     |  |                                   |                                      |

**SCHOOL DISTRICTS**

2024  
YEAR
32  
CO
002  
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0845  
ACCT NO

| Line No.                                  | Enter 6-digit School District Code (Col. A)             | Account Number (Col. B) | School District Name (Col. C)  | Locally Assessed Value of Real Estate (Col. D) | Mfg Value of Real Estate (Col. E) | Merged Value of Real Estate (Col. F) |
|---|---|-------------------------|--------------------------------|--|-----------------------------------|--------------------------------------|
| <b>A. SCHOOL DISTRICTS (K-8 and K-12)</b> |   |                         |                                |  |                                   |                                      |
| 36  | 320245  | 0192                    | SCH D OF BANGOR                | 82,596,700                                     | 3,953,700                         | 86,550,400                           |
| 37  | 326370  | 0196                    | SCH D OF WEST SALEM            | 10,604,600                                     |                                   | 10,604,600                           |
| 38  |   |                         |                                |  |                                   |                                      |
| 39  |   |                         |                                |  |                                   |                                      |
| 40  |   |                         |                                |  |                                   |                                      |
| 41  |   |                         |                                |  |                                   |                                      |
| 42  |   |                         |                                |  |                                   |                                      |
| 43  |   |                         |                                |  |                                   |                                      |
| 44  |   |                         |                                |  |                                   |                                      |
| 45  |   |                         |                                |  |                                   |                                      |
| 46  |   |                         |                                |  |                                   |                                      |
| 47  |   |                         |                                |  |                                   |                                      |
| 48  |   |                         |                                |  |                                   |                                      |
| 49  |   |                         |                                |  |                                   |                                      |
| 50  | TOTAL ASSESSED VALUE OF SCHOOL DISTRICTS (K-8 and K-12) |                         |                                | 93,201,300                                     | 3,953,700                         | 97,155,000                           |
| <b>B. UNION HIGH SCHOOL DISTRICTS</b>     |   |                         |                                |  |                                   |                                      |
| 51  |   |                         |                                |  |                                   |                                      |
| 52  |   |                         |                                |  |                                   |                                      |
| 53  |   |                         |                                |  |                                   |                                      |
| 54  |   |                         |                                |  |                                   |                                      |
| 55  | TOTAL ASSESSED VALUE OF UNION HIGH SCHOOLS              |                         |                                |  |                                   |                                      |
| <b>C. TECHNICAL COLLEGE DISTRICTS</b>     |   |                         |                                |  |                                   |                                      |
| 56  | 000200  | 0002                    | WESTERN TECHNICAL COLLEGE LACR | 93,201,300                                     | 3,953,700                         | 97,155,000                           |
| 57  |   |                         |                                |  |                                   |                                      |
| 58  |   |                         |                                |  |                                   |                                      |
| 59  | TOTAL ASSESSED VALUE OF TECHNICAL COLLEGES              |                         |                                | 93,201,300                                     | 3,953,700                         | 97,155,000                           |

*I hereby certify, to the best of my knowledge and belief, this form is complete and correct.*

|                             |  |                                   |
|-----------------------------|--|-----------------------------------|
| Name<br>PAMELA HOLLNAGEL    | Title  | Submission date<br>10 / 29 / 2024 |
| Phone<br>( 608 ) 785 - 5510 | Email address<br>PHOLLNAGEL@LACROSSECOUNTY.ORG |                                   |

## FINAL STATEMENT OF ASSESSMENT (SOA)

- Each municipality's SOA is completed after the Board of Review and includes any changes made to the locally assessed values, under state law (sec. 70.53, Wis. Stats.)
- The Wisconsin Department of Revenue (DOR) merges the locally assessed values with the state assessed manufacturing values
- DOR provides the information regarding district names and codes. If a district is not listed, contact DOR.

**Note:** *If you submit an amended SOA to DOR after your municipality's SOA is equated and posted to our website, we will process the SOA. However, DOR will not recalculate the aggregate ratio or update the final SOA posted on our website. You should use the corrected values to calculate your tax rates.*

### Page 1: Real Estate and Personal Property

- Lines 1-9 — assessed real estate values, parcel counts and acres by classification
- Lines 10-15 — no longer need to report; personal property is exempt per 2023 WI Act 12
- Line 16 — aggregate assessed value of all property subject to general property; use to calculate tax rates. Note: This line equals the total assessed value of K-8 and K-12 school districts (Line 50) and total assessed value of technical colleges (Line 59).
- Remarks — assessment ratio used to calculate estimated fair market value on property tax bills

### Page 2: Forest Crop, Other Exempt Land and Special Districts

- Lines 18-21 — private forest crop and managed forest lands assessed values
- Line 22 — tax exempt land acres
- Line 23 — prior years assessed value of omitted property under sec. 70.44 and correction of errors under sec. 70.43 shown by locally assessed or manufacturing real estate and personal property. Note: If there is an amount on this line, report the corresponding tax in the Statement of Taxes, Sections J or K.
- Lines 24-35 — special district assessed values. These values are used to calculate tax rates for the special districts.

### Page 3: School Districts

- Lines 36-50 — school districts (K-8 and K-12) assessed values. These values are used to calculate tax rates for school districts.
- Lines 51-55 — union high school district assessed values. These values are used to calculate tax rates for union high school districts.
- Lines 56-59 — technical college assessed values. These values are used to calculate tax rates for technical colleges.

If you have questions: Email: [lgs@wisconsin.gov](mailto:lgs@wisconsin.gov)  
Phone: (608) 266-2569 or (608) 264-6892  
Fax: (608) 264-6887

LOUISA M PETERSON  
TOWN OF BANGOR  
N4400 STATE ROAD 162  
BANGOR, WI 54614

**FINAL - EQUATED**  
**STATEMENT OF ASSESSMENT FOR 2024**

32      004      0846  
 CO      MUN      ACCT NO

This is an Amended Return

FOR TOWN OF OF BARRE LA CROSSE COUNTY  
*Town - Village - City      Municipality Name      County Name*

| Line No. | REAL ESTATE<br>(See Lines 18 - 22 for other Real Estate)   | PARCEL COUNT           |  | NO. OF ACRES<br><b>WHOLE NUMBERS ONLY</b><br>(Col. C) | VALUE OF LAND<br>(Col. D) | VALUE OF IMPROVEMENTS<br>(Col. E) | TOTAL VALUE OF LAND AND IMPROVEMENTS<br>(Col. F) |
|----------|--|------------------------|--|---|---------------------------|-----------------------------------|--|
|          |  | TOTAL LAND<br>(Col. A) | IMPROVEMENTS<br>(Col. B)                       |   |                           |                                   |  |
| 1        | RESIDENTIAL - Class 1  | 464                    | 421  | 975   | 19,566,000                | 122,007,300                       | 141,573,300                                      |
| 2        | COMMERCIAL - Class 2   | 15                     | 13   | 131   | 970,200                   | 4,217,300                         | 5,187,500  |
| 3        | MANUFACTURING - Class 3  | 0                      | 0  | 0   | 0                         | 0                                 | 0  |
| 4        | AGRICULTURAL - Class 4   | 353                    |  | 5,990   | 1,369,900                 |                                   | 1,369,900  |
| 5        | UNDEVELOPED - Class 5  | 187                    |  | 753   | 1,028,100                 |                                   | 1,028,100  |
| 6        | AGRICULTURAL FOREST - Class 5m   | 143                    |  | 1,593   | 3,297,400                 |                                   | 3,297,400  |
| 7        | FOREST LANDS - Class 6   | 69                     |  | 824   | 3,387,200                 |                                   | 3,387,200  |
| 8        | OTHER - Class 7  | 70                     | 70   | 107   | 1,285,800                 | 8,391,400                         | 9,677,200  |
| 9        | TOTAL - ALL COLUMNS  | 1,301                  | 504  | 10,373  | 30,904,600                | 134,616,000                       | 165,520,600                                      |
| 10       | NUMBER OF PERSONAL PROPERTY ACCOUNTS IN ROLL   |                        |  |   | LOCALLY ASSESSED          | MANUFACTURING                     | MERGED   |
| 11       | BOATS AND OTHER WATERCRAFT NOT EXEMPT - Code 1   |                        |  |   |                           |                                   |  |
| 12       | MACHINERY, TOOLS AND PATTERNS - Code 2   |                        |  |   |                           |                                   |  |
| 13       | FURNITURE, FIXTURES AND EQUIPMENT - Code 3   |                        |  |   |                           |                                   |  |
| 14       | ALL OTHER PERSONAL PROPERTY NOT EXEMPT - Codes 4A, 4B, 4C  |                        |  |   |                           |                                   |  |
| 15       | TOTAL OF PERSONAL PROPERTY NOT EXEMPT (Total of Lines 11-14)   |                        |  |   |                           |                                   |  |
| 16       | <b>AGGREGATE ASSESSED VALUE OF ALL PROPERTY SUBJECT TO THE GENERAL PROPERTY TAX (Total of Lines 9F and 15F)</b><br><b>MUST EQUAL TOTAL VALUE OF THE SCHOOL DISTRICTS (K-12 PLUS K-8) - Line 50, Col. F</b> |                        |  |   |                           |                                   | 165,520,600                                      |
| 17       | BOARD OF REVIEW<br>DATE OF FINAL ADJOURNMENT   | 05/21/2024             | Name of Assessor<br>HOLLOWAY APPRAISAL SERVICE |   |                           | Telephone #<br>(608) 374-4207     |  |

**REMARKS**  
 The Assessment Ratio to be used in calculating the estimated Fair Market Value on tax bills for this tax district is .859703021  
 This ratio should be used to convert assessed values to "Calculate Equalized Values" in Step 1 of the Lottery and Gaming Credit Calculations.  
 This ratio should be used in the "Computation of Tax Equivalent" schedule of the Annual Reports filed by the municipal electric, gas and water utilities with the Public Service Commission

**FOREST CROP AND OTHER EXEMPT LAND**

FOREST LANDS (Line 7) and FOREST CROPS (in this section) - are **NOT** the same

|    |   |   |                          |   |   |                        |
|----|---|---|--------------------------|---|---|------------------------|
| 18 | (a) PARCELS   | <b>Private Forest Crop - Reg Class @ 10¢ per acre</b>     |                          | (d) PARCELS   | <b>Private Forest Crop - Reg Class @ \$3.6 per acre</b> |                        |
|    |   | (b) ACRES   | (c) ASSESSED VALUE       |   | (e) ACRES   | (f) ASSESSED VALUE     |
| 19 | (a) PARCELS   | <b>Private Forest Crop - Special Class @ 20¢ per acre</b> |                          | <b>Entered Before 2005 Managed Forest - Ferrous Mining CLOSED @ \$7.37 per acre</b> |   |                        |
|    |   | (b) ACRES   | (c) ASSESSED VALUE       | (d) PARCELS   | (e) ACRES   | (f) ASSESSED VALUE     |
| 20 | <b>Entered Before 2005 Managed Forest - OPEN @ 72¢ per acre</b>                       |   |                          | <b>Entered Before 2005 Managed Forest - CLOSED @ \$1.68 per acre</b>                |   |                        |
|    | (a) PARCELS   | (b) ACRES   | (c) ASSESSED VALUE       | (d) PARCELS   | (e) ACRES   | (f) ASSESSED VALUE     |
|    |   |   |                          | 8   | 166.8   | 562,900                |
| 21 | <b>Entered After 2004 Managed Forest - OPEN @ \$1.9 per acre</b>                      |   |                          | <b>Entered After 2004 Managed Forest - CLOSED @ \$9.49 per acre</b>                 |   |                        |
|    | (a) PARCELS   | (b) ACRES   | (c) ASSESSED VALUE       | (d) PARCELS   | (e) ACRES   | (f) ASSESSED VALUE     |
|    | 2   | 17  | 35,700                   | 47  | 1,312.85  | 4,332,500              |
| 22 | <b>(a) County Forest Cropland Acres</b>   |   | <b>(b) Federal Acres</b> | <b>(c) State Acres</b>  | <b>(d) County (NOT FOREST CROP) Acres</b>               | <b>(e) Other Acres</b> |
|    |   |   |                          | 1,140   | 129.32  | 110.16                 |
| 23 | <b>Assessed Value of Omitted Property From Prior Years (Sec. 70.44)</b>               |   |                          | <b>Assessed Value of Sec. 70.43 Corrections of Errors by Assessors</b>              |   |                        |
|    | (a) REAL ESTATE   |   | (b) PERSONAL             | (c1) REAL ESTATE  |   | (c2) PERSONAL          |
|    | <b>Manufacturing Equated Value of Omitted Property From Prior Years (Sec. 70.995)</b> |   |                          | <b>Mfg. Equated Value of Sec.70.43 Corrections of Errors by Assessors</b>           |   |                        |
|    | (d) REAL ESTATE   |   | (e) PERSONAL             | (f1) REAL ESTATE  |   | (f2) PERSONAL          |

**SPECIAL DISTRICTS**

| Line No. | Enter 6-digit Special District Code (Col. A) | Account Number (Col. B) | Special District Name (Col. C) | Locally Assessed Value of Real Estate (Col. D) | Mfg Value of Real Estate (Col. E) | Merged Value of Real Estate (Col. F) |
|----------|--|-------------------------|--------------------------------|--|-----------------------------------|--------------------------------------|
| 24       |  |                         |                                |  |                                   |                                      |
| 25       |  |                         |                                |  |                                   |                                      |
| 26       |  |                         |                                |  |                                   |                                      |
| 27       |  |                         |                                |  |                                   |                                      |
| 28       |  |                         |                                |  |                                   |                                      |
| 29       |  |                         |                                |  |                                   |                                      |
| 30       |  |                         |                                |  |                                   |                                      |
| 31       |  |                         |                                |  |                                   |                                      |
| 32       |  |                         |                                |  |                                   |                                      |
| 33       |  |                         |                                |  |                                   |                                      |
| 34       |  |                         |                                |  |                                   |                                      |
| 35       |  |                         |                                |  |                                   |                                      |

**SCHOOL DISTRICTS**

2024  
YEAR
32  
CO
004  
MUN
0846  
ACCT NO

| Line No.                                  | Enter 6-digit School District Code (Col. A)             | Account Number (Col. B) | School District Name (Col. C)  | Locally Assessed Value of Real Estate (Col. D) | Mfg Value of Real Estate (Col. E) | Merged Value of Real Estate (Col. F) |
|---|---|-------------------------|--------------------------------|--|-----------------------------------|--------------------------------------|
| <b>A. SCHOOL DISTRICTS (K-8 and K-12)</b> |   |                         |                                |  |                                   |                                      |
| 36  | 326370  | 0196                    | SCH D OF WEST SALEM            | 165,520,600                                    |                                   | 165,520,600                          |
| 37  |   |                         |                                |  |                                   |                                      |
| 38  |   |                         |                                |  |                                   |                                      |
| 39  |   |                         |                                |  |                                   |                                      |
| 40  |   |                         |                                |  |                                   |                                      |
| 41  |   |                         |                                |  |                                   |                                      |
| 42  |   |                         |                                |  |                                   |                                      |
| 43  |   |                         |                                |  |                                   |                                      |
| 44  |   |                         |                                |  |                                   |                                      |
| 45  |   |                         |                                |  |                                   |                                      |
| 46  |   |                         |                                |  |                                   |                                      |
| 47  |   |                         |                                |  |                                   |                                      |
| 48  |   |                         |                                |  |                                   |                                      |
| 49  |   |                         |                                |  |                                   |                                      |
| 50  | TOTAL ASSESSED VALUE OF SCHOOL DISTRICTS (K-8 and K-12) |                         |                                | 165,520,600                                    |                                   | 165,520,600                          |
| <b>B. UNION HIGH SCHOOL DISTRICTS</b>     |   |                         |                                |  |                                   |                                      |
| 51  |   |                         |                                |  |                                   |                                      |
| 52  |   |                         |                                |  |                                   |                                      |
| 53  |   |                         |                                |  |                                   |                                      |
| 54  |   |                         |                                |  |                                   |                                      |
| 55  | TOTAL ASSESSED VALUE OF UNION HIGH SCHOOLS              |                         |                                |  |                                   |                                      |
| <b>C. TECHNICAL COLLEGE DISTRICTS</b>     |   |                         |                                |  |                                   |                                      |
| 56  | 000200  | 0002                    | WESTERN TECHNICAL COLLEGE LACR | 165,520,600                                    |                                   | 165,520,600                          |
| 57  |   |                         |                                |  |                                   |                                      |
| 58  |   |                         |                                |  |                                   |                                      |
| 59  | TOTAL ASSESSED VALUE OF TECHNICAL COLLEGES              |                         |                                | 165,520,600                                    |                                   | 165,520,600                          |

*I hereby certify, to the best of my knowledge and belief, this form is complete and correct.*

|                             |   |                                   |
|-----------------------------|---|-----------------------------------|
| Name<br>PAMELA HOLLNAGEL    | Title   | Submission date<br>06 / 10 / 2024 |
| Phone<br>( 608 ) 785 - 5510 | Email address<br>HOLLNAGEL.PAM@CO.LA-CROSSE.WI.US |                                   |

## FINAL STATEMENT OF ASSESSMENT (SOA)

- Each municipality's SOA is completed after the Board of Review and includes any changes made to the locally assessed values, under state law (sec. 70.53, Wis. Stats.)
- The Wisconsin Department of Revenue (DOR) merges the locally assessed values with the state assessed manufacturing values
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- Line 16 — aggregate assessed value of all property subject to general property; use to calculate tax rates. Note: This line equals the total assessed value of K-8 and K-12 school districts (Line 50) and total assessed value of technical colleges (Line 59).
- Remarks — assessment ratio used to calculate estimated fair market value on property tax bills

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- Lines 24-35 — special district assessed values. These values are used to calculate tax rates for the special districts.

### Page 3: School Districts

- Lines 36-50 — school districts (K-8 and K-12) assessed values. These values are used to calculate tax rates for school districts.
- Lines 51-55 — union high school district assessed values. These values are used to calculate tax rates for union high school districts.
- Lines 56-59 — technical college assessed values. These values are used to calculate tax rates for technical colleges.

If you have questions: Email: [lgs@wisconsin.gov](mailto:lgs@wisconsin.gov)  
Phone: (608) 266-2569 or (608) 264-6892  
Fax: (608) 264-6887

ANN SCHLIMGEN  
TOWN OF BARRE  
N3290 RUSSLAN COULEE RD  
LA CROSSE, WI 54601



**FINAL - EQUATED**  
**STATEMENT OF ASSESSMENT FOR 2024**

32      006      0847  
 CO      MUN      ACCT NO

This is an Amended Return

FOR TOWN OF OF BURNS LA CROSSE COUNTY  
*Town - Village - City      Municipality Name      County Name*

| Line No. | REAL ESTATE<br>(See Lines 18 - 22 for other Real Estate)   | PARCEL COUNT           |   | NO. OF ACRES<br><b>WHOLE NUMBERS ONLY</b><br>(Col. C) | VALUE OF LAND<br>(Col. D) | VALUE OF IMPROVEMENTS<br>(Col. E) | TOTAL VALUE OF LAND AND IMPROVEMENTS<br>(Col. F) |
|----------|--|------------------------|---|---|---------------------------|-----------------------------------|--|
|          |  | TOTAL LAND<br>(Col. A) | IMPROVEMENTS<br>(Col. B)                    |   |                           |                                   |  |
| 1        | RESIDENTIAL - Class 1  | 369                    | 356   | 530   | 10,269,700                | 55,506,500                        | 65,776,200                                       |
| 2        | COMMERCIAL - Class 2   | 18                     | 17  | 43  | 650,800                   | 1,849,900                         | 2,500,700  |
| 3        | MANUFACTURING - Class 3  | 2                      | 1   | 44  | 164,700                   | 993,400                           | 1,158,100  |
| 4        | AGRICULTURAL - Class 4   | 831                    |   | 14,980  | 3,236,500                 |                                   | 3,236,500  |
| 5        | UNDEVELOPED - Class 5  | 376                    |   | 1,898   | 1,735,500                 |                                   | 1,735,500  |
| 6        | AGRICULTURAL FOREST - Class 5m   | 389                    |   | 5,946   | 10,316,300                |                                   | 10,316,300                                       |
| 7        | FOREST LANDS - Class 6   | 125                    |   | 1,821   | 5,813,200                 |                                   | 5,813,200  |
| 8        | OTHER - Class 7  | 114                    | 114   | 225   | 3,247,900                 | 12,849,500                        | 16,097,400                                       |
| 9        | TOTAL - ALL COLUMNS  | 2,224                  | 488   | 25,487  | 35,434,600                | 71,199,300                        | 106,633,900                                      |
| 10       | NUMBER OF PERSONAL PROPERTY ACCOUNTS IN ROLL   |                        |   |   | LOCALLY ASSESSED          | MANUFACTURING                     | MERGED   |
| 11       | BOATS AND OTHER WATERCRAFT NOT EXEMPT - Code 1   |                        |   |   |                           |                                   |  |
| 12       | MACHINERY, TOOLS AND PATTERNS - Code 2   |                        |   |   |                           |                                   |  |
| 13       | FURNITURE, FIXTURES AND EQUIPMENT - Code 3   |                        |   |   |                           |                                   |  |
| 14       | ALL OTHER PERSONAL PROPERTY NOT EXEMPT - Codes 4A, 4B, 4C  |                        |   |   |                           |                                   |  |
| 15       | TOTAL OF PERSONAL PROPERTY NOT EXEMPT (Total of Lines 11-14)   |                        |   |   |                           |                                   |  |
| 16       | <b>AGGREGATE ASSESSED VALUE OF ALL PROPERTY SUBJECT TO THE GENERAL PROPERTY TAX (Total of Lines 9F and 15F)</b><br><b>MUST EQUAL TOTAL VALUE OF THE SCHOOL DISTRICTS (K-12 PLUS K-8) - Line 50, Col. F</b> |                        |   |   |                           |                                   | <b>106,633,900</b>                               |
| 17       | BOARD OF REVIEW<br>DATE OF FINAL ADJOURNMENT   | 06/27/2024             | Name of Assessor<br>HOMEFIELD ASSESSING INC |   |                           | Telephone #<br>(608) 372-2205     |  |

**REMARKS**  
 The Assessment Ratio to be used in calculating the estimated Fair Market Value on tax bills for this tax district is .673018527  
 This ratio should be used to convert assessed values to "Calculate Equalized Values" in Step 1 of the Lottery and Gaming Credit Calculations.  
 This ratio should be used in the "Computation of Tax Equivalent" schedule of the Annual Reports filed by the municipal electric, gas and water utilities with the Public Service Commission

**FOREST CROP AND OTHER EXEMPT LAND**

FOREST LANDS (Line 7) and FOREST CROPS (in this section) - are **NOT** the same

|    |   |                   |                    |   |                 |                    |
|----|---|-------------------|--------------------|---|-----------------|--------------------|
| 18 | <b>Private Forest Crop - Reg Class @ 10¢ per acre</b>                                 |                   |                    | <b>Private Forest Crop - Reg Class @ \$3.6 per acre</b>                             |                 |                    |
|    | (a) PARCELS   | (b) ACRES         | (c) ASSESSED VALUE | (d) PARCELS   | (e) ACRES       | (f) ASSESSED VALUE |
| 19 | <b>Private Forest Crop - Special Class @ 20¢ per acre</b>                             |                   |                    | <b>Entered Before 2005 Managed Forest - Ferrous Mining CLOSED @ \$7.37 per acre</b> |                 |                    |
|    | (a) PARCELS   | (b) ACRES         | (c) ASSESSED VALUE | (d) PARCELS   | (e) ACRES       | (f) ASSESSED VALUE |
| 20 | <b>Entered Before 2005 Managed Forest - OPEN @ 72¢ per acre</b>                       |                   |                    | <b>Entered Before 2005 Managed Forest - CLOSED @ \$1.68 per acre</b>                |                 |                    |
|    | (a) PARCELS   | (b) ACRES         | (c) ASSESSED VALUE | (d) PARCELS   | (e) ACRES       | (f) ASSESSED VALUE |
| 21 | <b>Entered After 2004 Managed Forest - OPEN @ \$1.9 per acre</b>                      |                   |                    | <b>Entered After 2004 Managed Forest - CLOSED @ \$9.49 per acre</b>                 |                 |                    |
|    | (a) PARCELS   | (b) ACRES         | (c) ASSESSED VALUE | (d) PARCELS   | (e) ACRES       | (f) ASSESSED VALUE |
| 22 | (a) County Forest Cropland Acres  | (b) Federal Acres | (c) State Acres    | (d) County (NOT FOREST CROP) Acres  | (e) Other Acres |                    |
|    |   |                   | 283.63             | 187.05  | 78.59           |                    |
| 23 | <b>Assessed Value of Omitted Property From Prior Years (Sec. 70.44)</b>               |                   |                    | <b>Assessed Value of Sec. 70.43 Corrections of Errors by Assessors</b>              |                 |                    |
|    | (a) REAL ESTATE   | (b) PERSONAL      |                    | (c1) REAL ESTATE  | (c2) PERSONAL   |                    |
|    |   |                   |                    | -184,300  |                 |                    |
|    | <b>Manufacturing Equated Value of Omitted Property From Prior Years (Sec. 70.995)</b> |                   |                    | <b>Mfg. Equated Value of Sec.70.43 Corrections of Errors by Assessors</b>           |                 |                    |
|    | (d) REAL ESTATE   | (e) PERSONAL      |                    | (f1) REAL ESTATE  | (f2) PERSONAL   |                    |

**SPECIAL DISTRICTS**

| Line No. | Enter 6-digit Special District Code (Col. A) | Account Number (Col. B) | Special District Name (Col. C)      | Locally Assessed Value of Real Estate (Col. D) | Mfg Value of Real Estate (Col. E) | Merged Value of Real Estate (Col. F) |
|----------|--|-------------------------|-------------------------------------|--|-----------------------------------|--------------------------------------|
| 24       | 328030                                       | 0197                    | LAKE NESHONOC PROT & REHAB DISTRICT | 3,033,000                                      |                                   | 3,033,000                            |
| 25       |  |                         |                                     |  |                                   |                                      |
| 26       |  |                         |                                     |  |                                   |                                      |
| 27       |  |                         |                                     |  |                                   |                                      |
| 28       |  |                         |                                     |  |                                   |                                      |
| 29       |  |                         |                                     |  |                                   |                                      |
| 30       |  |                         |                                     |  |                                   |                                      |
| 31       |  |                         |                                     |  |                                   |                                      |
| 32       |  |                         |                                     |  |                                   |                                      |
| 33       |  |                         |                                     |  |                                   |                                      |
| 34       |  |                         |                                     |  |                                   |                                      |
| 35       |  |                         |                                     |  |                                   |                                      |

**SCHOOL DISTRICTS**

2024  
YEAR
32  
CO
006  
MUN
0847  
ACCT NO

| Line No.                                  | Enter 6-digit School District Code (Col. A)             | Account Number (Col. B) | School District Name (Col. C)  | Locally Assessed Value of Real Estate (Col. D) | Mfg Value of Real Estate (Col. E) | Merged Value of Real Estate (Col. F) |
|---|---|-------------------------|--------------------------------|--|-----------------------------------|--------------------------------------|
| <b>A. SCHOOL DISTRICTS (K-8 and K-12)</b> |   |                         |                                |  |                                   |                                      |
| 36  | 273428  | 0163                    | SCH D OF MELROSE-MINDORO       | 2,807,300                                      |                                   | 2,807,300                            |
| 37  | 320245  | 0192                    | SCH D OF BANGOR                | 102,465,800                                    | 1,158,100                         | 103,623,900                          |
| 38  | 326370  | 0196                    | SCH D OF WEST SALEM            | 202,700  |                                   | 202,700                              |
| 39  |   |                         |                                |  |                                   |                                      |
| 40  |   |                         |                                |  |                                   |                                      |
| 41  |   |                         |                                |  |                                   |                                      |
| 42  |   |                         |                                |  |                                   |                                      |
| 43  |   |                         |                                |  |                                   |                                      |
| 44  |   |                         |                                |  |                                   |                                      |
| 45  |   |                         |                                |  |                                   |                                      |
| 46  |   |                         |                                |  |                                   |                                      |
| 47  |   |                         |                                |  |                                   |                                      |
| 48  |   |                         |                                |  |                                   |                                      |
| 49  |   |                         |                                |  |                                   |                                      |
| 50  | TOTAL ASSESSED VALUE OF SCHOOL DISTRICTS (K-8 and K-12) |                         |                                | 105,475,800                                    | 1,158,100                         | 106,633,900                          |
| <b>B. UNION HIGH SCHOOL DISTRICTS</b>     |   |                         |                                |  |                                   |                                      |
| 51  |   |                         |                                |  |                                   |                                      |
| 52  |   |                         |                                |  |                                   |                                      |
| 53  |   |                         |                                |  |                                   |                                      |
| 54  |   |                         |                                |  |                                   |                                      |
| 55  | TOTAL ASSESSED VALUE OF UNION HIGH SCHOOLS              |                         |                                |  |                                   |                                      |
| <b>C. TECHNICAL COLLEGE DISTRICTS</b>     |   |                         |                                |  |                                   |                                      |
| 56  | 000200  | 0002                    | WESTERN TECHNICAL COLLEGE LACR | 105,475,800                                    | 1,158,100                         | 106,633,900                          |
| 57  |   |                         |                                |  |                                   |                                      |
| 58  |   |                         |                                |  |                                   |                                      |
| 59  | TOTAL ASSESSED VALUE OF TECHNICAL COLLEGES              |                         |                                | 105,475,800                                    | 1,158,100                         | 106,633,900                          |

*I hereby certify, to the best of my knowledge and belief, this form is complete and correct.*

|                             |   |                                   |
|-----------------------------|---|-----------------------------------|
| Name<br>PAMELA HOLLNAGEL    | Title   | Submission date<br>07 / 17 / 2024 |
| Phone<br>( 608 ) 785 - 5510 | Email address<br>HOLLNAGEL.PAM@CO.LA-CROSSE.WI.US |                                   |

## FINAL STATEMENT OF ASSESSMENT (SOA)

- Each municipality's SOA is completed after the Board of Review and includes any changes made to the locally assessed values, under state law (sec. 70.53, Wis. Stats.)
- The Wisconsin Department of Revenue (DOR) merges the locally assessed values with the state assessed manufacturing values
- DOR provides the information regarding district names and codes. If a district is not listed, contact DOR.

