

Hart Appraisals, Inc.
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September 3, 2026

Property Owners, Town of Onalaska, La Crosse County Wisconsin

Hart Appraisals has conducted a revaluation of all property in the Town of Onalaska for the 2026 assessment year. Your assessed values have not changed since the last Revaluation in 2020 unless you have built, remodeled, or removed buildings. The reasons for the revaluation is to create current records of all land and building parcels and to get the Town of Onalaska into compliance with the Wisconsin Department of Revenue. As all of you know, our staff has viewed each parcel with a building on it, to gain the most current information regarding the building(s).

Most will see an increase in the assessed value for the 2026 assessment year. Every year the Department of Revenue reviews the sales transfers from each sale occurring in the town. Based upon the sales that occur in the Town of Onalaska each year, the Department of Revenue increases or decreases the fair market value of the entire town.

Each year the Department of Revenue arrives at a new fair market value for the town based upon the previous years sales. State law requires that the fair market value of your town be no more than 10% above or below its assessed value. When the fair market value of the town is 10% above or below its assessed value the state requires a revaluation to be done. We have analyzed the sales over the last 3 years in the Town of Onalaska to establish a fair market value for all properties based upon these sales.

We have adjusted your assessed value to a current 2026 fair market value. With the assessed value and fair market value being within 10% of each other, your mill or tax rate will decrease. My job as your assessor requires that I put a Fair Market Value on each individual property, based on the sales in the Town of Onalaska. The mill or tax rate will be determined by your municipality based upon its budget needs for the year. Here in the Town of Onalaska, as everywhere in Wisconsin, the largest percentage of our property tax dollars are spent on educating our children in the school systems.

Your municipal clerk will not be able to answer your questions, if you have any questions regarding your new assessment please call me at 608-372-2964 from 8:00 am to 3:00 pm Monday thru Friday. We can resolve most questions over the telephone. In the event that we can not resolve your questions over the telephone, I will set up an appointment to meet with you on Tuesday, October 6th 2026 from 12:00 pm to 4:00 pm at the Open Book located at the Town Hall (N5589 Commerce Road, Onalaska, WI).

Listed on the back of this page are samples of sales that have occurred in the Town of Onalaska in the last 3 years. These are some of the sales that we have used to establish assessed values.
Please review them.

