TAX DEED FORECLOSURE PROPERTIES

KENOSHA COUNTY

SEALED BID TAX DEED AUCTION Wednesday, May 1, 2024

Sealed bids will be accepted through 2:00 p.m. on Wednesday, May 1, 2024, and

will be opened at 3:00 p.m.

Sealed bids may be submitted in person or by mail anytime prior to the deadline.

KENOSHA COUNTY ADMINISTRATION BUILDING

Kenosha County Clerk, Regi Waligora 1010 56th St., Kenosha, WI 53140

Auction Listing Packets are available at the office. Auction Listing Packets are available online by visiting the County Clerk's webpage at <u>http://www.kenoshacounty.org</u>

PARCEL NUMBER	ADDRESS	PARCEL DESCRIPTION	OPENING BID
01-122-01-154-006	6309 30th Ave, Kenosha	Vacant Land	\$13,000
05-123-06-313-015	1308 69th St, Kenosha	Single Family	\$78,300
09-222-36-340-019	5312 34th Ave, Kenosha	Single Family	\$96,000
09-222-36-362-010	5722 36th Ave, Kenosha	Single Family	\$86,000
09-222-36-483-007	5805 23rd Ave, Kenosha	Vacant Land	\$25,000
11-223-30-254-014	3538 19th Ave. Kenosha	Single Family	\$198,000
12-223-31-236-022	4710 18th Ave, Kenosha	Single Family	\$113,400
12-223-31-277-036	5106 14th Ave, Kenosha	Single Family	\$40,500
12-223-31-381-008	5615 16th Ave, Kenosha	Single Family	\$105,000
40-4-120-022-3100	6315 245th Ave, Paddock Lake	Single Family	\$82,000
60-4-119-191-0640	39910 97th St, Randall	Single Family	\$212,000
70-4-120-281-0345	10424 268th Ct, Salem Lakes	Single Family	\$115,000
91-4-122-134-0520	8937 26th Ave, Pleasant Prairie	Single Family	\$133,000

ΝΟΤΙCΕ

KENOSHA COUNTY TAX DEED FORECLOSURE SEALED BID TAX DEED AUCTION

Includes Sealed Bid Form

COMPLETE LISTING AVAILABLE IN THE COUNTY CLERK'S OFFICE LOCATED AT THE KENOSHA COUNTY ADMINISTRATION BUILDING, 1010 56TH STREET, KENOSHA, WI 53140 www.kenoshacounty.org

NO TRESPASSING ON COUNTY OWNED PROPERTIES

KENOSHA COUNTY ORDINANCES AND WISCONSIN STATUTES WILL BE STRICTLY ENFORCED AND CARRY FINES (\$1000 OR MORE) AND POSSIBLE JAIL TIME (3-9 MONTHS DEPENDING ON TRESPASS)

Sealed bids will be accepted up to 2:00 p.m., on Wednesday, May 1, 2024, and will be opened at 3:00 p.m. Bids may be delivered or mailed to the Office of the County Clerk any time prior to the auction date and Must be received no later than 2:00 p.m., Wednesday, May 1, 2024, at the Office of the County Clerk.

TERMS AND CONDITIONS:

- 1. **Minimum Bid:** In accordance with Section 75.69 of the Wisconsin Statutes all bids under the stated minimum price will be rejected. Also, the County is not required to accept the highest bid but has the discretion to accept the bid most advantageous to the County above the value established by the Kenosha County Finance Committee. This may include how the property will be used, and whether the land will be subject to real estate taxes. The determination of which bid is most advantageous to the County must be made in good faith without fraud. The County reserves the right to reject all bids and may withdraw an auction listing at any time.
- 2. NOTE: Per the County Board Finance Committee anyone who desires to purchase one of the County's tax delinquent parcels must not be delinquent in any of their real estate taxes.
- 3. Terms: All bids and the SIGNED DISCLAIMER shall be sealed in an envelope with the parcel number clearly written on the outside of the envelope. Each bid requires an individual envelope. Sealed bids will be accepted up to 2:00 p.m. on Wednesday, May 1, 2024, at the County Clerk's Office, 1010 56th St., Kenosha, WI. All bids will be opened on Wednesday, May 1, 2024, approximately 3:00 p.m. at the County Clerk's Office. The successful bidders, if not present, will be notified by phone. Upon receiving notification, the successful bidder shall submit full amount of sale price, in the form of a cashier's check, bank check or money order made payable to Kenosha County, no later than 2:00 p.m., Friday, May 10, 2024, to the Kenosha County Clerk's Office. No personal checks will be accepted. Buyers forfeit their right to purchase property if they fail to submit full amount by 2:00 p.m., Friday, May 10, 2024. The parcel may then be offered to the next bidder.
- 4. BUYERS ARE NOT RESPONSIBLE FOR THE BILLED PAST DUE DELINQUENT TAXES OR PAST DUE SPECIALS OWING ON THE PARCEL. <u>However, the buyer shall be responsible for paying all UNBILLED</u> <u>CURRENT YEAR TAXES, SPECIAL ASSESSMENTS, LONG TERM SPECIAL ASSESSMENTS, SPECIAL</u> <u>CHARGES, DELINQUENT UTILITIES OR SPECIAL TAXES ON THE PARCEL which may include, but are not</u> <u>limited to weed cutting, water, storm water, paving, sewer, and sidewalks.</u> All prospective buyers are responsible for contacting the respective city, town, or village directly to determine whether any longterm specials are charged against the property AND any outstanding delinquencies or special assessments for the 2024 Tax Year. The County Clerk's Office does not have this information.
- 5. Take notice that all prospective buyers are responsible for investigating the condition and buildability of the parcel which they are interested. This includes, but is not limited to, determining building and sanitation requirements, zoning requirements, and environmental hazards located on such a parcel. You may contact the Office of Planning and Development at (262) 857-1895 for parcels located in the Towns of Randall, Somers, Brighton, Paris and Wheatland. Parcels located in the villages or cities require you to contact the respective municipal office for such information. The County Clerk's Office does not have this information.
- 6. Upon completing the sale, the buyer will receive a quit claim deed from Kenosha County. No abstract or warranty deed will be given. Please take notice that Kenosha County makes no representations, assurances, or warranties as to without limitation due to enumeration, the buildability, zoning, and environmental condition such as the presence of toxins, contaminants, radon, hazardous wastes, or storage tanks, of and on the properties listed for sale. If the parcel has a restriction that it must be combined with the bidders abutting parcel, the combination will be included on the quit claim deed and completed through the real estate transfer.

