



## **AGENDA FOR BOARD OF REVIEW**

A Board of Review meeting will be held on **Wednesday, July 08, 2026 at 1:00 PM**  
in the **Council Chambers at City Hall, 819 Superior Avenue, Tomah, WI.**

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### **Join Zoom Meeting:**

<https://zoom.us/j/7689466740?pwd=dEdLR2hXK0ZYMk1qNU5vNFJwMzdSZz09>

Meeting ID: 768 946 6740 Password: Tomah2020

Dial by your location +1 312 626 6799 US (Chicago)

### **CALL TO ORDER:**

1. Pledge of Allegiance
2. Roll Call

### **REVIEW NOTICES OF INTENT TO FILE OBJECTION:**

- [3.](#) Objection to Real Property Assessment - Robertson Trust
- [4.](#) Objection to Real Property Assessment - Tralmer Properties LLC
- [5.](#) Objection to Real Property Assessment - Koel Investments LLC

### **ADJOURN:**

**NOTICE:** It is possible that a quorum of members of other governmental bodies of the municipality may be in attendance at the above-stated meeting to gather information. No action will be taken by any governmental body at the above-stated meeting other than the governmental body specifically referred to above in this notice. Please note that, upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information or to request this service, contact Nicole Jacobs, City Clerk, at 819 Superior Avenue, Tomah, WI 54660.

## Objection to Real Property Assessment

To file an appeal on your property assessment, you must provide the Board of Review (BOR) clerk written or oral notice of your intent, under state law (sec. 70.47(7)(a), Wis. Stats.). You must also complete this entire form and submit it to your municipal clerk. To review the best evidence of property value, see the Wisconsin Department Revenue's [Guide for Property Owners](#).

**Complete all sections:**

Section 1: Property Owner / Agent Information				* If agent, submit written authorization (Form PA-105) with this form			
Property owner name (on changed assessment notice) <b>Robertson Trust.</b>			Agent name (if applicable) <b>MARK TRALMER</b>				
Owner mailing address <b>1115 Lakeside Dr.</b>			Agent mailing address <b>1125 LAKESIDE DRIVE</b>				
City <b>TOMAH</b>	State <b>WI</b>	Zip <b>54660</b>	City <b>TOMAH</b>	State <b>WI</b>	Zip <b>54660</b>		
Owner phone <b>267 784-3779</b>		Email <b>Johnw3@aol.com</b>		Owner phone <b>608 343 9965</b>		Email <b>MARKTRALMER@MST.NET</b>	
Section 2: Assessment Information and Opinion of Value							
Property address <b>1115 LAKESIDE DRIVE</b>			Legal description or parcel no. (on changed assessment notice) <b>01625-0000</b>				
City <b>TOMAH</b>	State <b>WI</b>	Zip <b>54660</b>					
Assessment shown on notice - Total <b>1,423,000.00</b>			Your opinion of assessed value - Total <b>975,000</b>				

If this property contains non-market value class acreage, provide your opinion of the taxable value breakdown:

Statutory Class	Acres	\$ Per Acre	Full Taxable Value
Residential total market value			
Commercial total market value			
Agricultural classification: # of tillable acres	@	\$ acre use value	
# of pasture acres	@	\$ acre use value	
# of specialty acres	@	\$ acre use value	
Undeveloped classification # of acres	@	\$ acre @ 50% of market value	
Agricultural forest classification # of acres	@	\$ acre @ 50% of market value	
Forest classification # of acres	@	\$ acre @ market value	
Class 7 "Other" total market value		market value	
Managed forest land acres	@	\$ acre @ 50% of market value	
Managed forest land acres	@	\$ acre @ market value	

Section 3: Reason for Objection and Basis of Estimate	
Reason(s) for your objection: (Attach additional sheets if needed) <b>OVERVALVE OF ASSESSMENT</b>	Basis for your opinion of assessed value: (Attach additional sheets if needed) <b>COMPARABLES (SEE ATTACHED)</b>

**Section 4: Other Property Information**

A. Within the last 10 years, did you acquire the property?  Yes  No  
 If Yes, provide acquisition price \$ \_\_\_\_\_ Date - - - - (mm-dd-yyyy)  Purchase  Trade  Gift  Inheritance

B. Within the last 10 years, did you change this property (ex: remodel, addition)?  Yes  No  
 If Yes, describe **USED FOUNDATION AND REBUILT**  
 Date of changes - **2018** Cost of changes \$ **500,000** Does this cost include the value of all labor (including your own)?  Yes  No  
(mm-dd-yyyy)

C. Within the last five years, was this property listed/offered for sale?  Yes  No  
 If Yes, how long was the property listed (provide dates) - - - - (mm-dd-yyyy) to - - - - (mm-dd-yyyy)  
 Asking price \$ \_\_\_\_\_ List all offers received \_\_\_\_\_

D. Within the last five years, was this property appraised?  Yes  No  
 If Yes, provide: Date - - - - (mm-dd-yyyy) Value \_\_\_\_\_ Purpose of appraisal \_\_\_\_\_  
 If this property had more than one appraisal, provide the requested information for each appraisal. \_\_\_\_\_

**Section 5: BOR Hearing Information**

A. If you are requesting that a BOR member(s) be removed from your hearing, provide the name(s): \_\_\_\_\_  
**Note:** This does not apply in first or second class cities.