**Note:** *If you submit an amended SOA to DOR after your municipality's SOA is equated and posted to our website, we will process the SOA. However, DOR will not recalculate the aggregate ratio or update the final SOA posted on our website. You should use the corrected values to calculate your tax rates.*

### Page 1: Real Estate and Personal Property

- Lines 1-9 — assessed real estate values, parcel counts and acres by classification
- Lines 10-15 — no longer need to report; personal property is exempt per 2023 WI Act 12
- Line 16 — aggregate assessed value of all property subject to general property; use to calculate tax rates. Note: This line equals the total assessed value of K-8 and K-12 school districts (Line 50) and total assessed value of technical colleges (Line 59).
- Remarks — assessment ratio used to calculate estimated fair market value on property tax bills

### Page 2: Forest Crop, Other Exempt Land and Special Districts

- Lines 18-21 — private forest crop and managed forest lands assessed values
- Line 22 — tax exempt land acres
- Line 23 — prior years assessed value of omitted property under sec. 70.44 and correction of errors under sec. 70.43 shown by locally assessed or manufacturing real estate and personal property. Note: If there is an amount on this line, report the corresponding tax in the Statement of Taxes, Sections J or K.
- Lines 24-35 — special district assessed values. These values are used to calculate tax rates for the special districts.

### Page 3: School Districts

- Lines 36-50 — school districts (K-8 and K-12) assessed values. These values are used to calculate tax rates for school districts.
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- Lines 56-59 — technical college assessed values. These values are used to calculate tax rates for technical colleges.

If you have questions: Email: [lgs@wisconsin.gov](mailto:lgs@wisconsin.gov)  
Phone: (608) 266-2569 or (608) 264-6892  
Fax: (608) 264-6887

MELISSA HART  
TOWN OF BURNS  
W2295 E OLSON ROAD  
BANGOR, WI 54614

**FINAL - EQUATED  
STATEMENT OF ASSESSMENT FOR 2024**

32      008      0848  
CO      MUN      ACCT NO

This is an Amended Return

FOR TOWN OF OF CAMPBELL LA CROSSE COUNTY  
Town - Village - City      Municipality Name      County Name

| Line No. | REAL ESTATE<br>(See Lines 18 - 22 for other Real Estate)   | PARCEL COUNT           |                                  | NO. OF ACRES<br><b>WHOLE NUMBERS ONLY</b><br>(Col. C) | VALUE OF LAND<br>(Col. D) | VALUE OF IMPROVEMENTS<br>(Col. E) | TOTAL VALUE OF LAND AND IMPROVEMENTS<br>(Col. F) |
|----------|--|------------------------|----------------------------------|---|---------------------------|-----------------------------------|--|
|          |  | TOTAL LAND<br>(Col. A) | IMPROVEMENTS<br>(Col. B)         |   |                           |                                   |  |
| 1        | RESIDENTIAL - Class 1  | 1,750                  | 1,599                            | 565   | 133,363,400               | 330,708,100                       | 464,071,500                                      |
| 2        | COMMERCIAL - Class 2   | 114                    | 81                               | 194   | 25,054,400                | 64,901,700                        | 89,956,100                                       |
| 3        | MANUFACTURING - Class 3  | 1                      | 1                                | 1   | 77,000                    | 51,500                            | 128,500  |
| 4        | AGRICULTURAL - Class 4   | 0                      |                                  | 0   | 0                         |                                   | 0  |
| 5        | UNDEVELOPED - Class 5  | 1                      |                                  | 1   | 4,800                     |                                   | 4,800  |
| 6        | AGRICULTURAL FOREST - Class 5m   | 0                      |                                  | 0   | 0                         |                                   | 0  |
| 7        | FOREST LANDS - Class 6   | 2                      |                                  | 4   | 25,700                    |                                   | 25,700   |
| 8        | OTHER - Class 7  | 0                      | 0                                | 0   | 0                         | 0                                 | 0  |
| 9        | TOTAL - ALL COLUMNS  | 1,868                  | 1,681                            | 765   | 158,525,300               | 395,661,300                       | 554,186,600                                      |
| 10       | NUMBER OF PERSONAL PROPERTY ACCOUNTS IN ROLL   |                        |                                  |   | LOCALLY ASSESSED          | MANUFACTURING                     | MERGED   |
| 11       | BOATS AND OTHER WATERCRAFT NOT EXEMPT - Code 1   |                        |                                  |   |                           |                                   |  |
| 12       | MACHINERY, TOOLS AND PATTERNS - Code 2   |                        |                                  |   |                           |                                   |  |
| 13       | FURNITURE, FIXTURES AND EQUIPMENT - Code 3   |                        |                                  |   |                           |                                   |  |
| 14       | ALL OTHER PERSONAL PROPERTY NOT EXEMPT - Codes 4A, 4B, 4C  |                        |                                  |   |                           |                                   |  |
| 15       | TOTAL OF PERSONAL PROPERTY NOT EXEMPT (Total of Lines 11-14)   |                        |                                  |   |                           |                                   |  |
| 16       | <b>AGGREGATE ASSESSED VALUE OF ALL PROPERTY SUBJECT TO THE GENERAL PROPERTY TAX (Total of Lines 9F and 15F)<br/>MUST EQUAL TOTAL VALUE OF THE SCHOOL DISTRICTS (K-12 PLUS K-8) - Line 50, Col. F</b> |                        |                                  |   |                           |                                   | <b>554,186,600</b>                               |
| 17       | BOARD OF REVIEW<br>DATE OF FINAL ADJOURNMENT   | 10/28/2024             | Name of Assessor<br>PATRICK HART |   |                           | Telephone #<br>(608) 372-2964     |  |

**REMARKS**  
 The Assessment Ratio to be used in calculating the estimated Fair Market Value on tax bills for this tax district is 1.01811728  
 This ratio should be used to convert assessed values to "Calculate Equalized Values" in Step 1 of the Lottery and Gaming Credit Calculations.  
 This ratio should be used in the "Computation of Tax Equivalent" schedule of the Annual Reports filed by the municipal electric, gas and water utilities with the Public Service Commission

**FOREST CROP AND OTHER EXEMPT LAND**

FOREST LANDS (Line 7) and FOREST CROPS (in this section) - are **NOT** the same

|    |  |   |                   |                    |   |  |                 |                    |
|----|--|---|-------------------|--------------------|---|--|-----------------|--------------------|
| 18 | (a) PARCELS  | <b>Private Forest Crop - Reg Class @ 10¢ per acre</b><br>(b) ACRES            |                   | (c) ASSESSED VALUE | (d) PARCELS   | <b>Private Forest Crop - Reg Class @ \$3.6 per acre</b><br>(e) ACRES                             |                 | (f) ASSESSED VALUE |
| 19 | (a) PARCELS  | <b>Private Forest Crop - Special Class @ 20¢ per acre</b><br>(b) ACRES        |                   | (c) ASSESSED VALUE | (d) PARCELS   | <b>Entered Before 2005 Managed Forest - Ferrous Mining CLOSED @ \$7.37 per acre</b><br>(e) ACRES |                 | (f) ASSESSED VALUE |
| 20 | (a) PARCELS  | <b>Entered Before 2005 Managed Forest - OPEN @ 72¢ per acre</b><br>(b) ACRES  |                   | (c) ASSESSED VALUE | (d) PARCELS   | <b>Entered Before 2005 Managed Forest - CLOSED @ \$1.68 per acre</b><br>(e) ACRES                |                 | (f) ASSESSED VALUE |
| 21 | (a) PARCELS  | <b>Entered After 2004 Managed Forest - OPEN @ \$1.9 per acre</b><br>(b) ACRES |                   | (c) ASSESSED VALUE | (d) PARCELS   | <b>Entered After 2004 Managed Forest - CLOSED @ \$ 9.49 per acre</b><br>(e) ACRES                |                 | (f) ASSESSED VALUE |
| 22 | (a) County Forest Cropland Acres   |   | (b) Federal Acres | (c) State Acres    | (d) County (NOT FOREST CROP) Acres  |  | (e) Other Acres |                    |
|    |  |   | 5,777.58          | 92.8               | .33   |  | 120.47          |                    |
| 23 | <b>Assessed Value of Omitted Property From Prior Years (Sec. 70.44)</b><br>(a) REAL ESTATE               |   |                   | (b) PERSONAL       | <b>Assessed Value of Sec. 70.43 Corrections of Errors by Assessors</b><br>(c1) REAL ESTATE    |  |                 | (c2) PERSONAL      |
|    | <b>Manufacturing Equated Value of Omitted Property From Prior Years (Sec. 70.995)</b><br>(d) REAL ESTATE |   |                   | (e) PERSONAL       | <b>Mfg. Equated Value of Sec.70.43 Corrections of Errors by Assessors</b><br>(f1) REAL ESTATE |  |                 | (f2) PERSONAL      |

**SPECIAL DISTRICTS**

| Line No. | Enter 6-digit Special District Code (Col. A) | Account Number (Col. B) | Special District Name (Col. C)     | Locally Assessed Value of Real Estate (Col. D) | Mfg Value of Real Estate (Col. E) | Merged Value of Real Estate (Col. F) |
|----------|--|-------------------------|------------------------------------|--|-----------------------------------|--------------------------------------|
| 24       | 328020                                       | 0196                    | ONALASKA LAKE PRO & REHAB DISTRICT | 40,336,200                                     |                                   | 40,336,200                           |
| 25       |  |                         |                                    |  |                                   |                                      |
| 26       |  |                         |                                    |  |                                   |                                      |
| 27       |  |                         |                                    |  |                                   |                                      |
| 28       |  |                         |                                    |  |                                   |                                      |
| 29       |  |                         |                                    |  |                                   |                                      |
| 30       |  |                         |                                    |  |                                   |                                      |
| 31       |  |                         |                                    |  |                                   |                                      |
| 32       |  |                         |                                    |  |                                   |                                      |
| 33       |  |                         |                                    |  |                                   |                                      |
| 34       |  |                         |                                    |  |                                   |                                      |
| 35       |  |                         |                                    |  |                                   |                                      |

**SCHOOL DISTRICTS**

2024  
YEAR
32  
CO
008  
MUN
0848  
ACCT NO

| Line No.                                  | Enter 6-digit School District Code (Col. A)             | Account Number (Col. B) | School District Name (Col. C)  | Locally Assessed Value of Real Estate (Col. D) | Mfg Value of Real Estate (Col. E) | Merged Value of Real Estate (Col. F) |
|---|---|-------------------------|--------------------------------|--|-----------------------------------|--------------------------------------|
| <b>A. SCHOOL DISTRICTS (K-8 and K-12)</b> |   |                         |                                |  |                                   |                                      |
| 36  | 322849  | 0194                    | SCH D OF LA CROSSE             | 554,058,100                                    | 128,500                           | 554,186,600                          |
| 37  |   |                         |                                |  |                                   |                                      |
| 38  |   |                         |                                |  |                                   |                                      |
| 39  |   |                         |                                |  |                                   |                                      |
| 40  |   |                         |                                |  |                                   |                                      |
| 41  |   |                         |                                |  |                                   |                                      |
| 42  |   |                         |                                |  |                                   |                                      |
| 43  |   |                         |                                |  |                                   |                                      |
| 44  |   |                         |                                |  |                                   |                                      |
| 45  |   |                         |                                |  |                                   |                                      |
| 46  |   |                         |                                |  |                                   |                                      |
| 47  |   |                         |                                |  |                                   |                                      |
| 48  |   |                         |                                |  |                                   |                                      |
| 49  |   |                         |                                |  |                                   |                                      |
| 50  | TOTAL ASSESSED VALUE OF SCHOOL DISTRICTS (K-8 and K-12) |                         |                                | 554,058,100                                    | 128,500                           | 554,186,600                          |
| <b>B. UNION HIGH SCHOOL DISTRICTS</b>     |   |                         |                                |  |                                   |                                      |
| 51  |   |                         |                                |  |                                   |                                      |
| 52  |   |                         |                                |  |                                   |                                      |
| 53  |   |                         |                                |  |                                   |                                      |
| 54  |   |                         |                                |  |                                   |                                      |
| 55  | TOTAL ASSESSED VALUE OF UNION HIGH SCHOOLS              |                         |                                |  |                                   |                                      |
| <b>C. TECHNICAL COLLEGE DISTRICTS</b>     |   |                         |                                |  |                                   |                                      |
| 56  | 000200  | 0002                    | WESTERN TECHNICAL COLLEGE LACR | 554,058,100                                    | 128,500                           | 554,186,600                          |
| 57  |   |                         |                                |  |                                   |                                      |
| 58  |   |                         |                                |  |                                   |                                      |
| 59  | TOTAL ASSESSED VALUE OF TECHNICAL COLLEGES              |                         |                                | 554,058,100                                    | 128,500                           | 554,186,600                          |

*I hereby certify, to the best of my knowledge and belief, this form is complete and correct.*

|                             |  |                                   |
|-----------------------------|--|-----------------------------------|
| Name<br>PAMELA HOLLNAGEL    | Title  | Submission date<br>11 / 06 / 2024 |
| Phone<br>( 608 ) 785 - 5510 | Email address<br>PHOLLNAGEL@LACROSSECOUNTY.ORG |                                   |

## FINAL STATEMENT OF ASSESSMENT (SOA)

- Each municipality's SOA is completed after the Board of Review and includes any changes made to the locally assessed values, under state law (sec. 70.53, Wis. Stats.)
- The Wisconsin Department of Revenue (DOR) merges the locally assessed values with the state assessed manufacturing values
- DOR provides the information regarding district names and codes. If a district is not listed, contact DOR.

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### Page 1: Real Estate and Personal Property

- Lines 1-9 — assessed real estate values, parcel counts and acres by classification
- Lines 10-15 — no longer need to report; personal property is exempt per 2023 WI Act 12
- Line 16 — aggregate assessed value of all property subject to general property; use to calculate tax rates. Note: This line equals the total assessed value of K-8 and K-12 school districts (Line 50) and total assessed value of technical colleges (Line 59).
- Remarks — assessment ratio used to calculate estimated fair market value on property tax bills

### Page 2: Forest Crop, Other Exempt Land and Special Districts

- Lines 18-21 — private forest crop and managed forest lands assessed values
- Line 22 — tax exempt land acres
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- Lines 24-35 — special district assessed values. These values are used to calculate tax rates for the special districts.

### Page 3: School Districts

- Lines 36-50 — school districts (K-8 and K-12) assessed values. These values are used to calculate tax rates for school districts.
- Lines 51-55 — union high school district assessed values. These values are used to calculate tax rates for union high school districts.
- Lines 56-59 — technical college assessed values. These values are used to calculate tax rates for technical colleges.

If you have questions: Email: [lgs@wisconsin.gov](mailto:lgs@wisconsin.gov)  
Phone: (608) 266-2569 or (608) 264-6892  
Fax: (608) 264-6887

BRITTANY FIKSDAL  
TOWN OF CAMPBELL  
2219 BAINBRIDGE ST  
LA CROSSE, WI 54603 - 1356



**FINAL - EQUATED  
STATEMENT OF ASSESSMENT FOR 2024**

32      010      0849  
CO      MUN      ACCT NO

This is an Amended Return

FOR TOWN OF OF FARMINGTON LA CROSSE COUNTY  
Town - Village - City      Municipality Name      County Name

| Line No. | REAL ESTATE<br>(See Lines 18 - 22 for other Real Estate)   | PARCEL COUNT           |                                | NO. OF ACRES<br><b>WHOLE NUMBERS ONLY</b><br>(Col. C) | VALUE OF LAND<br>(Col. D) | VALUE OF IMPROVEMENTS<br>(Col. E) | TOTAL VALUE OF LAND AND IMPROVEMENTS<br>(Col. F) |
|----------|--|------------------------|--------------------------------|---|---------------------------|-----------------------------------|--|
|          |  | TOTAL LAND<br>(Col. A) | IMPROVEMENTS<br>(Col. B)       |   |                           |                                   |  |
| 1        | RESIDENTIAL - Class 1  | 877                    | 826                            | 1,615   | 14,214,800                | 123,409,350                       | 137,624,150                                      |
| 2        | COMMERCIAL - Class 2   | 41                     | 26                             | 77  | 614,400                   | 2,542,800                         | 3,157,200  |
| 3        | MANUFACTURING - Class 3  | 7                      | 3                              | 145   | 420,500                   | 1,454,400                         | 1,874,900  |
| 4        | AGRICULTURAL - Class 4   | 1,168                  |                                | 17,632  | 2,695,650                 |                                   | 2,695,650  |
| 5        | UNDEVELOPED - Class 5  | 760                    |                                | 3,022   | 2,669,300                 |                                   | 2,669,300  |
| 6        | AGRICULTURAL FOREST - Class 5m   | 684                    |                                | 10,628  | 18,094,200                |                                   | 18,094,200                                       |
| 7        | FOREST LANDS - Class 6   | 325                    |                                | 4,349   | 14,560,550                |                                   | 14,560,550                                       |
| 8        | OTHER - Class 7  | 240                    | 237                            | 453   | 3,200,900                 | 23,959,200                        | 27,160,100                                       |
| 9        | TOTAL - ALL COLUMNS  | 4,102                  | 1,092                          | 37,921  | 56,470,300                | 151,365,750                       | 207,836,050                                      |
| 10       | NUMBER OF PERSONAL PROPERTY ACCOUNTS IN ROLL   |                        |                                |   | LOCALLY ASSESSED          | MANUFACTURING                     | MERGED   |
| 11       | BOATS AND OTHER WATERCRAFT NOT EXEMPT - Code 1   |                        |                                |   |                           |                                   |  |
| 12       | MACHINERY, TOOLS AND PATTERNS - Code 2   |                        |                                |   |                           |                                   |  |
| 13       | FURNITURE, FIXTURES AND EQUIPMENT - Code 3   |                        |                                |   |                           |                                   |  |
| 14       | ALL OTHER PERSONAL PROPERTY NOT EXEMPT - Codes 4A, 4B, 4C  |                        |                                |   |                           |                                   |  |
| 15       | TOTAL OF PERSONAL PROPERTY NOT EXEMPT (Total of Lines 11-14)   |                        |                                |   |                           |                                   |  |
| 16       | <b>AGGREGATE ASSESSED VALUE OF ALL PROPERTY SUBJECT TO THE GENERAL PROPERTY TAX (Total of Lines 9F and 15F)<br/>MUST EQUAL TOTAL VALUE OF THE SCHOOL DISTRICTS (K-12 PLUS K-8) - Line 50, Col. F</b> |                        |                                |   |                           |                                   | <b>207,836,050</b>                               |
| 17       | BOARD OF REVIEW<br>DATE OF FINAL ADJOURNMENT   | 05/16/2024             | Name of Assessor<br>JERRY KINS |   |                           | Telephone #<br>(715) 861-3964     |  |

**REMARKS**  
 The Assessment Ratio to be used in calculating the estimated Fair Market Value on tax bills for this tax district is .701246991  
 This ratio should be used to convert assessed values to "Calculate Equalized Values" in Step 1 of the Lottery and Gaming Credit Calculations.  
 This ratio should be used in the "Computation of Tax Equivalent" schedule of the Annual Reports filed by the municipal electric, gas and water utilities with the Public Service Commission

**FOREST CROP AND OTHER EXEMPT LAND**

2024      32      010      0849  
 YEAR      CO      MUN      ACCT NO

FOREST LANDS (Line 7) and FOREST CROPS (in this section) - are **NOT** the same

|    |   |           |                          |   |   |                    |
|----|---|-----------|--------------------------|---|---|--------------------|
| 18 | <b>Private Forest Crop - Reg Class @ 10¢ per acre</b>                                 |           |                          | <b>Private Forest Crop - Reg Class @ \$3.6 per acre</b>                             |   |                    |
|    | (a) PARCELS   | (b) ACRES | (c) ASSESSED VALUE       | (d) PARCELS   | (e) ACRES                                 | (f) ASSESSED VALUE |
| 19 | <b>Private Forest Crop - Special Class @ 20¢ per acre</b>                             |           |                          | <b>Entered Before 2005 Managed Forest - Ferrous Mining CLOSED @ \$7.37 per acre</b> |   |                    |
|    | (a) PARCELS   | (b) ACRES | (c) ASSESSED VALUE       | (d) PARCELS   | (e) ACRES                                 | (f) ASSESSED VALUE |
| 20 | <b>Entered Before 2005 Managed Forest - OPEN @ 72¢ per acre</b>                       |           |                          | <b>Entered Before 2005 Managed Forest - CLOSED @ \$1.68 per acre</b>                |   |                    |
|    | (a) PARCELS   | (b) ACRES | (c) ASSESSED VALUE       | (d) PARCELS   | (e) ACRES                                 | (f) ASSESSED VALUE |
| 21 | <b>Entered After 2004 Managed Forest - OPEN @ \$1.9 per acre</b>                      |           |                          | <b>Entered After 2004 Managed Forest - CLOSED @ \$9.49 per acre</b>                 |   |                    |
|    | (a) PARCELS   | (b) ACRES | (c) ASSESSED VALUE       | (d) PARCELS   | (e) ACRES                                 | (f) ASSESSED VALUE |
| 22 | <b>(a) County Forest Cropland Acres</b>   |           | <b>(b) Federal Acres</b> | <b>(c) State Acres</b>  | <b>(d) County (NOT FOREST CROP) Acres</b> |                    |
|    |   |           |                          | 95.85   | 1,442.31                                  |                    |
| 23 | <b>Assessed Value of Omitted Property From Prior Years (Sec. 70.44)</b>               |           |                          | <b>Assessed Value of Sec. 70.43 Corrections of Errors by Assessors</b>              |   |                    |
|    | (a) REAL ESTATE   |           | (b) PERSONAL             | (c1) REAL ESTATE  |   | (c2) PERSONAL      |
|    | <b>Manufacturing Equated Value of Omitted Property From Prior Years (Sec. 70.995)</b> |           |                          | <b>Mfg. Equated Value of Sec.70.43 Corrections of Errors by Assessors</b>           |   |                    |
|    | (d) REAL ESTATE   |           | (e) PERSONAL             | (f1) REAL ESTATE  |   | (f2) PERSONAL      |

**SPECIAL DISTRICTS**

| Line No. | Enter 6-digit Special District Code (Col. A) | Account Number (Col. B) | Special District Name (Col. C)       | Locally Assessed Value of Real Estate (Col. D) | Mfg Value of Real Estate (Col. E) | Merged Value of Real Estate (Col. F) |
|----------|--|-------------------------|--------------------------------------|--|-----------------------------------|--------------------------------------|
| 24       | 327110                                       | 0628                    | TOWN OF FARMINGTON SANITARY DISTRICT | 18,706,500                                     | 1,535,100                         | 20,241,600                           |
| 25       |  |                         |                                      |  |                                   |                                      |
| 26       |  |                         |                                      |  |                                   |                                      |
| 27       |  |                         |                                      |  |                                   |                                      |
| 28       |  |                         |                                      |  |                                   |                                      |
| 29       |  |                         |                                      |  |                                   |                                      |
| 30       |  |                         |                                      |  |                                   |                                      |
| 31       |  |                         |                                      |  |                                   |                                      |
| 32       |  |                         |                                      |  |                                   |                                      |
| 33       |  |                         |                                      |  |                                   |                                      |
| 34       |  |                         |                                      |  |                                   |                                      |
| 35       |  |                         |                                      |  |                                   |                                      |

**SCHOOL DISTRICTS**

2024  
YEAR
32  
CO
010  
MUN
0849  
ACCT NO

| Line No.                                  | Enter 6-digit School District Code (Col. A)             | Account Number (Col. B) | School District Name (Col. C)  | Locally Assessed Value of Real Estate (Col. D) | Mfg Value of Real Estate (Col. E) | Merged Value of Real Estate (Col. F) |
|---|---|-------------------------|--------------------------------|--|-----------------------------------|--------------------------------------|
| <b>A. SCHOOL DISTRICTS (K-8 and K-12)</b> |   |                         |                                |  |                                   |                                      |
| 36  | 273428  | 0163                    | SCH D OF MELROSE-MINDORO       | 183,756,900                                    | 1,802,200                         | 185,559,100                          |
| 37  | 320245  | 0192                    | SCH D OF BANGOR                | 2,104,850                                      | 72,700                            | 2,177,550                            |
| 38  | 322562  | 0193                    | SCH D OF HOLMEN                | 19,669,100                                     |                                   | 19,669,100                           |
| 39  | 326370  | 0196                    | SCH D OF WEST SALEM            | 430,300  |                                   | 430,300                              |
| 40  |   |                         |                                |  |                                   |                                      |
| 41  |   |                         |                                |  |                                   |                                      |
| 42  |   |                         |                                |  |                                   |                                      |
| 43  |   |                         |                                |  |                                   |                                      |
| 44  |   |                         |                                |  |                                   |                                      |
| 45  |   |                         |                                |  |                                   |                                      |
| 46  |   |                         |                                |  |                                   |                                      |
| 47  |   |                         |                                |  |                                   |                                      |
| 48  |   |                         |                                |  |                                   |                                      |
| 49  |   |                         |                                |  |                                   |                                      |
| 50  | TOTAL ASSESSED VALUE OF SCHOOL DISTRICTS (K-8 and K-12) |                         |                                | 205,961,150                                    | 1,874,900                         | 207,836,050                          |
| <b>B. UNION HIGH SCHOOL DISTRICTS</b>     |   |                         |                                |  |                                   |                                      |
| 51  |   |                         |                                |  |                                   |                                      |
| 52  |   |                         |                                |  |                                   |                                      |
| 53  |   |                         |                                |  |                                   |                                      |
| 54  |   |                         |                                |  |                                   |                                      |
| 55  | TOTAL ASSESSED VALUE OF UNION HIGH SCHOOLS              |                         |                                |  |                                   |                                      |
| <b>C. TECHNICAL COLLEGE DISTRICTS</b>     |   |                         |                                |  |                                   |                                      |
| 56  | 000200  | 0002                    | WESTERN TECHNICAL COLLEGE LACR | 205,961,150                                    | 1,874,900                         | 207,836,050                          |
| 57  |   |                         |                                |  |                                   |                                      |
| 58  |   |                         |                                |  |                                   |                                      |
| 59  | TOTAL ASSESSED VALUE OF TECHNICAL COLLEGES              |                         |                                | 205,961,150                                    | 1,874,900                         | 207,836,050                          |

*I hereby certify, to the best of my knowledge and belief, this form is complete and correct.*

|                             |   |                                   |
|-----------------------------|---|-----------------------------------|
| Name<br>PAMELA HOLLNAGEL    | Title   | Submission date<br>05 / 22 / 2024 |
| Phone<br>( 608 ) 785 - 5510 | Email address<br>HOLLNAGEL.PAM@CO.LA-CROSSE.WI.US |                                   |

## FINAL STATEMENT OF ASSESMENT (SOA)

- Each municipality's SOA is completed after the Board of Review and includes any changes made to the locally assessed values, under state law (sec. 70.53, Wis. Stats.)
- The Wisconsin Department of Revenue (DOR) merges the locally assessed values with the state assessed manufacturing values
- DOR provides the information regarding district names and codes. If a district is not listed, contact DOR.

**Note:** *If you submit an amended SOA to DOR after your municipality's SOA is equated and posted to our website, we will process the SOA. However, DOR will not recalculate the aggregate ratio or update the final SOA posted on our website. You should use the corrected values to calculate your tax rates.*

### Page 1: Real Estate and Personal Property

- Lines 1-9 — assessed real estate values, parcel counts and acres by classification
- Lines 10-15 — no longer need to report; personal property is exempt per 2023 WI Act 12
- Line 16 — aggregate assessed value of all property subject to general property; use to calculate tax rates. Note: This line equals the total assessed value of K-8 and K-12 school districts (Line 50) and total assessed value of technical colleges (Line 59).
- Remarks — assessment ratio used to calculate estimated fair market value on property tax bills

### Page 2: Forest Crop, Other Exempt Land and Special Districts

- Lines 18-21 — private forest crop and managed forest lands assessed values
- Line 22 — tax exempt land acres
- Line 23 — prior years assessed value of omitted property under sec. 70.44 and correction of errors under sec. 70.43 shown by locally assessed or manufacturing real estate and personal property. Note: If there is an amount on this line, report the corresponding tax in the Statement of Taxes, Sections J or K.
- Lines 24-35 — special district assessed values. These values are used to calculate tax rates for the special districts.

### Page 3: School Districts

- Lines 36-50 — school districts (K-8 and K-12) assessed values. These values are used to calculate tax rates for school districts.
- Lines 51-55 — union high school district assessed values. These values are used to calculate tax rates for union high school districts.
- Lines 56-59 — technical college assessed values. These values are used to calculate tax rates for technical colleges.