ALL PARCELS ARE SOLD "AS IS" AND ALL SALES ARE FINAL.

7. For each parcel, buyers shall be charged a \$30 recording fee, due at the time of sale. Submit cash, check or a money order made payable to the REGISTER OF DEEDS.

KENOSHA COUNTY TAX DEED AUCTION – May 1, 2024

NOTE: Per the County Board Finance Committee - anyone who desires to purchase one of the County's tax delinquent parcels must not be delinquent in any of their real estate taxes.

PARCEL NUMBER

NAME OF BIDDER

BIDDER'S CURRENT ADDRESS

I UNDERSTAND THAT KENOSHA COUNTY MAKES NO REPRESENTATIONS, ASSURANCE OR WARRANTIES AS TO WITHOUT LIMITATIONS DUE TO ENUMERATION, THE BUILDABILITY, ZONING AND ENVIRONMENTAL CONDITIONS SUCH AS THE PRESENCE OF TOXINS, CONTAMINANTS, RADON, HAZARDOUS WASTES OR STORAGE TANKS OF AND ON THE PROPERTY LISTED FOR SALE OR ANY OTHER DEFERRALS OR ASSESSMENTS PLACED ON THESE PROPERTIES BY OTHER MUNICIPALITIES. I UNDERSTAND AND ACCEPT THESE CONDITIONS, AND I FURTHER HOLD KENOSHA COUNTY HARMLESS IF ANY OTHER MUNICIPALITY DOES INFACT HAVE CURRENT ASSESSMENTS ON ANY PROPERTY PURCHASED BY ME. **SUBMIT SIGNED DISCLAIMER WITH BID FORM.**

SIGNATURE OF BIDDER/BUYER

PLEASE PRINT THE FOLLOWING INFORMATION TO GO ON THE DEED

First Name	Initial	Last Name	
First Name	Initial	Last Name	
Relationship:			
-		-	Number or FEIN# required for the DOR Real Estate
Transfer Return	. Number will be	e collected after the	auction. Do not include the number on the bid form.
		_	
OR (circle one)	PARTNERSHIP	CORPORATION	LLC TRUST OTHER
If other explain:			
Mail Tax Bill to:			
First Name	Initial	Last Name	
Address			
City	State	Zip Code	
			56 TH STREET, KENOSHA, WI 53140. THE BUYER SHALL SUBMIT, IN DEADLINE, IN CASH, CASHIERS CHECK OR MONEY ORDER , PAYABLE

TO KENOSHA COUNTY, ALONG WITH A SEPARATE PAYMENT OF \$30.00 RECORDING FEE PAYABLE TO THE REGISTER OF DEEDS.

THANK YOU REGI WALIGORA, KENOSHA COUNTY CLERK AMOUNT OF BID

PHONE NUMBER

ZIP

DATE



COUNTY CLERK

1010 56th Street Kenosha WI 53140 (262) 653-2552 regi.waligora@kenoshacounty.org

PLEASE SUBMIT THE REQUIRED SIGNED DISCLAIMER WITH OFFER TO PURCHASE.

DISCLAIMER

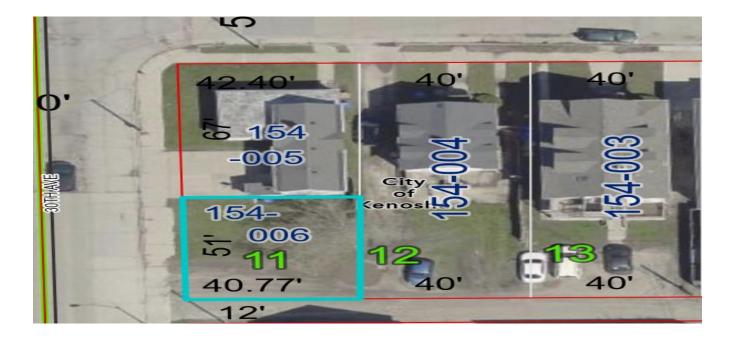
The County makes no representations, assurances, or guarantees as to the buildability, environmental condition or any other deferrals or assessments placed on these properties by other municipalities. By signing this disclaimer, I acknowledge that I am responsible for the current year taxes, special assessments, special charges or special taxes on the property. Although prior years delinquent taxes on this parcel are not my responsibility, the taxes for the entire calendar year of the date of conveyance are my responsibility. Even if I do not own or occupy the property for the entire year, I acknowledge that I am responsible for the current taxes for this entire calendar year. Further, in addition to current year taxes, if my bid results in a conveyance of the property to my ownership, I acknowledge that I am responsible for any outstanding utilities, including but not limited to water, sewer, and gas. It is my responsibility, going forward if successful by bid, to contact the provider municipalities concerning any outstanding utilities which I will need to settle and to make arrangements for payment.

By my signature, I understand and accept these conditions, and I further hold Kenosha County harmless if any other municipality does in fact have current assessments on any property purchased by me.

Parcel No.

Signature ______Date _____





File No. 223-302

APPRAISAL OF



LOCATED AT:

6309 30th Ave Kenosha, WI 53142

CLIENT:

Kenosha County Clerk 1010 56th Street Kenosha, WI, 53140

AS OF:

November 27, 2023

BY:

Daniel B. Truax

Kenosha County Clerk 1010 56th Street Kenosha, WI, 53140

File Number: 223-302

In accordance with your request, I have appraised the real property at:

6309 30th Ave Kenosha, WI 53142

The purpose of this appraisal is to develop an opinion of the defined value of the subject property, as vacant. The property rights appraised are the fee simple interest in the site.