B. Provide a reasonable estimate of the amount of time you need at the hearing \_\_\_\_\_ minutes.

Property owner or Agent signature <b>John W. Robertson, III</b>	Date (mm-dd-yyyy) <b>7/5/26</b>
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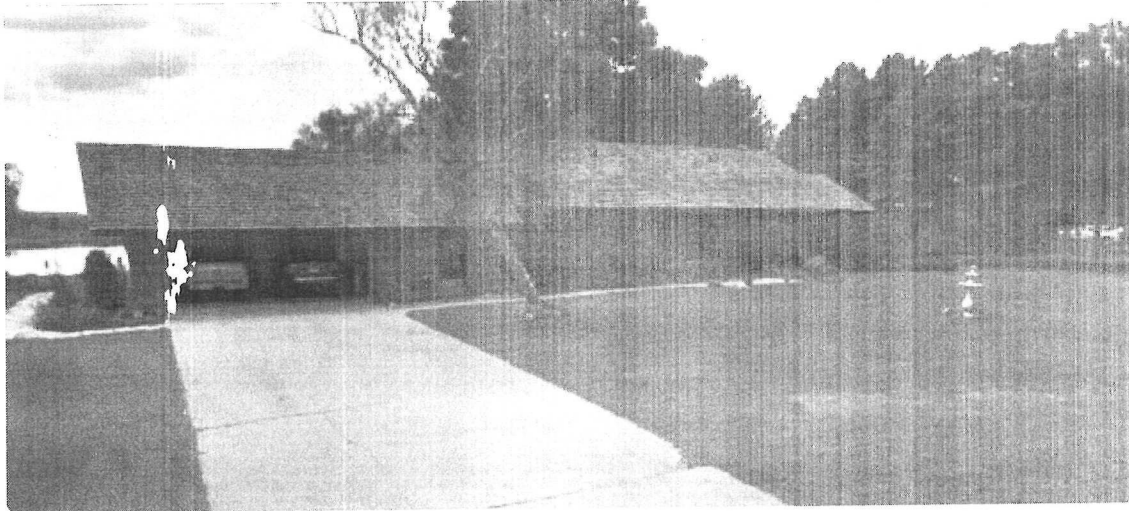
EXHIBIT A



Our search database is growing. We're actively loading new data throughout the week. Please check back often - ideally every 24 hours - for the latest updates.

## Assessment Overview

Property Record Card will be available soon



### Overview

#### Description

Assessment Year: 2025

Parcel Number: 01626-0000

Municipality: City of Tomah

County: Monroe

Site Address: 1111 LAKESIDE DR

Legal Description: NUZUM'S ADDITION LOT 3 & S'

Tell us anything!

#### Assessment Value

Land Value: \$101,000

Improvement Value: \$391,500

Total Value: \$492,500

**Land Summary**

---

Tax Class	Acres
Residential:	0.790
<b>Total</b>	<b>0.790</b>

**Main Building Data**

---

Year Built: 1968

Style: Ranch

Stories: 1.5

Roof Type: Asphalt shingles

Exterior Wall: Brick

Heating: Gas, forced air

Air Conditioning: A/C, same ducts

Bedrooms: 4

Bath Full: 4

Bath Half: 1

 nirlpool: 0

Tell us anything!

Additional Fixtures:	0
Hot Tub:	0
Plumbing Rough In:	0
Fireplaces:	1

**Main Building Areas**

---

**Summary**

Total Above Grade Area:	3,051
Total Living Area:	3,051

**Main Areas** Sq Ft

First Floor Area:	2,343
Half Floor Area:	708

**Other Areas** Sq Ft

Basement Area:	2,343
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**Attachment Areas** Sq Ft

Attached garage, frame:	630
Concrete patio:	1,262
Open frame porch, first floor:	21

**Legal Disclaimer**

The information provided on this website is furnished "as is" without warranty, express or implied, including but not limited to accuracy, completeness, or timeliness. Tell us anything!  
 Assessment data is sourced from multiple jurisdictions and may not reflect the most current records on file. Do not rely solely on this information for any legal, financial, or real estate

**EXHIBIT B**



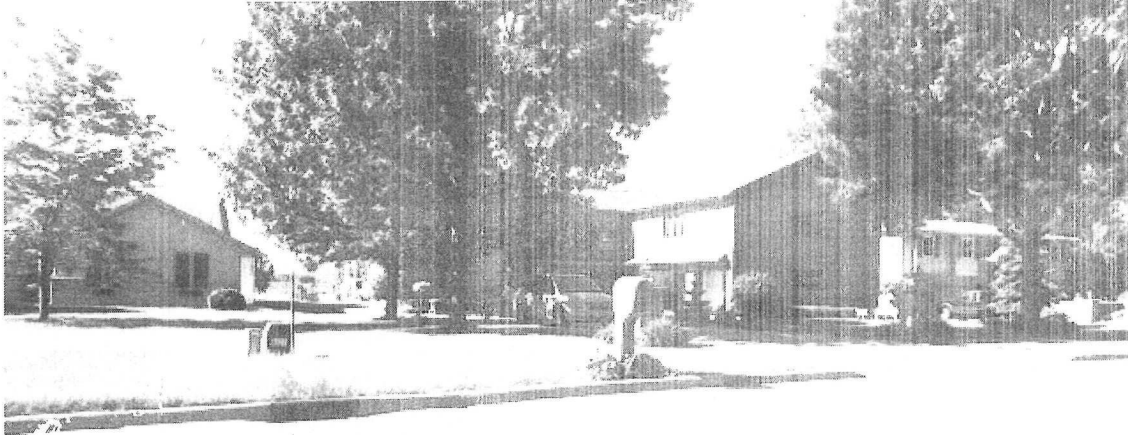
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## Assessment Overview

Property Record Card will be available soon



### Overview

#### Description

Assessment Year: 2025

Parcel Number: 01283-0000

Municipality: City of Tomah

County: Monroe

Site Address: 1508 LAKEVIEW DR

Tell us anything!