If you have questions: Email: [lgs@wisconsin.gov](mailto:lgs@wisconsin.gov)  
Phone: (608) 266-2569 or (608) 264-6892  
Fax: (608) 264-6887

CRYSTAL SBRAGGIA  
TOWN OF FARMINGTON  
PO BOX 115, N8309 COUNTY RD C  
MINDORO, WI 54644

**FINAL - EQUATED**  
**STATEMENT OF ASSESSMENT FOR 2024**

32      012      0850  
 CO      MUN      ACCT NO

This is an Amended Return

FOR TOWN OF OF GREENFIELD LA CROSSE COUNTY  
*Town - Village - City      Municipality Name      County Name*

| Line No. | REAL ESTATE<br>(See Lines 18 - 22 for other Real Estate)   | PARCEL COUNT           |  | NO. OF ACRES<br><b>WHOLE NUMBERS ONLY</b><br>(Col. C) | VALUE OF LAND<br>(Col. D) | VALUE OF IMPROVEMENTS<br>(Col. E) | TOTAL VALUE OF LAND AND IMPROVEMENTS<br>(Col. F) |
|----------|--|------------------------|--|---|---------------------------|-----------------------------------|--|
|          |  | TOTAL LAND<br>(Col. A) | IMPROVEMENTS<br>(Col. B)                                 |   |                           |                                   |  |
| 1        | RESIDENTIAL - Class 1  | 748                    | 664  | 1,615   | 29,279,200                | 170,363,600                       | 199,642,800                                      |
| 2        | COMMERCIAL - Class 2   | 29                     | 19   | 75  | 1,224,600                 | 6,247,500                         | 7,472,100  |
| 3        | MANUFACTURING - Class 3  | 3                      | 0  | 30  | 79,400                    | 0                                 | 79,400   |
| 4        | AGRICULTURAL - Class 4   | 534                    |  | 8,082   | 1,365,500                 |                                   | 1,365,500  |
| 5        | UNDEVELOPED - Class 5  | 151                    |  | 415   | 361,000                   |                                   | 361,000  |
| 6        | AGRICULTURAL FOREST - Class 5m   | 279                    |  | 3,239   | 6,889,000                 |                                   | 6,889,000  |
| 7        | FOREST LANDS - Class 6   | 104                    |  | 1,073   | 4,410,000                 |                                   | 4,410,000  |
| 8        | OTHER - Class 7  | 107                    | 107  | 181   | 2,492,300                 | 14,627,800                        | 17,120,100                                       |
| 9        | TOTAL - ALL COLUMNS  | 1,955                  | 790  | 14,710  | 46,101,000                | 191,238,900                       | 237,339,900                                      |
| 10       | NUMBER OF PERSONAL PROPERTY ACCOUNTS IN ROLL   |                        |  |   | LOCALLY ASSESSED          | MANUFACTURING                     | MERGED   |
| 11       | BOATS AND OTHER WATERCRAFT NOT EXEMPT - Code 1   |                        |  |   |                           |                                   |  |
| 12       | MACHINERY, TOOLS AND PATTERNS - Code 2   |                        |  |   |                           |                                   |  |
| 13       | FURNITURE, FIXTURES AND EQUIPMENT - Code 3   |                        |  |   |                           |                                   |  |
| 14       | ALL OTHER PERSONAL PROPERTY NOT EXEMPT - Codes 4A, 4B, 4C  |                        |  |   |                           |                                   |  |
| 15       | TOTAL OF PERSONAL PROPERTY NOT EXEMPT (Total of Lines 11-14)   |                        |  |   |                           |                                   |  |
| 16       | <b>AGGREGATE ASSESSED VALUE OF ALL PROPERTY SUBJECT TO THE GENERAL PROPERTY TAX (Total of Lines 9F and 15F)</b><br><b>MUST EQUAL TOTAL VALUE OF THE SCHOOL DISTRICTS (K-12 PLUS K-8) - Line 50, Col. F</b> |                        |  |   |                           |                                   | <b>237,339,900</b>                               |
| 17       | BOARD OF REVIEW<br>DATE OF FINAL ADJOURNMENT   | 07/08/2024             | Name of Assessor<br>ASSOCIATED APPRAISAL CONSULTANTS INC |   |                           | Telephone #<br>(800) 721-4157     |  |

**REMARKS**  
 The Assessment Ratio to be used in calculating the estimated Fair Market Value on tax bills for this tax district is .776268026  
 This ratio should be used to convert assessed values to "Calculate Equalized Values" in Step 1 of the Lottery and Gaming Credit Calculations.  
 This ratio should be used in the "Computation of Tax Equivalent" schedule of the Annual Reports filed by the municipal electric, gas and water utilities with the Public Service Commission

**FOREST CROP AND OTHER EXEMPT LAND**

FOREST LANDS (Line 7) and FOREST CROPS (in this section) - are **NOT** the same

|    |   |  |                          |   |   |   |
|----|---|--|--------------------------|---|---|---|
| 18 | (a) PARCELS   | <b>Private Forest Crop - Reg Class @ 10¢ per acre</b>            |                          | (d) PARCELS   | <b>Private Forest Crop - Reg Class @ \$3.6 per acre</b> |   |
|    |   | (b) ACRES  | (c) ASSESSED VALUE       |   | (e) ACRES   | (f) ASSESSED VALUE                        |
| 19 | (a) PARCELS   | <b>Private Forest Crop - Special Class @ 20¢ per acre</b>        |                          | <b>Entered Before 2005 Managed Forest - Ferrous Mining CLOSED @ \$7.37 per acre</b> |   |   |
|    |   | (b) ACRES  | (c) ASSESSED VALUE       | (d) PARCELS   | (e) ACRES   | (f) ASSESSED VALUE                        |
| 20 | (a) PARCELS   | <b>Entered Before 2005 Managed Forest - OPEN @ 72¢ per acre</b>  |                          | <b>Entered Before 2005 Managed Forest - CLOSED @ \$1.68 per acre</b>                |   |   |
|    |   | (b) ACRES  | (c) ASSESSED VALUE       | (d) PARCELS   | (e) ACRES   | (f) ASSESSED VALUE                        |
|    |   |  |                          | 12  | 329.02  | 1,168,900                                 |
| 21 | (a) PARCELS   | <b>Entered After 2004 Managed Forest - OPEN @ \$1.9 per acre</b> |                          | <b>Entered After 2004 Managed Forest - CLOSED @ \$9.49 per acre</b>                 |   |   |
|    |   | (b) ACRES  | (c) ASSESSED VALUE       | (d) PARCELS   | (e) ACRES   | (f) ASSESSED VALUE                        |
|    |   |  |                          | 156   | 3,560.88  | 11,797,200                                |
| 22 | <b>(a) County Forest Cropland Acres</b>   |  | <b>(b) Federal Acres</b> | <b>(c) State Acres</b>  |   | <b>(d) County (NOT FOREST CROP) Acres</b> |
|    |   |  |                          | 190.56  |   | 237.58                                    |
|    |   |  |                          |   |   | <b>(e) Other Acres</b>                    |
|    |   |  |                          |   |   | 172.99                                    |
| 23 | <b>Assessed Value of Omitted Property From Prior Years (Sec. 70.44)</b>               |  |                          | <b>Assessed Value of Sec. 70.43 Corrections of Errors by Assessors</b>              |   |   |
|    | (a) REAL ESTATE   |  | (b) PERSONAL             | (c1) REAL ESTATE  |   | (c2) PERSONAL                             |
|    | <b>Manufacturing Equated Value of Omitted Property From Prior Years (Sec. 70.995)</b> |  |                          | <b>Mfg. Equated Value of Sec.70.43 Corrections of Errors by Assessors</b>           |   |   |
|    | (d) REAL ESTATE   |  | (e) PERSONAL             | (f1) REAL ESTATE  |   | (f2) PERSONAL                             |

**SPECIAL DISTRICTS**

| Line No. | Enter 6-digit Special District Code (Col. A) | Account Number (Col. B) | Special District Name (Col. C)  | Locally Assessed Value of Real Estate (Col. D) | Mfg Value of Real Estate (Col. E) | Merged Value of Real Estate (Col. F) |
|----------|--|-------------------------|---------------------------------|--|-----------------------------------|--------------------------------------|
| 24       | 327050                                       | 0193                    | ST. JOSEPH SANITARY DISTRICT #1 | 34,786,500                                     |                                   | 34,786,500                           |
| 25       |  |                         |                                 |  |                                   |                                      |
| 26       |  |                         |                                 |  |                                   |                                      |
| 27       |  |                         |                                 |  |                                   |                                      |
| 28       |  |                         |                                 |  |                                   |                                      |
| 29       |  |                         |                                 |  |                                   |                                      |
| 30       |  |                         |                                 |  |                                   |                                      |
| 31       |  |                         |                                 |  |                                   |                                      |
| 32       |  |                         |                                 |  |                                   |                                      |
| 33       |  |                         |                                 |  |                                   |                                      |
| 34       |  |                         |                                 |  |                                   |                                      |
| 35       |  |                         |                                 |  |                                   |                                      |

**SCHOOL DISTRICTS**

2024  
YEAR
32  
CO
012  
MUN
0850  
ACCT NO

| Line No.                                  | Enter 6-digit School District Code (Col. A)             | Account Number (Col. B) | School District Name (Col. C)  | Locally Assessed Value of Real Estate (Col. D) | Mfg Value of Real Estate (Col. E) | Merged Value of Real Estate (Col. F) |
|---|---|-------------------------|--------------------------------|--|-----------------------------------|--------------------------------------|
| <b>A. SCHOOL DISTRICTS (K-8 and K-12)</b> |   |                         |                                |  |                                   |                                      |
| 36  | 322849  | 0194                    | SCH D OF LA CROSSE             | 96,521,700                                     |                                   | 96,521,700                           |
| 37  | 326370  | 0196                    | SCH D OF WEST SALEM            | 130,256,500                                    | 79,400                            | 130,335,900                          |
| 38  | 626321  | 0370                    | SCH D OF WESTBY AREA           | 10,482,300                                     |                                   | 10,482,300                           |
| 39  |   |                         |                                |  |                                   |                                      |
| 40  |   |                         |                                |  |                                   |                                      |
| 41  |   |                         |                                |  |                                   |                                      |
| 42  |   |                         |                                |  |                                   |                                      |
| 43  |   |                         |                                |  |                                   |                                      |
| 44  |   |                         |                                |  |                                   |                                      |
| 45  |   |                         |                                |  |                                   |                                      |
| 46  |   |                         |                                |  |                                   |                                      |
| 47  |   |                         |                                |  |                                   |                                      |
| 48  |   |                         |                                |  |                                   |                                      |
| 49  |   |                         |                                |  |                                   |                                      |
| 50  | TOTAL ASSESSED VALUE OF SCHOOL DISTRICTS (K-8 and K-12) |                         |                                | 237,260,500                                    | 79,400                            | 237,339,900                          |
| <b>B. UNION HIGH SCHOOL DISTRICTS</b>     |   |                         |                                |  |                                   |                                      |
| 51  |   |                         |                                |  |                                   |                                      |
| 52  |   |                         |                                |  |                                   |                                      |
| 53  |   |                         |                                |  |                                   |                                      |
| 54  |   |                         |                                |  |                                   |                                      |
| 55  | TOTAL ASSESSED VALUE OF UNION HIGH SCHOOLS              |                         |                                |  |                                   |                                      |
| <b>C. TECHNICAL COLLEGE DISTRICTS</b>     |   |                         |                                |  |                                   |                                      |
| 56  | 000200  | 0002                    | WESTERN TECHNICAL COLLEGE LACR | 237,260,500                                    | 79,400                            | 237,339,900                          |
| 57  |   |                         |                                |  |                                   |                                      |
| 58  |   |                         |                                |  |                                   |                                      |
| 59  | TOTAL ASSESSED VALUE OF TECHNICAL COLLEGES              |                         |                                | 237,260,500                                    | 79,400                            | 237,339,900                          |

*I hereby certify, to the best of my knowledge and belief, this form is complete and correct.*

|                             |   |                                   |
|-----------------------------|---|-----------------------------------|
| Name<br>PAMELA HOLLNAGEL    | Title   | Submission date<br>07 / 09 / 2024 |
| Phone<br>( 608 ) 785 - 5510 | Email address<br>HOLLNAGEL.PAM@CO.LA-CROSSE.WI.US |                                   |

## FINAL STATEMENT OF ASSESMENT (SOA)

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- The Wisconsin Department of Revenue (DOR) merges the locally assessed values with the state assessed manufacturing values
- DOR provides the information regarding district names and codes. If a district is not listed, contact DOR.

**Note:** *If you submit an amended SOA to DOR after your municipality's SOA is equated and posted to our website, we will process the SOA. However, DOR will not recalculate the aggregate ratio or update the final SOA posted on our website. You should use the corrected values to calculate your tax rates.*

### Page 1: Real Estate and Personal Property

- Lines 1-9 — assessed real estate values, parcel counts and acres by classification
- Lines 10-15 — no longer need to report; personal property is exempt per 2023 WI Act 12
- Line 16 — aggregate assessed value of all property subject to general property; use to calculate tax rates. Note: This line equals the total assessed value of K-8 and K-12 school districts (Line 50) and total assessed value of technical colleges (Line 59).
- Remarks — assessment ratio used to calculate estimated fair market value on property tax bills

### Page 2: Forest Crop, Other Exempt Land and Special Districts

- Lines 18-21 — private forest crop and managed forest lands assessed values
- Line 22 — tax exempt land acres
- Line 23 — prior years assessed value of omitted property under sec. 70.44 and correction of errors under sec. 70.43 shown by locally assessed or manufacturing real estate and personal property. Note: If there is an amount on this line, report the corresponding tax in the Statement of Taxes, Sections J or K.
- Lines 24-35 — special district assessed values. These values are used to calculate tax rates for the special districts.

### Page 3: School Districts

- Lines 36-50 — school districts (K-8 and K-12) assessed values. These values are used to calculate tax rates for school districts.
- Lines 51-55 — union high school district assessed values. These values are used to calculate tax rates for union high school districts.
- Lines 56-59 — technical college assessed values. These values are used to calculate tax rates for technical colleges.

If you have questions: Email: [lgs@wisconsin.gov](mailto:lgs@wisconsin.gov)  
Phone: (608) 266-2569 or (608) 264-6892  
Fax: (608) 264-6887

JILL MURPHY  
TOWN OF GREENFIELD  
N1800 TOWN HALL ROAD  
LA CROSSE, WI 54601



**FINAL - EQUATED**  
**STATEMENT OF ASSESSMENT FOR 2024**

32      014      0851  
 CO      MUN      ACCT NO

This is an Amended Return

FOR TOWN OF OF HAMILTON LA CROSSE COUNTY  
*Town - Village - City      Municipality Name      County Name*

| Line No. | REAL ESTATE<br>(See Lines 18 - 22 for other Real Estate)   | PARCEL COUNT           |  | NO. OF ACRES<br><b>WHOLE NUMBERS ONLY</b><br>(Col. C) | VALUE OF LAND<br>(Col. D) | VALUE OF IMPROVEMENTS<br>(Col. E) | TOTAL VALUE OF LAND AND IMPROVEMENTS<br>(Col. F) |
|----------|--|------------------------|--|---|---------------------------|-----------------------------------|--|
|          |  | TOTAL LAND<br>(Col. A) | IMPROVEMENTS<br>(Col. B)                                 |   |                           |                                   |  |
| 1        | RESIDENTIAL - Class 1  | 1,020                  | 884  | 1,851   | 43,680,900                | 198,249,400                       | 241,930,300                                      |
| 2        | COMMERCIAL - Class 2   | 52                     | 31   | 349   | 8,054,000                 | 15,179,400                        | 23,233,400                                       |
| 3        | MANUFACTURING - Class 3  | 5                      | 2  | 91  | 230,500                   | 21,300                            | 251,800  |
| 4        | AGRICULTURAL - Class 4   | 765                    |  | 13,665  | 2,162,000                 |                                   | 2,162,000  |
| 5        | UNDEVELOPED - Class 5  | 283                    |  | 1,257   | 1,381,400                 |                                   | 1,381,400  |
| 6        | AGRICULTURAL FOREST - Class 5m   | 368                    |  | 4,659   | 9,426,100                 |                                   | 9,426,100  |
| 7        | FOREST LANDS - Class 6   | 190                    |  | 2,757   | 11,101,400                |                                   | 11,101,400                                       |
| 8        | OTHER - Class 7  | 147                    | 144  | 262   | 3,490,000                 | 15,523,500                        | 19,013,500                                       |
| 9        | TOTAL - ALL COLUMNS  | 2,830                  | 1,061  | 24,891  | 79,526,300                | 228,973,600                       | 308,499,900                                      |
| 10       | NUMBER OF PERSONAL PROPERTY ACCOUNTS IN ROLL   |                        |  |   | LOCALLY ASSESSED          | MANUFACTURING                     | MERGED   |
| 11       | BOATS AND OTHER WATERCRAFT NOT EXEMPT - Code 1   |                        |  |   |                           |                                   |  |
| 12       | MACHINERY, TOOLS AND PATTERNS - Code 2   |                        |  |   |                           |                                   |  |
| 13       | FURNITURE, FIXTURES AND EQUIPMENT - Code 3   |                        |  |   |                           |                                   |  |
| 14       | ALL OTHER PERSONAL PROPERTY NOT EXEMPT - Codes 4A, 4B, 4C  |                        |  |   |                           |                                   |  |
| 15       | TOTAL OF PERSONAL PROPERTY NOT EXEMPT (Total of Lines 11-14)   |                        |  |   |                           |                                   |  |
| 16       | <b>AGGREGATE ASSESSED VALUE OF ALL PROPERTY SUBJECT TO THE GENERAL PROPERTY TAX (Total of Lines 9F and 15F)</b><br><b>MUST EQUAL TOTAL VALUE OF THE SCHOOL DISTRICTS (K-12 PLUS K-8) - Line 50, Col. F</b> |                        |  |   |                           |                                   | <b>308,499,900</b>                               |
| 17       | BOARD OF REVIEW<br>DATE OF FINAL ADJOURNMENT   | 06/25/2024             | Name of Assessor<br>ASSOCIATED APPRAISAL CONSULTANTS INC |   |                           | Telephone #<br>(800) 721-4157     |  |

**REMARKS**  
 The Assessment Ratio to be used in calculating the estimated Fair Market Value on tax bills for this tax district is .732601353  
 This ratio should be used to convert assessed values to "Calculate Equalized Values" in Step 1 of the Lottery and Gaming Credit Calculations.  
 This ratio should be used in the "Computation of Tax Equivalent" schedule of the Annual Reports filed by the municipal electric, gas and water utilities with the Public Service Commission

**FOREST CROP AND OTHER EXEMPT LAND**

FOREST LANDS (Line 7) and FOREST CROPS (in this section) - are **NOT** the same

|    |   |  |                          |   |   |   |
|----|---|--|--------------------------|---|---|---|
| 18 | (a) PARCELS   | <b>Private Forest Crop - Reg Class @ 10¢ per acre</b>            |                          | (d) PARCELS   | <b>Private Forest Crop - Reg Class @ \$3.6 per acre</b> |   |
|    |   | (b) ACRES  | (c) ASSESSED VALUE       |   | (e) ACRES   | (f) ASSESSED VALUE                        |
| 19 | (a) PARCELS   | <b>Private Forest Crop - Special Class @ 20¢ per acre</b>        |                          | <b>Entered Before 2005 Managed Forest - Ferrous Mining CLOSED @ \$7.37 per acre</b> |   |   |
|    |   | (b) ACRES  | (c) ASSESSED VALUE       | (d) PARCELS   | (e) ACRES   | (f) ASSESSED VALUE                        |
| 20 | (a) PARCELS   | <b>Entered Before 2005 Managed Forest - OPEN @ 72¢ per acre</b>  |                          | <b>Entered Before 2005 Managed Forest - CLOSED @ \$1.68 per acre</b>                |   |   |
|    |   | (b) ACRES  | (c) ASSESSED VALUE       | (d) PARCELS   | (e) ACRES   | (f) ASSESSED VALUE                        |
|    |   |  |                          | 38  | 924.27  | 3,279,900                                 |
| 21 | (a) PARCELS   | <b>Entered After 2004 Managed Forest - OPEN @ \$1.9 per acre</b> |                          | <b>Entered After 2004 Managed Forest - CLOSED @ \$ 9.49 per acre</b>                |   |   |
|    |   | (b) ACRES  | (c) ASSESSED VALUE       | (d) PARCELS   | (e) ACRES   | (f) ASSESSED VALUE                        |
|    |   |  |                          | 155   | 3,795.2   | 12,600,500                                |
| 22 | <b>(a) County Forest Cropland Acres</b>   |  | <b>(b) Federal Acres</b> | <b>(c) State Acres</b>  |   | <b>(d) County (NOT FOREST CROP) Acres</b> |
|    |   |  |                          | 788.18  |   | <b>(e) Other Acres</b>                    |
|    |   |  |                          | 1,135.97  |   | 347                                       |
| 23 | <b>Assessed Value of Omitted Property From Prior Years (Sec. 70.44)</b>               |  |                          | <b>Assessed Value of Sec. 70.43 Corrections of Errors by Assessors</b>              |   |   |
|    | (a) REAL ESTATE   | (b) PERSONAL   |                          | (c1) REAL ESTATE  |   | (c2) PERSONAL                             |
|    | <b>Manufacturing Equated Value of Omitted Property From Prior Years (Sec. 70.995)</b> |  |                          | <b>Mfg. Equated Value of Sec.70.43 Corrections of Errors by Assessors</b>           |   |   |
|    | (d) REAL ESTATE   | (e) PERSONAL   |                          | (f1) REAL ESTATE  |   | (f2) PERSONAL                             |

**SPECIAL DISTRICTS**

| Line No. | Enter 6-digit Special District Code (Col. A) | Account Number (Col. B) | Special District Name (Col. C)                | Locally Assessed Value of Real Estate (Col. D) | Mfg Value of Real Estate (Col. E) | Merged Value of Real Estate (Col. F) |
|----------|--|-------------------------|---|--|-----------------------------------|--------------------------------------|
| 24       | 328030                                       | 0197                    | LAKE NESHONOC PROT & REHAB DISTRICT           | 46,915,800                                     |                                   | 46,915,800                           |
| 25       | 327100                                       | 0537                    | MAPLE GROVE COUNTRY CLUB ESTATES SANITARY DIS | 13,453,700                                     |                                   | 13,453,700                           |
| 26       |  |                         |   |  |                                   |                                      |
| 27       |  |                         |   |  |                                   |                                      |
| 28       |  |                         |   |  |                                   |                                      |
| 29       |  |                         |   |  |                                   |                                      |
| 30       |  |                         |   |  |                                   |                                      |
| 31       |  |                         |   |  |                                   |                                      |
| 32       |  |                         |   |  |                                   |                                      |
| 33       |  |                         |   |  |                                   |                                      |
| 34       |  |                         |   |  |                                   |                                      |
| 35       |  |                         |   |  |                                   |                                      |

**SCHOOL DISTRICTS**

2024  
YEAR
32  
CO
014  
MUN
0851  
ACCT NO

| Line No.                                  | Enter 6-digit School District Code (Col. A)             | Account Number (Col. B) | School District Name (Col. C)  | Locally Assessed Value of Real Estate (Col. D) | Mfg Value of Real Estate (Col. E) | Merged Value of Real Estate (Col. F) |
|---|---|-------------------------|--------------------------------|--|-----------------------------------|--------------------------------------|
| <b>A. SCHOOL DISTRICTS (K-8 and K-12)</b> |   |                         |                                |  |                                   |                                      |
| 36  | 273428  | 0163                    | SCH D OF MELROSE-MINDORO       | 3,742,300                                      |                                   | 3,742,300                            |
| 37  | 320245  | 0192                    | SCH D OF BANGOR                | 245,200  |                                   | 245,200                              |
| 38  | 322562  | 0193                    | SCH D OF HOLMEN                | 12,095,900                                     | 197,800                           | 12,293,700                           |
| 39  | 324095  | 0195                    | SCH D OF ONALASKA              | 4,838,500                                      |                                   | 4,838,500                            |
| 40  | 326370  | 0196                    | SCH D OF WEST SALEM            | 287,326,200                                    | 54,000                            | 287,380,200                          |
| 41  |   |                         |                                |  |                                   |                                      |
| 42  |   |                         |                                |  |                                   |                                      |
| 43  |   |                         |                                |  |                                   |                                      |
| 44  |   |                         |                                |  |                                   |                                      |
| 45  |   |                         |                                |  |                                   |                                      |
| 46  |   |                         |                                |  |                                   |                                      |
| 47  |   |                         |                                |  |                                   |                                      |
| 48  |   |                         |                                |  |                                   |                                      |
| 49  |   |                         |                                |  |                                   |                                      |
| 50  | TOTAL ASSESSED VALUE OF SCHOOL DISTRICTS (K-8 and K-12) |                         |                                | 308,248,100                                    | 251,800                           | 308,499,900                          |
| <b>B. UNION HIGH SCHOOL DISTRICTS</b>     |   |                         |                                |  |                                   |                                      |
| 51  |   |                         |                                |  |                                   |                                      |
| 52  |   |                         |                                |  |                                   |                                      |
| 53  |   |                         |                                |  |                                   |                                      |
| 54  |   |                         |                                |  |                                   |                                      |
| 55  | TOTAL ASSESSED VALUE OF UNION HIGH SCHOOLS              |                         |                                |  |                                   |                                      |
| <b>C. TECHNICAL COLLEGE DISTRICTS</b>     |   |                         |                                |  |                                   |                                      |
| 56  | 000200  | 0002                    | WESTERN TECHNICAL COLLEGE LACR | 308,248,100                                    | 251,800                           | 308,499,900                          |
| 57  |   |                         |                                |  |                                   |                                      |
| 58  |   |                         |                                |  |                                   |                                      |
| 59  | TOTAL ASSESSED VALUE OF TECHNICAL COLLEGES              |                         |                                | 308,248,100                                    | 251,800                           | 308,499,900                          |

*I hereby certify, to the best of my knowledge and belief, this form is complete and correct.*

|                             |   |                                   |
|-----------------------------|---|-----------------------------------|
| Name<br>PAMELA HOLLNAGEL    | Title   | Submission date<br>06 / 28 / 2024 |
| Phone<br>( 608 ) 785 - 5510 | Email address<br>HOLLNAGEL.PAM@CO.LA-CROSSE.WI.US |                                   |

## FINAL STATEMENT OF ASSESSMENT (SOA)

- Each municipality's SOA is completed after the Board of Review and includes any changes made to the locally assessed values, under state law (sec. 70.53, Wis. Stats.)
- The Wisconsin Department of Revenue (DOR) merges the locally assessed values with the state assessed manufacturing values
- DOR provides the information regarding district names and codes. If a district is not listed, contact DOR.