In my opinion, the defined value of the property as of November 27, 2023

is:

\$13,000 Thirteen Thousand Dollars

The attached report contains the description, analysis and supportive data for the conclusions, final opinion of value, descriptive photographs, assignment conditions and appropriate certifications.

mal B. Junez

Daniel B. Truax

Elite Appraisals, Inc. Land Appraisal Report

File No. 223-302

SUBJECT PURPOSE	Client Name/Intended U Client Address 1010 Additional Intended Use Intended Use "As-Is" Property Address 6309 Owner of Public Record Legal Description The	ser Kenosha County 56th Street r(s) Portfolio Valuation 9 30th Ave County Of Kenosha S 51 Ft Of Lot 11 B I-122-01-154-006 coosevelt	urke's Sub Pt Of Ne	E-mai City F City F City I 2 1/4 Sec 1 T1	I countyclerk@ken Kenosha Kenosha	oshacounty.or		Zip 53' Zip 53' osha 304.00	
SALES HISTORY	Analysis of prior sale or i stated value (ass was not publicly of	Date 01/06/2023 transfer history of the subject		00 Sourc sales, if applicable) bject's only sale	e(s) Assessor's Red The subject last tr	cords / WI Dep ransferred on (e past 3 years,	ot of Reven 01/06/2023 was distre	via Tax De	
NEIGHBORHOOD	Location X Urban Built-Up X Over 75% Growth Rapid Neighborhood Boundari Neighborhood Descriptic maintained on ar readily available. Market Conditions (inclu	X Stable Slow es See Attached Ad on There are no app a average to good be ding support for the above c	r 25% Demand/Supply Marketing Time	Shortage X Under 3 mths ors which shoul conveniences a al market is ave	Stable Declinin In Balance Over Su 3-6 mths Over 6 r d affect the subject such as schools, s erage with supply a	upply \$(000) mths 50 L 350+ H 215 P t's marketabilit hopping, recre	AGE (yrs) ow 0 igh 185 red. 90 y. The prop ation and e relative ba	One-Unit 2-4 Unit Multi-Family Commercial Other Derties are employmen Iance. Pro	perty
SITE	Dimensions 42x51 Specific Zoning Classific Zoning Compliance (Highest and best use of will not allow for a Utilities Public Electricity X Gas X FEMA Special Flood Ha	ation RG-1 X Legal Legal None the subject property Hig any residential deve Other (describe)	conforming (Grandfathered L nest and best use w elopment, as propert Water Sanitary Sewer No FEMA Flood Zone X	sf iption See Attach Jse) No Zonin vas determined ty is < the 5,000 Public Ot X [r X] [Shape Rectang ned Addendum g Illegal (describe) as vacant, undeve	gular loped land. Cu equirement. Off-site Imp Street Cor Alley Gra	View Re rrrent zonin provements_1 ncrete	Гуре Ри []	Iblic Private
MARKETDATAANALYSIS	ITEM Address 6309 3C Kenosha, WI 53 Proximity to subject Sales Price Price \$/ Data Source Data of Sale and Time Adjustment Location Site/View Other Sales or Financing Concessions Net Adj. (Total) Indicated Value of Subject Summary of Sales Comp	\$	D MetroMLS #1827 DESCRIPTION 03/02/2023 Urban 3485 sf / Resid RXR	40 \$ 16,500 5 019;DOM 95 +(-) Adjust. 800 800 \$800	COMPARABI 2208 Roosevelt R Kenosha, WI 531- 0.47 miles SE MetroMLS #17952 DESCRIPTION 12/10/2021 Urban 2142 sf / BsyRd Commercial (X) + § Net Adj. 17.0% Gross Adj. 17.0% §	2d 43 5 25;DOM 100 +(-) Adjust. 1,700 5 1,700 5 1,700	6316 28th Kenosha, 0.11 miles MetroMLS DESCRIP 05/12/201 Urban 3960 sf/C4 RXR	WI 53143 s SE s #1524400 TION 7	4,500
	Based on the scope the subject of this re Single point \$ This appraisal is made	port as of <u>11/27/2023</u> 13,000	Range \$ o the following: Produced		727 www.aciweb.com	s appraisal, is:] Greater than [Less that	n \$	that is

ADDENDUM

Client: Kenosha County Clerk	File No.: 223-302	
Property Address: 6309 30th Ave		Case No.:
City: Kenosha	State: WI	Zip: 53142

Neighborhood Boundaries

The subject neighborhood is roughly bounded by 45th Street north, 80th Street south, Sheridan Road east and 51st Avenue west, and it is this market area that is described in the neighborhood section of this report.

The 'other' land usage of 10% in the 'Neighborhood' Section of the URAR describes the typical parks, schools, water-ways and green belts common in urban areas.

Neighborhood Market Conditions

The subject does not generally conform to the neighborhood in site size, as it is significantly inferior in total area, thus not conforming to minimum site size to be developed/improved with a residential dwelling. Local neighborhood market is average with supply and demand in relative balance. Property values are stable to modestly increasing. Present marketing conditions are favorable and while REO/FSBO/distressed sales occur, the low volume/percentage from these transactions represent no meaningful factor in the current market conditions.

Zoning Description

General Residential - The primary purpose and characteristics of the RG-1 General Residential District are intended to provide for single and two-family residential development.

Site Comments

The subject contains approximately 0.05 acres of residential land (51'x42') of land that is basically level, rectangular in shape and located along a busy road and in close proximity to a railroad. External obsolescence is noted due to the subject being located on a busy road and in close proximity to a railroad. External obsolescence like these are not uncommon in the subject area but may have somewhat of an adverse effect on the subject's marketability in the way of reducing sale price points to attract buyers with such an incentive. The subject site has public water, sewer, gas and electric utilities available at the street. The subject site is smaller in size than typical for the area, thus restricting residential development under current zoning.

Comments on Sales Comparison

A value range was established from \$7,100 to \$15,300. Due to the subject being smaller than minimum requirements to build under current residential zoning, and being located in a portion of the city which is bounded by major geographic boundaries (e.g. highway, body of water, railroad tracks, arterial roadways, etc.) it was necessary to obtain and utilize comparables from across these boundaries, however all comparables and their location would be viewed equally to that of the subject by potential buyers. In order to obtain and utilize comparable sales which share a similar site size limitation, restricting residential development (containing <5,000 sq.ft.), it was necessary to obtain and utilize comparable sales which sold past the preferred 12 months, however a 9% (monthly pro-rated) annual time adjustment was applied to comparable sales 2 & 3 to reflect the movement of the market of the subject area over that time. After an exhaustive search, no better/closer sales could be found upon which meaningful comparison could be made.

When reaching an estimate of value, the gross adjustments of sale price for each comparable was used to determine the relative quality of the comparable. The ratio of gross dollar adjustment to sale price of each comparable is used to calculate the weight each should have in a weighted average calculation, thus giving the most weight to the most similar comparables while minimizing value near the extremes of the value range. This weighted average is used as the indicated value of the subject. These values were then added together resulting in an estimated market value of \$13,000. This method is acceptable under both USPAP and Fannie Mae guidelines and due to limited similar sales, was considered the most reliable at the time of this appraisal.

Scope of Work, Assumptions and Limiting Conditions

Scope of work is defined in the Uniform Standards of Professional Appraisal Practice as " the type and extent of research and analyses in an assignment." In short, scope of work is simply what the appraiser did and did not do during the course of the assignment. It includes, but is not limited to: the extent to which the property is identified and inspected, the type and extent of data researched, the type and extent of analyses applied to arrive at opinions or conclusions.