Legal Description:

PARCEL 2 OF 7CSM145 #396356, BEING PARCEL #...

### Assessment Value

---

Land Value: \$57,500  
 Improvement Value: \$515,000  
 Total Value: \$572,500

### Land Summary

---

Tax Class	Acres
Residential:	0.410
<b>Total</b>	<b>0.410</b>

### Main Building Data

---

Year Built: 1994  
 Style: Contemporary  
 Stories: 2  
 Roof Type: Asphalt shingles  
 Exterior Wall: Alum/vinyl  
 Heating: Gas, forced air  
 Air Conditioning: A/C, same ducts  
 Bedrooms: 3  
 Bath Full: 2  
 Bath Half: 1

Tell us anything!

Whirlpool:	0
Additional Fixtures:	1
Hot Tub:	0
Plumbing Rough In:	0
Fireplaces:	1

**Main Building Areas**

---

**Summary**

Total Above Grade Area: 4,056

Total Living Area: 4,056

**Main Areas** Sq Ft

First Floor Area: 2,480

Second Floor Area: 1,576

**Attachment Areas** Sq Ft

Attached garage, frame: 910

Concrete patio: 504

**Legal Disclaimer**

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EXHIBIT C

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## Assessment Overview

Property Record Card will be available soon



### Overview

#### Description

Assessment Year: 2025

Parcel Number: 01278-0000

Municipality: City of Tomah

Tell us anything!



County: Monroe

Site Address: 1420 LAKEVIEW DR

Legal Description: PART OF LOT 2, BLK 6, JONES SUBDIVISION; DSCR...

**Assessment Value**

---

Land Value: \$74,000

Improvement Value: \$802,500

Total Value: \$876,500

**Land Summary**

---

Tax Class	Acres
Residential:	0.470
<b>Total</b>	<b>0.470</b>

**Main Building Data**

---

Year Built: 1993

Style: Contemporary

Stories: 1

Roof Type: Asphalt shingles

Exterior Wall: Alum/vinyl

Heating: Gas, forced air

Air Conditioning: A/C, same ducts

Tell us anything!



Bedrooms:	5
Bath Full:	3
Bath Half:	0
Whirlpool:	1
Additional Fixtures:	1
Hot Tub:	0
Plumbing Rough In:	0
Fireplaces:	1

**Main Building Areas**

---

**Summary**

Total Above Grade Area: 3,306

Total Living Area: 4,959

**Main Areas** Sq Ft

First Floor Area: 3,306

**Other Areas** Sq Ft

Basement Area: 3,082

Finished Basement Area: 1,653

**Attachment Areas** Sq Ft

Attached garage, frame: 812

Tell us anything!





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EXHIBIT D



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## Assessment Overview

Property Record Card will be available soon



### Overview

#### Description

Assessment Year: 2025

Parcel Number: 01631-0000

Municipality: City of Tomah

County: Monroe

Site Address: 1120 LAKESIDE DR

Legal Description:

NUZUM'S ADDITION LOT 2, PR1

Tell us anything!



### Assessment Value

---

Land Value:	\$60,000
Improvement Value:	\$486,500
Total Value:	\$546,500

### Land Summary

---

Tax Class	Acres
Residential:	1.300
<b>Total</b>	<b>1.300</b>

### Main Building Data

---

Year Built:	1996
Style:	Contemporary
Stories:	2
Roof Type:	Asphalt shingles
Exterior Wall:	Alum/vinyl
Heating:	Gas, forced air
Air Conditioning:	A/C, same ducts
Bedrooms:	3
Bath Full:	2
 Bath Half:	1

Tell us anything!

Whirlpool:	0
Additional Fixtures:	1
Hot Tub:	0
Plumbing Rough In:	0
Fireplaces:	1

**Main Building Areas**

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**Summary**

Total Above Grade Area: 4,273

Total Living Area: 4,273

**Main Areas** Sq Ft

First Floor Area: 2,495

Second Floor Area: 1,778

**Other Areas** Sq Ft

Basement Area: 2,420

**Attachment Areas** Sq Ft

Attached garage, frame: 789

Deck, wood: 90

Open frame porch, first floor: 52

Open masonry porch, first floor: 66

Tell us anything!



## Objection to Real Property Assessment

To file an appeal on your property assessment, you must provide the Board of Review (BOR) clerk written or oral notice of your intent, under state law (sec. 70.47(7)(a), Wis. Stats.). You must also complete this entire form and submit it to your municipal clerk. To review the best evidence of property value, see the Wisconsin Department of Revenue's [Guide for Property Owners](#).