Sincerely,
Patrick J Hart

Patrick J. Hart
Assessor, Town of Onalaska

Type	Old Land Value (2025)	Old Imp Value (2025)	Old Total (2025)	Sale Date	Sale Price	New Land Value	New Imp Value	New Total Assessed
1900's 1.5 SIV Old Style	\$28,900	\$75,900	\$104,800	7/5/2024	\$300,000	\$80,400	\$191,900	\$282,300
2023 Ranch & 2.42 Acres Res	\$37,100	\$398,900	\$437,000	3/1/2024	\$1,175,000	\$53,500	\$766,000	\$809,500
1900's 1.5 SIV Old Style & 4 Ac	\$68,600	\$119,000	\$187,600	6/18/2024	\$495,000	\$63,600	\$243,900	\$327,500
1970's MH & 5 Acres	\$73,200	\$39,800	\$113,000	6/18/2024	\$265,000	\$88,200	\$77,300	\$165,500
1950's Small Ranch & 4 Acres	\$92,200	\$63,200	\$155,400	9/3/2024	\$355,000	\$221,400	\$105,100	\$326,500
1970's Raised Ranch	\$41,800	\$157,400	\$199,200	7/8/2024	\$395,000	\$56,800	\$297,200	\$354,000
1980's Ranch & Cottage Water View	\$116,300	\$343,800	\$460,100	6/27/2024	\$899,900	\$222,900	\$667,900	\$890,800
1980's Split Level	\$27,600	\$162,300	\$189,900	5/24/2024	\$370,000	\$41,400	\$314,500	\$355,900
1960's Ranch	\$28,800	\$154,400	\$183,200	8/27/2024	\$350,000	\$43,200	\$247,200	\$284,600
1960's Small Ranch	\$21,600	\$101,700	\$123,300	8/23/2024	\$235,000	\$37,000	\$241,200	\$272,700
2001 Ranch	\$39,400	\$256,600	\$296,000	12/16/2024	\$560,000	\$58,800	\$535,000	\$593,800
1970's Split Level	\$33,600	\$155,200	\$188,800	10/23/2024	\$350,000	\$48,000	\$268,700	\$316,700
1980's Contemp & 7.5 Acres	\$67,700	\$158,000	\$225,700	1/19/2024	\$445,000	\$95,700	\$244,100	\$340,200
1960's Ranch	\$23,300	\$126,400	\$149,700	5/3/2024	\$275,000	\$27,900	\$244,100	\$272,000
1980's 2 Unit Complex	\$24,800	\$170,900	\$195,700	4/1/2024	\$359,000	\$33,000	\$298,500	\$331,500
1990's Ranch & 5 Acres	\$65,700	\$266,500	\$332,200	9/18/2024	\$600,000	\$80,700	\$493,400	\$574,100
1950's Ranch	\$28,200	\$136,300	\$164,500	11/23/2024	\$283,000	\$36,700	\$268,100	\$304,800
1990's Ranch	\$33,000	\$273,900	\$306,900	7/25/2024	\$517,000	\$37,200	\$386,000	\$423,200
1990's Ranch	\$40,000	\$218,300	\$258,300	4/28/2024	\$429,500	\$56,000	\$386,000	\$442,000
1970's Ranch	\$35,000	\$346,500	\$381,500	4/5/2024	\$649,900	\$65,000	\$632,000	\$697,000
1950's Ranch	\$35,000	\$193,000	\$228,000	7/10/2024	\$324,000	\$45,900	\$293,900	\$339,800
2000's Ranch	\$30,800	\$292,600	\$323,400	2/9/2024	\$475,000	\$45,900	\$468,500	\$534,400
2013 Ranch	\$44,800	\$397,400	\$442,200	11/8/2024	\$795,000	\$91,900	\$799,800	\$891,700
2020 Ranch	\$32,400	\$447,300	\$479,700	9/6/2024	\$710,000	\$58,900	\$734,800	\$811,700
2013 1/2 of Twindo	\$32,400	\$195,800	\$228,200	4/30/2024	\$314,900	\$42,100	\$352,200	\$394,300
1980's Split Level	\$74,000	\$323,500	\$397,500	4/1/2024	\$500,000	\$37,700	\$303,800	\$341,500
2012 1/2 of Twindo	\$33,900	\$226,800	\$260,700	2/23/2024	\$381,000	\$39,200	\$460,100	\$519,300
2023 1/2 of Twindo	\$5,300	\$390,900	\$396,200	3/1/2024	\$319,000	\$22,100	\$367,800	\$409,900
HP Riverrock Warehouse	\$10,000	\$49,200	\$59,200	11/1/2024	\$180,000	\$25,100	\$133,900	\$159,000
Older Block Garage/Warehouse	\$14,000	\$11,800	\$25,800	11/19/2024	\$50,000	\$28,800	\$18,800	\$47,600