**Note:** *If you submit an amended SOA to DOR after your municipality's SOA is equated and posted to our website, we will process the SOA. However, DOR will not recalculate the aggregate ratio or update the final SOA posted on our website. You should use the corrected values to calculate your tax rates.*

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- Lines 1-9 — assessed real estate values, parcel counts and acres by classification
- Lines 10-15 — no longer need to report; personal property is exempt per 2023 WI Act 12
- Line 16 — aggregate assessed value of all property subject to general property; use to calculate tax rates. Note: This line equals the total assessed value of K-8 and K-12 school districts (Line 50) and total assessed value of technical colleges (Line 59).
- Remarks — assessment ratio used to calculate estimated fair market value on property tax bills

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- Lines 18-21 — private forest crop and managed forest lands assessed values
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If you have questions: Email: [lgs@wisconsin.gov](mailto:lgs@wisconsin.gov)  
Phone: (608) 266-2569 or (608) 264-6892  
Fax: (608) 264-6887

KATIE REDING  
TOWN OF HAMILTON  
W3197 WALKER RD  
WEST SALEM, WI 54669

**FINAL - EQUATED  
STATEMENT OF ASSESSMENT FOR 2024**

32      016      0852  
CO      MUN      ACCT NO

This is an Amended Return

FOR TOWN OF OF HOLLAND LA CROSSE COUNTY  
Town - Village - City      Municipality Name      County Name

| Line No. | REAL ESTATE<br>(See Lines 18 - 22 for other Real Estate)   | PARCEL COUNT           |  | NO. OF ACRES<br><b>WHOLE NUMBERS ONLY</b><br>(Col. C) | VALUE OF LAND<br>(Col. D) | VALUE OF IMPROVEMENTS<br>(Col. E) | TOTAL VALUE OF LAND AND IMPROVEMENTS<br>(Col. F) |
|----------|--|------------------------|--|---|---------------------------|-----------------------------------|--|
|          |  | TOTAL LAND<br>(Col. A) | IMPROVEMENTS<br>(Col. B)                                 |   |                           |                                   |  |
| 1        | RESIDENTIAL - Class 1  | 1,831                  | 1,641  | 2,920   | 82,027,900                | 405,777,400                       | 487,805,300                                      |
| 2        | COMMERCIAL - Class 2   | 35                     | 26   | 335   | 2,758,100                 | 8,661,700                         | 11,419,800                                       |
| 3        | MANUFACTURING - Class 3  | 3                      | 2  | 639   | 1,292,800                 | 29,700                            | 1,322,500  |
| 4        | AGRICULTURAL - Class 4   | 350                    |  | 5,299   | 859,500                   |                                   | 859,500  |
| 5        | UNDEVELOPED - Class 5  | 164                    |  | 1,247   | 1,301,500                 |                                   | 1,301,500  |
| 6        | AGRICULTURAL FOREST - Class 5m   | 196                    |  | 2,576   | 4,795,000                 |                                   | 4,795,000  |
| 7        | FOREST LANDS - Class 6   | 124                    |  | 1,807   | 6,958,400                 |                                   | 6,958,400  |
| 8        | OTHER - Class 7  | 51                     | 51   | 160   | 1,815,900                 | 7,047,900                         | 8,863,800  |
| 9        | TOTAL - ALL COLUMNS  | 2,754                  | 1,720  | 14,983  | 101,809,100               | 421,516,700                       | 523,325,800                                      |
| 10       | NUMBER OF PERSONAL PROPERTY ACCOUNTS IN ROLL   |                        |  |   | LOCALLY ASSESSED          | MANUFACTURING                     | MERGED   |
| 11       | BOATS AND OTHER WATERCRAFT NOT EXEMPT - Code 1   |                        |  |   |                           |                                   |  |
| 12       | MACHINERY, TOOLS AND PATTERNS - Code 2   |                        |  |   |                           |                                   |  |
| 13       | FURNITURE, FIXTURES AND EQUIPMENT - Code 3   |                        |  |   |                           |                                   |  |
| 14       | ALL OTHER PERSONAL PROPERTY NOT EXEMPT - Codes 4A, 4B, 4C  |                        |  |   |                           |                                   |  |
| 15       | TOTAL OF PERSONAL PROPERTY NOT EXEMPT (Total of Lines 11-14)   |                        |  |   |                           |                                   |  |
| 16       | <b>AGGREGATE ASSESSED VALUE OF ALL PROPERTY SUBJECT TO THE GENERAL PROPERTY TAX (Total of Lines 9F and 15F)<br/>MUST EQUAL TOTAL VALUE OF THE SCHOOL DISTRICTS (K-12 PLUS K-8) - Line 50, Col. F</b> |                        |  |   |                           |                                   | <b>523,325,800</b>                               |
| 17       | BOARD OF REVIEW<br>DATE OF FINAL ADJOURNMENT   | 05/29/2024             | Name of Assessor<br>ASSOCIATED APPRAISAL CONSULTANTS INC |   |                           | Telephone #<br>(800) 721-4157     |  |

**REMARKS**  
 The Assessment Ratio to be used in calculating the estimated Fair Market Value on tax bills for this tax district is .757959835  
 This ratio should be used to convert assessed values to "Calculate Equalized Values" in Step 1 of the Lottery and Gaming Credit Calculations.  
 This ratio should be used in the "Computation of Tax Equivalent" schedule of the Annual Reports filed by the municipal electric, gas and water utilities with the Public Service Commission

**FOREST CROP AND OTHER EXEMPT LAND**

FOREST LANDS (Line 7) and FOREST CROPS (in this section) - are **NOT** the same

|    |  |   |                   |                    |   |  |                 |                    |
|----|--|---|-------------------|--------------------|---|--|-----------------|--------------------|
| 18 | (a) PARCELS  | <b>Private Forest Crop - Reg Class @ 10¢ per acre</b><br>(b) ACRES            |                   | (c) ASSESSED VALUE | (d) PARCELS   | <b>Private Forest Crop - Reg Class @ \$3.6 per acre</b><br>(e) ACRES                             |                 | (f) ASSESSED VALUE |
| 19 | (a) PARCELS  | <b>Private Forest Crop - Special Class @ 20¢ per acre</b><br>(b) ACRES        |                   | (c) ASSESSED VALUE | (d) PARCELS   | <b>Entered Before 2005 Managed Forest - Ferrous Mining CLOSED @ \$7.37 per acre</b><br>(e) ACRES |                 | (f) ASSESSED VALUE |
| 20 | (a) PARCELS  | <b>Entered Before 2005 Managed Forest - OPEN @ 72¢ per acre</b><br>(b) ACRES  |                   | (c) ASSESSED VALUE | (d) PARCELS   | <b>Entered Before 2005 Managed Forest - CLOSED @ \$1.68 per acre</b><br>(e) ACRES                |                 | (f) ASSESSED VALUE |
|    |  |   |                   |                    | 5   | 167.25   | 669,000         |                    |
| 21 | (a) PARCELS  | <b>Entered After 2004 Managed Forest - OPEN @ \$1.9 per acre</b><br>(b) ACRES |                   | (c) ASSESSED VALUE | (d) PARCELS   | <b>Entered After 2004 Managed Forest - CLOSED @ \$9.49 per acre</b><br>(e) ACRES                 |                 | (f) ASSESSED VALUE |
|    |  |   |                   |                    | 70  | 1,724.89   | 5,719,600       |                    |
| 22 | (a) County Forest Cropland Acres   |   | (b) Federal Acres | (c) State Acres    | (d) County (NOT FOREST CROP) Acres  |  | (e) Other Acres |                    |
|    |  |   | 4,501.67          | 3,970.31           | 181.81  |  | 856.25          |                    |
| 23 | <b>Assessed Value of Omitted Property From Prior Years (Sec. 70.44)</b><br>(a) REAL ESTATE               |   |                   | (b) PERSONAL       | <b>Assessed Value of Sec. 70.43 Corrections of Errors by Assessors</b><br>(c1) REAL ESTATE    |  |                 | (c2) PERSONAL      |
|    | <b>Manufacturing Equated Value of Omitted Property From Prior Years (Sec. 70.995)</b><br>(d) REAL ESTATE |   |                   | (e) PERSONAL       | <b>Mfg. Equated Value of Sec.70.43 Corrections of Errors by Assessors</b><br>(f1) REAL ESTATE |  |                 | (f2) PERSONAL      |

**SPECIAL DISTRICTS**

| Line No. | Enter 6-digit Special District Code (Col. A) | Account Number (Col. B) | Special District Name (Col. C) | Locally Assessed Value of Real Estate (Col. D) | Mfg Value of Real Estate (Col. E) | Merged Value of Real Estate (Col. F) |
|----------|--|-------------------------|--------------------------------|--|-----------------------------------|--------------------------------------|
| 24       |  |                         |                                |  |                                   |                                      |
| 25       |  |                         |                                |  |                                   |                                      |
| 26       |  |                         |                                |  |                                   |                                      |
| 27       |  |                         |                                |  |                                   |                                      |
| 28       |  |                         |                                |  |                                   |                                      |
| 29       |  |                         |                                |  |                                   |                                      |
| 30       |  |                         |                                |  |                                   |                                      |
| 31       |  |                         |                                |  |                                   |                                      |
| 32       |  |                         |                                |  |                                   |                                      |
| 33       |  |                         |                                |  |                                   |                                      |
| 34       |  |                         |                                |  |                                   |                                      |
| 35       |  |                         |                                |  |                                   |                                      |

**SCHOOL DISTRICTS**

2024  
YEAR
32  
CO
016  
MUN
0852  
ACCT NO

| Line No.                                  | Enter 6-digit School District Code (Col. A)             | Account Number (Col. B) | School District Name (Col. C)  | Locally Assessed Value of Real Estate (Col. D) | Mfg Value of Real Estate (Col. E) | Merged Value of Real Estate (Col. F) |
|---|---|-------------------------|--------------------------------|--|-----------------------------------|--------------------------------------|
| <b>A. SCHOOL DISTRICTS (K-8 and K-12)</b> |   |                         |                                |  |                                   |                                      |
| 36  | 322562  | 0193                    | SCH D OF HOLMEN                | 522,003,300                                    | 1,322,500                         | 523,325,800                          |
| 37  |   |                         |                                |  |                                   |                                      |
| 38  |   |                         |                                |  |                                   |                                      |
| 39  |   |                         |                                |  |                                   |                                      |
| 40  |   |                         |                                |  |                                   |                                      |
| 41  |   |                         |                                |  |                                   |                                      |
| 42  |   |                         |                                |  |                                   |                                      |
| 43  |   |                         |                                |  |                                   |                                      |
| 44  |   |                         |                                |  |                                   |                                      |
| 45  |   |                         |                                |  |                                   |                                      |
| 46  |   |                         |                                |  |                                   |                                      |
| 47  |   |                         |                                |  |                                   |                                      |
| 48  |   |                         |                                |  |                                   |                                      |
| 49  |   |                         |                                |  |                                   |                                      |
| 50  | TOTAL ASSESSED VALUE OF SCHOOL DISTRICTS (K-8 and K-12) |                         |                                | 522,003,300                                    | 1,322,500                         | 523,325,800                          |
| <b>B. UNION HIGH SCHOOL DISTRICTS</b>     |   |                         |                                |  |                                   |                                      |
| 51  |   |                         |                                |  |                                   |                                      |
| 52  |   |                         |                                |  |                                   |                                      |
| 53  |   |                         |                                |  |                                   |                                      |
| 54  |   |                         |                                |  |                                   |                                      |
| 55  | TOTAL ASSESSED VALUE OF UNION HIGH SCHOOLS              |                         |                                |  |                                   |                                      |
| <b>C. TECHNICAL COLLEGE DISTRICTS</b>     |   |                         |                                |  |                                   |                                      |
| 56  | 000200  | 0002                    | WESTERN TECHNICAL COLLEGE LACR | 522,003,300                                    | 1,322,500                         | 523,325,800                          |
| 57  |   |                         |                                |  |                                   |                                      |
| 58  |   |                         |                                |  |                                   |                                      |
| 59  | TOTAL ASSESSED VALUE OF TECHNICAL COLLEGES              |                         |                                | 522,003,300                                    | 1,322,500                         | 523,325,800                          |

*I hereby certify, to the best of my knowledge and belief, this form is complete and correct.*

|                             |   |                                   |
|-----------------------------|---|-----------------------------------|
| Name<br>PAMELA HOLLNAGEL    | Title   | Submission date<br>05 / 31 / 2024 |
| Phone<br>( 608 ) 785 - 5510 | Email address<br>HOLLNAGEL.PAM@CO.LA-CROSSE.WI.US |                                   |

## FINAL STATEMENT OF ASSESSMENT (SOA)

- Each municipality's SOA is completed after the Board of Review and includes any changes made to the locally assessed values, under state law (sec. 70.53, Wis. Stats.)
- The Wisconsin Department of Revenue (DOR) merges the locally assessed values with the state assessed manufacturing values
- DOR provides the information regarding district names and codes. If a district is not listed, contact DOR.

**Note:** *If you submit an amended SOA to DOR after your municipality's SOA is equated and posted to our website, we will process the SOA. However, DOR will not recalculate the aggregate ratio or update the final SOA posted on our website. You should use the corrected values to calculate your tax rates.*

### Page 1: Real Estate and Personal Property

- Lines 1-9 — assessed real estate values, parcel counts and acres by classification
- Lines 10-15 — no longer need to report; personal property is exempt per 2023 WI Act 12
- Line 16 — aggregate assessed value of all property subject to general property; use to calculate tax rates. Note: This line equals the total assessed value of K-8 and K-12 school districts (Line 50) and total assessed value of technical colleges (Line 59).
- Remarks — assessment ratio used to calculate estimated fair market value on property tax bills

### Page 2: Forest Crop, Other Exempt Land and Special Districts

- Lines 18-21 — private forest crop and managed forest lands assessed values
- Line 22 — tax exempt land acres
- Line 23 — prior years assessed value of omitted property under sec. 70.44 and correction of errors under sec. 70.43 shown by locally assessed or manufacturing real estate and personal property. Note: If there is an amount on this line, report the corresponding tax in the Statement of Taxes, Sections J or K.
- Lines 24-35 — special district assessed values. These values are used to calculate tax rates for the special districts.

### Page 3: School Districts

- Lines 36-50 — school districts (K-8 and K-12) assessed values. These values are used to calculate tax rates for school districts.
- Lines 51-55 — union high school district assessed values. These values are used to calculate tax rates for union high school districts.
- Lines 56-59 — technical college assessed values. These values are used to calculate tax rates for technical colleges.

If you have questions: Email: [lgs@wisconsin.gov](mailto:lgs@wisconsin.gov)  
Phone: (608) 266-2569 or (608) 264-6892  
Fax: (608) 264-6887

MARILYN PEDRETTI  
TOWN OF HOLLAND  
W7937 COUNTY RD MH  
HOLMEN, WI 54636



**FINAL - EQUATED**  
**STATEMENT OF ASSESSMENT FOR 2024**

32      018      0853  
 CO      MUN      ACCT NO

This is an Amended Return

FOR TOWN OF OF MEDARY LA CROSSE COUNTY  
*Town - Village - City*      *Municipality Name*      *County Name*

| Line No. | REAL ESTATE<br>(See Lines 18 - 22 for other Real Estate)   | PARCEL COUNT           |  | NO. OF ACRES<br><b>WHOLE NUMBERS ONLY</b><br>(Col. C) | VALUE OF LAND<br>(Col. D) | VALUE OF IMPROVEMENTS<br>(Col. E) | TOTAL VALUE OF LAND AND IMPROVEMENTS<br>(Col. F) |
|----------|--|------------------------|--|---|---------------------------|-----------------------------------|--|
|          |  | TOTAL LAND<br>(Col. A) | IMPROVEMENTS<br>(Col. B)                                 |   |                           |                                   |  |
| 1        | RESIDENTIAL - Class 1  | 720                    | 623  | 1,174   | 34,429,300                | 161,358,400                       | 195,787,700                                      |
| 2        | COMMERCIAL - Class 2   | 40                     | 33   | 161   | 3,872,700                 | 6,712,800                         | 10,585,500                                       |
| 3        | MANUFACTURING - Class 3  | 0                      | 0  | 0   | 0                         | 0                                 | 0  |
| 4        | AGRICULTURAL - Class 4   | 82                     |  | 856   | 133,800                   |                                   | 133,800  |
| 5        | UNDEVELOPED - Class 5  | 75                     |  | 761   | 725,200                   |                                   | 725,200  |
| 6        | AGRICULTURAL FOREST - Class 5m   | 34                     |  | 547   | 1,248,700                 |                                   | 1,248,700  |
| 7        | FOREST LANDS - Class 6   | 90                     |  | 876   | 3,861,600                 |                                   | 3,861,600  |
| 8        | OTHER - Class 7  | 22                     | 22   | 31  | 469,700                   | 1,596,400                         | 2,066,100  |
| 9        | TOTAL - ALL COLUMNS  | 1,063                  | 678  | 4,406   | 44,741,000                | 169,667,600                       | 214,408,600                                      |
| 10       | NUMBER OF PERSONAL PROPERTY ACCOUNTS IN ROLL   |                        |  |   | LOCALLY ASSESSED          | MANUFACTURING                     | MERGED   |
| 11       | BOATS AND OTHER WATERCRAFT NOT EXEMPT - Code 1   |                        |  |   |                           |                                   |  |
| 12       | MACHINERY, TOOLS AND PATTERNS - Code 2   |                        |  |   |                           |                                   |  |
| 13       | FURNITURE, FIXTURES AND EQUIPMENT - Code 3   |                        |  |   |                           |                                   |  |
| 14       | ALL OTHER PERSONAL PROPERTY NOT EXEMPT - Codes 4A, 4B, 4C  |                        |  |   |                           |                                   |  |
| 15       | TOTAL OF PERSONAL PROPERTY NOT EXEMPT (Total of Lines 11-14)   |                        |  |   |                           |                                   |  |
| 16       | <b>AGGREGATE ASSESSED VALUE OF ALL PROPERTY SUBJECT TO THE GENERAL PROPERTY TAX (Total of Lines 9F and 15F)</b><br><b>MUST EQUAL TOTAL VALUE OF THE SCHOOL DISTRICTS (K-12 PLUS K-8) - Line 50, Col. F</b> |                        |  |   |                           |                                   | <b>214,408,600</b>                               |
| 17       | BOARD OF REVIEW<br>DATE OF FINAL ADJOURNMENT   | 06/27/2024             | Name of Assessor<br>ASSOCIATED APPRAISAL CONSULTANTS INC |   |                           | Telephone #<br>(800) 721-4157     |  |

**REMARKS**  
 The Assessment Ratio to be used in calculating the estimated Fair Market Value on tax bills for this tax district is .796470559  
 This ratio should be used to convert assessed values to "Calculate Equalized Values" in Step 1 of the Lottery and Gaming Credit Calculations.  
 This ratio should be used in the "Computation of Tax Equivalent" schedule of the Annual Reports filed by the municipal electric, gas and water utilities with the Public Service Commission

**FOREST CROP AND OTHER EXEMPT LAND**

FOREST LANDS (Line 7) and FOREST CROPS (in this section) - are **NOT** the same

|    |   |  |                          |   |   |   |
|----|---|--|--------------------------|---|---|---|
| 18 | (a) PARCELS   | <b>Private Forest Crop - Reg Class @ 10¢ per acre</b>            |                          | (d) PARCELS   | <b>Private Forest Crop - Reg Class @ \$3.6 per acre</b> |   |
|    |   | (b) ACRES  | (c) ASSESSED VALUE       |   | (e) ACRES   | (f) ASSESSED VALUE                        |
| 19 | (a) PARCELS   | <b>Private Forest Crop - Special Class @ 20¢ per acre</b>        |                          | <b>Entered Before 2005 Managed Forest - Ferrous Mining CLOSED @ \$7.37 per acre</b> |   |   |
|    |   | (b) ACRES  | (c) ASSESSED VALUE       | (d) PARCELS   | (e) ACRES   | (f) ASSESSED VALUE                        |
| 20 | (a) PARCELS   | <b>Entered Before 2005 Managed Forest - OPEN @ 72¢ per acre</b>  |                          | <b>Entered Before 2005 Managed Forest - CLOSED @ \$1.68 per acre</b>                |   |   |
|    |   | (b) ACRES  | (c) ASSESSED VALUE       | (d) PARCELS   | (e) ACRES   | (f) ASSESSED VALUE                        |
|    |   |  |                          | 10  | 287.08  | 1,187,400                                 |
| 21 | (a) PARCELS   | <b>Entered After 2004 Managed Forest - OPEN @ \$1.9 per acre</b> |                          | <b>Entered After 2004 Managed Forest - CLOSED @ \$ 9.49 per acre</b>                |   |   |
|    |   | (b) ACRES  | (c) ASSESSED VALUE       | (d) PARCELS   | (e) ACRES   | (f) ASSESSED VALUE                        |
|    |   |  |                          | 36  | 939.77  | 4,059,600                                 |
| 22 | <b>(a) County Forest Cropland Acres</b>   |  | <b>(b) Federal Acres</b> | <b>(c) State Acres</b>  |   | <b>(d) County (NOT FOREST CROP) Acres</b> |
|    |   |  |                          | 192.94  |   | 12.4                                      |
|    |   |  |                          |   |   | <b>(e) Other Acres</b>                    |
|    |   |  |                          |   |   | 280.4                                     |
| 23 | <b>Assessed Value of Omitted Property From Prior Years (Sec. 70.44)</b>               |  |                          | <b>Assessed Value of Sec. 70.43 Corrections of Errors by Assessors</b>              |   |   |
|    | (a) REAL ESTATE   | (b) PERSONAL   |                          | (c1) REAL ESTATE  |   | (c2) PERSONAL                             |
|    | <b>Manufacturing Equated Value of Omitted Property From Prior Years (Sec. 70.995)</b> |  |                          | <b>Mfg. Equated Value of Sec.70.43 Corrections of Errors by Assessors</b>           |   |   |
|    | (d) REAL ESTATE   | (e) PERSONAL   |                          | (f1) REAL ESTATE  |   | (f2) PERSONAL                             |

**SPECIAL DISTRICTS**

| Line No. | Enter 6-digit Special District Code (Col. A) | Account Number (Col. B) | Special District Name (Col. C) | Locally Assessed Value of Real Estate (Col. D) | Mfg Value of Real Estate (Col. E) | Merged Value of Real Estate (Col. F) |
|----------|--|-------------------------|--------------------------------|--|-----------------------------------|--------------------------------------|
| 24       |  |                         |                                |  |                                   |                                      |
| 25       |  |                         |                                |  |                                   |                                      |
| 26       |  |                         |                                |  |                                   |                                      |
| 27       |  |                         |                                |  |                                   |                                      |
| 28       |  |                         |                                |  |                                   |                                      |
| 29       |  |                         |                                |  |                                   |                                      |
| 30       |  |                         |                                |  |                                   |                                      |
| 31       |  |                         |                                |  |                                   |                                      |
| 32       |  |                         |                                |  |                                   |                                      |
| 33       |  |                         |                                |  |                                   |                                      |
| 34       |  |                         |                                |  |                                   |                                      |
| 35       |  |                         |                                |  |                                   |                                      |

**SCHOOL DISTRICTS**

2024  
YEAR
32  
CO
018  
MUN
0853  
ACCT NO

| Line No.                                  | Enter 6-digit School District Code (Col. A)             | Account Number (Col. B) | School District Name (Col. C)  | Locally Assessed Value of Real Estate (Col. D) | Mfg Value of Real Estate (Col. E) | Merged Value of Real Estate (Col. F) |
|---|---|-------------------------|--------------------------------|--|-----------------------------------|--------------------------------------|
| <b>A. SCHOOL DISTRICTS (K-8 and K-12)</b> |   |                         |                                |  |                                   |                                      |
| 36  | 322849  | 0194                    | SCH D OF LA CROSSE             | 149,828,800                                    |                                   | 149,828,800                          |
| 37  | 324095  | 0195                    | SCH D OF ONALASKA              | 46,249,100                                     |                                   | 46,249,100                           |
| 38  | 326370  | 0196                    | SCH D OF WEST SALEM            | 18,330,700                                     |                                   | 18,330,700                           |
| 39  |   |                         |                                |  |                                   |                                      |
| 40  |   |                         |                                |  |                                   |                                      |
| 41  |   |                         |                                |  |                                   |                                      |
| 42  |   |                         |                                |  |                                   |                                      |
| 43  |   |                         |                                |  |                                   |                                      |
| 44  |   |                         |                                |  |                                   |                                      |
| 45  |   |                         |                                |  |                                   |                                      |
| 46  |   |                         |                                |  |                                   |                                      |
| 47  |   |                         |                                |  |                                   |                                      |
| 48  |   |                         |                                |  |                                   |                                      |
| 49  |   |                         |                                |  |                                   |                                      |
| 50  | TOTAL ASSESSED VALUE OF SCHOOL DISTRICTS (K-8 and K-12) |                         |                                | 214,408,600                                    |                                   | 214,408,600                          |
| <b>B. UNION HIGH SCHOOL DISTRICTS</b>     |   |                         |                                |  |                                   |                                      |
| 51  |   |                         |                                |  |                                   |                                      |
| 52  |   |                         |                                |  |                                   |                                      |
| 53  |   |                         |                                |  |                                   |                                      |
| 54  |   |                         |                                |  |                                   |                                      |
| 55  | TOTAL ASSESSED VALUE OF UNION HIGH SCHOOLS              |                         |                                |  |                                   |                                      |
| <b>C. TECHNICAL COLLEGE DISTRICTS</b>     |   |                         |                                |  |                                   |                                      |
| 56  | 000200  | 0002                    | WESTERN TECHNICAL COLLEGE LACR | 214,408,600                                    |                                   | 214,408,600                          |
| 57  |   |                         |                                |  |                                   |                                      |
| 58  |   |                         |                                |  |                                   |                                      |
| 59  | TOTAL ASSESSED VALUE OF TECHNICAL COLLEGES              |                         |                                | 214,408,600                                    |                                   | 214,408,600                          |

*I hereby certify, to the best of my knowledge and belief, this form is complete and correct.*

|                             |   |                                   |
|-----------------------------|---|-----------------------------------|
| Name<br>PAMELA HOLLNAGEL    | Title   | Submission date<br>06 / 28 / 2024 |
| Phone<br>( 608 ) 785 - 5510 | Email address<br>HOLLNAGEL.PAM@CO.LA-CROSSE.WI.US |                                   |

## FINAL STATEMENT OF ASSESSMENT (SOA)

- Each municipality's SOA is completed after the Board of Review and includes any changes made to the locally assessed values, under state law (sec. 70.53, Wis. Stats.)
- The Wisconsin Department of Revenue (DOR) merges the locally assessed values with the state assessed manufacturing values
- DOR provides the information regarding district names and codes. If a district is not listed, contact DOR.

**Note:** *If you submit an amended SOA to DOR after your municipality's SOA is equated and posted to our website, we will process the SOA. However, DOR will not recalculate the aggregate ratio or update the final SOA posted on our website. You should use the corrected values to calculate your tax rates.*

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- Lines 1-9 — assessed real estate values, parcel counts and acres by classification
- Lines 10-15 — no longer need to report; personal property is exempt per 2023 WI Act 12
- Line 16 — aggregate assessed value of all property subject to general property; use to calculate tax rates. Note: This line equals the total assessed value of K-8 and K-12 school districts (Line 50) and total assessed value of technical colleges (Line 59).
- Remarks — assessment ratio used to calculate estimated fair market value on property tax bills

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- Line 22 — tax exempt land acres
- Line 23 — prior years assessed value of omitted property under sec. 70.44 and correction of errors under sec. 70.43 shown by locally assessed or manufacturing real estate and personal property. Note: If there is an amount on this line, report the corresponding tax in the Statement of Taxes, Sections J or K.
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- Lines 56-59 — technical college assessed values. These values are used to calculate tax rates for technical colleges.

If you have questions: Email: [lgs@wisconsin.gov](mailto:lgs@wisconsin.gov)  
Phone: (608) 266-2569 or (608) 264-6892  
Fax: (608) 264-6887

DIANE ELSEN  
TOWN OF MEDARY  
N3393 SMITH VALLEY RD  
LA CROSSE, WI 54601

**FINAL - EQUATED  
STATEMENT OF ASSESSMENT FOR 2024**

32      020      0854  
CO      MUN      ACCT NO

This is an Amended Return

FOR TOWN OF OF ONALASKA LA CROSSE COUNTY  
Town - Village - City      Municipality Name      County Name

| Line No. | REAL ESTATE<br>(See Lines 18 - 22 for other Real Estate)   | PARCEL COUNT           |                                  | NO. OF ACRES<br><b>WHOLE NUMBERS ONLY</b><br>(Col. C) | VALUE OF LAND<br>(Col. D) | VALUE OF IMPROVEMENTS<br>(Col. E) | TOTAL VALUE OF LAND AND IMPROVEMENTS<br>(Col. F) |
|----------|--|------------------------|----------------------------------|---|---------------------------|-----------------------------------|--|
|          |  | TOTAL LAND<br>(Col. A) | IMPROVEMENTS<br>(Col. B)         |   |                           |                                   |  |
| 1        | RESIDENTIAL - Class 1  | 2,464                  | 2,208                            | 2,790   | 93,658,700                | 455,227,400                       | 548,886,100                                      |
| 2        | COMMERCIAL - Class 2   | 185                    | 163                              | 248   | 8,822,000                 | 36,584,400                        | 45,406,400                                       |
| 3        | MANUFACTURING - Class 3  | 12                     | 10                               | 161   | 1,347,300                 | 13,532,600                        | 14,879,900                                       |
| 4        | AGRICULTURAL - Class 4   | 483                    |                                  | 5,876   | 1,091,600                 |                                   | 1,091,600  |
| 5        | UNDEVELOPED - Class 5  | 201                    |                                  | 863   | 365,100                   |                                   | 365,100  |
| 6        | AGRICULTURAL FOREST - Class 5m   | 241                    |                                  | 3,342   | 8,020,400                 |                                   | 8,020,400  |
| 7        | FOREST LANDS - Class 6   | 141                    |                                  | 1,565   | 7,549,100                 |                                   | 7,549,100  |
| 8        | OTHER - Class 7  | 77                     | 75                               | 139   | 892,300                   | 10,918,500                        | 11,810,800                                       |
| 9        | TOTAL - ALL COLUMNS  | 3,804                  | 2,456                            | 14,984  | 121,746,500               | 516,262,900                       | 638,009,400                                      |
| 10       | NUMBER OF PERSONAL PROPERTY ACCOUNTS IN ROLL   |                        |                                  |   | LOCALLY ASSESSED          | MANUFACTURING                     | MERGED   |
| 11       | BOATS AND OTHER WATERCRAFT NOT EXEMPT - Code 1   |                        |                                  |   |                           |                                   |  |
| 12       | MACHINERY, TOOLS AND PATTERNS - Code 2   |                        |                                  |   |                           |                                   |  |
| 13       | FURNITURE, FIXTURES AND EQUIPMENT - Code 3   |                        |                                  |   |                           |                                   |  |
| 14       | ALL OTHER PERSONAL PROPERTY NOT EXEMPT - Codes 4A, 4B, 4C  |                        |                                  |   |                           |                                   |  |
| 15       | TOTAL OF PERSONAL PROPERTY NOT EXEMPT (Total of Lines 11-14)   |                        |                                  |   |                           |                                   |  |
| 16       | <b>AGGREGATE ASSESSED VALUE OF ALL PROPERTY SUBJECT TO THE GENERAL PROPERTY TAX (Total of Lines 9F and 15F)<br/>MUST EQUAL TOTAL VALUE OF THE SCHOOL DISTRICTS (K-12 PLUS K-8) - Line 50, Col. F</b> |                        |                                  |   |                           |                                   | <b>638,009,400</b>                               |
| 17       | BOARD OF REVIEW<br>DATE OF FINAL ADJOURNMENT   | 06/25/2024             | Name of Assessor<br>PATRICK HART |   |                           | Telephone #<br>(608) 372-2964     |  |

**REMARKS**  
 The Assessment Ratio to be used in calculating the estimated Fair Market Value on tax bills for this tax district is .674811052  
 This ratio should be used to convert assessed values to "Calculate Equalized Values" in Step 1 of the Lottery and Gaming Credit Calculations.  
 This ratio should be used in the "Computation of Tax Equivalent" schedule of the Annual Reports filed by the municipal electric, gas and water utilities with the Public Service Commission