**Complete all sections:**

Section 1: Property Owner / Agent Information				* If agent, submit written authorization (Form PA-105) with this form			
Property owner name (on changed assessment notice) <i>Tralmer Properties LLC.</i>				Agent name (if applicable)			
Owner mailing address <i>1125 Lakeside Drive</i>				Agent mailing address			
City <i>Tomah</i>	State <i>WI</i>	Zip <i>54660</i>		City	State	Zip	
Owner phone <i>(608) 343 9965</i>	Email <i>tralmer@must.net</i>			Owner phone ( ) - ( )	Email		
Section 2: Assessment Information and Opinion of Value							
Property address <i>1101 Superior Avenue</i>				Legal description or parcel no. (on changed assessment notice) <i>01966-0000</i>			
City <i>Tomah</i>	State <i>WI</i>	Zip <i>54660</i>					
Assessment shown on notice - Total <i>\$ 282,000</i>				Your opinion of assessed value - Total <i>\$ 185,000</i>			

If this property contains non-market value class acreage, provide your opinion of the taxable value breakdown:

Statutory Class	Acres	\$ Per Acre	Full Taxable Value
Residential total market value			
Commercial total market value			
Agricultural classification: # of tillable acres	@	\$ acre use value	
# of pasture acres	@	\$ acre use value	
# of specialty acres	@	\$ acre use value	
Undeveloped classification # of acres	@	\$ acre @ 50% of market value	
Agricultural forest classification # of acres	@	\$ acre @ 50% of market value	
Forest classification # of acres	@	\$ acre @ market value	
Class 7 "Other" total market value		market value	
Managed forest land acres	@	\$ acre @ 50% of market value	
Managed forest land acres	@	\$ acre @ market value	

### Section 3: Reason for Objection and Basis of Estimate

Reason(s) for your objection: (Attach additional sheets if needed) <i>Overvalue of assessment (ATT)</i>	Basis for your opinion of assessed value: (Attach additional sheets if needed) <i>Comparable Sales (ATT)</i>
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### Section 4: Other Property Information

A. Within the last 10 years, did you acquire the property?  Yes  No  
 If Yes, provide acquisition price \$ *84,000* Date *09-18-2019*  Purchase  Trade  Gift  Inheritance

B. Within the last 10 years, did you change this property (ex: remodel, addition)?  Yes  No  
 If Yes, describe *Some new electric plumbing & walls.*  
 Date of changes *2020* Cost of changes \$ *50,000* Does this cost include the value of all labor (including your own)?  Yes  No

C. Within the last five years, was this property listed/offered for sale?  Yes  No  
 If Yes, how long was the property listed (provide dates) \_\_\_\_\_ to \_\_\_\_\_  
(mm-dd-yyyy) (mm-dd-yyyy)  
 Asking price \$ \_\_\_\_\_ List all offers received \_\_\_\_\_

D. Within the last five years, was this property appraised?  Yes  No  
 If Yes, provide: Date \_\_\_\_\_ Value \_\_\_\_\_ Purpose of appraisal \_\_\_\_\_  
(mm-dd-yyyy)  
 If this property had more than one appraisal, provide the requested information for each appraisal.

### Section 5: BOR Hearing Information

A. If you are requesting that a BOR member(s) be removed from your hearing, provide the name(s): \_\_\_\_\_  
**Note:** This does not apply in first or second class cities.

B. Provide a reasonable estimate of the amount of time you need at the hearing \_\_\_\_\_ minutes.

Property owner or Agent signature <i>Mark Tralmer</i>	Date (mm-dd-yyyy) <i>7/5/2026</i>
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EXHIBIT A

Our search database is growing. We're actively loading new data throughout the week. Please check back often - ideally every 24 hours - for the latest updates.

### Assessment Overview

Property Record Card will be available soon



#### Overview

#### Description

Assessment Year: 2025

Parcel Number: 01962-0000

Municipality: City of Tomah

County: Monroe

Site Address: 1109 SUPERIOR AVE

Tell us anything!



Legal Description: N1/2 OF LOT 10, BLK 25 OF ORIGINAL PLAT, EXC H...

### Assessment Value

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Land Value:	\$21,500
Improvement Value:	\$110,600
Total Value:	\$132,100

### Land Summary

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Tax Class	Acres
Commercial:	0.090
<b>Total</b>	<b>0.090</b>

### Main Building Data

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Year Built:	1900
Style:	Mixed retail w/ res units
Stories:	2
Exterior Wall - Commercial:	Brick, Solid
HVAC - Commercial:	Warmed and cooled air

### Main Building Areas

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Total Above Grade:	3,273
Total Effective Area:	3,273

Tell us anything!



#### Disclaimer

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**MM1946668** Sold Business/Comm Price: \$225,000 (if lease only = annual lease amount)

**1109 Superior Avenue** # City Tomah U25  
**Tomah WI 54660** County: Monroe

Trade Name: Units in Bldg:

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RE For Sale: Yes Ann Rent/SqFt: \$ 0.00  
 Bus for Sale: Bldg Gross SqFt: 2,464 Other  
 Lease Only: Net Leasable SF:  
 # of Stories: 2 Onsite Parking: 5.0  
 Bldg Dim: Parking Fee/Mo: \$  
 Year Built: 1890 Other

Show Date: 0 00 00

North on WIS 131 - Superior Ave from I-90, Property on Left

Unit:	Lease Type:	Lse Exp Date:	Renew Op:	Annual Base Rent:	Annual Rent/SqFt:	Other Fees/SqFt:	Gross SqFt:
1				\$	\$	\$	
2				\$	\$	\$	
3				\$	\$	\$	

**Gross Op Inc:** \$ 0 **Est Acres:** 0.0900 *Assessor* **Land Assess:** \$  
**Ann Op Exp:** \$ 0 **Lot Dim:** **Improveme...** \$  
**Net Op Inc:** \$ 0 **Street Front:** # **Loading Docks:** **Total Assess:** \$ /  
**Zoning:** Commercial **Ceiling Hgt Min:** Max: **Net Taxes:** \$ 2,294 / 2025  
**Parcel #:** 2860 520000 **Industrial Park:** **Owner:**