The scope of this appraisal and ensuing discussion in this report are specific to the needs of the client, other identified intended users and to the intended use of the report. This report was prepared for the sole and exclusive use of the client and other identified intended users for the identified intended use and its use by any other parties is prohibited. The appraiser is not responsible for unauthorized use of the report.

The appraiser's certification appearing in this appraisal report is subject to the following conditions and to such other specific conditions as are set forth by the appraiser in the report. All extraordinary assumptions and hypothetical conditions are stated in the report and might have affected the assignment results.

1. The appraiser assumes no responsibility for matters of a legal nature affecting the property appraised or title thereto, nor does the appraiser render any opinion as to the title, which is assumed to be good and marketable. The property is appraised as though under responsible ownership.

2. Any sketch in this report may show approximate dimensions and is included only to assist the reader in visualizing the property. The appraiser has made no survey of the property.

3. The appraiser is not required to give testimony or appear in court because of having made the appraisal with reference to the property in question, unless arrangements have been previously made thereto.

4. Neither all, nor any part of the content of this report, copy or other media thereof (including conclusions as to the property value, the identity of the appraiser, professional designations, or the firm with which the appraiser is connected), shall be used for any purposes by anyone but the client and other intended users as identified in this report, nor shall it be conveyed by anyone to the public through advertising, public relations, news, sales, or other media, without the written consent of the appraiser.

5. The appraiser will not disclose the contents of this appraisal report unless required by applicable law or as specified in the Uniform Standards of Professional Appraisal Practice.

6. Information, estimates, and opinions furnished to the appraiser, and contained in the report, were obtained from sources considered reliable and believed to be true and correct. However, no responsibility for accuracy of such items furnished to the appraiser is assumed by the appraiser.

7. The appraiser assumes that there are no hidden or unapparent conditions of the property, subsoil, or structures, which would render it more or less valuable. The appraiser assumes no responsibility for such conditions, or for engineering or testing, which might be required to discover such factors. This appraisal is not an environmental assessment of the property and should not be considered as such.

8. This appraisal report should not be used to disclose the condition of the property as it relates to the presence/absence of defects. The client is invited and encouraged to employ qualified experts to inspect and address areas of concern. If negative conditions are discovered, the opinion of value may be affected.

9. Appraisals involving hypothetical conditions related to completion of new construction, repairs or alteration are based on the assumption that such completion, alteration or repairs will be competently performed.

Additional Comments Related To Scope Of Work, Assumptions and Limiting Conditions

par™

Appraiser's Certification

The appraiser(s) certifies that, to the best of the appraiser's knowledge and belief:

1. The statements of fact contained in this report are true and correct.

2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are the appraiser's personal, impartial, and unbiased professional analyses, opinions, and conclusions.

3. Unless otherwise stated, the appraiser has no present or prospective interest in the property that is the subject of this report and has no personal interest with respect to the parties involved.

- 4. The appraiser has no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- 5. The appraiser's engagement in this assignment was not contingent upon developing or reporting predetermined results.
- 6. The appraiser's compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of
- the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- 7. The appraiser's analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
- 8. Unless otherwise noted, the appraiser has made a personal inspection of the property that is the subject of this report.
- 9. Unless noted below, no one provided significant real property appraisal assistance to the appraiser signing this certification. Significant real property appraisal assistance provided by:

Additional Certifications:

Definition of Value: X Market Value Other Value:

Source of Definition: Uniform Standards of Professional Appraisal Practice

The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he or she considers his or her own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U. S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

Signature: Junil B. June	Signature:
Name: Daniel B. Truax	Name:
Company Name: Elite Appraisals, Inc.	Company Name:
Company Address: 9568 42nd Ct	Company Address:
Pleasant Prairie, WI 53158	
Telephone Number: 262.605.0888	Telephone Number:
Email Address: eliteappraisalswi@gmail.com	Email Address:
State Certification # 1391-9	State Certification #
or License #	or License #
or Other (describe): State #:	State:
State: W/I	Expiration Date of Certification or License:
Expiration Date of Certification or License: 12/14/2023	Date of Signature:
Date of Signature and Report: 11/28/2023	Date of Property Viewing:
Date of Property Viewing: 11/27/2023	Degree of property viewing:
Degree of property viewing: X Did personally view Did not personally view	Did personally view Did not personally view
	Produced using ACI software, 800.234.8727 www.aciweb.com Page 3 of 3 This form Copyright © 2005-2016 ACI, a First American Company. All Rights Reserve (gPARTM) General Purpose Appraisal Report 09/20 GPARLAND_109/2320

ELITE APPRAISALS, INC.

Elite Appraisals, Inc.

USPAP ADDENDUM

File No. 223-302

Borrower:	
Property Address: 6309 30th Ave	
City: Kenosha County: Kenosha Lender: Kenosha County Clerk	State: WI Zip Code: 53142
APPRAISAL AND REPORT IDENTIFICATION	
This report was prepared under the following USPAP report	ing option:
Appraisal Report A written report prepared under	
X Restricted Appraisal Report A written report prepared under	
Reasonable Exposure Time My opinion of a reasonable exposure time for the subject property at the ma	rket value stated in this report is: 65
Additional Certifications	
	η , regarding the property that is the subject of this report within the three-year
period immediately preceding acceptance of this assignment.	
I HAVE performed services, as an appraiser or in another capacity, re	garding the property that is the subject of this report within the three-year
period immediately preceding acceptance of this assignment. Those se	
Additional Comments	
Additional Comments	
APPRAISER:	SUPERVISORY APPRAISER (only if required):
5	
Signature: Japial B. Junan	_ Signature:
Name: Daniel B. Truax	Name:
Date Signed: 11/28/2023	_ Date Signed:
State Certification #: 1391-9	
or Other (describe): State #:	State:
State: WI Expiration Date of Certification or License: <u>12/14/2023</u>	_ Expiration Date of Certification or License:
Expiration Date of Certification or License: <u>12/14/2023</u> Effective Date of Appraisal: <u>11/27/2023</u>	 Supervisory Appraiser inspection of Subject Property: Did Not Exterior-only from street Interior and Exterior
	-
Produced using ACI so	ftware, 800.234.8727 www.aciweb.com USPAP_14.04272015

SUBJECT PROPERTY PHOTO ADDENDUM

Client: Kenosha County Clerk	File No.:	File No.: 223-302	
Property Address: 6309 30th Ave	Case No	D.:	
City: Kenosha	State: WI	Zip: 53142	