**FOREST CROP AND OTHER EXEMPT LAND**

FOREST LANDS (Line 7) and FOREST CROPS (in this section) - are **NOT** the same

|    |   |  |                          |   |   |                    |
|----|---|--|--------------------------|---|---|--------------------|
| 18 | (a) PARCELS   | <b>Private Forest Crop - Reg Class @ 10¢ per acre</b>            |                          | (d) PARCELS   | <b>Private Forest Crop - Reg Class @ \$3.6 per acre</b> |                    |
|    |   | (b) ACRES  | (c) ASSESSED VALUE       |   | (e) ACRES   | (f) ASSESSED VALUE |
| 19 | (a) PARCELS   | <b>Private Forest Crop - Special Class @ 20¢ per acre</b>        |                          | <b>Entered Before 2005 Managed Forest - Ferrous Mining CLOSED @ \$7.37 per acre</b> |   |                    |
|    |   | (b) ACRES  | (c) ASSESSED VALUE       | (d) PARCELS   | (e) ACRES   | (f) ASSESSED VALUE |
| 20 | (a) PARCELS   | <b>Entered Before 2005 Managed Forest - OPEN @ 72¢ per acre</b>  |                          | <b>Entered Before 2005 Managed Forest - CLOSED @ \$1.68 per acre</b>                |   |                    |
|    |   | (b) ACRES  | (c) ASSESSED VALUE       | (d) PARCELS   | (e) ACRES   | (f) ASSESSED VALUE |
|    |   |  |                          | 18  | 529.29  | 2,007,900          |
| 21 | (a) PARCELS   | <b>Entered After 2004 Managed Forest - OPEN @ \$1.9 per acre</b> |                          | <b>Entered After 2004 Managed Forest - CLOSED @ \$ 9.49 per acre</b>                |   |                    |
|    |   | (b) ACRES  | (c) ASSESSED VALUE       | (d) PARCELS   | (e) ACRES   | (f) ASSESSED VALUE |
|    |   |  |                          | 75  | 2,210.67  | 8,345,700          |
| 22 | <b>(a) County Forest Cropland Acres</b>   |  | <b>(b) Federal Acres</b> | <b>(c) State Acres</b>  | <b>(d) County (NOT FOREST CROP) Acres</b>               |                    |
|    |   |  | 7,518.1                  | 206.37  | <b>(e) Other Acres</b>                                  |                    |
|    |   |  |                          | 207.06  | 502.91  |                    |
| 23 | <b>Assessed Value of Omitted Property From Prior Years (Sec. 70.44)</b>               |  |                          | <b>Assessed Value of Sec. 70.43 Corrections of Errors by Assessors</b>              |   |                    |
|    | (a) REAL ESTATE   | (b) PERSONAL   |                          | (c1) REAL ESTATE  |   | (c2) PERSONAL      |
|    | <b>Manufacturing Equated Value of Omitted Property From Prior Years (Sec. 70.995)</b> |  |                          | <b>Mfg. Equated Value of Sec.70.43 Corrections of Errors by Assessors</b>           |   |                    |
|    | (d) REAL ESTATE   | (e) PERSONAL   |                          | (f1) REAL ESTATE  |   | (f2) PERSONAL      |

**SPECIAL DISTRICTS**

| Line No. | Enter 6-digit Special District Code (Col. A) | Account Number (Col. B) | Special District Name (Col. C)     | Locally Assessed Value of Real Estate (Col. D) | Mfg Value of Real Estate (Col. E) | Merged Value of Real Estate (Col. F) |
|----------|--|-------------------------|------------------------------------|--|-----------------------------------|--------------------------------------|
| 24       | 328020                                       | 0196                    | ONALASKA LAKE PRO & REHAB DISTRICT | 55,352,700                                     | 130,900                           | 55,483,600                           |
| 25       |  |                         |                                    |  |                                   |                                      |
| 26       |  |                         |                                    |  |                                   |                                      |
| 27       |  |                         |                                    |  |                                   |                                      |
| 28       |  |                         |                                    |  |                                   |                                      |
| 29       |  |                         |                                    |  |                                   |                                      |
| 30       |  |                         |                                    |  |                                   |                                      |
| 31       |  |                         |                                    |  |                                   |                                      |
| 32       |  |                         |                                    |  |                                   |                                      |
| 33       |  |                         |                                    |  |                                   |                                      |
| 34       |  |                         |                                    |  |                                   |                                      |
| 35       |  |                         |                                    |  |                                   |                                      |

**SCHOOL DISTRICTS**

2024  
YEAR
32  
CO
020  
MUN
0854  
ACCT NO

| Line No.                                  | Enter 6-digit School District Code (Col. A)             | Account Number (Col. B) | School District Name (Col. C)  | Locally Assessed Value of Real Estate (Col. D) | Mfg Value of Real Estate (Col. E) | Merged Value of Real Estate (Col. F) |
|---|---|-------------------------|--------------------------------|--|-----------------------------------|--------------------------------------|
| <b>A. SCHOOL DISTRICTS (K-8 and K-12)</b> |   |                         |                                |  |                                   |                                      |
| 36  | 273428  | 0163                    | SCH D OF MELROSE-MINDORO       | 246,600  |                                   | 246,600                              |
| 37  | 322562  | 0193                    | SCH D OF HOLMEN                | 536,696,500                                    | 13,618,000                        | 550,314,500                          |
| 38  | 324095  | 0195                    | SCH D OF ONALASKA              | 86,186,400                                     | 1,261,900                         | 87,448,300                           |
| 39  |   |                         |                                |  |                                   |                                      |
| 40  |   |                         |                                |  |                                   |                                      |
| 41  |   |                         |                                |  |                                   |                                      |
| 42  |   |                         |                                |  |                                   |                                      |
| 43  |   |                         |                                |  |                                   |                                      |
| 44  |   |                         |                                |  |                                   |                                      |
| 45  |   |                         |                                |  |                                   |                                      |
| 46  |   |                         |                                |  |                                   |                                      |
| 47  |   |                         |                                |  |                                   |                                      |
| 48  |   |                         |                                |  |                                   |                                      |
| 49  |   |                         |                                |  |                                   |                                      |
| 50  | TOTAL ASSESSED VALUE OF SCHOOL DISTRICTS (K-8 and K-12) |                         |                                | 623,129,500                                    | 14,879,900                        | 638,009,400                          |
| <b>B. UNION HIGH SCHOOL DISTRICTS</b>     |   |                         |                                |  |                                   |                                      |
| 51  |   |                         |                                |  |                                   |                                      |
| 52  |   |                         |                                |  |                                   |                                      |
| 53  |   |                         |                                |  |                                   |                                      |
| 54  |   |                         |                                |  |                                   |                                      |
| 55  | TOTAL ASSESSED VALUE OF UNION HIGH SCHOOLS              |                         |                                |  |                                   |                                      |
| <b>C. TECHNICAL COLLEGE DISTRICTS</b>     |   |                         |                                |  |                                   |                                      |
| 56  | 000200  | 0002                    | WESTERN TECHNICAL COLLEGE LACR | 623,129,500                                    | 14,879,900                        | 638,009,400                          |
| 57  |   |                         |                                |  |                                   |                                      |
| 58  |   |                         |                                |  |                                   |                                      |
| 59  | TOTAL ASSESSED VALUE OF TECHNICAL COLLEGES              |                         |                                | 623,129,500                                    | 14,879,900                        | 638,009,400                          |

*I hereby certify, to the best of my knowledge and belief, this form is complete and correct.*

|                             |   |                                   |
|-----------------------------|---|-----------------------------------|
| Name<br>PAMELA HOLLNAGEL    | Title   | Submission date<br>06 / 27 / 2024 |
| Phone<br>( 608 ) 785 - 5510 | Email address<br>HOLLNAGEL.PAM@CO.LA-CROSSE.WI.US |                                   |

## FINAL STATEMENT OF ASSESSMENT (SOA)

- Each municipality's SOA is completed after the Board of Review and includes any changes made to the locally assessed values, under state law (sec. 70.53, Wis. Stats.)
- The Wisconsin Department of Revenue (DOR) merges the locally assessed values with the state assessed manufacturing values
- DOR provides the information regarding district names and codes. If a district is not listed, contact DOR.

**Note:** *If you submit an amended SOA to DOR after your municipality's SOA is equated and posted to our website, we will process the SOA. However, DOR will not recalculate the aggregate ratio or update the final SOA posted on our website. You should use the corrected values to calculate your tax rates.*

### Page 1: Real Estate and Personal Property

- Lines 1-9 — assessed real estate values, parcel counts and acres by classification
- Lines 10-15 — no longer need to report; personal property is exempt per 2023 WI Act 12
- Line 16 — aggregate assessed value of all property subject to general property; use to calculate tax rates. Note: This line equals the total assessed value of K-8 and K-12 school districts (Line 50) and total assessed value of technical colleges (Line 59).
- Remarks — assessment ratio used to calculate estimated fair market value on property tax bills

### Page 2: Forest Crop, Other Exempt Land and Special Districts

- Lines 18-21 — private forest crop and managed forest lands assessed values
- Line 22 — tax exempt land acres
- Line 23 — prior years assessed value of omitted property under sec. 70.44 and correction of errors under sec. 70.43 shown by locally assessed or manufacturing real estate and personal property. Note: If there is an amount on this line, report the corresponding tax in the Statement of Taxes, Sections J or K.
- Lines 24-35 — special district assessed values. These values are used to calculate tax rates for the special districts.

### Page 3: School Districts

- Lines 36-50 — school districts (K-8 and K-12) assessed values. These values are used to calculate tax rates for school districts.
- Lines 51-55 — union high school district assessed values. These values are used to calculate tax rates for union high school districts.
- Lines 56-59 — technical college assessed values. These values are used to calculate tax rates for technical colleges.

If you have questions: Email: [lgs@wisconsin.gov](mailto:lgs@wisconsin.gov)  
Phone: (608) 266-2569 or (608) 264-6892  
Fax: (608) 264-6887

MARY RINEHART  
TOWN OF ONALASKA  
N5589 COMMERCE RD  
ONALASKA, WI 54650



**FINAL - EQUATED**  
**STATEMENT OF ASSESSMENT FOR 2024**

32      022      0855  
 CO      MUN      ACCT NO

This is an Amended Return

FOR TOWN OF OF SHELBY LA CROSSE COUNTY  
*Town - Village - City      Municipality Name      County Name*

| Line No. | REAL ESTATE<br>(See Lines 18 - 22 for other Real Estate)   | PARCEL COUNT           |  | NO. OF ACRES<br><b>WHOLE NUMBERS ONLY</b><br>(Col. C) | VALUE OF LAND<br>(Col. D) | VALUE OF IMPROVEMENTS<br>(Col. E) | TOTAL VALUE OF LAND AND IMPROVEMENTS<br>(Col. F) |
|----------|--|------------------------|--|---|---------------------------|-----------------------------------|--|
|          |  | TOTAL LAND<br>(Col. A) | IMPROVEMENTS<br>(Col. B)                                     |   |                           |                                   |  |
| 1        | RESIDENTIAL - Class 1  | 1,988                  | 1,771  | 2,721   | 107,244,000               | 555,001,500                       | 662,245,500                                      |
| 2        | COMMERCIAL - Class 2   | 79                     | 63   | 228   | 8,632,200                 | 27,054,400                        | 35,686,600                                       |
| 3        | MANUFACTURING - Class 3  | 0                      | 0  | 0   | 0                         | 0                                 | 0  |
| 4        | AGRICULTURAL - Class 4   | 304                    |  | 3,513   | 707,800                   |                                   | 707,800  |
| 5        | UNDEVELOPED - Class 5  | 99                     |  | 338   | 433,000                   |                                   | 433,000  |
| 6        | AGRICULTURAL FOREST - Class 5m   | 149                    |  | 1,714   | 4,365,300                 |                                   | 4,365,300  |
| 7        | FOREST LANDS - Class 6   | 142                    |  | 1,902   | 9,500,100                 |                                   | 9,500,100  |
| 8        | OTHER - Class 7  | 34                     | 34   | 65  | 807,400                   | 5,868,400                         | 6,675,800  |
| 9        | TOTAL - ALL COLUMNS  | 2,795                  | 1,868  | 10,481  | 131,689,800               | 587,924,300                       | 719,614,100                                      |
| 10       | NUMBER OF PERSONAL PROPERTY ACCOUNTS IN ROLL   |                        |  |   | LOCALLY ASSESSED          | MANUFACTURING                     | MERGED   |
| 11       | BOATS AND OTHER WATERCRAFT NOT EXEMPT - Code 1   |                        |  |   |                           |                                   |  |
| 12       | MACHINERY, TOOLS AND PATTERNS - Code 2   |                        |  |   |                           |                                   |  |
| 13       | FURNITURE, FIXTURES AND EQUIPMENT - Code 3   |                        |  |   |                           |                                   |  |
| 14       | ALL OTHER PERSONAL PROPERTY NOT EXEMPT - Codes 4A, 4B, 4C  |                        |  |   |                           |                                   |  |
| 15       | TOTAL OF PERSONAL PROPERTY NOT EXEMPT (Total of Lines 11-14)   |                        |  |   |                           |                                   |  |
| 16       | <b>AGGREGATE ASSESSED VALUE OF ALL PROPERTY SUBJECT TO THE GENERAL PROPERTY TAX (Total of Lines 9F and 15F)</b><br><b>MUST EQUAL TOTAL VALUE OF THE SCHOOL DISTRICTS (K-12 PLUS K-8) - Line 50, Col. F</b> |                        |  |   |                           |                                   | <b>719,614,100</b>                               |
| 17       | BOARD OF REVIEW<br>DATE OF FINAL ADJOURNMENT   | 09/17/2024             | Name of Assessor<br>ASSESSOR ASSOCIATED APPRAISAL CONSULTANT |   |                           | Telephone #<br>(800) 721-4157     |  |

**REMARKS**  
 The Assessment Ratio to be used in calculating the estimated Fair Market Value on tax bills for this tax district is .990165003  
 This ratio should be used to convert assessed values to "Calculate Equalized Values" in Step 1 of the Lottery and Gaming Credit Calculations.  
 This ratio should be used in the "Computation of Tax Equivalent" schedule of the Annual Reports filed by the municipal electric, gas and water utilities with the Public Service Commission

**FOREST CROP AND OTHER EXEMPT LAND**

FOREST LANDS (Line 7) and FOREST CROPS (in this section) - are **NOT** the same

|    |   |  |                          |   |   |                    |
|----|---|--|--------------------------|---|---|--------------------|
| 18 | (a) PARCELS   | <b>Private Forest Crop - Reg Class @ 10¢ per acre</b>            |                          | (d) PARCELS   | <b>Private Forest Crop - Reg Class @ \$3.6 per acre</b> |                    |
|    |   | (b) ACRES  | (c) ASSESSED VALUE       |   | (e) ACRES   | (f) ASSESSED VALUE |
| 19 | (a) PARCELS   | <b>Private Forest Crop - Special Class @ 20¢ per acre</b>        |                          | <b>Entered Before 2005 Managed Forest - Ferrous Mining CLOSED @ \$7.37 per acre</b> |   |                    |
|    |   | (b) ACRES  | (c) ASSESSED VALUE       | (d) PARCELS   | (e) ACRES   | (f) ASSESSED VALUE |
| 20 | (a) PARCELS   | <b>Entered Before 2005 Managed Forest - OPEN @ 72¢ per acre</b>  |                          | <b>Entered Before 2005 Managed Forest - CLOSED @ \$1.68 per acre</b>                |   |                    |
|    |   | (b) ACRES  | (c) ASSESSED VALUE       | (d) PARCELS   | (e) ACRES   | (f) ASSESSED VALUE |
|    |   |  |                          | 5   | 139   | 627,300            |
| 21 | (a) PARCELS   | <b>Entered After 2004 Managed Forest - OPEN @ \$1.9 per acre</b> |                          | <b>Entered After 2004 Managed Forest - CLOSED @ \$9.49 per acre</b>                 |   |                    |
|    |   | (b) ACRES  | (c) ASSESSED VALUE       | (d) PARCELS   | (e) ACRES   | (f) ASSESSED VALUE |
|    |   |  |                          | 92  | 2,002.63  | 8,144,500          |
| 22 | <b>(a) County Forest Cropland Acres</b>   |  | <b>(b) Federal Acres</b> | <b>(c) State Acres</b>  | <b>(d) County (NOT FOREST CROP) Acres</b>               |                    |
|    |   |  | 3,957.59                 | 194.61  | <b>(e) Other Acres</b>                                  |                    |
|    |   |  |                          | 88.92   | 413.03  |                    |
| 23 | <b>Assessed Value of Omitted Property From Prior Years (Sec. 70.44)</b>               |  |                          | <b>Assessed Value of Sec. 70.43 Corrections of Errors by Assessors</b>              |   |                    |
|    | (a) REAL ESTATE   | (b) PERSONAL   |                          | (c1) REAL ESTATE  |   | (c2) PERSONAL      |
|    | <b>Manufacturing Equated Value of Omitted Property From Prior Years (Sec. 70.995)</b> |  |                          | <b>Mfg. Equated Value of Sec.70.43 Corrections of Errors by Assessors</b>           |   |                    |
|    | (d) REAL ESTATE   | (e) PERSONAL   |                          | (f1) REAL ESTATE  |   | (f2) PERSONAL      |

**SPECIAL DISTRICTS**

| Line No. | Enter 6-digit Special District Code (Col. A) | Account Number (Col. B) | Special District Name (Col. C) | Locally Assessed Value of Real Estate (Col. D) | Mfg Value of Real Estate (Col. E) | Merged Value of Real Estate (Col. F) |
|----------|--|-------------------------|--------------------------------|--|-----------------------------------|--------------------------------------|
| 24       | 327060                                       | 0194                    | SHELBY SANITARY DISTRICT #2    | 442,469,700                                    |                                   | 442,469,700                          |
| 25       | 327070                                       | 0195                    | SHELBY SANITARY DISTRICT #1    | 67,014,400                                     |                                   | 67,014,400                           |
| 26       |  |                         |                                |  |                                   |                                      |
| 27       |  |                         |                                |  |                                   |                                      |
| 28       |  |                         |                                |  |                                   |                                      |
| 29       |  |                         |                                |  |                                   |                                      |
| 30       |  |                         |                                |  |                                   |                                      |
| 31       |  |                         |                                |  |                                   |                                      |
| 32       |  |                         |                                |  |                                   |                                      |
| 33       |  |                         |                                |  |                                   |                                      |
| 34       |  |                         |                                |  |                                   |                                      |
| 35       |  |                         |                                |  |                                   |                                      |

**SCHOOL DISTRICTS**

2024  
YEAR
32  
CO
022  
MUN
0855  
ACCT NO

| Line No.                                  | Enter 6-digit School District Code (Col. A)             | Account Number (Col. B) | School District Name (Col. C)  | Locally Assessed Value of Real Estate (Col. D) | Mfg Value of Real Estate (Col. E) | Merged Value of Real Estate (Col. F) |
|---|---|-------------------------|--------------------------------|--|-----------------------------------|--------------------------------------|
| <b>A. SCHOOL DISTRICTS (K-8 and K-12)</b> |   |                         |                                |  |                                   |                                      |
| 36  | 322849  | 0194                    | SCH D OF LA CROSSE             | 708,801,500                                    |                                   | 708,801,500                          |
| 37  | 326370  | 0196                    | SCH D OF WEST SALEM            | 10,812,600                                     |                                   | 10,812,600                           |
| 38  |   |                         |                                |  |                                   |                                      |
| 39  |   |                         |                                |  |                                   |                                      |
| 40  |   |                         |                                |  |                                   |                                      |
| 41  |   |                         |                                |  |                                   |                                      |
| 42  |   |                         |                                |  |                                   |                                      |
| 43  |   |                         |                                |  |                                   |                                      |
| 44  |   |                         |                                |  |                                   |                                      |
| 45  |   |                         |                                |  |                                   |                                      |
| 46  |   |                         |                                |  |                                   |                                      |
| 47  |   |                         |                                |  |                                   |                                      |
| 48  |   |                         |                                |  |                                   |                                      |
| 49  |   |                         |                                |  |                                   |                                      |
| 50  | TOTAL ASSESSED VALUE OF SCHOOL DISTRICTS (K-8 and K-12) |                         |                                | 719,614,100                                    |                                   | 719,614,100                          |
| <b>B. UNION HIGH SCHOOL DISTRICTS</b>     |   |                         |                                |  |                                   |                                      |
| 51  |   |                         |                                |  |                                   |                                      |
| 52  |   |                         |                                |  |                                   |                                      |
| 53  |   |                         |                                |  |                                   |                                      |
| 54  |   |                         |                                |  |                                   |                                      |
| 55  | TOTAL ASSESSED VALUE OF UNION HIGH SCHOOLS              |                         |                                |  |                                   |                                      |
| <b>C. TECHNICAL COLLEGE DISTRICTS</b>     |   |                         |                                |  |                                   |                                      |
| 56  | 000200  | 0002                    | WESTERN TECHNICAL COLLEGE LACR | 719,614,100                                    |                                   | 719,614,100                          |
| 57  |   |                         |                                |  |                                   |                                      |
| 58  |   |                         |                                |  |                                   |                                      |
| 59  | TOTAL ASSESSED VALUE OF TECHNICAL COLLEGES              |                         |                                | 719,614,100                                    |                                   | 719,614,100                          |

*I hereby certify, to the best of my knowledge and belief, this form is complete and correct.*

|                             |  |                                   |
|-----------------------------|--|-----------------------------------|
| Name<br>PAMELA HOLLNAGEL    | Title  | Submission date<br>10 / 04 / 2024 |
| Phone<br>( 608 ) 785 - 5510 | Email address<br>PHOLLNAGEL@LACROSSECOUNTY.ORG |                                   |

## FINAL STATEMENT OF ASSESSMENT (SOA)

- Each municipality's SOA is completed after the Board of Review and includes any changes made to the locally assessed values, under state law (sec. 70.53, Wis. Stats.)
- The Wisconsin Department of Revenue (DOR) merges the locally assessed values with the state assessed manufacturing values
- DOR provides the information regarding district names and codes. If a district is not listed, contact DOR.

**Note:** *If you submit an amended SOA to DOR after your municipality's SOA is equated and posted to our website, we will process the SOA. However, DOR will not recalculate the aggregate ratio or update the final SOA posted on our website. You should use the corrected values to calculate your tax rates.*

### Page 1: Real Estate and Personal Property

- Lines 1-9 — assessed real estate values, parcel counts and acres by classification
- Lines 10-15 — no longer need to report; personal property is exempt per 2023 WI Act 12
- Line 16 — aggregate assessed value of all property subject to general property; use to calculate tax rates. Note: This line equals the total assessed value of K-8 and K-12 school districts (Line 50) and total assessed value of technical colleges (Line 59).
- Remarks — assessment ratio used to calculate estimated fair market value on property tax bills

### Page 2: Forest Crop, Other Exempt Land and Special Districts

- Lines 18-21 — private forest crop and managed forest lands assessed values
- Line 22 — tax exempt land acres
- Line 23 — prior years assessed value of omitted property under sec. 70.44 and correction of errors under sec. 70.43 shown by locally assessed or manufacturing real estate and personal property. Note: If there is an amount on this line, report the corresponding tax in the Statement of Taxes, Sections J or K.
- Lines 24-35 — special district assessed values. These values are used to calculate tax rates for the special districts.

### Page 3: School Districts

- Lines 36-50 — school districts (K-8 and K-12) assessed values. These values are used to calculate tax rates for school districts.
- Lines 51-55 — union high school district assessed values. These values are used to calculate tax rates for union high school districts.
- Lines 56-59 — technical college assessed values. These values are used to calculate tax rates for technical colleges.

If you have questions: Email: [lgs@wisconsin.gov](mailto:lgs@wisconsin.gov)  
Phone: (608) 266-2569 or (608) 264-6892  
Fax: (608) 264-6887

FORTUNE BERG  
TOWN OF SHELBY  
2800 WARD AVE  
LA CROSSE, WI 54601

**FINAL - EQUATED**  
**STATEMENT OF ASSESSMENT FOR 2024**

32      024      0856  
 CO      MUN      ACCT NO

This is an Amended Return

FOR TOWN OF OF WASHINGTON LA CROSSE COUNTY  
*Town - Village - City      Municipality Name      County Name*

| Line No. | REAL ESTATE<br>(See Lines 18 - 22 for other Real Estate)   | PARCEL COUNT           |                                 | NO. OF ACRES<br><b>WHOLE NUMBERS ONLY</b><br>(Col. C) | VALUE OF LAND<br>(Col. D) | VALUE OF IMPROVEMENTS<br>(Col. E) | TOTAL VALUE OF LAND AND IMPROVEMENTS<br>(Col. F) |
|----------|--|------------------------|---------------------------------|---|---------------------------|-----------------------------------|--|
|          |  | TOTAL LAND<br>(Col. A) | IMPROVEMENTS<br>(Col. B)        |   |                           |                                   |  |
| 1        | RESIDENTIAL - Class 1  | 163                    | 155                             | 296   | 2,607,200                 | 36,670,600                        | 39,277,800                                       |
| 2        | COMMERCIAL - Class 2   | 12                     | 8                               | 34  | 260,200                   | 1,317,600                         | 1,577,800  |
| 3        | MANUFACTURING - Class 3  | 0                      | 0                               | 0   | 0                         | 0                                 | 0  |
| 4        | AGRICULTURAL - Class 4   | 645                    |                                 | 12,657  | 2,592,050                 |                                   | 2,592,050  |
| 5        | UNDEVELOPED - Class 5  | 225                    |                                 | 995   | 1,169,950                 |                                   | 1,169,950  |
| 6        | AGRICULTURAL FOREST - Class 5m   | 263                    |                                 | 3,910   | 9,385,100                 |                                   | 9,385,100  |
| 7        | FOREST LANDS - Class 6   | 55                     |                                 | 865   | 4,127,900                 |                                   | 4,127,900  |
| 8        | OTHER - Class 7  | 126                    | 125                             | 232   | 2,035,000                 | 23,096,100                        | 25,131,100                                       |
| 9        | TOTAL - ALL COLUMNS  | 1,489                  | 288                             | 18,989  | 22,177,400                | 61,084,300                        | 83,261,700                                       |
| 10       | NUMBER OF PERSONAL PROPERTY ACCOUNTS IN ROLL   |                        |                                 |   | LOCALLY ASSESSED          | MANUFACTURING                     | MERGED   |
| 11       | BOATS AND OTHER WATERCRAFT NOT EXEMPT - Code 1   |                        |                                 |   |                           |                                   |  |
| 12       | MACHINERY, TOOLS AND PATTERNS - Code 2   |                        |                                 |   |                           |                                   |  |
| 13       | FURNITURE, FIXTURES AND EQUIPMENT - Code 3   |                        |                                 |   |                           |                                   |  |
| 14       | ALL OTHER PERSONAL PROPERTY NOT EXEMPT - Codes 4A, 4B, 4C  |                        |                                 |   |                           |                                   |  |
| 15       | TOTAL OF PERSONAL PROPERTY NOT EXEMPT (Total of Lines 11-14)   |                        |                                 |   |                           |                                   |  |
| 16       | <b>AGGREGATE ASSESSED VALUE OF ALL PROPERTY SUBJECT TO THE GENERAL PROPERTY TAX (Total of Lines 9F and 15F)</b><br><b>MUST EQUAL TOTAL VALUE OF THE SCHOOL DISTRICTS (K-12 PLUS K-8) - Line 50, Col. F</b> |                        |                                 |   |                           |                                   | <b>83,261,700</b>                                |
| 17       | BOARD OF REVIEW<br>DATE OF FINAL ADJOURNMENT   | 10/24/2024             | Name of Assessor<br>MARK GARLIC |   |                           | Telephone #<br>(715) 287-3376     |  |

**REMARKS**  
 The Assessment Ratio to be used in calculating the estimated Fair Market Value on tax bills for this tax district is 1.055072761  
 This ratio should be used to convert assessed values to "Calculate Equalized Values" in Step 1 of the Lottery and Gaming Credit Calculations.  
 This ratio should be used in the "Computation of Tax Equivalent" schedule of the Annual Reports filed by the municipal electric, gas and water utilities with the Public Service Commission

**FOREST CROP AND OTHER EXEMPT LAND**

FOREST LANDS (Line 7) and FOREST CROPS (in this section) - are **NOT** the same

|    |   |  |                          |   |   |                        |
|----|---|--|--------------------------|---|---|------------------------|
| 18 | (a) PARCELS   | <b>Private Forest Crop - Reg Class @ 10¢ per acre</b>            |                          | (d) PARCELS   | <b>Private Forest Crop - Reg Class @ \$3.6 per acre</b> |                        |
|    |   | (b) ACRES  | (c) ASSESSED VALUE       |   | (e) ACRES   | (f) ASSESSED VALUE     |
| 19 | (a) PARCELS   | <b>Private Forest Crop - Special Class @ 20¢ per acre</b>        |                          | <b>Entered Before 2005 Managed Forest - Ferrous Mining CLOSED @ \$7.37 per acre</b> |   |                        |
|    |   | (b) ACRES  | (c) ASSESSED VALUE       | (d) PARCELS   | (e) ACRES   | (f) ASSESSED VALUE     |
| 20 | (a) PARCELS   | <b>Entered Before 2005 Managed Forest - OPEN @ 72¢ per acre</b>  |                          | <b>Entered Before 2005 Managed Forest - CLOSED @ \$1.68 per acre</b>                |   |                        |
|    |   | (b) ACRES  | (c) ASSESSED VALUE       | (d) PARCELS   | (e) ACRES   | (f) ASSESSED VALUE     |
|    |   |  |                          | 39  | 918.9   | 3,556,400              |
| 21 | (a) PARCELS   | <b>Entered After 2004 Managed Forest - OPEN @ \$1.9 per acre</b> |                          | <b>Entered After 2004 Managed Forest - CLOSED @ \$9.49 per acre</b>                 |   |                        |
|    |   | (b) ACRES  | (c) ASSESSED VALUE       | (d) PARCELS   | (e) ACRES   | (f) ASSESSED VALUE     |
|    |   |  |                          | 114   | 2,433.79  | 8,149,200              |
| 22 | <b>(a) County Forest Cropland Acres</b>   |  | <b>(b) Federal Acres</b> | <b>(c) State Acres</b>  | <b>(d) County (NOT FOREST CROP) Acres</b>               | <b>(e) Other Acres</b> |
|    |   |  |                          | 160.09  | 159.05  | 463.79                 |
| 23 | <b>Assessed Value of Omitted Property From Prior Years (Sec. 70.44)</b>               |  |                          | <b>Assessed Value of Sec. 70.43 Corrections of Errors by Assessors</b>              |   |                        |
|    | (a) REAL ESTATE   | (b) PERSONAL   |                          | (c1) REAL ESTATE  | (c2) PERSONAL   |                        |
|    | <b>Manufacturing Equated Value of Omitted Property From Prior Years (Sec. 70.995)</b> |  |                          | <b>Mfg. Equated Value of Sec.70.43 Corrections of Errors by Assessors</b>           |   |                        |
|    | (d) REAL ESTATE   | (e) PERSONAL   |                          | (f1) REAL ESTATE  | (f2) PERSONAL   |                        |