**Included:** Stove, Refrigerator, Washer, Dryer, Security Camera System

**Excluded:** Seller's Personal Property, Business Inventory

<b>Type</b>	Retail, Service, Othe	<b>Basement</b>	Full, Walkout/Outside entrance
<b>Location</b>	Business district, Near Major Highway, Near public transportatn	<b>Documents on File</b>	Property Condition Report
<b>Present Use</b>	Retail Service, Living quarters, Other	<b>Terms/Option</b>	REO
<b>Exterior</b>	Wood Brick		
<b>Roofing</b>	Rubber/membrane		
<b>Heating/Cooling</b>	Forced air, Centre air		
<b>Fuel</b>	Natural gas		
<b>Water/Waste</b>	Municipal water, Municipal sewer		
<b>Features</b>	Security system		

Unlock the potential of this prime property featuring a spacious commercial storefront on the ground level and a charming 1-bedroom, 1-bath apartment above. Located in a high-visibility area with convenient access to major roads, this property offers a unique opportunity for business owners, investors, or entrepreneur. The commercial space boasts an open floor plan with large front windows, ideal for retail, office, salon, or studio use. With a welcoming customer entrance, ample lighting, and back access for deliveries or private use, the layout is functional and adaptable to a all business types. upstairs, the apartment provides comfortable living quarters or potential rental income. The unit includes a full kitchen, large rec room and flex rooms, making it perfect for owners/tenants.

All info deemed accurate. Buyer/BA to verify. Computer business inventory can be sold via Bill of Sale. Call LA prior to any offer. Property is in Foreclosure

**ListAgt: Mitchell Hanson** 91254-94 **CoList:**

mitch.realtorcga@yahoo.com  
 Cindy Gerke & Associates  
 608-779-2020 Off: 6087792045  
 1283 CTH PH  
 ONALASKA WI 54650-

**Sale Agent:** David Germann  
 Advantage Realty 08-377-7514

**Sold Price:** \$173,000 **List Date:** 1/7/2026  
**Concessions:** **Expiration:** 1/1/2079  
**DOM:** 79 **CDOM:** 231 **Electronic Consent:** Yes  
**Accepted Offer:** 3/27/2026 **Exclusive Agency:** Yes  
**Closing Date:** 5/15/2026 **Licensee Interest:** No  
**Financing:** Conventional **Limited Service:** No  
**Sale Factors:** **Multiple Rep:**  
**Competing Offers:** **Named Exceptions:** No  
**CashOffer@Acceptance**

Accuracy of information is not guaranteed and should be verified by buyer if material. Equal Housing Opportunity listing. Copyright 2026 SCWMLS Orig MLS: METRO  
 1109 Superior Avenue \$225,000 MM1946668 Printed By: Michele Giraud 06/29/2026 07:24 PM Not for Public Distribution



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EXHIBIT B

Our search database is growing. We're actively loading new data throughout the week. Please check back often - ideally every 24 hours - for the latest updates.

## Assessment Overview

Property Record Card will be available soon



### Overview

#### Description

Assessment Year: 2025

Parcel Number: 01967-0000

Municipality: City of Tomah

County: Monroe

Site Address: 1103 SUPERIOR AVE

Tell us anything!



Legal Description:

ORIGINAL PLAT S 1/2 OF LOT 12, BLK 25

### Assessment Value

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Land Value: \$21,500

Improvement Value: \$128,000

Total Value: \$149,500

### Land Summary

---

Tax Class	Acres
Commercial:	0.090
<b>Total</b>	<b>0.090</b>

### Main Building Data

---

Year Built:	1895
Style:	Department store
Stories:	2
Exterior Wall - Commercial:	Brick, Solid
HVAC - Commercial:	Forced air unit
HVAC - Commercial:	Warmed and cooled air

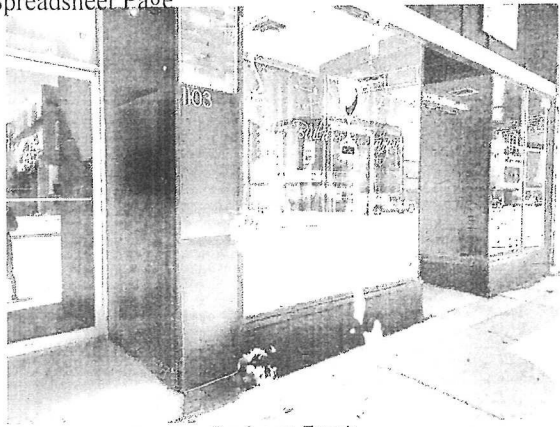
### Main Building Areas

---

Total Above Grade: 2,964

Tell us anything!