FRONT VIEW OF SUBJECT PROPERTY

Appraised Date: November 27, 2023 Appraised Value: \$ 13,000



STREET SCENE

COMPARABLE PROPERTY PHOTO ADDENDUM

Client:Kenosha County ClerkFile No.:223-302Property Address:6309 30th AveCase No.:City:KenoshaState:WIZip:53142



COMPARABLE SALE #1

4035 10th Ave Kenosha, WI 53140 Sale Date: 03/02/2023 Sale Price: \$ 16,500



COMPARABLE SALE #2

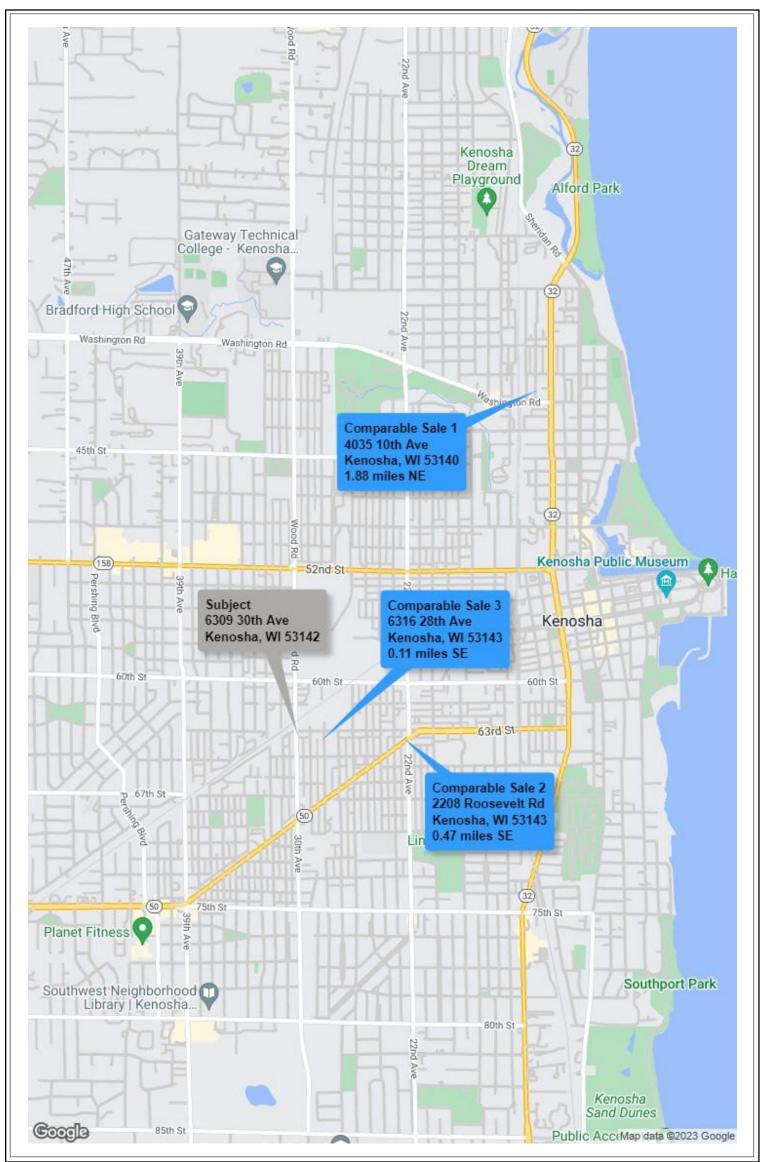
2208 Roosevelt Rd Kenosha, WI 53143 Sale Date: 12/10/2021 Sale Price: \$ 10,000



COMPARABLE SALE #3

6316 28th Ave Kenosha, WI 53143 Sale Date: 05/12/2017 Sale Price: \$ 4,500

Client: Kenosha County Clerk	File N	0.: 223-302
Property Address: 6309 30th Ave	Case No.:	
City: Kenosha	State: WI	Zip: 53142



KENOSHA COUNTY TAX DEED AUCTION LIST CITY OF KENOSHA

PARCEL

LEGAL DESCRIPTION

OPENING BID

05-123-06-313-015

Part of Lots 9, 12 and 13, Block 2 of Symmond's Subdivision, of part of the Southwest Quarter of Section 6, Town 1 North, Range 22 East of the Fourth Principal Meridian, according to a plat thereof on file and of record in the office of the Register of Deeds for Kenosha County, Wisconsin, the same being a parcel of land 80 feet in width and 132 feet in depth fronting on 69th Street (formerly Symmond's Street), as laid out through said Block 2 and described as follows, to-wit: Commencing on the North line of said 69th Street at the point which is 40 feet West of the East line of said Block; thence North 132 feet; thence West 80 feet to an alley; thence South 132 feet and to the North line of said 69th Street; thence East along the North line of said 69th Street, 80 feet to the place of beginning. EXCEPTING THEREFROM land conveyed in Warranty Deed, dated January 30, 1998 and recorded in the office of the Register of Deeds for Kenosha County, Wisconsin on February 6, 1998, as Document No. 1084881, lying and being in the City of Kenosha, County of Kenosha and State of Wisconsin.

PROPERTY ADDRESS: 1308 69th St LOT SIZE: 43' x 132'



\$78,300



File No. 223-253

APPRAISAL OF



LOCATED AT:

1308 69th St Kenosha, WI 53143

CLIENT:

Kenosha County Clerk 1010 56th Street Kenosha, WI, 53140

AS OF:

October 3, 2023

BY:

Daniel B. Truax

File No. 223-253

	This report is limited to the sole	e and exclusive use of the client	. The rationale for how the a	ppraiser arrived at the opin	nions and conclusions set f	forth in this report may not l	be understood properly wi	thoutadditional		
Щ	information in the appraiser's	workfile. The purpose of this ap	praisal report is to provide t	he client with a credible op	inion of the defined value o	of the subject property, give	en the intended use of the a	ippraisal.		
PURPOSE	Client Kenosha Cou	unty Clerk		E-mai	countyclerk@	kenoshacounty.	org			
ЯĽ	Client Address 1010 5	6th Street		City 🖌	Kenosha		State WI Z	p 53140		
Ъ	Intended Use "As-Is" P									
-	Droporty Addroso 1200 (COth St		City	(anacha			- F2142		
-	Property Address 1308 (F 400 00 040 04		Kenosha		State WI Z	p 53143		
C ^T	Other Description (APN, Le	egal, etc.), if applicable U)5-123-06-313-01	5						
SUBJECT										
BO.	Property Rights Appraised	X Fee Simple	Leasehold Other	(describe)						
S	Subject property existing us	se: Single-Family F	Residential		Use reflected in app	praisal: Single-Fai	mily Residential			
	Highest and Best Use:	X Existing	Other:							
	My research X did	did not reveal any prior sa	les or transfers of the su	hiect property for the th	ree vears prior to the eff	fective date of this appra	aisal			
		ate 01/06/2023	Price \$74,2		e(s) Assessor's R					
Ř		fer history of the subject pro				t transferred on 0		av Dood for a		
Ĕ										
Ĭ.		ssed value) of \$74,2		ubject's only sale	e/transfer within t	ne past 3 years,	was distressed	n nature and		
ES HISTORY	was not publicly off	fered for sale on the	e MLS.							
SAL										
S	Offerings, options and cont	racts as of the effective date	e of the appraisal No	t listed publicly o	offered for sale w	vithin past 12 mor	nths.			
				• •		•				
-	Marketability Comments:	The subject genera	ally conforms to th	ne neighborhooc	l in design/style	dwelling square f	footage site size	and		
		nt. The subject's of i								
-										
		undetermined perio								
		s or structural integ								
		o modestly increasi						ales occur, the		
S	low volume/percen	tage from these tra	nsactions represe	ent no meaningf	ul factor in the cu	irrent market con	ditions.			
	Site Comments: The su	ubject site contains	approximately 0.	13 acres of resid	dential land, basic	cally level with no	o apparent adve	rse site		
NIN		nal factors (easeme								
\sim		. The subject site is						,		
Ű			connected to pu	Sile water, sewe	, gas and electric	c utilities.				
-										
	Improvement Comments:	See Attached Add	bendum							
-										
_										
	FEATURE	SUBJECT	COMPARABL	E SALE NO. 1	COMPARABL	E SALE NO. 2	COMPARABL	E SALE NO. 3		
-	1308 69th St		1621 61st St		1105 67th St		6711 29th Ave			
	Address Kenosha, W	/ 531/3	Kenosha, WI 53	1/3	Kenosha, WI 53	21/13	Kenosha, WI 53	1/13		
-		1 55145		143	· · · ·	5145		5145		
-	Proximity to Subject		0.21 miles NE		1.00 miles NE		0.55 miles SE			
-	Sale Price	\$ N/A		\$ 85,000		\$ 85,000		\$ 121,000		
	Sale Price/Gross Liv. Area	\$ 0.00 sq. ft.	\$ 70.07 sq. ft.		\$ 60.71 sq. ft.		\$ 99.02 sq. ft.			
	Data Source(s)		MetroMLS #184	3230;DOM 7	MetroMLS #182	23126·DOM 51	MetroMLS #181	8513:DOM 7		
-	Verification Source(s)		Assessor'sRcrd	s/ListingAgent						
_	Verification Source(s)	DESCRIPTION			Assessor'sRcrd	s/ListingAgent	Assessor'sRcrd	s/ListingAgent		
_	VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	s/ListingAgent +(-) \$ Adjustment	Assessor'sRcrd		Assessor'sRcrd			
-	VALUE ADJUSTMENTS Sale or Financing	DESCRIPTION	DESCRIPTION Investor;Cash		Assessor'sRcrds	s/ListingAgent	Assessor'sRcrd DESCRIPTION Investor;Cash	s/ListingAgent		
-	VALUE ADJUSTMENTS Sale or Financing Concessions	DESCRIPTION	DESCRIPTION Investor;Cash None Known		Assessor'sRcrd DESCRIPTION REO;Cash None Known	s/ListingAgent	Assessor'sRcrd DESCRIPTION Investor;Cash None Known	s/ListingAgent		
-	VALUE ADJUSTMENTS Sale or Financing	DESCRIPTION	DESCRIPTION Investor;Cash		Assessor'sRcrds	s/ListingAgent	Assessor'sRcrd DESCRIPTION Investor;Cash	s/ListingAgent		
-	VALUE ADJUSTMENTS Sale or Financing Concessions	DESCRIPTION	DESCRIPTION Investor;Cash None Known		Assessor'sRcrd DESCRIPTION REO;Cash None Known	s/ListingAgent	Assessor'sRcrd DESCRIPTION Investor;Cash None Known	s/ListingAgent		
-	VALUE ADJUSTMENTS Sale or Financing Concessions Date of Sale/Time Location	Residential	DESCRIPTION Investor;Cash None Known 08/02/2023 Residential		Assessor'sRcrds DESCRIPTION REO;Cash None Known 04/07/2023 Residential	s/ListingAgent	Assessor'sRcrd DESCRIPTION Investor;Cash None Known 09/08/2023 Residential	s/ListingAgent +(-) \$ Adjustment		
	VALUE ADJUSTMENTS Sale or Financing Concessions Date of Sale/Time Location Leasehold/Fee Simple	Residential Fee Simple	DESCRIPTION Investor;Cash None Known 08/02/2023 Residential Fee Simple		Assessor'sRcrd: DESCRIPTION REO;Cash None Known 04/07/2023 Residential Fee Simple	s/ListingAgent	Assessor'sRcrd DESCRIPTION Investor;Cash None Known 09/08/2023 Residential Fee Simple	s/ListingAgent +(-) \$ Adjustment		