**SPECIAL DISTRICTS**

| Line No. | Enter 6-digit Special District Code (Col. A) | Account Number (Col. B) | Special District Name (Col. C) | Locally Assessed Value of Real Estate (Col. D) | Mfg Value of Real Estate (Col. E) | Merged Value of Real Estate (Col. F) |
|----------|--|-------------------------|--------------------------------|--|-----------------------------------|--------------------------------------|
| 24       |  |                         |                                |  |                                   |                                      |
| 25       |  |                         |                                |  |                                   |                                      |
| 26       |  |                         |                                |  |                                   |                                      |
| 27       |  |                         |                                |  |                                   |                                      |
| 28       |  |                         |                                |  |                                   |                                      |
| 29       |  |                         |                                |  |                                   |                                      |
| 30       |  |                         |                                |  |                                   |                                      |
| 31       |  |                         |                                |  |                                   |                                      |
| 32       |  |                         |                                |  |                                   |                                      |
| 33       |  |                         |                                |  |                                   |                                      |
| 34       |  |                         |                                |  |                                   |                                      |
| 35       |  |                         |                                |  |                                   |                                      |

**SCHOOL DISTRICTS**

2024  
YEAR
32  
CO
024  
MUN
0856  
ACCT NO

| Line No.                                  | Enter 6-digit School District Code (Col. A)             | Account Number (Col. B) | School District Name (Col. C)  | Locally Assessed Value of Real Estate (Col. D) | Mfg Value of Real Estate (Col. E) | Merged Value of Real Estate (Col. F) |
|---|---|-------------------------|--------------------------------|--|-----------------------------------|--------------------------------------|
| <b>A. SCHOOL DISTRICTS (K-8 and K-12)</b> |   |                         |                                |  |                                   |                                      |
| 36  | 320245  | 0192                    | SCH D OF BANGOR                | 19,810,950                                     |                                   | 19,810,950                           |
| 37  | 322849  | 0194                    | SCH D OF LA CROSSE             | 361,900  |                                   | 361,900                              |
| 38  | 326370  | 0196                    | SCH D OF WEST SALEM            | 19,019,050                                     |                                   | 19,019,050                           |
| 39  | 410980  | 0251                    | SCH D OF CASHTON               | 24,545,700                                     |                                   | 24,545,700                           |
| 40  | 626321  | 0370                    | SCH D OF WESTBY AREA           | 19,524,100                                     |                                   | 19,524,100                           |
| 41  |   |                         |                                |  |                                   |                                      |
| 42  |   |                         |                                |  |                                   |                                      |
| 43  |   |                         |                                |  |                                   |                                      |
| 44  |   |                         |                                |  |                                   |                                      |
| 45  |   |                         |                                |  |                                   |                                      |
| 46  |   |                         |                                |  |                                   |                                      |
| 47  |   |                         |                                |  |                                   |                                      |
| 48  |   |                         |                                |  |                                   |                                      |
| 49  |   |                         |                                |  |                                   |                                      |
| 50  | TOTAL ASSESSED VALUE OF SCHOOL DISTRICTS (K-8 and K-12) |                         |                                | 83,261,700                                     |                                   | 83,261,700                           |
| <b>B. UNION HIGH SCHOOL DISTRICTS</b>     |   |                         |                                |  |                                   |                                      |
| 51  |   |                         |                                |  |                                   |                                      |
| 52  |   |                         |                                |  |                                   |                                      |
| 53  |   |                         |                                |  |                                   |                                      |
| 54  |   |                         |                                |  |                                   |                                      |
| 55  | TOTAL ASSESSED VALUE OF UNION HIGH SCHOOLS              |                         |                                |  |                                   |                                      |
| <b>C. TECHNICAL COLLEGE DISTRICTS</b>     |   |                         |                                |  |                                   |                                      |
| 56  | 000200  | 0002                    | WESTERN TECHNICAL COLLEGE LACR | 83,261,700                                     |                                   | 83,261,700                           |
| 57  |   |                         |                                |  |                                   |                                      |
| 58  |   |                         |                                |  |                                   |                                      |
| 59  | TOTAL ASSESSED VALUE OF TECHNICAL COLLEGES              |                         |                                | 83,261,700                                     |                                   | 83,261,700                           |

*I hereby certify, to the best of my knowledge and belief, this form is complete and correct.*

|                             |  |                                   |
|-----------------------------|--|-----------------------------------|
| Name<br>PAMELA HOLLNAGEL    | Title  | Submission date<br>10 / 29 / 2024 |
| Phone<br>( 608 ) 785 - 5510 | Email address<br>PHOLLNAGEL@LACROSSECOUNTY.ORG |                                   |

## FINAL STATEMENT OF ASSESSMENT (SOA)

- Each municipality's SOA is completed after the Board of Review and includes any changes made to the locally assessed values, under state law (sec. 70.53, Wis. Stats.)
- The Wisconsin Department of Revenue (DOR) merges the locally assessed values with the state assessed manufacturing values
- DOR provides the information regarding district names and codes. If a district is not listed, contact DOR.

**Note:** *If you submit an amended SOA to DOR after your municipality's SOA is equated and posted to our website, we will process the SOA. However, DOR will not recalculate the aggregate ratio or update the final SOA posted on our website. You should use the corrected values to calculate your tax rates.*

### Page 1: Real Estate and Personal Property

- Lines 1-9 — assessed real estate values, parcel counts and acres by classification
- Lines 10-15 — no longer need to report; personal property is exempt per 2023 WI Act 12
- Line 16 — aggregate assessed value of all property subject to general property; use to calculate tax rates. Note: This line equals the total assessed value of K-8 and K-12 school districts (Line 50) and total assessed value of technical colleges (Line 59).
- Remarks — assessment ratio used to calculate estimated fair market value on property tax bills

### Page 2: Forest Crop, Other Exempt Land and Special Districts

- Lines 18-21 — private forest crop and managed forest lands assessed values
- Line 22 — tax exempt land acres
- Line 23 — prior years assessed value of omitted property under sec. 70.44 and correction of errors under sec. 70.43 shown by locally assessed or manufacturing real estate and personal property. Note: If there is an amount on this line, report the corresponding tax in the Statement of Taxes, Sections J or K.
- Lines 24-35 — special district assessed values. These values are used to calculate tax rates for the special districts.

### Page 3: School Districts

- Lines 36-50 — school districts (K-8 and K-12) assessed values. These values are used to calculate tax rates for school districts.
- Lines 51-55 — union high school district assessed values. These values are used to calculate tax rates for union high school districts.
- Lines 56-59 — technical college assessed values. These values are used to calculate tax rates for technical colleges.

If you have questions: Email: [lgs@wisconsin.gov](mailto:lgs@wisconsin.gov)  
Phone: (608) 266-2569 or (608) 264-6892  
Fax: (608) 264-6887

BARBARA MUENZENBERGER  
TOWN OF WASHINGTON  
W561 MUENZENBERGER RD  
COON VALLEY, WI 54623 - 9351



**FINAL - EQUATED**  
**STATEMENT OF ASSESSMENT FOR 2024**

32      106      0857  
 CO      MUN      ACCT NO

This is an Amended Return

FOR VILLAGE OF OF BANGOR LA CROSSE COUNTY  
*Town - Village - City*      *Municipality Name*      *County Name*

| Line No. | REAL ESTATE<br>(See Lines 18 - 22 for other Real Estate)   | PARCEL COUNT           |                                  | NO. OF ACRES<br><b>WHOLE NUMBERS ONLY</b><br>(Col. C) | VALUE OF LAND<br>(Col. D) | VALUE OF IMPROVEMENTS<br>(Col. E) | TOTAL VALUE OF LAND AND IMPROVEMENTS<br>(Col. F) |
|----------|--|------------------------|----------------------------------|---|---------------------------|-----------------------------------|--|
|          |  | TOTAL LAND<br>(Col. A) | IMPROVEMENTS<br>(Col. B)         |   |                           |                                   |  |
| 1        | RESIDENTIAL - Class 1  | 540                    | 521                              | 152   | 19,849,900                | 101,650,300                       | 121,500,200                                      |
| 2        | COMMERCIAL - Class 2   | 72                     | 59                               | 39  | 2,823,200                 | 22,541,600                        | 25,364,800                                       |
| 3        | MANUFACTURING - Class 3  | 1                      | 1                                | 0   | 35,200                    | 134,500                           | 169,700  |
| 4        | AGRICULTURAL - Class 4   | 21                     |                                  | 403   | 79,600                    |                                   | 79,600   |
| 5        | UNDEVELOPED - Class 5  | 21                     |                                  | 230   | 102,600                   |                                   | 102,600  |
| 6        | AGRICULTURAL FOREST - Class 5m   | 0                      |                                  | 0   | 0                         |                                   | 0  |
| 7        | FOREST LANDS - Class 6   | 0                      |                                  | 0   | 0                         |                                   | 0  |
| 8        | OTHER - Class 7  | 4                      | 4                                | 3   | 37,600                    | 9,900                             | 47,500   |
| 9        | TOTAL - ALL COLUMNS  | 659                    | 585                              | 827   | 22,928,100                | 124,336,300                       | 147,264,400                                      |
| 10       | NUMBER OF PERSONAL PROPERTY ACCOUNTS IN ROLL   |                        |                                  |   | LOCALLY ASSESSED          | MANUFACTURING                     | MERGED   |
| 11       | BOATS AND OTHER WATERCRAFT NOT EXEMPT - Code 1   |                        |                                  |   |                           |                                   |  |
| 12       | MACHINERY, TOOLS AND PATTERNS - Code 2   |                        |                                  |   |                           |                                   |  |
| 13       | FURNITURE, FIXTURES AND EQUIPMENT - Code 3   |                        |                                  |   |                           |                                   |  |
| 14       | ALL OTHER PERSONAL PROPERTY NOT EXEMPT - Codes 4A, 4B, 4C  |                        |                                  |   |                           |                                   |  |
| 15       | TOTAL OF PERSONAL PROPERTY NOT EXEMPT (Total of Lines 11-14)   |                        |                                  |   |                           |                                   |  |
| 16       | <b>AGGREGATE ASSESSED VALUE OF ALL PROPERTY SUBJECT TO THE GENERAL PROPERTY TAX (Total of Lines 9F and 15F)</b><br><b>MUST EQUAL TOTAL VALUE OF THE SCHOOL DISTRICTS (K-12 PLUS K-8) - Line 50, Col. F</b> |                        |                                  |   |                           |                                   | <b>147,264,400</b>                               |
| 17       | BOARD OF REVIEW<br>DATE OF FINAL ADJOURNMENT   | 10/17/2024             | Name of Assessor<br>NEIL L BETTS |   |                           | Telephone #<br>(608) 372-2205     |  |

**REMARKS**  
 The Assessment Ratio to be used in calculating the estimated Fair Market Value on tax bills for this tax district is 1.001841657  
 This ratio should be used to convert assessed values to "Calculate Equalized Values" in Step 1 of the Lottery and Gaming Credit Calculations.  
 This ratio should be used in the "Computation of Tax Equivalent" schedule of the Annual Reports filed by the municipal electric, gas and water utilities with the Public Service Commission

**FOREST CROP AND OTHER EXEMPT LAND**

FOREST LANDS (Line 7) and FOREST CROPS (in this section) - are **NOT** the same

|    |   |  |                    |   |   |                    |
|----|---|--|--------------------|---|---|--------------------|
| 18 | (a) PARCELS   | <b>Private Forest Crop - Reg Class @ 10¢ per acre</b>            |                    | (d) PARCELS   | <b>Private Forest Crop - Reg Class @ \$3.6 per acre</b> |                    |
|    |   | (b) ACRES  | (c) ASSESSED VALUE |   | (e) ACRES   | (f) ASSESSED VALUE |
| 19 | (a) PARCELS   | <b>Private Forest Crop - Special Class @ 20¢ per acre</b>        |                    | <b>Entered Before 2005 Managed Forest - Ferrous Mining CLOSED @ \$7.37 per acre</b> |   |                    |
|    |   | (b) ACRES  | (c) ASSESSED VALUE | (d) PARCELS   | (e) ACRES   | (f) ASSESSED VALUE |
| 20 | (a) PARCELS   | <b>Entered Before 2005 Managed Forest - OPEN @ 72¢ per acre</b>  |                    | <b>Entered Before 2005 Managed Forest - CLOSED @ \$1.68 per acre</b>                |   |                    |
|    |   | (b) ACRES  | (c) ASSESSED VALUE | (d) PARCELS   | (e) ACRES   | (f) ASSESSED VALUE |
| 21 | (a) PARCELS   | <b>Entered After 2004 Managed Forest - OPEN @ \$1.9 per acre</b> |                    | <b>Entered After 2004 Managed Forest - CLOSED @ \$ 9.49 per acre</b>                |   |                    |
|    |   | (b) ACRES  | (c) ASSESSED VALUE | (d) PARCELS   | (e) ACRES   | (f) ASSESSED VALUE |
| 22 | (a) County Forest Cropland Acres  | (b) Federal Acres  | (c) State Acres    | (d) County (NOT FOREST CROP) Acres  | (e) Other Acres   |                    |
|    |   |  | 83.14              | 1.38  | 105.88  |                    |
| 23 | <b>Assessed Value of Omitted Property From Prior Years (Sec. 70.44)</b>               |  |                    | <b>Assessed Value of Sec. 70.43 Corrections of Errors by Assessors</b>              |   |                    |
|    | (a) REAL ESTATE   | (b) PERSONAL   |                    | (c1) REAL ESTATE  | (c2) PERSONAL   |                    |
|    | <b>Manufacturing Equated Value of Omitted Property From Prior Years (Sec. 70.995)</b> |  |                    | <b>Mfg. Equated Value of Sec.70.43 Corrections of Errors by Assessors</b>           |   |                    |
|    | (d) REAL ESTATE   | (e) PERSONAL   |                    | (f1) REAL ESTATE  | (f2) PERSONAL   |                    |

**SPECIAL DISTRICTS**

| Line No. | Enter 6-digit Special District Code (Col. A) | Account Number (Col. B) | Special District Name (Col. C)      | Locally Assessed Value of Real Estate (Col. D) | Mfg Value of Real Estate (Col. E) | Merged Value of Real Estate (Col. F) |
|----------|--|-------------------------|-------------------------------------|--|-----------------------------------|--------------------------------------|
| 24       | 328030                                       | 0197                    | LAKE NESHONOC PROT & REHAB DISTRICT | 15,554,700                                     |                                   | 15,554,700                           |
| 25       |  |                         |                                     |  |                                   |                                      |
| 26       |  |                         |                                     |  |                                   |                                      |
| 27       |  |                         |                                     |  |                                   |                                      |
| 28       |  |                         |                                     |  |                                   |                                      |
| 29       |  |                         |                                     |  |                                   |                                      |
| 30       |  |                         |                                     |  |                                   |                                      |
| 31       |  |                         |                                     |  |                                   |                                      |
| 32       |  |                         |                                     |  |                                   |                                      |
| 33       |  |                         |                                     |  |                                   |                                      |
| 34       |  |                         |                                     |  |                                   |                                      |
| 35       |  |                         |                                     |  |                                   |                                      |

**SCHOOL DISTRICTS**

2024  
YEAR
32  
CO
106  
MUN
0857  
ACCT NO

| Line No.                                  | Enter 6-digit School District Code (Col. A)             | Account Number (Col. B) | School District Name (Col. C)  | Locally Assessed Value of Real Estate (Col. D) | Mfg Value of Real Estate (Col. E) | Merged Value of Real Estate (Col. F) |
|---|---|-------------------------|--------------------------------|--|-----------------------------------|--------------------------------------|
| <b>A. SCHOOL DISTRICTS (K-8 and K-12)</b> |   |                         |                                |  |                                   |                                      |
| 36  | 320245  | 0192                    | SCH D OF BANGOR                | 147,094,700                                    | 169,700                           | 147,264,400                          |
| 37  |   |                         |                                |  |                                   |                                      |
| 38  |   |                         |                                |  |                                   |                                      |
| 39  |   |                         |                                |  |                                   |                                      |
| 40  |   |                         |                                |  |                                   |                                      |
| 41  |   |                         |                                |  |                                   |                                      |
| 42  |   |                         |                                |  |                                   |                                      |
| 43  |   |                         |                                |  |                                   |                                      |
| 44  |   |                         |                                |  |                                   |                                      |
| 45  |   |                         |                                |  |                                   |                                      |
| 46  |   |                         |                                |  |                                   |                                      |
| 47  |   |                         |                                |  |                                   |                                      |
| 48  |   |                         |                                |  |                                   |                                      |
| 49  |   |                         |                                |  |                                   |                                      |
| 50  | TOTAL ASSESSED VALUE OF SCHOOL DISTRICTS (K-8 and K-12) |                         |                                | 147,094,700                                    | 169,700                           | 147,264,400                          |
| <b>B. UNION HIGH SCHOOL DISTRICTS</b>     |   |                         |                                |  |                                   |                                      |
| 51  |   |                         |                                |  |                                   |                                      |
| 52  |   |                         |                                |  |                                   |                                      |
| 53  |   |                         |                                |  |                                   |                                      |
| 54  |   |                         |                                |  |                                   |                                      |
| 55  | TOTAL ASSESSED VALUE OF UNION HIGH SCHOOLS              |                         |                                |  |                                   |                                      |
| <b>C. TECHNICAL COLLEGE DISTRICTS</b>     |   |                         |                                |  |                                   |                                      |
| 56  | 000200  | 0002                    | WESTERN TECHNICAL COLLEGE LACR | 147,094,700                                    | 169,700                           | 147,264,400                          |
| 57  |   |                         |                                |  |                                   |                                      |
| 58  |   |                         |                                |  |                                   |                                      |
| 59  | TOTAL ASSESSED VALUE OF TECHNICAL COLLEGES              |                         |                                | 147,094,700                                    | 169,700                           | 147,264,400                          |

*I hereby certify, to the best of my knowledge and belief, this form is complete and correct.*

|                             |  |                                   |
|-----------------------------|--|-----------------------------------|
| Name<br>PAMELA HOLLNAGEL    | Title  | Submission date<br>10 / 21 / 2024 |
| Phone<br>( 608 ) 785 - 5510 | Email address<br>PHOLLNAGEL@LACROSSECOUNTY.ORG |                                   |

## FINAL STATEMENT OF ASSESSMENT (SOA)

- Each municipality's SOA is completed after the Board of Review and includes any changes made to the locally assessed values, under state law (sec. 70.53, Wis. Stats.)
- The Wisconsin Department of Revenue (DOR) merges the locally assessed values with the state assessed manufacturing values
- DOR provides the information regarding district names and codes. If a district is not listed, contact DOR.

**Note:** *If you submit an amended SOA to DOR after your municipality's SOA is equated and posted to our website, we will process the SOA. However, DOR will not recalculate the aggregate ratio or update the final SOA posted on our website. You should use the corrected values to calculate your tax rates.*

### Page 1: Real Estate and Personal Property

- Lines 1-9 — assessed real estate values, parcel counts and acres by classification
- Lines 10-15 — no longer need to report; personal property is exempt per 2023 WI Act 12
- Line 16 — aggregate assessed value of all property subject to general property; use to calculate tax rates. Note: This line equals the total assessed value of K-8 and K-12 school districts (Line 50) and total assessed value of technical colleges (Line 59).
- Remarks — assessment ratio used to calculate estimated fair market value on property tax bills

### Page 2: Forest Crop, Other Exempt Land and Special Districts

- Lines 18-21 — private forest crop and managed forest lands assessed values
- Line 22 — tax exempt land acres
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- Lines 56-59 — technical college assessed values. These values are used to calculate tax rates for technical colleges.

If you have questions: Email: [lgs@wisconsin.gov](mailto:lgs@wisconsin.gov)  
Phone: (608) 266-2569 or (608) 264-6892  
Fax: (608) 264-6887

JERI L WITTMERSHAUS  
VILLAGE OF BANGOR  
PO BOX 220  
BANGOR, WI 54614 - 0220

**FINAL - EQUATED**  
**STATEMENT OF ASSESSMENT FOR 2024**

32      136      0858  
 CO      MUN      ACCT NO

This is an Amended Return

FOR VILLAGE OF OF HOLMEN LA CROSSE COUNTY  
 Town - Village - City      Municipality Name      County Name

| Line No. | REAL ESTATE<br>(See Lines 18 - 22 for other Real Estate)   | PARCEL COUNT           |  | NO. OF ACRES<br><b>WHOLE NUMBERS ONLY</b><br>(Col. C) | VALUE OF LAND<br>(Col. D) | VALUE OF IMPROVEMENTS<br>(Col. E) | TOTAL VALUE OF LAND AND IMPROVEMENTS<br>(Col. F) |
|----------|--|------------------------|--|---|---------------------------|-----------------------------------|--|
|          |  | TOTAL LAND<br>(Col. A) | IMPROVEMENTS<br>(Col. B)                                     |   |                           |                                   |  |
| 1        | RESIDENTIAL - Class 1  | 3,457                  | 3,209  | 1,107   | 194,837,000               | 905,767,500                       | 1,100,604,500                                    |
| 2        | COMMERCIAL - Class 2   | 341                    | 279  | 539   | 77,976,400                | 273,423,200                       | 351,399,600                                      |
| 3        | MANUFACTURING - Class 3  | 14                     | 13   | 60  | 4,125,700                 | 25,453,300                        | 29,579,000                                       |
| 4        | AGRICULTURAL - Class 4   | 97                     |  | 1,365   | 319,200                   |                                   | 319,200  |
| 5        | UNDEVELOPED - Class 5  | 46                     |  | 134   | 705,600                   |                                   | 705,600  |
| 6        | AGRICULTURAL FOREST - Class 5m   | 20                     |  | 246   | 661,300                   |                                   | 661,300  |
| 7        | FOREST LANDS - Class 6   | 8                      |  | 80  | 414,500                   |                                   | 414,500  |
| 8        | OTHER - Class 7  | 8                      | 7  | 24  | 527,400                   | 1,625,400                         | 2,152,800  |
| 9        | TOTAL - ALL COLUMNS  | 3,991                  | 3,508  | 3,555   | 279,567,100               | 1,206,269,400                     | 1,485,836,500                                    |
| 10       | NUMBER OF PERSONAL PROPERTY ACCOUNTS IN ROLL   |                        |  |   | LOCALLY ASSESSED          | MANUFACTURING                     | MERGED   |
| 11       | BOATS AND OTHER WATERCRAFT NOT EXEMPT - Code 1   |                        |  |   |                           |                                   |  |
| 12       | MACHINERY, TOOLS AND PATTERNS - Code 2   |                        |  |   |                           |                                   |  |
| 13       | FURNITURE, FIXTURES AND EQUIPMENT - Code 3   |                        |  |   |                           |                                   |  |
| 14       | ALL OTHER PERSONAL PROPERTY NOT EXEMPT - Codes 4A, 4B, 4C  |                        |  |   |                           |                                   |  |
| 15       | TOTAL OF PERSONAL PROPERTY NOT EXEMPT (Total of Lines 11-14)   |                        |  |   |                           |                                   |  |
| 16       | <b>AGGREGATE ASSESSED VALUE OF ALL PROPERTY SUBJECT TO THE GENERAL PROPERTY TAX (Total of Lines 9F and 15F)</b><br><b>MUST EQUAL TOTAL VALUE OF THE SCHOOL DISTRICTS (K-12 PLUS K-8) - Line 50, Col. F</b> |                        |  |   |                           |                                   | <b>1,485,836,500</b>                             |
| 17       | BOARD OF REVIEW<br>DATE OF FINAL ADJOURNMENT   | 09/17/2024             | Name of Assessor<br>ASSESSOR ASSOCIATED APPRAISAL CONSULTANT |   |                           | Telephone #<br>(800) 721-4157     |  |

**REMARKS**  
 The Assessment Ratio to be used in calculating the estimated Fair Market Value on tax bills for this tax district is 1.042173587  
 This ratio should be used to convert assessed values to "Calculate Equalized Values" in Step 1 of the Lottery and Gaming Credit Calculations.  
 This ratio should be used in the "Computation of Tax Equivalent" schedule of the Annual Reports filed by the municipal electric, gas and water utilities with the Public Service Commission

**FOREST CROP AND OTHER EXEMPT LAND**

FOREST LANDS (Line 7) and FOREST CROPS (in this section) - are **NOT** the same

|    |   |  |                    |   |   |                    |
|----|---|--|--------------------|---|---|--------------------|
| 18 | (a) PARCELS   | <b>Private Forest Crop - Reg Class @ 10¢ per acre</b>            |                    | (d) PARCELS   | <b>Private Forest Crop - Reg Class @ \$3.6 per acre</b> |                    |
|    |   | (b) ACRES  | (c) ASSESSED VALUE |   | (e) ACRES   | (f) ASSESSED VALUE |
| 19 | (a) PARCELS   | <b>Private Forest Crop - Special Class @ 20¢ per acre</b>        |                    | <b>Entered Before 2005 Managed Forest - Ferrous Mining CLOSED @ \$7.37 per acre</b> |   |                    |
|    |   | (b) ACRES  | (c) ASSESSED VALUE | (d) PARCELS   | (e) ACRES   | (f) ASSESSED VALUE |
| 20 | (a) PARCELS   | <b>Entered Before 2005 Managed Forest - OPEN @ 72¢ per acre</b>  |                    | <b>Entered Before 2005 Managed Forest - CLOSED @ \$1.68 per acre</b>                |   |                    |
|    |   | (b) ACRES  | (c) ASSESSED VALUE | (d) PARCELS   | (e) ACRES   | (f) ASSESSED VALUE |
| 21 | (a) PARCELS   | <b>Entered After 2004 Managed Forest - OPEN @ \$1.9 per acre</b> |                    | <b>Entered After 2004 Managed Forest - CLOSED @ \$ 9.49 per acre</b>                |   |                    |
|    |   | (b) ACRES  | (c) ASSESSED VALUE | (d) PARCELS   | (e) ACRES   | (f) ASSESSED VALUE |
| 22 | (a) County Forest Cropland Acres  | (b) Federal Acres  | (c) State Acres    | (d) County (NOT FOREST CROP) Acres  | (e) Other Acres   |                    |
|    |   |  | 231.2              | 28.31   | 730.2   |                    |
| 23 | <b>Assessed Value of Omitted Property From Prior Years (Sec. 70.44)</b>               |  |                    | <b>Assessed Value of Sec. 70.43 Corrections of Errors by Assessors</b>              |   |                    |
|    | (a) REAL ESTATE   | (b) PERSONAL   |                    | (c1) REAL ESTATE  | (c2) PERSONAL   |                    |
|    | <b>Manufacturing Equated Value of Omitted Property From Prior Years (Sec. 70.995)</b> |  |                    | <b>Mfg. Equated Value of Sec.70.43 Corrections of Errors by Assessors</b>           |   |                    |
|    | (d) REAL ESTATE   | (e) PERSONAL   |                    | (f1) REAL ESTATE  | (f2) PERSONAL   |                    |

**SPECIAL DISTRICTS**

| Line No. | Enter 6-digit Special District Code (Col. A) | Account Number (Col. B) | Special District Name (Col. C) | Locally Assessed Value of Real Estate (Col. D) | Mfg Value of Real Estate (Col. E) | Merged Value of Real Estate (Col. F) |
|----------|--|-------------------------|--------------------------------|--|-----------------------------------|--------------------------------------|
| 24       |  |                         |                                |  |                                   |                                      |
| 25       |  |                         |                                |  |                                   |                                      |
| 26       |  |                         |                                |  |                                   |                                      |
| 27       |  |                         |                                |  |                                   |                                      |
| 28       |  |                         |                                |  |                                   |                                      |
| 29       |  |                         |                                |  |                                   |                                      |
| 30       |  |                         |                                |  |                                   |                                      |
| 31       |  |                         |                                |  |                                   |                                      |
| 32       |  |                         |                                |  |                                   |                                      |
| 33       |  |                         |                                |  |                                   |                                      |
| 34       |  |                         |                                |  |                                   |                                      |
| 35       |  |                         |                                |  |                                   |                                      |

**SCHOOL DISTRICTS**

2024  
YEAR
32  
CO
136  
MUN
0858  
ACCT NO

| Line No.                                  | Enter 6-digit School District Code (Col. A)             | Account Number (Col. B) | School District Name (Col. C)  | Locally Assessed Value of Real Estate (Col. D) | Mfg Value of Real Estate (Col. E) | Merged Value of Real Estate (Col. F) |
|---|---|-------------------------|--------------------------------|--|-----------------------------------|--------------------------------------|
| <b>A. SCHOOL DISTRICTS (K-8 and K-12)</b> |   |                         |                                |  |                                   |                                      |
| 36  | 322562  | 0193                    | SCH D OF HOLMEN                | 1,456,257,500                                  | 29,579,000                        | 1,485,836,500                        |
| 37  |   |                         |                                |  |                                   |                                      |
| 38  |   |                         |                                |  |                                   |                                      |
| 39  |   |                         |                                |  |                                   |                                      |
| 40  |   |                         |                                |  |                                   |                                      |
| 41  |   |                         |                                |  |                                   |                                      |
| 42  |   |                         |                                |  |                                   |                                      |
| 43  |   |                         |                                |  |                                   |                                      |
| 44  |   |                         |                                |  |                                   |                                      |
| 45  |   |                         |                                |  |                                   |                                      |
| 46  |   |                         |                                |  |                                   |                                      |
| 47  |   |                         |                                |  |                                   |                                      |
| 48  |   |                         |                                |  |                                   |                                      |
| 49  |   |                         |                                |  |                                   |                                      |
| 50  | TOTAL ASSESSED VALUE OF SCHOOL DISTRICTS (K-8 and K-12) |                         |                                | 1,456,257,500                                  | 29,579,000                        | 1,485,836,500                        |
| <b>B. UNION HIGH SCHOOL DISTRICTS</b>     |   |                         |                                |  |                                   |                                      |
| 51  |   |                         |                                |  |                                   |                                      |
| 52  |   |                         |                                |  |                                   |                                      |
| 53  |   |                         |                                |  |                                   |                                      |
| 54  |   |                         |                                |  |                                   |                                      |
| 55  | TOTAL ASSESSED VALUE OF UNION HIGH SCHOOLS              |                         |                                |  |                                   |                                      |
| <b>C. TECHNICAL COLLEGE DISTRICTS</b>     |   |                         |                                |  |                                   |                                      |
| 56  | 000200  | 0002                    | WESTERN TECHNICAL COLLEGE LACR | 1,456,257,500                                  | 29,579,000                        | 1,485,836,500                        |
| 57  |   |                         |                                |  |                                   |                                      |
| 58  |   |                         |                                |  |                                   |                                      |
| 59  | TOTAL ASSESSED VALUE OF TECHNICAL COLLEGES              |                         |                                | 1,456,257,500                                  | 29,579,000                        | 1,485,836,500                        |

*I hereby certify, to the best of my knowledge and belief, this form is complete and correct.*

|                             |  |                                   |
|-----------------------------|--|-----------------------------------|
| Name<br>PAMELA HOLLNAGEL    | Title  | Submission date<br>09 / 30 / 2024 |
| Phone<br>( 608 ) 785 - 5510 | Email address<br>PHOLLNAGEL@LACROSSECOUNTY.ORG |                                   |

## FINAL STATEMENT OF ASSESSMENT (SOA)

- Each municipality's SOA is completed after the Board of Review and includes any changes made to the locally assessed values, under state law (sec. 70.53, Wis. Stats.)
- The Wisconsin Department of Revenue (DOR) merges the locally assessed values with the state assessed manufacturing values
- DOR provides the information regarding district names and codes. If a district is not listed, contact DOR.