 Total Effective Area: 2,964



Business Front

**1986402** Sold Business/Comm Price: \$199,900 (if lease only = annual lease amount)

**1103 Superior Avenue** # City Tomah U25  
**Tomah WI 54660** County: Monroe

**Trade Name:** Units in Bldg: 3

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**RE For Sale:** Yes **Ann Rent/SqFt:** \$  
**Bus for Sale:** No **Bldg Gross SqFt:** 3,160 *List Agent*  
**Lease Only:** No **Net Leasable SF:** 3,160  
**# of Stories:** 2 **Onsite Parking:** 18  
**Bldg Dim:** 25x140 **Parking Fee/Mo:** \$ 0  
**Year Built:** 1895 Assessor

**Show Date:** 0 0000

Superior Avenue to 1103 west side

Unit:	Lease Type:	Lse Exp Lte:	Renew Op:	Annual Base Rent:	Annual Rent/SqFt:	Other Fees/SqFt:	Gross SqFt:
1	month to m	0-0-00		\$ 1000	\$ 0.00	\$	0
2	Month to M			\$ 850	\$	\$	
3				\$	\$	\$	

**Gross Op Inc:** \$ 0 **Est Acres:** 0.0900 Assessor **Land Assess:** \$ 21,600  
**Ann Op Exp:** \$ 0 **Lot Dim:** 25 x 150 **Improveme...:** \$ 74,200  
**Net Op Inc:** \$ 0 **Street Front:** 25 # Loading Docks: 0 **Total Assess:** \$ 95,800 / 2023  
**Zoning:** Cor. **Ceiling Hgt Min:** 8 Max: 12 **Net Taxes:** \$ 2,050 / 2023  
**Parcel #:** 286-01967-0000 **Industrial Park:** **Owner:** Shake Properties LLC

**Included:** 3 refrigerators, 2 stoves, s nage POP Golf

**Excluded:** Tenants Wash/Dryer, Sellers and Renters Personal Property, Pop Golf and its property

<b>Type</b>	Retail, Office, Service, Wholesale, Recreation, Apartment building, Other	<b>Building Parking</b>	1-5 spaces, 21-35 spaces, Onsite, Paved
<b>Location</b>	Business district, Free standing, Near Major Highway	<b>Basement</b>	Full
<b>Present Use</b>	Recreation, Apartment building	<b>Seating Capacity</b>	21-30 persons
<b>Exterior</b>	Vinyl, Block	<b>Licenses</b>	None
<b>Roofing</b>	Metal, Rubber/membrane	<b>Sale Includes</b>	Lease(s)
<b>Heating</b>	Forced air, Radiant, Central air, Window AC	<b>Documents on File</b>	Property Condition Report
<b>/Cooling</b>		<b>Lease Type</b>	Month to month
<b>Fuel</b>	Natural gas	<b>Tenant Pays</b>	No expenses
<b>Water/Waste</b>	Municipal water, Municipal sewer	<b>Miscellaneous</b>	Internet - Cable
<b>Features</b>	Alley, Private Restrooms, Shared Restrooms, Residential unit(s), Signage available, Display window, Inside storage, Security lighting, Private office(s)	<b>Occupancy</b>	Owner, Tenant(s)

Exciting business opportunity for an investor with room to divide into multiple businesses for increased income opportunities. 2 rental units above the business 2bed/1bath in each. Unit A rents for \$1,000 (per month) and Unit B for \$850 (per month). Pop golf and its property is excluded from the sale.

Click on showing link for showings. Prefer 48 hour notice for the apartments, can try to do shorter notice.

<b>ListAgt: Ryan McKittrick</b>	112446-9	<b>CoList: Angela Locken</b>	<b>Sold Price:</b> \$170,200	<b>List Date:</b> 9/23/2024
Pref: 608-293-1479		Pref: 608-547-5931	<b>Concessions:</b> \$0.00	<b>Expiration:</b> 9/16/2026
ryan.mckittrick@firstweber.com		lockena@firstweber.com	<b>DOM:</b> 426 <b>CDOM:</b> 426	<b>Electronic Consent:</b> Yes
First Weber Inc		First Weber Inc	<b>Accepted Offer:</b> 11/23/2025	<b>Exclusive Agency:</b> No
Off: 608-253-5871 Fax #: 608-254-2543		Off: 608-253-5871	<b>Closing Date:</b> 12/31/2025	<b>Licensee Interest:</b> No
220 S. Wisconsin Dells		220 S. Wisconsin Dells	<b>Financing:</b> Conventional	<b>Limited Service:</b> No
Lake Delton WI 53940		Lake Delton WI 53940	<b>Sale Factors:</b> Arms Length	<b>Multiple Rep:</b> DA
<b>Sale Agent:</b> Jess Groth			<b>Competing Offers:</b> No	<b>Named Exceptions:</b> No
First Weber Inc		Off: 608-372-7653	<b>CashOffer@Acceptance:</b> No	



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*Exhibit C*

Our search database is growing. We're actively loading new data throughout the week. Please check back often - ideally every 24 hours - for the latest updates.

## Assessment Overview

Property Record Card will be available soon



### Overview

#### Description

Assessment Year: 2025

Parcel Number: 02078-0000

Tell us anything!



Municipality: City of Tomah

County: Monroe

Site Address: 900 SUPERIOR AVE

Legal Description: ORIGINAL PLAT LOT 1 OF 21CSM137 #577342 BEIN...

**Assessment Value**

---

Land Value: \$22,000

Improvement Value: \$228,000

Total Value: \$250,000

**Land Summary**

---

Tax Class	Acres
Commercial:	0.088
<b>Total</b>	<b>0.088</b>

**Main Building Data**

---

Year Built: 1900

Style: Retail store

Stories: 2

Exterior Wall - Commercial: Brick with Block Back-up

Exterior Wall - Commercial: Block with Stucco

HVAC - Commercial: Forced air unit

Tell us anything!



HVAC - Commercial:

Warmed and cooled air

### Main Building Areas

---

Total Above Grade: 6,900

Total Effective Area: 6,900

### Legal Disclaimer

The information provided on this website is furnished "as is" without warranty of any kind, express or implied, including but not limited to accuracy, completeness, or timeliness. Assessment data is sourced from multiple jurisdictions and may not reflect the most current records on file. Do not rely solely on this information for any legal, financial, or real estate decisions. Verify all data directly with the appropriate local assessing authority or a qualified professional. CCT assumes no liability for errors, omissions, or decisions made in reliance on data presented on this website.

