

LA CROSSE WISCONSIN

ASSESSOR

400 LA CROSSE STREET | LA CROSSE, WI 54601 | P: (608) 789-7525 | assessor@cityoflacrosse.org

June 16, 2025

DENNIS H. HANSEN
SUSAN T. HANSEN
2720 32ND ST S
LA CROSSE WI 54601-7453 USA

2025 Notice of Changed Assessment

This is not a tax bill.

Under state law (Sec. 70.365, Wis. Stats.), your property assessment for the current year, 2025, is listed below.

Tax key number: 17-050110-080 located in the City of La Crosse, La Crosse County
Property address: 2720 32nd St S
Legal description: SOUTH WEDGEWOOD ADDITION LOT 3 BLOCK 3 LOT 52: IRR

General Information			Contact Information	
Open Book:	06 – 23 – 2025	9:00am - 3:00pm	City Assessor:	Shannon Neumann (608) 789-7544 neumanns@cityoflacrosse.org
	07 – 09 – 2025	9:00am - 3:00pm		
Board of Review:	07 – 17 – 2025	10:00am	Municipal Clerk:	Nikki M. Elsen (608) 789-7555 elsen@cityoflacrosse.org
	Council Chambers 400 La Crosse Street, La Crosse WI 54601			

If you wish to discuss your assessment, contact the Assessor's office at (608) 789-7525 or email assessor@cityoflacrosse.org.
Public service hours are M-Th, 8am-4pm; however, the Assessor's office can also be reached by telephone on Fridays from 8am-12pm.
In honor of Independence Day, our office will be closed on July 4th, 2025.

Assessment Information

State law (sec. 70.32, Wis. Stats.) requires the assessment of taxable property (except agricultural, agricultural forest, and undeveloped) as full value of January 1 each year. Assessment as a percentage of full value are acceptable when applied uniformly. To determine if your assessment is fair, you must analyze it in relation to full value. This is done by dividing your assessment by the general level of assessment for your municipality.

Under Wisconsin law, generally, the assessor may not change the assessment of property based solely on the recent arm's length sale of the property without adjusting the assessed value of comparable properties in the same market area. For information on the assessment of properties that have recently sold, visit the Internet site of the Department of Revenue at <https://www.revenue.wi.gov/Pages/ERETB/data-home.aspx>.

Assessment Change General Property				PFC/MFL
Year	Land	Improvement	Total	Total
2024	\$30,400	\$218,700	\$249,100	\$0
2025	\$43,800	\$273,100	\$316,900	\$0
Total Assessment Change			\$67,800	\$0
Reasons for Change				
Land	Revalue			
Improvement	Revalue			
Preliminary General Level of Assessment				100.00%
Note: If an Agricultural Land Conversion Charge Form PR-298 is enclosed,				