**Note:** *If you submit an amended SOA to DOR after your municipality's SOA is equated and posted to our website, we will process the SOA. However, DOR will not recalculate the aggregate ratio or update the final SOA posted on our website. You should use the corrected values to calculate your tax rates.*

### Page 1: Real Estate and Personal Property

- Lines 1-9 — assessed real estate values, parcel counts and acres by classification
- Lines 10-15 — no longer need to report; personal property is exempt per 2023 WI Act 12
- Line 16 — aggregate assessed value of all property subject to general property; use to calculate tax rates. Note: This line equals the total assessed value of K-8 and K-12 school districts (Line 50) and total assessed value of technical colleges (Line 59).
- Remarks — assessment ratio used to calculate estimated fair market value on property tax bills

### Page 2: Forest Crop, Other Exempt Land and Special Districts

- Lines 18-21 — private forest crop and managed forest lands assessed values
- Line 22 — tax exempt land acres
- Line 23 — prior years assessed value of omitted property under sec. 70.44 and correction of errors under sec. 70.43 shown by locally assessed or manufacturing real estate and personal property. Note: If there is an amount on this line, report the corresponding tax in the Statement of Taxes, Sections J or K.
- Lines 24-35 — special district assessed values. These values are used to calculate tax rates for the special districts.

### Page 3: School Districts

- Lines 36-50 — school districts (K-8 and K-12) assessed values. These values are used to calculate tax rates for school districts.
- Lines 51-55 — union high school district assessed values. These values are used to calculate tax rates for union high school districts.
- Lines 56-59 — technical college assessed values. These values are used to calculate tax rates for technical colleges.

If you have questions: Email: [lgs@wisconsin.gov](mailto:lgs@wisconsin.gov)  
Phone: (608) 266-2569 or (608) 264-6892  
Fax: (608) 264-6887

ANGELA ANN HORNBERG  
VILLAGE OF HOLMEN  
PO BOX 158, 421 S MAIN ST  
HOLMEN, WI 54636 - 0158



**FINAL - EQUATED**  
**STATEMENT OF ASSESSMENT FOR 2024**

32      176      0859  
 CO      MUN      ACCT NO

This is an Amended Return

FOR VILLAGE OF OF ROCKLAND LA CROSSE COUNTY  
*Town - Village - City*      *Municipality Name*      *County Name*

| Line No. | REAL ESTATE<br>(See Lines 18 - 22 for other Real Estate)   | PARCEL COUNT           |                                  | NO. OF ACRES<br><b>WHOLE NUMBERS ONLY</b><br>(Col. C) | VALUE OF LAND<br>(Col. D) | VALUE OF IMPROVEMENTS<br>(Col. E) | TOTAL VALUE OF LAND AND IMPROVEMENTS<br>(Col. F) |
|----------|--|------------------------|----------------------------------|---|---------------------------|-----------------------------------|--|
|          |  | TOTAL LAND<br>(Col. A) | IMPROVEMENTS<br>(Col. B)         |   |                           |                                   |  |
| 1        | RESIDENTIAL - Class 1  | 319                    | 291                              | 97  | 9,576,900                 | 58,467,700                        | 68,044,600                                       |
| 2        | COMMERCIAL - Class 2   | 10                     | 9                                | 8   | 307,500                   | 1,278,700                         | 1,586,200  |
| 3        | MANUFACTURING - Class 3  | 1                      | 1                                | 38  | 176,100                   | 733,800                           | 909,900  |
| 4        | AGRICULTURAL - Class 4   | 9                      |                                  | 71  | 19,900                    |                                   | 19,900   |
| 5        | UNDEVELOPED - Class 5  | 0                      |                                  | 0   | 0                         |                                   | 0  |
| 6        | AGRICULTURAL FOREST - Class 5m   | 0                      |                                  | 0   | 0                         |                                   | 0  |
| 7        | FOREST LANDS - Class 6   | 0                      |                                  | 0   | 0                         |                                   | 0  |
| 8        | OTHER - Class 7  | 0                      | 0                                | 0   | 0                         | 0                                 | 0  |
| 9        | TOTAL - ALL COLUMNS  | 339                    | 301                              | 214   | 10,080,400                | 60,480,200                        | 70,560,600                                       |
| 10       | NUMBER OF PERSONAL PROPERTY ACCOUNTS IN ROLL   |                        |                                  |   | LOCALLY ASSESSED          | MANUFACTURING                     | MERGED   |
| 11       | BOATS AND OTHER WATERCRAFT NOT EXEMPT - Code 1   |                        |                                  |   |                           |                                   |  |
| 12       | MACHINERY, TOOLS AND PATTERNS - Code 2   |                        |                                  |   |                           |                                   |  |
| 13       | FURNITURE, FIXTURES AND EQUIPMENT - Code 3   |                        |                                  |   |                           |                                   |  |
| 14       | ALL OTHER PERSONAL PROPERTY NOT EXEMPT - Codes 4A, 4B, 4C  |                        |                                  |   |                           |                                   |  |
| 15       | TOTAL OF PERSONAL PROPERTY NOT EXEMPT (Total of Lines 11-14)   |                        |                                  |   |                           |                                   |  |
| 16       | <b>AGGREGATE ASSESSED VALUE OF ALL PROPERTY SUBJECT TO THE GENERAL PROPERTY TAX (Total of Lines 9F and 15F)</b><br><b>MUST EQUAL TOTAL VALUE OF THE SCHOOL DISTRICTS (K-12 PLUS K-8) - Line 50, Col. F</b> |                        |                                  |   |                           |                                   | <b>70,560,600</b>                                |
| 17       | BOARD OF REVIEW<br>DATE OF FINAL ADJOURNMENT   | 10/08/2024             | Name of Assessor<br>NEIL L BETTS |   |                           | Telephone #<br>(608) 372-2205     |  |

**REMARKS**  
 The Assessment Ratio to be used in calculating the estimated Fair Market Value on tax bills for this tax district is 1.010954192  
 This ratio should be used to convert assessed values to "Calculate Equalized Values" in Step 1 of the Lottery and Gaming Credit Calculations.  
 This ratio should be used in the "Computation of Tax Equivalent" schedule of the Annual Reports filed by the municipal electric, gas and water utilities with the Public Service Commission

**FOREST CROP AND OTHER EXEMPT LAND**

2024      32      176      0859  
 YEAR      CO      MUN      ACCT NO

FOREST LANDS (Line 7) and FOREST CROPS (in this section) - are **NOT** the same

|    |   |  |                          |   |   |   |
|----|---|--|--------------------------|---|---|---|
| 18 | (a) PARCELS   | <b>Private Forest Crop - Reg Class @ 10¢ per acre</b>            |                          | (d) PARCELS   | <b>Private Forest Crop - Reg Class @ \$3.6 per acre</b> |   |
|    |   | (b) ACRES  | (c) ASSESSED VALUE       |   | (e) ACRES   | (f) ASSESSED VALUE                        |
| 19 | (a) PARCELS   | <b>Private Forest Crop - Special Class @ 20¢ per acre</b>        |                          | <b>Entered Before 2005 Managed Forest - Ferrous Mining CLOSED @ \$7.37 per acre</b> |   |   |
|    |   | (b) ACRES  | (c) ASSESSED VALUE       | (d) PARCELS   | (e) ACRES   | (f) ASSESSED VALUE                        |
| 20 | (a) PARCELS   | <b>Entered Before 2005 Managed Forest - OPEN @ 72¢ per acre</b>  |                          | <b>Entered Before 2005 Managed Forest - CLOSED @ \$1.68 per acre</b>                |   |   |
|    |   | (b) ACRES  | (c) ASSESSED VALUE       | (d) PARCELS   | (e) ACRES   | (f) ASSESSED VALUE                        |
| 21 | (a) PARCELS   | <b>Entered After 2004 Managed Forest - OPEN @ \$1.9 per acre</b> |                          | <b>Entered After 2004 Managed Forest - CLOSED @ \$9.49 per acre</b>                 |   |   |
|    |   | (b) ACRES  | (c) ASSESSED VALUE       | (d) PARCELS   | (e) ACRES   | (f) ASSESSED VALUE                        |
| 22 | <b>(a) County Forest Cropland Acres</b>   |  | <b>(b) Federal Acres</b> | <b>(c) State Acres</b>  |   | <b>(d) County (NOT FOREST CROP) Acres</b> |
|    |   |  |                          | 6.68  |   | <b>(e) Other Acres</b>                    |
|    |   |  |                          |   |   | 100.15                                    |
| 23 | <b>Assessed Value of Omitted Property From Prior Years (Sec. 70.44)</b>               |  |                          | <b>Assessed Value of Sec. 70.43 Corrections of Errors by Assessors</b>              |   |   |
|    | (a) REAL ESTATE   | (b) PERSONAL   |                          | (c1) REAL ESTATE  | (c2) PERSONAL   |   |
|    |   |  |                          | -81,200   |   |   |
|    | <b>Manufacturing Equated Value of Omitted Property From Prior Years (Sec. 70.995)</b> |  |                          | <b>Mfg. Equated Value of Sec.70.43 Corrections of Errors by Assessors</b>           |   |   |
|    | (d) REAL ESTATE   | (e) PERSONAL   |                          | (f1) REAL ESTATE  | (f2) PERSONAL   |   |

**SPECIAL DISTRICTS**

| Line No. | Enter 6-digit Special District Code (Col. A) | Account Number (Col. B) | Special District Name (Col. C) | Locally Assessed Value of Real Estate (Col. D) | Mfg Value of Real Estate (Col. E) | Merged Value of Real Estate (Col. F) |
|----------|--|-------------------------|--------------------------------|--|-----------------------------------|--------------------------------------|
| 24       |  |                         |                                |  |                                   |                                      |
| 25       |  |                         |                                |  |                                   |                                      |
| 26       |  |                         |                                |  |                                   |                                      |
| 27       |  |                         |                                |  |                                   |                                      |
| 28       |  |                         |                                |  |                                   |                                      |
| 29       |  |                         |                                |  |                                   |                                      |
| 30       |  |                         |                                |  |                                   |                                      |
| 31       |  |                         |                                |  |                                   |                                      |
| 32       |  |                         |                                |  |                                   |                                      |
| 33       |  |                         |                                |  |                                   |                                      |
| 34       |  |                         |                                |  |                                   |                                      |
| 35       |  |                         |                                |  |                                   |                                      |

**SCHOOL DISTRICTS**

2024  
YEAR
32  
CO
176  
MUN
0859  
ACCT NO

| Line No.                                  | Enter 6-digit School District Code (Col. A)             | Account Number (Col. B) | School District Name (Col. C)  | Locally Assessed Value of Real Estate (Col. D) | Mfg Value of Real Estate (Col. E) | Merged Value of Real Estate (Col. F) |
|---|---|-------------------------|--------------------------------|--|-----------------------------------|--------------------------------------|
| <b>A. SCHOOL DISTRICTS (K-8 and K-12)</b> |   |                         |                                |  |                                   |                                      |
| 36  | 320245  | 0192                    | SCH D OF BANGOR                | 69,650,700                                     | 909,900                           | 70,560,600                           |
| 37  |   |                         |                                |  |                                   |                                      |
| 38  |   |                         |                                |  |                                   |                                      |
| 39  |   |                         |                                |  |                                   |                                      |
| 40  |   |                         |                                |  |                                   |                                      |
| 41  |   |                         |                                |  |                                   |                                      |
| 42  |   |                         |                                |  |                                   |                                      |
| 43  |   |                         |                                |  |                                   |                                      |
| 44  |   |                         |                                |  |                                   |                                      |
| 45  |   |                         |                                |  |                                   |                                      |
| 46  |   |                         |                                |  |                                   |                                      |
| 47  |   |                         |                                |  |                                   |                                      |
| 48  |   |                         |                                |  |                                   |                                      |
| 49  |   |                         |                                |  |                                   |                                      |
| 50  | TOTAL ASSESSED VALUE OF SCHOOL DISTRICTS (K-8 and K-12) |                         |                                | 69,650,700                                     | 909,900                           | 70,560,600                           |
| <b>B. UNION HIGH SCHOOL DISTRICTS</b>     |   |                         |                                |  |                                   |                                      |
| 51  |   |                         |                                |  |                                   |                                      |
| 52  |   |                         |                                |  |                                   |                                      |
| 53  |   |                         |                                |  |                                   |                                      |
| 54  |   |                         |                                |  |                                   |                                      |
| 55  | TOTAL ASSESSED VALUE OF UNION HIGH SCHOOLS              |                         |                                |  |                                   |                                      |
| <b>C. TECHNICAL COLLEGE DISTRICTS</b>     |   |                         |                                |  |                                   |                                      |
| 56  | 000200  | 0002                    | WESTERN TECHNICAL COLLEGE LACR | 69,650,700                                     | 909,900                           | 70,560,600                           |
| 57  |   |                         |                                |  |                                   |                                      |
| 58  |   |                         |                                |  |                                   |                                      |
| 59  | TOTAL ASSESSED VALUE OF TECHNICAL COLLEGES              |                         |                                | 69,650,700                                     | 909,900                           | 70,560,600                           |

*I hereby certify, to the best of my knowledge and belief, this form is complete and correct.*

|                             |  |                                   |
|-----------------------------|--|-----------------------------------|
| Name<br>PAMELA HOLLNAGEL    | Title  | Submission date<br>10 / 10 / 2024 |
| Phone<br>( 608 ) 785 - 5510 | Email address<br>PHOLLNAGEL@LACROSSECOUNTY.ORG |                                   |

## FINAL STATEMENT OF ASSESMENT (SOA)

- Each municipality's SOA is completed after the Board of Review and includes any changes made to the locally assessed values, under state law (sec. 70.53, Wis. Stats.)
- The Wisconsin Department of Revenue (DOR) merges the locally assessed values with the state assessed manufacturing values
- DOR provides the information regarding district names and codes. If a district is not listed, contact DOR.

**Note:** *If you submit an amended SOA to DOR after your municipality's SOA is equated and posted to our website, we will process the SOA. However, DOR will not recalculate the aggregate ratio or update the final SOA posted on our website. You should use the corrected values to calculate your tax rates.*

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- Lines 1-9 — assessed real estate values, parcel counts and acres by classification
- Lines 10-15 — no longer need to report; personal property is exempt per 2023 WI Act 12
- Line 16 — aggregate assessed value of all property subject to general property; use to calculate tax rates. Note: This line equals the total assessed value of K-8 and K-12 school districts (Line 50) and total assessed value of technical colleges (Line 59).
- Remarks — assessment ratio used to calculate estimated fair market value on property tax bills

### Page 2: Forest Crop, Other Exempt Land and Special Districts

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- Line 22 — tax exempt land acres
- Line 23 — prior years assessed value of omitted property under sec. 70.44 and correction of errors under sec. 70.43 shown by locally assessed or manufacturing real estate and personal property. Note: If there is an amount on this line, report the corresponding tax in the Statement of Taxes, Sections J or K.
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- Lines 51-55 — union high school district assessed values. These values are used to calculate tax rates for union high school districts.
- Lines 56-59 — technical college assessed values. These values are used to calculate tax rates for technical colleges.

If you have questions: Email: [lgs@wisconsin.gov](mailto:lgs@wisconsin.gov)  
Phone: (608) 266-2569 or (608) 264-6892  
Fax: (608) 264-6887

MELODY A BRUEGGEMAN  
VILLAGE OF ROCKLAND  
PO BOX 124  
ROCKLAND, WI 54653 - 0124

**FINAL - EQUATED**  
**STATEMENT OF ASSESSMENT FOR 2024**

32      191      0860  
 CO      MUN      ACCT NO

This is an Amended Return

FOR VILLAGE OF OF WEST SALEM LA CROSSE COUNTY  
 Town - Village - City      Municipality Name      County Name

| Line No. | REAL ESTATE<br>(See Lines 18 - 22 for other Real Estate)   | PARCEL COUNT           |   | NO. OF ACRES<br><b>WHOLE NUMBERS ONLY</b><br>(Col. C) | VALUE OF LAND<br>(Col. D) | VALUE OF IMPROVEMENTS<br>(Col. E) | TOTAL VALUE OF LAND AND IMPROVEMENTS<br>(Col. F) |
|----------|--|------------------------|---|---|---------------------------|-----------------------------------|--|
|          |  | TOTAL LAND<br>(Col. A) | IMPROVEMENTS<br>(Col. B)                    |   |                           |                                   |  |
| 1        | RESIDENTIAL - Class 1  | 1,509                  | 1,455                                       | 432   | 86,460,200                | 336,074,000                       | 422,534,200                                      |
| 2        | COMMERCIAL - Class 2   | 219                    | 193   | 298   | 50,552,100                | 127,003,500                       | 177,555,600                                      |
| 3        | MANUFACTURING - Class 3  | 10                     | 9   | 62  | 2,739,800                 | 8,400,900                         | 11,140,700                                       |
| 4        | AGRICULTURAL - Class 4   | 17                     |   | 265   | 77,000                    |                                   | 77,000   |
| 5        | UNDEVELOPED - Class 5  | 3                      |   | 7   | 2,400                     |                                   | 2,400  |
| 6        | AGRICULTURAL FOREST - Class 5m   | 3                      |   | 28  | 101,300                   |                                   | 101,300  |
| 7        | FOREST LANDS - Class 6   | 0                      |   | 0   | 0                         |                                   | 0  |
| 8        | OTHER - Class 7  | 2                      | 2   | 11  | 70,300                    | 674,800                           | 745,100  |
| 9        | TOTAL - ALL COLUMNS  | 1,763                  | 1,659                                       | 1,103   | 140,003,100               | 472,153,200                       | 612,156,300                                      |
| 10       | NUMBER OF PERSONAL PROPERTY ACCOUNTS IN ROLL   |                        |   |   | LOCALLY ASSESSED          | MANUFACTURING                     | MERGED   |
| 11       | BOATS AND OTHER WATERCRAFT NOT EXEMPT - Code 1   |                        |   |   |                           |                                   |  |
| 12       | MACHINERY, TOOLS AND PATTERNS - Code 2   |                        |   |   |                           |                                   |  |
| 13       | FURNITURE, FIXTURES AND EQUIPMENT - Code 3   |                        |   |   |                           |                                   |  |
| 14       | ALL OTHER PERSONAL PROPERTY NOT EXEMPT - Codes 4A, 4B, 4C  |                        |   |   |                           |                                   |  |
| 15       | TOTAL OF PERSONAL PROPERTY NOT EXEMPT (Total of Lines 11-14)   |                        |   |   |                           |                                   |  |
| 16       | <b>AGGREGATE ASSESSED VALUE OF ALL PROPERTY SUBJECT TO THE GENERAL PROPERTY TAX (Total of Lines 9F and 15F)</b><br><b>MUST EQUAL TOTAL VALUE OF THE SCHOOL DISTRICTS (K-12 PLUS K-8) - Line 50, Col. F</b> |                        |   |   |                           |                                   | <b>612,156,300</b>                               |
| 17       | BOARD OF REVIEW<br>DATE OF FINAL ADJOURNMENT   | 06/13/2024             | Name of Assessor<br>HOMEFIELD ASSESSING INC |   |                           | Telephone #<br>(608) 372-2205     |  |

**REMARKS**  
 The Assessment Ratio to be used in calculating the estimated Fair Market Value on tax bills for this tax district is .876698285  
 This ratio should be used to convert assessed values to "Calculate Equalized Values" in Step 1 of the Lottery and Gaming Credit Calculations.  
 This ratio should be used in the "Computation of Tax Equivalent" schedule of the Annual Reports filed by the municipal electric, gas and water utilities with the Public Service Commission

**FOREST CROP AND OTHER EXEMPT LAND**

2024      32      191      0860  
 YEAR      CO      MUN      ACCT NO

FOREST LANDS (Line 7) and FOREST CROPS (in this section) - are **NOT** the same

|    |   |  |                          |   |   |                        |
|----|---|--|--------------------------|---|---|------------------------|
| 18 | (a) PARCELS   | <b>Private Forest Crop - Reg Class @ 10¢ per acre</b>            |                          | (d) PARCELS   | <b>Private Forest Crop - Reg Class @ \$3.6 per acre</b> |                        |
|    |   | (b) ACRES  | (c) ASSESSED VALUE       |   | (e) ACRES   | (f) ASSESSED VALUE     |
| 19 | (a) PARCELS   | <b>Private Forest Crop - Special Class @ 20¢ per acre</b>        |                          | <b>Entered Before 2005 Managed Forest - Ferrous Mining CLOSED @ \$7.37 per acre</b> |   |                        |
|    |   | (b) ACRES  | (c) ASSESSED VALUE       | (d) PARCELS   | (e) ACRES   | (f) ASSESSED VALUE     |
| 20 | (a) PARCELS   | <b>Entered Before 2005 Managed Forest - OPEN @ 72¢ per acre</b>  |                          | <b>Entered Before 2005 Managed Forest - CLOSED @ \$1.68 per acre</b>                |   |                        |
|    |   | (b) ACRES  | (c) ASSESSED VALUE       | (d) PARCELS   | (e) ACRES   | (f) ASSESSED VALUE     |
| 21 | (a) PARCELS   | <b>Entered After 2004 Managed Forest - OPEN @ \$1.9 per acre</b> |                          | <b>Entered After 2004 Managed Forest - CLOSED @ \$9.49 per acre</b>                 |   |                        |
|    |   | (b) ACRES  | (c) ASSESSED VALUE       | (d) PARCELS   | (e) ACRES   | (f) ASSESSED VALUE     |
|    |   |  |                          | 8   | 96.29   | 1,216,900              |
| 22 | <b>(a) County Forest Cropland Acres</b>   |  | <b>(b) Federal Acres</b> | <b>(c) State Acres</b>  | <b>(d) County (NOT FOREST CROP) Acres</b>               | <b>(e) Other Acres</b> |
|    |   |  |                          | 89.83   | 408.83  | 283.18                 |
| 23 | <b>Assessed Value of Omitted Property From Prior Years (Sec. 70.44)</b>               |  |                          | <b>Assessed Value of Sec. 70.43 Corrections of Errors by Assessors</b>              |   |                        |
|    | (a) REAL ESTATE   | (b) PERSONAL   |                          | (c1) REAL ESTATE  | (c2) PERSONAL   |                        |
|    |   |  |                          | -60,600   |   |                        |
|    | <b>Manufacturing Equated Value of Omitted Property From Prior Years (Sec. 70.995)</b> |  |                          | <b>Mfg. Equated Value of Sec.70.43 Corrections of Errors by Assessors</b>           |   |                        |
|    | (d) REAL ESTATE   | (e) PERSONAL   |                          | (f1) REAL ESTATE  | (f2) PERSONAL   |                        |

**SPECIAL DISTRICTS**

| Line No. | Enter 6-digit Special District Code (Col. A) | Account Number (Col. B) | Special District Name (Col. C)      | Locally Assessed Value of Real Estate (Col. D) | Mfg Value of Real Estate (Col. E) | Merged Value of Real Estate (Col. F) |
|----------|--|-------------------------|-------------------------------------|--|-----------------------------------|--------------------------------------|
| 24       | 328030                                       | 0197                    | LAKE NESHONOC PROT & REHAB DISTRICT | 601,015,600                                    | 11,140,700                        | 612,156,300                          |
| 25       |  |                         |                                     |  |                                   |                                      |
| 26       |  |                         |                                     |  |                                   |                                      |
| 27       |  |                         |                                     |  |                                   |                                      |
| 28       |  |                         |                                     |  |                                   |                                      |
| 29       |  |                         |                                     |  |                                   |                                      |
| 30       |  |                         |                                     |  |                                   |                                      |
| 31       |  |                         |                                     |  |                                   |                                      |
| 32       |  |                         |                                     |  |                                   |                                      |
| 33       |  |                         |                                     |  |                                   |                                      |
| 34       |  |                         |                                     |  |                                   |                                      |
| 35       |  |                         |                                     |  |                                   |                                      |

**SCHOOL DISTRICTS**

2024  
YEAR
32  
CO
191  
MUN
0860  
ACCT NO

| Line No.                                  | Enter 6-digit School District Code (Col. A)             | Account Number (Col. B) | School District Name (Col. C)  | Locally Assessed Value of Real Estate (Col. D) | Mfg Value of Real Estate (Col. E) | Merged Value of Real Estate (Col. F) |
|---|---|-------------------------|--------------------------------|--|-----------------------------------|--------------------------------------|
| <b>A. SCHOOL DISTRICTS (K-8 and K-12)</b> |   |                         |                                |  |                                   |                                      |
| 36  | 326370  | 0196                    | SCH D OF WEST SALEM            | 601,015,600                                    | 11,140,700                        | 612,156,300                          |
| 37  |   |                         |                                |  |                                   |                                      |
| 38  |   |                         |                                |  |                                   |                                      |
| 39  |   |                         |                                |  |                                   |                                      |
| 40  |   |                         |                                |  |                                   |                                      |
| 41  |   |                         |                                |  |                                   |                                      |
| 42  |   |                         |                                |  |                                   |                                      |
| 43  |   |                         |                                |  |                                   |                                      |
| 44  |   |                         |                                |  |                                   |                                      |
| 45  |   |                         |                                |  |                                   |                                      |
| 46  |   |                         |                                |  |                                   |                                      |
| 47  |   |                         |                                |  |                                   |                                      |
| 48  |   |                         |                                |  |                                   |                                      |
| 49  |   |                         |                                |  |                                   |                                      |
| 50  | TOTAL ASSESSED VALUE OF SCHOOL DISTRICTS (K-8 and K-12) |                         |                                | 601,015,600                                    | 11,140,700                        | 612,156,300                          |
| <b>B. UNION HIGH SCHOOL DISTRICTS</b>     |   |                         |                                |  |                                   |                                      |
| 51  |   |                         |                                |  |                                   |                                      |
| 52  |   |                         |                                |  |                                   |                                      |
| 53  |   |                         |                                |  |                                   |                                      |
| 54  |   |                         |                                |  |                                   |                                      |
| 55  | TOTAL ASSESSED VALUE OF UNION HIGH SCHOOLS              |                         |                                |  |                                   |                                      |
| <b>C. TECHNICAL COLLEGE DISTRICTS</b>     |   |                         |                                |  |                                   |                                      |
| 56  | 000200  | 0002                    | WESTERN TECHNICAL COLLEGE LACR | 601,015,600                                    | 11,140,700                        | 612,156,300                          |
| 57  |   |                         |                                |  |                                   |                                      |
| 58  |   |                         |                                |  |                                   |                                      |
| 59  | TOTAL ASSESSED VALUE OF TECHNICAL COLLEGES              |                         |                                | 601,015,600                                    | 11,140,700                        | 612,156,300                          |

*I hereby certify, to the best of my knowledge and belief, this form is complete and correct.*

|                             |   |                                   |
|-----------------------------|---|-----------------------------------|
| Name<br>PAMELA HOLLNAGEL    | Title   | Submission date<br>06 / 18 / 2024 |
| Phone<br>( 608 ) 785 - 5510 | Email address<br>HOLLNAGEL.PAM@CO.LA-CROSSE.WI.US |                                   |

## FINAL STATEMENT OF ASSESMENT (SOA)

- Each municipality's SOA is completed after the Board of Review and includes any changes made to the locally assessed values, under state law (sec. 70.53, Wis. Stats.)
- The Wisconsin Department of Revenue (DOR) merges the locally assessed values with the state assessed manufacturing values
- DOR provides the information regarding district names and codes. If a district is not listed, contact DOR.