	VALUE ADJUSTMENTS Sale or Financing Concessions Date of Sale/Time Location Leasehold/Fee Simple Site	Residential Fee Simple 5650 sf	DESCRIPTION Investor;Cash None Known 08/02/2023 Residential Fee Simple 6250 sf		Assessor'sRcrd: DESCRIPTION REO;Cash None Known 04/07/2023 Residential Fee Simple 6650 sf	s/ListingAgent	Assessor'sRcrd DESCRIPTION Investor;Cash None Known 09/08/2023 Residential Fee Simple 7260 sf	s/ListingAgent +(-) \$ Adjustment		
	VALUE ADJUSTMENTS Sale or Financing Concessions Date of Sale/Time Location Leasehold/Fee Simple Site View	Residential Fee Simple 5650 sf Residential	DESCRIPTION Investor;Cash None Known 08/02/2023 Residential Fee Simple 6250 sf Residential		Assessor'sRcrds DESCRIPTION REO;Cash None Known 04/07/2023 Residential Fee Simple 6650 sf Residential	s/ListingAgent	Assessor'sRcrd DESCRIPTION Investor;Cash None Known 09/08/2023 Residential Fee Simple 7260 sf Residential	s/ListingAgent +(-) \$ Adjustment		
	VALUE ADJUSTMENTS Sale or Financing Concessions Date of Sale/Time Location Leasehold/Fee Simple Site View Design (Style)	Residential Fee Simple 5650 sf Residential Colonial	DESCRIPTION Investor;Cash None Known 08/02/2023 Residential Fee Simple 6250 sf Residential Bungalow		Assessor'sRcrds DESCRIPTION REO;Cash None Known 04/07/2023 Residential Fee Simple 6650 sf Residential Colonial	s/ListingAgent	Assessor'sRcrd DESCRIPTION Investor;Cash None Known 09/08/2023 Residential Fee Simple 7260 sf Residential Bungalow	s/ListingAgent +(-) \$ Adjustment		
	VALUE ADJUSTMENTS Sale or Financing Concessions Date of Sale/Time Location Leasehold/Fee Simple Site View Design (Style) Quality of Construction	Residential Fee Simple 5650 sf Residential Colonial Vinyl/Average	DESCRIPTION Investor;Cash None Known 08/02/2023 Residential Fee Simple 6250 sf Residential Bungalow Asbestos/Avg		Assessor'sRcrds DESCRIPTION REO;Cash None Known 04/07/2023 Residential Fee Simple 6650 sf Residential Colonial Vinyl/Average	s/ListingAgent	Assessor'sRcrd DESCRIPTION Investor;Cash None Known 09/08/2023 Residential Fee Simple 7260 sf Residential Bungalow Aluminum/Avg	s/ListingAgent +(·) \$ Adjustment 4,300		
	VALUE ADJUSTMENTS Sale or Financing Concessions Date of Sale/Time Location Leasehold/Fee Simple Site View Design (Style)	Residential Fee Simple 5650 sf Residential Colonial Vinyl/Average 133a/40e	DESCRIPTION Investor;Cash None Known 08/02/2023 Residential Fee Simple 6250 sf Residential Bungalow Asbestos/Avg 123a/40e		Assessor'sRcrds DESCRIPTION REO;Cash None Known 04/07/2023 Residential Fee Simple 6650 sf Residential Colonial Vinyl/Average 127a/40e	s/ListingAgent	Assessor'sRcrd DESCRIPTION Investor;Cash None Known 09/08/2023 Residential Fee Simple 7260 sf Residential Bungalow Aluminum/Avg 105a/30e	s/ListingAgent +(-) \$ Adjustment		
	VALUE ADJUSTMENTS Sale or Financing Concessions Date of Sale/Time Location Leasehold/Fee Simple Site View Design (Style) Quality of Construction	Residential Fee Simple 5650 sf Residential Colonial Vinyl/Average	DESCRIPTION Investor;Cash None Known 08/02/2023 Residential Fee Simple 6250 sf Residential Bungalow Asbestos/Avg		Assessor'sRcrds DESCRIPTION REO;Cash None Known 04/07/2023 Residential Fee Simple 6650 sf Residential Colonial Vinyl/Average	s/ListingAgent	Assessor'sRcrd DESCRIPTION Investor;Cash None Known 09/08/2023 Residential Fee Simple 7260 sf Residential Bungalow Aluminum/Avg	s/ListingAgent +(·) \$ Adjustment 4,300		
	VALUE ADJUSTMENTS Sale or Financing Concessions Date of Sale/Time Location Leasehold/Fee Simple Site View Design (Style) Quality of Construction Actual Age	Residential Fee Simple 5650 sf Residential Colonial Vinyl/Average 133a/40e	DESCRIPTION Investor;Cash None Known 08/02/2023 Residential Fee Simple 6250 sf Residential Bungalow Asbestos/Avg 123a/40e		Assessor'sRcrds DESCRIPTION REO;Cash None Known 04/07/2023 Residential Fee Simple 6650 sf Residential Colonial Vinyl/Average 127a/40e	s/ListingAgent	Assessor'sRcrd DESCRIPTION Investor;Cash None Known 09/08/2023 Residential Fee Simple 7260 sf Residential Bungalow Aluminum/Avg 105a/30e	s/ListingAgent +(·) \$ Adjustment 4,300		
	VALUE ADJUSTMENTS Sale or Financing Concessions Date of Sale/Time Location Leasehold/Fee Simple Site View Design (Style) Quality of Construction Actual Age Condition	Residential Fee Simple 5650 sf Residential Colonial Vinyl/Average 133a/40e Fair-Poor Total Bdrms Baths	DESCRIPTION Investor;Cash None Known 08/02/2023 Residential Fee Simple 6250 sf Residential Bungalow Asbestos/Avg 123a/40e Fair-Poor		Assessor'sRcrds DESCRIPTION REO;Cash None Known 04/07/2023 Residential Fee Simple 6650 sf Residential Colonial Vinyl/Average 127a/40e Fair-Poor Total Bdrms Baths	s/ListingAgent +(-) \$ Adjustment	Assessor'sRcrd DESCRIPTION Investor;Cash None Known 09/08/2023 Residential Fee Simple 7260 sf Residential Bungalow Aluminum/Avg 105a/30e Average-Fair Total Baths	s/ListingAgent +(·) \$ Adjustment 4,300		