Tell us anything!



Municipality: City of Tomah  
 County: Monroe  
 Site Address: 900 SUPERIOR AVE  
 Legal Description: LOT 2 OF 21CSM137 #577342, BEING PART OF LOT...

**Assessment Value**

---

Land Value: \$20,500  
 Improvement Value: \$0  
 Total Value: \$20,500

**Land Summary**

---

Tax Class	Acres
Commercial:	0.085
<b>Total</b>	<b>0.085</b>

**Legal Disclaimer**

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Tell us anything!



CAMA Cloud Technologies

1959107

Sold Business/Comm Price: \$298,000

(if lease only = annual lease amount)

900 Superior Avenue  
Tomah WI 54660

# 1, 2

City Tomah  
County: Monroe

U25

Trade Name: First Choice & Affd. Mortg

Units in Bldg: 2

RE For Sale: Yes

Ann Rent/SqFt: \$

Bus for Sale: No

Bldg Gross SqFt: 6,000

Lease Only: No

Net Leasable SF: 6,000

# of Stories: 2

Onsite Parking: Y

Bldg Dim: 50x70

Parking Fee/Mo: \$ 0

Year Built: 1900 Other

Show Date:

**EXHIBIT C.**

900-902 Superior Ave, Tomah

Center of the City! Intersection of Superior & LaCrosse. The BEST location and Rare Opportunity to Own.

Unit:	Lease Type:	Lse Exp Date:	Renew Op:	Annual Base Rent:	Annual Rent/SqFt:	Other Fees/SqFt:	Gross SqFt:
1	0	0		\$ 0	\$ 0.00	\$ 0.00	0
2	Month		Yes	\$ 0	\$ 0.00	\$ 0.00	0
3	0	0		\$ 0	\$ 0.00	\$ 0.00	0

<b>Gross Op Inc:</b>	\$ 0	0	<b>Est Acres:</b>	0.1730	Assessor	<b>Land Assess:</b>	\$ 41,500	
<b>Ann Op Exp:</b>	\$ 0		<b>Lot Dim:</b>	50x150		<b>Improveme...</b>	\$ 93,400	
<b>Net Op Inc:</b>	\$ 0		<b>Street Front:</b>	50	<b># Loading Docks:</b>	0	<b>Total Assess:</b>	\$ 134,900 / 2022
<b>Zoning:</b>	Commercial		<b>Ceiling Hgt Min:</b>	9	<b>Max:</b>	12	<b>Net Taxes:</b>	\$ 2,693 / 2022
<b>Parcel #:</b>	286-02078-0000		<b>Industrial Park:</b>				<b>Owner:</b>	Hill Properties LLC

Included: Front Desk Unit is Negotiable in 900 Superior Ave. All furniture and furnishings belong to tenant 902 Superior Ave

Excluded: artwork, all furnishings in 902 Superior Ave (affordable mortgage)

<b>Type</b>	Retail, Office, Service, Beauty/barber	<b>Building Parking</b>	6-10 spaces, Onsite, Paved
<b>Location</b>	Business district, Free standing, Corner, Near Major Highway	<b>Basement</b>	Full, Other foundation
<b>Present Use</b>	Office	<b>Seating Capacity</b>	11-20 persons
<b>Exterior</b>	Brick, Stucco	<b>Licenses</b>	None
<b>Roofing</b>	Rubber/membrane	<b>Sale Includes</b>	Lease(s), Other
<b>Heating/Cooling</b>	Forced air	<b>Documents on File</b>	Property Condition Report
<b>Fuel</b>	Natural gas	<b>Lease Type</b>	Month to month
<b>Water/Waste</b>	Municipal water, Municipal sewer	<b>Tenant Pays</b>	Heat, Air Conditioning, Electric, Water, Sewer
<b>Features</b>	Private Restrooms, Reception area, Display window, Private office(s)	<b>Miscellaneous</b>	Internet - 5G Installed
		<b>Occupancy</b>	Owner, Tenant(s)

*2 Stores*

TWO stunning & beautifully restored and renewed office/retail store fronts in the center HUB of historic downtown Tomah. The BEST Visible Corner Location. Intersection of City Hall, former Post Office, new M.O.M.s. WTC & ACT adjacent South. Paved on-site parking lot, with alley access. Entire Property restored in 2008-10 with Unit #2 re-nued in 2019. Lynx Internet Service. (See Detail Report.) Unlimited opportunity upstairs for stunning apartments or your studio loft! Unit #2 Tenancy +12 years. Full Basement is excellent record/product storage

Tenant in 902 Superior has a month to month lease. 3000 Sq. ft leasable main, 1500 currently leased, parking lot

ListAgt: Mary Jo Hill 48589-90 CoList:

Pref: 608-374-7355 Fax: 608-374-3700  
maryjo@wifirstchoicerealty.com

First Choice Realty of Wisconsin

Off: 608-374-7355 F. #: 608-374-3700

724 W State St

New Lisbon WI 53950-2049

Sale Agent: Breanna Garcia

Century 21 Affiliated C. 3-387-8770

Sold Price: \$250,000

Concessions: \$0.00

DOM: 122 CDOM: 122

Accepted Offer: 11/2/2023

Closing Date: 12/1/2023

Financing: Conventional

Sale Factors: Arms Length

Competing Offers: No

CashOffer@Acceptance No

List Date: 7/3/2023

Expiration: 7/3/2024

Electronic Consent: Yes

Exclusive Agency: Yes

Licensee Interest: Yes

Limited Service: No

Multiple Rep: Yes

Named Exceptions: Yes

*\$125,000 apiece*

Accuracy of information is not guaranteed and should be verified by buyer if material. Equal Housing Opportunity listing. Copyright 2026 SCWMLS Orig MLS: South Central WI