**Note:** *If you submit an amended SOA to DOR after your municipality's SOA is equated and posted to our website, we will process the SOA. However, DOR will not recalculate the aggregate ratio or update the final SOA posted on our website. You should use the corrected values to calculate your tax rates.*

### Page 1: Real Estate and Personal Property

- Lines 1-9 — assessed real estate values, parcel counts and acres by classification
- Lines 10-15 — no longer need to report; personal property is exempt per 2023 WI Act 12
- Line 16 — aggregate assessed value of all property subject to general property; use to calculate tax rates. Note: This line equals the total assessed value of K-8 and K-12 school districts (Line 50) and total assessed value of technical colleges (Line 59).
- Remarks — assessment ratio used to calculate estimated fair market value on property tax bills

### Page 2: Forest Crop, Other Exempt Land and Special Districts

- Lines 18-21 — private forest crop and managed forest lands assessed values
- Line 22 — tax exempt land acres
- Line 23 — prior years assessed value of omitted property under sec. 70.44 and correction of errors under sec. 70.43 shown by locally assessed or manufacturing real estate and personal property. Note: If there is an amount on this line, report the corresponding tax in the Statement of Taxes, Sections J or K.
- Lines 24-35 — special district assessed values. These values are used to calculate tax rates for the special districts.

### Page 3: School Districts

- Lines 36-50 — school districts (K-8 and K-12) assessed values. These values are used to calculate tax rates for school districts.
- Lines 51-55 — union high school district assessed values. These values are used to calculate tax rates for union high school districts.
- Lines 56-59 — technical college assessed values. These values are used to calculate tax rates for technical colleges.

If you have questions: Email: [lgs@wisconsin.gov](mailto:lgs@wisconsin.gov)  
Phone: (608) 266-2569 or (608) 264-6892  
Fax: (608) 264-6887

ASHLEY M BOHL  
VILLAGE OF WEST SALEM  
175 S LEONARD ST  
WEST SALEM, WI 54669 - 1620



**FINAL - EQUATED  
STATEMENT OF ASSESSMENT FOR 2024**

32      246      0861  
CO      MUN      ACCT NO

This is an Amended Return

FOR CITY OF OF LA CROSSE LA CROSSE COUNTY  
Town - Village - City      Municipality Name      County Name

| Line No. | REAL ESTATE<br>(See Lines 18 - 22 for other Real Estate)   | PARCEL COUNT           |   | NO. OF ACRES<br><b>WHOLE NUMBERS ONLY</b><br>(Col. C) | VALUE OF LAND<br>(Col. D) | VALUE OF IMPROVEMENTS<br>(Col. E) | TOTAL VALUE OF LAND AND IMPROVEMENTS<br>(Col. F) |
|----------|--|------------------------|---|---|---------------------------|-----------------------------------|--|
|          |  | TOTAL LAND<br>(Col. A) | IMPROVEMENTS<br>(Col. B)                    |   |                           |                                   |  |
| 1        | RESIDENTIAL - Class 1  | 13,565                 | 13,238                                      | 1,777   | 367,460,900               | 2,280,773,700                     | 2,648,234,600                                    |
| 2        | COMMERCIAL - Class 2   | 2,141                  | 1,841                                       | 2,031   | 378,694,700               | 1,433,995,500                     | 1,812,690,200                                    |
| 3        | MANUFACTURING - Class 3  | 110                    | 96  | 375   | 33,347,400                | 184,456,800                       | 217,804,200                                      |
| 4        | AGRICULTURAL - Class 4   | 15                     |   | 94  | 15,800                    |                                   | 15,800   |
| 5        | UNDEVELOPED - Class 5  | 31                     |   | 128   | 41,600                    |                                   | 41,600   |
| 6        | AGRICULTURAL FOREST - Class 5m   | 1                      |   | 3   | 500                       |                                   | 500  |
| 7        | FOREST LANDS - Class 6   | 1                      |   | 17  | 11,300                    |                                   | 11,300   |
| 8        | OTHER - Class 7  | 0                      | 0   | 0   | 0                         | 0                                 | 0  |
| 9        | TOTAL - ALL COLUMNS  | 15,864                 | 15,175                                      | 4,425   | 779,572,200               | 3,899,226,000                     | 4,678,798,200                                    |
| 10       | NUMBER OF PERSONAL PROPERTY ACCOUNTS IN ROLL   |                        |   |   | LOCALLY ASSESSED          | MANUFACTURING                     | MERGED   |
| 11       | BOATS AND OTHER WATERCRAFT NOT EXEMPT - Code 1   |                        |   |   |                           |                                   |  |
| 12       | MACHINERY, TOOLS AND PATTERNS - Code 2   |                        |   |   |                           |                                   |  |
| 13       | FURNITURE, FIXTURES AND EQUIPMENT - Code 3   |                        |   |   |                           |                                   |  |
| 14       | ALL OTHER PERSONAL PROPERTY NOT EXEMPT - Codes 4A, 4B, 4C  |                        |   |   |                           |                                   |  |
| 15       | TOTAL OF PERSONAL PROPERTY NOT EXEMPT (Total of Lines 11-14)   |                        |   |   |                           |                                   |  |
| 16       | <b>AGGREGATE ASSESSED VALUE OF ALL PROPERTY SUBJECT TO THE GENERAL PROPERTY TAX (Total of Lines 9F and 15F)<br/>MUST EQUAL TOTAL VALUE OF THE SCHOOL DISTRICTS (K-12 PLUS K-8) - Line 50, Col. F</b> |                        |   |   |                           |                                   | <b>4,678,798,200</b>                             |
| 17       | BOARD OF REVIEW<br>DATE OF FINAL ADJOURNMENT   | 05/09/2024             | Name of Assessor<br>STAFF CITY OF LA CROSSE |   |                           | Telephone #<br>(608) 789-7525     |  |

**REMARKS**  
 The Assessment Ratio to be used in calculating the estimated Fair Market Value on tax bills for this tax district is .832325017  
 This ratio should be used to convert assessed values to "Calculate Equalized Values" in Step 1 of the Lottery and Gaming Credit Calculations.  
 This ratio should be used in the "Computation of Tax Equivalent" schedule of the Annual Reports filed by the municipal electric, gas and water utilities with the Public Service Commission

**FOREST CROP AND OTHER EXEMPT LAND**

2024      32      246      0861  
 YEAR      CO      MUN      ACCT NO

FOREST LANDS (Line 7) and FOREST CROPS (in this section) - are **NOT** the same

|    |   |  |                          |   |   |                        |
|----|---|--|--------------------------|---|---|------------------------|
| 18 | (a) PARCELS   | <b>Private Forest Crop - Reg Class @ 10¢ per acre</b>            |                          | (d) PARCELS   | <b>Private Forest Crop - Reg Class @ \$3.6 per acre</b> |                        |
|    |   | (b) ACRES  | (c) ASSESSED VALUE       |   | (e) ACRES   | (f) ASSESSED VALUE     |
| 19 | (a) PARCELS   | <b>Private Forest Crop - Special Class @ 20¢ per acre</b>        |                          | <b>Entered Before 2005 Managed Forest - Ferrous Mining CLOSED @ \$7.37 per acre</b> |   |                        |
|    |   | (b) ACRES  | (c) ASSESSED VALUE       | (d) PARCELS   | (e) ACRES   | (f) ASSESSED VALUE     |
| 20 | (a) PARCELS   | <b>Entered Before 2005 Managed Forest - OPEN @ 72¢ per acre</b>  |                          | <b>Entered Before 2005 Managed Forest - CLOSED @ \$1.68 per acre</b>                |   |                        |
|    |   | (b) ACRES  | (c) ASSESSED VALUE       | (d) PARCELS   | (e) ACRES   | (f) ASSESSED VALUE     |
| 21 | (a) PARCELS   | <b>Entered After 2004 Managed Forest - OPEN @ \$1.9 per acre</b> |                          | <b>Entered After 2004 Managed Forest - CLOSED @ \$9.49 per acre</b>                 |   |                        |
|    |   | (b) ACRES  | (c) ASSESSED VALUE       | (d) PARCELS   | (e) ACRES   | (f) ASSESSED VALUE     |
| 22 | <b>(a) County Forest Cropland Acres</b>   |  | <b>(b) Federal Acres</b> | <b>(c) State Acres</b>  | <b>(d) County (NOT FOREST CROP) Acres</b>               | <b>(e) Other Acres</b> |
|    |   |  | 224.66                   | 427.44  | 263.02  | 5,664.63               |
| 23 | <b>Assessed Value of Omitted Property From Prior Years (Sec. 70.44)</b>               |  |                          | <b>Assessed Value of Sec. 70.43 Corrections of Errors by Assessors</b>              |   |                        |
|    | (a) REAL ESTATE   | (b) PERSONAL   |                          | (c1) REAL ESTATE  | (c2) PERSONAL   |                        |
|    |   |  |                          | -20,600   |   |                        |
|    | <b>Manufacturing Equated Value of Omitted Property From Prior Years (Sec. 70.995)</b> |  |                          | <b>Mfg. Equated Value of Sec.70.43 Corrections of Errors by Assessors</b>           |   |                        |
|    | (d) REAL ESTATE   | (e) PERSONAL   |                          | (f1) REAL ESTATE  | (f2) PERSONAL   |                        |

**SPECIAL DISTRICTS**

| Line No. | Enter 6-digit Special District Code (Col. A) | Account Number (Col. B) | Special District Name (Col. C)     | Locally Assessed Value of Real Estate (Col. D) | Mfg Value of Real Estate (Col. E) | Merged Value of Real Estate (Col. F) |
|----------|--|-------------------------|------------------------------------|--|-----------------------------------|--------------------------------------|
| 24       | 328020                                       | 0196                    | ONALASKA LAKE PRO & REHAB DISTRICT |  |                                   |                                      |
| 25       |  |                         |                                    |  |                                   |                                      |
| 26       |  |                         |                                    |  |                                   |                                      |
| 27       |  |                         |                                    |  |                                   |                                      |
| 28       |  |                         |                                    |  |                                   |                                      |
| 29       |  |                         |                                    |  |                                   |                                      |
| 30       |  |                         |                                    |  |                                   |                                      |
| 31       |  |                         |                                    |  |                                   |                                      |
| 32       |  |                         |                                    |  |                                   |                                      |
| 33       |  |                         |                                    |  |                                   |                                      |
| 34       |  |                         |                                    |  |                                   |                                      |
| 35       |  |                         |                                    |  |                                   |                                      |

**SCHOOL DISTRICTS**

2024  
YEAR
32  
CO
246  
MUN
0861  
ACCT NO

| Line No.                                  | Enter 6-digit School District Code (Col. A)             | Account Number (Col. B) | School District Name (Col. C)  | Locally Assessed Value of Real Estate (Col. D) | Mfg Value of Real Estate (Col. E) | Merged Value of Real Estate (Col. F) |
|---|---|-------------------------|--------------------------------|--|-----------------------------------|--------------------------------------|
| <b>A. SCHOOL DISTRICTS (K-8 and K-12)</b> |   |                         |                                |  |                                   |                                      |
| 36  | 322849  | 0194                    | SCH D OF LA CROSSE             | 4,422,733,200                                  | 211,847,700                       | 4,634,580,900                        |
| 37  | 324095  | 0195                    | SCH D OF ONALASKA              | 38,260,800                                     | 5,956,500                         | 44,217,300                           |
| 38  | 326370  | 0196                    | SCH D OF WEST SALEM            |  |                                   |                                      |
| 39  |   |                         |                                |  |                                   |                                      |
| 40  |   |                         |                                |  |                                   |                                      |
| 41  |   |                         |                                |  |                                   |                                      |
| 42  |   |                         |                                |  |                                   |                                      |
| 43  |   |                         |                                |  |                                   |                                      |
| 44  |   |                         |                                |  |                                   |                                      |
| 45  |   |                         |                                |  |                                   |                                      |
| 46  |   |                         |                                |  |                                   |                                      |
| 47  |   |                         |                                |  |                                   |                                      |
| 48  |   |                         |                                |  |                                   |                                      |
| 49  |   |                         |                                |  |                                   |                                      |
| 50  | TOTAL ASSESSED VALUE OF SCHOOL DISTRICTS (K-8 and K-12) |                         |                                | 4,460,994,000                                  | 217,804,200                       | 4,678,798,200                        |
| <b>B. UNION HIGH SCHOOL DISTRICTS</b>     |   |                         |                                |  |                                   |                                      |
| 51  |   |                         |                                |  |                                   |                                      |
| 52  |   |                         |                                |  |                                   |                                      |
| 53  |   |                         |                                |  |                                   |                                      |
| 54  |   |                         |                                |  |                                   |                                      |
| 55  | TOTAL ASSESSED VALUE OF UNION HIGH SCHOOLS              |                         |                                |  |                                   |                                      |
| <b>C. TECHNICAL COLLEGE DISTRICTS</b>     |   |                         |                                |  |                                   |                                      |
| 56  | 000200  | 0002                    | WESTERN TECHNICAL COLLEGE LACR | 4,460,994,000                                  | 217,804,200                       | 4,678,798,200                        |
| 57  |   |                         |                                |  |                                   |                                      |
| 58  |   |                         |                                |  |                                   |                                      |
| 59  | TOTAL ASSESSED VALUE OF TECHNICAL COLLEGES              |                         |                                | 4,460,994,000                                  | 217,804,200                       | 4,678,798,200                        |

*I hereby certify, to the best of my knowledge and belief, this form is complete and correct.*

|                             |  |                                   |
|-----------------------------|--|-----------------------------------|
| Name<br>PAMELA HOLLNAGEL    | Title  | Submission date<br>05 / 20 / 2024 |
| Phone<br>( 608 ) 785 - 5510 | Email address<br>PHOLLNAGEL@LACROSSECOUNTY.ORG |                                   |

## FINAL STATEMENT OF ASSESMENT (SOA)

- Each municipality's SOA is completed after the Board of Review and includes any changes made to the locally assessed values, under state law (sec. 70.53, Wis. Stats.)
- The Wisconsin Department of Revenue (DOR) merges the locally assessed values with the state assessed manufacturing values
- DOR provides the information regarding district names and codes. If a district is not listed, contact DOR.

**Note:** *If you submit an amended SOA to DOR after your municipality's SOA is equated and posted to our website, we will process the SOA. However, DOR will not recalculate the aggregate ratio or update the final SOA posted on our website. You should use the corrected values to calculate your tax rates.*

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- Remarks — assessment ratio used to calculate estimated fair market value on property tax bills

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If you have questions: Email: [lgs@wisconsin.gov](mailto:lgs@wisconsin.gov)  
Phone: (608) 266-2569 or (608) 264-6892  
Fax: (608) 264-6887

NIKKI M. ELSEN  
CITY OF LA CROSSE  
400 LA CROSSE ST  
LA CROSSE, WI 54601 - 3396

**FINAL - EQUATED**  
**STATEMENT OF ASSESSMENT FOR 2024**

32      265      0862  
 CO      MUN      ACCT NO

This is an Amended Return

FOR CITY OF OF ONALASKA LA CROSSE COUNTY  
*Town - Village - City*      *Municipality Name*      *County Name*

| Line No. | REAL ESTATE<br>(See Lines 18 - 22 for other Real Estate)   | PARCEL COUNT           |  | NO. OF ACRES<br><b>WHOLE NUMBERS ONLY</b><br>(Col. C) | VALUE OF LAND<br>(Col. D) | VALUE OF IMPROVEMENTS<br>(Col. E) | TOTAL VALUE OF LAND AND IMPROVEMENTS<br>(Col. F) |
|----------|--|------------------------|--|---|---------------------------|-----------------------------------|--|
|          |  | TOTAL LAND<br>(Col. A) | IMPROVEMENTS<br>(Col. B)                   |   |                           |                                   |  |
| 1        | RESIDENTIAL - Class 1  | 5,679                  | 5,424                                      | 2,204   | 292,640,200               | 1,350,692,000                     | 1,643,332,200                                    |
| 2        | COMMERCIAL - Class 2   | 596                    | 521  | 1,157   | 260,062,600               | 710,442,100                       | 970,504,700                                      |
| 3        | MANUFACTURING - Class 3  | 12                     | 9  | 58  | 2,904,800                 | 10,333,800                        | 13,238,600                                       |
| 4        | AGRICULTURAL - Class 4   | 17                     |  | 190   | 44,800                    |                                   | 44,800   |
| 5        | UNDEVELOPED - Class 5  | 25                     |  | 186   | 320,000                   |                                   | 320,000  |
| 6        | AGRICULTURAL FOREST - Class 5m   | 7                      |  | 94  | 196,700                   |                                   | 196,700  |
| 7        | FOREST LANDS - Class 6   | 29                     |  | 245   | 1,024,600                 |                                   | 1,024,600  |
| 8        | OTHER - Class 7  | 0                      | 0  | 0   | 0                         | 0                                 | 0  |
| 9        | TOTAL - ALL COLUMNS  | 6,365                  | 5,954                                      | 4,134   | 557,193,700               | 2,071,467,900                     | 2,628,661,600                                    |
| 10       | NUMBER OF PERSONAL PROPERTY ACCOUNTS IN ROLL   |                        |  |   | LOCALLY ASSESSED          | MANUFACTURING                     | MERGED   |
| 11       | BOATS AND OTHER WATERCRAFT NOT EXEMPT - Code 1   |                        |  |   |                           |                                   |  |
| 12       | MACHINERY, TOOLS AND PATTERNS - Code 2   |                        |  |   |                           |                                   |  |
| 13       | FURNITURE, FIXTURES AND EQUIPMENT - Code 3   |                        |  |   |                           |                                   |  |
| 14       | ALL OTHER PERSONAL PROPERTY NOT EXEMPT - Codes 4A, 4B, 4C  |                        |  |   |                           |                                   |  |
| 15       | TOTAL OF PERSONAL PROPERTY NOT EXEMPT (Total of Lines 11-14)   |                        |  |   |                           |                                   |  |
| 16       | <b>AGGREGATE ASSESSED VALUE OF ALL PROPERTY SUBJECT TO THE GENERAL PROPERTY TAX (Total of Lines 9F and 15F)</b><br><b>MUST EQUAL TOTAL VALUE OF THE SCHOOL DISTRICTS (K-12 PLUS K-8) - Line 50, Col. F</b> |                        |  |   |                           |                                   | <b>2,628,661,600</b>                             |
| 17       | BOARD OF REVIEW<br>DATE OF FINAL ADJOURNMENT   | 08/28/2024             | Name of Assessor<br>ACCURATE APPRAISAL LLC |   |                           | Telephone #<br>(800) 770-3927     |  |

**REMARKS**  
 The Assessment Ratio to be used in calculating the estimated Fair Market Value on tax bills for this tax district is .819540052  
 This ratio should be used to convert assessed values to "Calculate Equalized Values" in Step 1 of the Lottery and Gaming Credit Calculations.  
 This ratio should be used in the "Computation of Tax Equivalent" schedule of the Annual Reports filed by the municipal electric, gas and water utilities with the Public Service Commission

**FOREST CROP AND OTHER EXEMPT LAND**

2024      32      265      0862  
 YEAR      CO      MUN      ACCT NO

FOREST LANDS (Line 7) and FOREST CROPS (in this section) - are **NOT** the same

|    |   |  |                          |   |   |                        |
|----|---|--|--------------------------|---|---|------------------------|
| 18 | (a) PARCELS   | <b>Private Forest Crop - Reg Class @ 10¢ per acre</b>            |                          | (d) PARCELS   | <b>Private Forest Crop - Reg Class @ \$3.6 per acre</b> |                        |
|    |   | (b) ACRES  | (c) ASSESSED VALUE       |   | (e) ACRES   | (f) ASSESSED VALUE     |
| 19 | (a) PARCELS   | <b>Private Forest Crop - Special Class @ 20¢ per acre</b>        |                          | <b>Entered Before 2005 Managed Forest - Ferrous Mining CLOSED @ \$7.37 per acre</b> |   |                        |
|    |   | (b) ACRES  | (c) ASSESSED VALUE       | (d) PARCELS   | (e) ACRES   | (f) ASSESSED VALUE     |
| 20 | (a) PARCELS   | <b>Entered Before 2005 Managed Forest - OPEN @ 72¢ per acre</b>  |                          | <b>Entered Before 2005 Managed Forest - CLOSED @ \$1.68 per acre</b>                |   |                        |
|    |   | (b) ACRES  | (c) ASSESSED VALUE       | (d) PARCELS   | (e) ACRES   | (f) ASSESSED VALUE     |
| 21 | (a) PARCELS   | <b>Entered After 2004 Managed Forest - OPEN @ \$1.9 per acre</b> |                          | <b>Entered After 2004 Managed Forest - CLOSED @ \$9.49 per acre</b>                 |   |                        |
|    |   | (b) ACRES  | (c) ASSESSED VALUE       | (d) PARCELS   | (e) ACRES   | (f) ASSESSED VALUE     |
|    |   |  |                          | 2   | 7.36  | 31,000                 |
| 22 | <b>(a) County Forest Cropland Acres</b>   |  | <b>(b) Federal Acres</b> | <b>(c) State Acres</b>  | <b>(d) County (NOT FOREST CROP) Acres</b>               | <b>(e) Other Acres</b> |
|    |   |  | 244.07                   | 289.85  | 157.08  | 1,308.56               |
| 23 | <b>Assessed Value of Omitted Property From Prior Years (Sec. 70.44)</b>               |  |                          | <b>Assessed Value of Sec. 70.43 Corrections of Errors by Assessors</b>              |   |                        |
|    | (a) REAL ESTATE   | (b) PERSONAL   |                          | (c1) REAL ESTATE  | (c2) PERSONAL   |                        |
|    | 719,100   |  |                          | -1,731,500  | -42,800   |                        |
|    | <b>Manufacturing Equated Value of Omitted Property From Prior Years (Sec. 70.995)</b> |  |                          | <b>Mfg. Equated Value of Sec.70.43 Corrections of Errors by Assessors</b>           |   |                        |
|    | (d) REAL ESTATE   | (e) PERSONAL   |                          | (f1) REAL ESTATE  | (f2) PERSONAL   |                        |

**SPECIAL DISTRICTS**

| Line No. | Enter 6-digit Special District Code (Col. A) | Account Number (Col. B) | Special District Name (Col. C) | Locally Assessed Value of Real Estate (Col. D) | Mfg Value of Real Estate (Col. E) | Merged Value of Real Estate (Col. F) |
|----------|--|-------------------------|--------------------------------|--|-----------------------------------|--------------------------------------|
| 24       |  |                         |                                |  |                                   |                                      |
| 25       |  |                         |                                |  |                                   |                                      |
| 26       |  |                         |                                |  |                                   |                                      |
| 27       |  |                         |                                |  |                                   |                                      |
| 28       |  |                         |                                |  |                                   |                                      |
| 29       |  |                         |                                |  |                                   |                                      |
| 30       |  |                         |                                |  |                                   |                                      |
| 31       |  |                         |                                |  |                                   |                                      |
| 32       |  |                         |                                |  |                                   |                                      |
| 33       |  |                         |                                |  |                                   |                                      |
| 34       |  |                         |                                |  |                                   |                                      |
| 35       |  |                         |                                |  |                                   |                                      |

**SCHOOL DISTRICTS**

2024  
YEAR
32  
CO
265  
MUN
0862  
ACCT NO

| Line No.                                  | Enter 6-digit School District Code (Col. A)             | Account Number (Col. B) | School District Name (Col. C)  | Locally Assessed Value of Real Estate (Col. D) | Mfg Value of Real Estate (Col. E) | Merged Value of Real Estate (Col. F) |
|---|---|-------------------------|--------------------------------|--|-----------------------------------|--------------------------------------|
| <b>A. SCHOOL DISTRICTS (K-8 and K-12)</b> |   |                         |                                |  |                                   |                                      |
| 36  | 322562  | 0193                    | SCH D OF HOLMEN                | 237,878,800                                    |                                   | 237,878,800                          |
| 37  | 322849  | 0194                    | SCH D OF LA CROSSE             | 2,400  |                                   | 2,400                                |
| 38  | 324095  | 0195                    | SCH D OF ONALASKA              | 2,376,712,200                                  | 13,238,600                        | 2,389,950,800                        |
| 39  | 326370  | 0196                    | SCH D OF WEST SALEM            | 829,600  |                                   | 829,600                              |
| 40  |   |                         |                                |  |                                   |                                      |
| 41  |   |                         |                                |  |                                   |                                      |
| 42  |   |                         |                                |  |                                   |                                      |
| 43  |   |                         |                                |  |                                   |                                      |
| 44  |   |                         |                                |  |                                   |                                      |
| 45  |   |                         |                                |  |                                   |                                      |
| 46  |   |                         |                                |  |                                   |                                      |
| 47  |   |                         |                                |  |                                   |                                      |
| 48  |   |                         |                                |  |                                   |                                      |
| 49  |   |                         |                                |  |                                   |                                      |
| 50  | TOTAL ASSESSED VALUE OF SCHOOL DISTRICTS (K-8 and K-12) |                         |                                | 2,615,423,000                                  | 13,238,600                        | 2,628,661,600                        |
| <b>B. UNION HIGH SCHOOL DISTRICTS</b>     |   |                         |                                |  |                                   |                                      |
| 51  |   |                         |                                |  |                                   |                                      |
| 52  |   |                         |                                |  |                                   |                                      |
| 53  |   |                         |                                |  |                                   |                                      |
| 54  |   |                         |                                |  |                                   |                                      |
| 55  | TOTAL ASSESSED VALUE OF UNION HIGH SCHOOLS              |                         |                                |  |                                   |                                      |
| <b>C. TECHNICAL COLLEGE DISTRICTS</b>     |   |                         |                                |  |                                   |                                      |
| 56  | 000200  | 0002                    | WESTERN TECHNICAL COLLEGE LACR | 2,615,423,000                                  | 13,238,600                        | 2,628,661,600                        |
| 57  |   |                         |                                |  |                                   |                                      |
| 58  |   |                         |                                |  |                                   |                                      |
| 59  | TOTAL ASSESSED VALUE OF TECHNICAL COLLEGES              |                         |                                | 2,615,423,000                                  | 13,238,600                        | 2,628,661,600                        |

*I hereby certify, to the best of my knowledge and belief, this form is complete and correct.*

|                             |   |                                   |
|-----------------------------|---|-----------------------------------|
| Name<br>PAMELA HOLLNAGEL    | Title   | Submission date<br>08 / 30 / 2024 |
| Phone<br>( 608 ) 785 - 5510 | Email address<br>HOLLNAGEL.PAM@CO.LA-CROSSE.WI.US |                                   |

## FINAL STATEMENT OF ASSESMENT (SOA)

- Each municipality's SOA is completed after the Board of Review and includes any changes made to the locally assessed values, under state law (sec. 70.53, Wis. Stats.)
- The Wisconsin Department of Revenue (DOR) merges the locally assessed values with the state assessed manufacturing values
- DOR provides the information regarding district names and codes. If a district is not listed, contact DOR.

**Note:** *If you submit an amended SOA to DOR after your municipality's SOA is equated and posted to our website, we will process the SOA. However, DOR will not recalculate the aggregate ratio or update the final SOA posted on our website. You should use the corrected values to calculate your tax rates.*

### Page 1: Real Estate and Personal Property

- Lines 1-9 — assessed real estate values, parcel counts and acres by classification
- Lines 10-15 — no longer need to report; personal property is exempt per 2023 WI Act 12
- Line 16 — aggregate assessed value of all property subject to general property; use to calculate tax rates. Note: This line equals the total assessed value of K-8 and K-12 school districts (Line 50) and total assessed value of technical colleges (Line 59).
- Remarks — assessment ratio used to calculate estimated fair market value on property tax bills

### Page 2: Forest Crop, Other Exempt Land and Special Districts

- Lines 18-21 — private forest crop and managed forest lands assessed values
- Line 22 — tax exempt land acres
- Line 23 — prior years assessed value of omitted property under sec. 70.44 and correction of errors under sec. 70.43 shown by locally assessed or manufacturing real estate and personal property. Note: If there is an amount on this line, report the corresponding tax in the Statement of Taxes, Sections J or K.
- Lines 24-35 — special district assessed values. These values are used to calculate tax rates for the special districts.

### Page 3: School Districts

- Lines 36-50 — school districts (K-8 and K-12) assessed values. These values are used to calculate tax rates for school districts.
- Lines 51-55 — union high school district assessed values. These values are used to calculate tax rates for union high school districts.
- Lines 56-59 — technical college assessed values. These values are used to calculate tax rates for technical colleges.

If you have questions: Email: [lgs@wisconsin.gov](mailto:lgs@wisconsin.gov)  
Phone: (608) 266-2569 or (608) 264-6892  
Fax: (608) 264-6887

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