1900's 1 Story Business & 2 Min Storage	\$86,400	\$175,500	\$261,900	3/15/2024	\$425,000	\$108,000	\$293,200	\$401,200
1.12 Acres Res	\$5,600	\$0	\$5,600	6/25/2025	\$85,000	\$75,600	\$5,500	\$81,100
27 Acres Res	\$12,200	\$0	\$12,200	7/16/2025	\$178,000	\$16,200	\$0	\$16,200
1950's Cape Cod & Older Out Bldgs	\$39,500	\$116,800	\$156,300	7/3/2025	\$375,000	\$54,500	\$300,000	\$354,500
1960's Ranch WATER	\$68,500	\$123,300	\$191,800	6/20/2025	\$430,000	\$171,100	\$245,600	\$416,700
2000's Ranch & Pole	\$65,500	\$204,900	\$270,400	10/8/2025	\$585,000	\$98,100	\$387,300	\$485,400
1987 2 Story Contemp	\$63,000	\$246,100	\$309,100	6/6/2025	\$650,000	\$81,000	\$476,600	\$557,600
1920's 1 Story & 1.5 Acres Res	\$40,000	\$154,600	\$194,600	5/23/2025	\$405,000	\$55,000	\$233,800	\$348,800
1989 1.5 Story Contemp	\$35,000	\$214,600	\$249,600	6/16/2025	\$515,000	\$50,000	\$417,500	\$467,500
1980's 2 Unit Complex	\$24,800	\$173,900	\$198,700	4/25/2025	\$400,000	\$33,000	\$338,600	\$371,600
2023 2 Story Contemp	\$80,400	\$617,800	\$698,200	5/20/2025	\$1,400,000	\$94,900	\$1,131,100	\$1,226,000
1990's 2 SIV Contemporary	\$69,100	\$238,000	\$307,100	12/12/2025	\$599,900	\$84,100	\$457,700	\$541,800
2016 Ranch WATER	\$101,000	\$185,900	\$286,900	5/28/2025	\$550,000	\$193,700	\$425,100	\$618,800
2000 1.5 SIV Log Home & 5 Ac Res	\$69,100	\$248,500	\$317,600	2/28/2025	\$604,000	\$92,100	\$497,100	\$689,200
1960's Ranch	\$29,700	\$119,200	\$148,900	2/28/2025	\$270,000	\$38,600	\$220,400	\$259,000
2013 Above Avg Ranch	\$80,000	\$376,400	\$456,400	5/16/2025	\$820,000	\$94,100	\$768,900	\$863,000
1970's Raised Ranch	\$19,600	\$120,500	\$140,100	6/9/2025	\$250,000	\$22,400	\$232,500	\$254,900
1980's 2 St Contemp & 5 Ac Res	\$65,300	\$239,600	\$304,900	5/1/2025	\$631,000	\$80,300	\$557,000	\$637,300
1980's Split Level & 4 Acres Res	\$52,700	\$191,900	\$244,600	10/23/2025	\$425,000	\$73,700	\$350,000	\$423,700
2003 Ranch, 2 Pole Bldgs & 10 Acres Res	\$78,600	\$333,500	\$412,100	11/12/2025	\$707,000	\$93,600	\$643,000	\$736,600
1970's A Frame & 6 Acres Res	\$60,300	\$193,700	\$254,000	10/3/2025	\$425,000	\$65,800	\$343,000	\$408,800
1990's Double Wide	\$15,300	\$120,200	\$135,500	6/27/2025	\$220,000	\$20,400	\$195,900	\$216,300
2023 Above Avg Ranch	\$79,400	\$429,600	\$509,000	11/02/2025	\$620,000	\$92,800	\$373,000	\$465,800
1990's Ranch WATER	\$172,600	\$194,000	\$366,600	7/1/2025	\$540,000	\$32,100	\$522,200	\$574,300
2014 1/2 of Twindo	\$27,800	\$274,800	\$302,600	3/31/2025	\$427,500	\$40,000	\$368,900	\$408,900
2018 1/2 Of Twindo	\$34,600	\$297,300	\$331,900	9/19/2025	\$445,000	\$38,500	\$395,500	\$434,000
45 Acres Res	\$30,400	\$0	\$30,400	12/31/2025	\$37,500	\$25,100	\$167,400	\$192,500
HP Riverrock Warehouse	\$10,000	\$61,600	\$71,600	10/29/2025	\$225,000	\$125,000	\$354,800	\$479,800
Mini Storage	\$40,000	\$205,500	\$245,500	1/2/2025	\$450,000	\$152,700	\$395,000	\$547,700
Warehouses & 3 1/2 Ac Comm	\$61,200	\$245,500	\$306,700	1/2/2025	\$550,000	\$51,300	\$138,700	\$290,000
Main Storage & Shop & 52 Ac Comm	\$92,800	\$58,600	\$151,400	3/26/2025	\$210,000	\$84,000	\$0	\$84,000
14 Acres Ag & Woods	\$25,100	\$0	\$25,100	5/9/2025	\$160,000	\$0	\$0	\$160,000