900 Superior Avenue

\$298,000

1959107

Printed By: Michele Giraud

06/29/2026 07:29 PM

Not for Public Distribution

## Objection to Real Property Assessment

To file an appeal on your property assessment, you must provide the Board of Review (BOR) clerk written or oral notice of your intent, under state law (sec. 70.47(7)(a), Wis. Stats.). You must also complete this entire form and submit it to your municipal clerk. To review the best evidence of property value, see the Wisconsin Department Revenue's [Guide for Property Owners](#).

**Complete all sections:**

Section 1: Property Owner / Agent Information				* If agent, submit written <a href="#">authorization (Form PA-105)</a> with this form			
Property owner name (on changed assessment notice) <b>KOEL INVESTMENTS, LLC</b>			Agent name (if applicable) <b>MITCHELL KOEL</b>				
Owner mailing address <b>102 E VETERANS ST Suite 2</b>			Agent mailing address <b>"</b>				
City <b>TOMAH WI</b>	State <b>WI</b>	Zip <b>54660</b>	City <b>"</b>	State <b>"</b>	Zip <b>"</b>		
Owner phone <b>(608) 377-1165</b>		Email <b>MK@KOELGRP.COM</b>		Owner phone <b>( ) - "</b>		Email <b>"</b>	
Section 2: Assessment Information and Opinion of Value							
Property address <b>904 Superior Ave</b>			Legal description or parcel no. (on changed assessment notice) <b>286-02079-0000</b>				
City <b>TOMAH</b>	State <b>WI</b>	Zip <b>54660</b>					
Assessment shown on notice - Total <b>\$188,500.-</b>			Your opinion of assessed value - Total <b>\$132,500</b>				

If this property contains non-market value class acreage, provide your opinion of the taxable value breakdown:

Statutory Class	Acres	\$ Per Acre	Full Taxable Value
Residential total market value			
Commercial total market value			
Agricultural classification: # of tillable acres		@ \$ acre use value	
# of pasture acres		@ \$ acre use value	
# of specialty acres		@ \$ acre use value	
Undeveloped classification # of acres		@ \$ acre @ 50% of market value	
Agricultural forest classification # of acres		@ \$ acre @ 50% of market value	
Forest classification # of acres		@ \$ acre @ market value	
Class 7 "Other" total market value		market value	
Managed forest land acres		@ \$ acre @ 50% of market value	
Managed forest land acres		@ \$ acre @ market value	

Section 3: Reason for Objection and Basis of Estimate	
Reason(s) for your objection: (Attach additional sheets if needed)	Basis for your opinion of assessed value: (Attach additional sheets if needed)

**Section 4: Other Property Information**

A. Within the last 10 years, did you acquire the property?  Yes  No  
 If Yes, provide acquisition price \$ 85,000 Date 5-31-2024  Purchase  Trade  Gift  Inheritance  
(mm-dd-yyyy)

B. Within the last 10 years, did you change this property (ex: remodel, addition)?  Yes  No  
 If Yes, describe \_\_\_\_\_  
 Date of changes - - Cost of changes \$ \_\_\_\_\_ Does this cost include the value of all labor (including your own)?  Yes  No  
(mm-dd-yyyy)

C. Within the last five years, was this property listed/offered for sale?  Yes  No  
 If Yes, how long was the property listed (provide dates) - - to - - **IT WAS ON MARKET FOR \$160,000 FOR OVER A YEAR.**  
(mm-dd-yyyy) (mm-dd-yyyy)  
 Asking price \$ \_\_\_\_\_ List all offers received \_\_\_\_\_

D. Within the last five years, was this property appraised?  Yes  No  
 If Yes, provide: Date - - Value \_\_\_\_\_ Purpose of appraisal \_\_\_\_\_  
(mm-dd-yyyy)  
 If this property had more than one appraisal, provide the requested information for each appraisal.

**Section 5: BOR Hearing Information**

A. If you are requesting that a BOR member(s) be removed from your hearing, provide the name(s): MITCHELL KOEL  
**Note:** This does not apply in first or second class cities.

B. Provide a reasonable estimate of the amount of time you need at the hearing \_\_\_\_\_ minutes.

Property owner or Agent signature 	Date (mm-dd-yyyy) <b>7-6-2026</b>
---------------------------------------	--------------------------------------

1. Paid \$85,000 on 5/31/2024
2. Besides cleaning, only improvement was painting the façade for a cost of \$300
3. I own only the first floor and half of the basement
4. Current assessment per both first and second floor is \$371,500
5. Parcel 286-380-38-1 and 286-380-38-1B is owned by same entity with .18 acre valued at \$46,500. My parcel is valued at \$52,000 next door with .17 acre.
6. Where did \$100,000 value come from in two years when a little paint was the only improvement.
7. My opinion of assessed value is \$132,500 based on current condition of the property and the fact that I only own half of the basement. Neighboring parcels' land value is less and \$132,500 would be a 23 percent increase in value over two years, which is above the standard market rate of 3 to 5 percent per year for a typical long-term property investment.