	VALUE ADJUSTMENTS Sale or Financing Concessions Date of Sale/Time Location Leasehold/Fee Simple Site View Design (Style) Quality of Construction Actual Age Condition Above Grade Room Count	Residential Fee Simple 5650 sf Residential Colonial Vinyl/Average 133a/40e Fair-Poor Total Bdrms Baths 6 3 1.0	DESCRIPTION Investor;Cash None Known 08/02/2023 Residential Fee Simple 6250 sf Residential Bungalow Asbestos/Avg 123a/40e Fair-Poor Total Bdrms Baths 6 3 1.0	+(.) \$ Adjustment	Assessor'sRcrds DESCRIPTION REO;Cash None Known 04/07/2023 Residential Fee Simple 6650 sf Residential Colonial Vinyl/Average 127a/40e Fair-Poor Total Bdrms. Baths 6 4 2.0	s/ListingAgent +(·) \$ Adjustment +(·) \$ Adjustment	Assessor'sRcrd DESCRIPTION Investor;Cash NO→ K→wn 09/08/2023 Residential Fee Simple 7260 sf Residential Bungalow Aluminum/Avg 105a/30e Aluminum/Avg 105a/30e Aluminum/Avg 6 3	s/ListingAgent +(·) \$ Adjustment -(·) \$ Adjustment -4,300 -12,100 **		
	VALUE ADJUSTMENTS Sale or Financing Concessions Date of Sale/Time Location Leasehold/Fee Simple Site View Design (Style) Quality of Construction Actual Age Condition Above Grade Room Count Gross Living Area 20	Residential Fee Simple 5650 sf Residential Colonial Vinyl/Average 133a/40e Fair-Poor Total Bdrms Baths 6 3 1.0 1,108 sq.ft.	DESCRIPTION Investor;Cash None Known 08/02/2023 Residential Fee Simple 6250 sf Residential Bungalow Asbestos/Avg 123a/40e Fair-Poor Total Bdrms Baths 6 3 1.0 1,213 sq.	+(.) \$ Adjustment	Assessor'sRcrds DESCRIPTION REO;Cash None Known 04/07/2023 Residential Fee Simple 6650 sf Residential Colonial Vinyl/Average 127a/40e Fair-Poor Total Baths 6 4 2.0 1,400 sq.	s/ListingAgent +(·) \$ Adjustment +(·) \$ Adjustment	Assessor'sRcrd DESCRIPTION Investor;Cash 09/08/2023 Residential Fee Simple 7260 sf Residential Bungalow Aluminum/Avg 105-3/30€ Average Total Bars. 6 3 1.0 1,222 sg.	s/ListingAgent +(·) \$ Adjustment -(·) \$ Adjustment -4,300 -12,100 **		
	VALUE ADJUSTMENTS Sale or Financing Concessions Date of Sale/Time Location Leasehold/Fee Simple Site View Design (Style) Quality of Construction Actual Age Condition Above Grade Room Count Gross Living Area 20 Basement & Finished	Residential Fee Simple 5650 sf Residential Colonial Vinyl/Average 133a/40e Fair-Poor Total Bdrms Baths 6 3 1.0 1,108 sq.ft. Partial	DESCRIPTION Investor;Cash None Known 08/02/2023 Residential Fee Simple 6250 sf Residential Bungalow Asbestos/Avg 123a/40e Fair-Poor Total Bdrms Baths 6 3 1.0 1,213 sq. Full	+(.) \$ Adjustment	Assessor'sRcrd: DESCRIPTION REO;Cash None Known 04/07/2023 Residential Fee Simple 6650 sf Residential Colonial Vinyl/Average 127a/40e Fair-Poor Total Bdms Baths 6 4 2.0 1,400 sq. Full	s/ListingAgent +(·) \$ Adjustment +(·) \$ Adjustment	Assessor'sRcrd DESCRIPTION Investor;Cash 09/08/2023 Residential Fee Simple 7260 sf Residential Bungalow Aluminum/Avg 105-3/30€ Average-Fair Total Bdms 6 3 7.222 sq.	s/ListingAgent +(·) \$ Adjustment -(·) \$ Adjustment -4,300 -12,100 **		
	VALUE ADJUSTMENTS Sale or Financing Concessions Date of Sale/Time Location Leasehold/Fee Simple Site View Design (Style) Quality of Construction Actual Age Condition Above Grade Room Count Gross Living Area 20 Basement & Finished Rooms Below Grade	Residential Fee Simple 5650 sf Residential Colonial Vinyl/Average 133a/40e Fair-Poor Total Bdrms Baths 6 3 1.0 1,108 sq.ft. Partial *Unfinished	DESCRIPTION Investor;Cash None Known 08/02/2023 Residential Fee Simple 6250 sf Residential Bungalow Asbestos/Avg 123a/40e Fair-Poor Total Bdrms Baths 6 3 1.0 1,213 sq. Full *Unfinished	+(.) \$ Adjustment	Assessor'sRcrds DESCRIPTION REO;Cash None Known 04/07/2023 Residential Fee Simple 6650 sf Residential Colonial Vinyl/Average 127a/40e Fair-Poor Total Bdrms Baths 6 4 2.0 1,400 sq. Full *Unfinished	s/ListingAgent +(·) \$ Adjustment +(·) \$ Adjustment	Assessor'sRcrd DESCRIPTION Investor;Cash None Known 09/08/2023 Residential Fee Simple 7260 sf Residential Bungalow Aluminum/Avg 105a/30 Average-Fair Total Bdrms Baths 6 3 1.0 1,222 sq. Full *Unfinished	s/ListingAgent +(·) \$ Adjustment -(·) \$ Adjustment -4,300 -12,100 **		
	VALUE ADJUSTMENTS Sale or Financing Concessions Date of Sale/Time Location Leasehold/Fee Simple Site View Design (Style) Quality of Construction Actual Age Condition Above Grade Room Count Gross Living Area 20 Basement & Finished Rooms Below Grade Functional Utility	Residential Fee Simple 5650 sf Residential Colonial Vinyl/Average 133a/40e Fair-Poor Total Bdrms Baths 6 3 1.0 1,108 sq.ft. Partial *Unfinished Typical	DESCRIPTION Investor;Cash None Known 08/02/2023 Residential Fee Simple 6250 sf Residential Bungalow Asbestos/Avg 123a/40e Fair-Poor Total Bdrms Baths 6 3 1.0 1,213 sq. Full *Unfinished Typical	+(.) \$ Adjustment	Assessor'sRcrds DESCRIPTION REO;Cash None Known 04/07/2023 Residential Fee Simple 6650 sf Residential Colonial VinyI/Average 127a/40e Fair-Poor Total Bdrms Baths 6 4 2.0 ↓,400 sq. Full *Unfinished Typical	s/ListingAgent +(·) \$ Adjustment +(·) \$ Adjustment	Assessor'sRcrd DESCRIPTION INVESCRIPTION NONESCRIPTION NONESCRIPTION OP/OS/Cash OP/OS/Cash OS/OS/Cash Residential Fee Simple 7260 sf Residential Burgarow Aluminum/Avg 105a/30E Average-Fair Total Bdms Baths 6 3 I.222 sq. Full *ZeV reverse Total Bdms G G 3 Cash Total Bdms G Total Bdms G Full *ZeV Full *ZeV Total Bdms <th <<="" colspan="2" td=""><td>s/ListingAgent +(·) \$ Adjustment -(·) \$ Adjustment -4,300 -12,100 **</td></th>	<td>s/ListingAgent +(·) \$ Adjustment -(·) \$ Adjustment -4,300 -12,100 **</td>		s/ListingAgent +(·) \$ Adjustment -(·) \$ Adjustment -4,300 -12,100 **
	VALUE ADJUSTMENTS Sale or Financing Concessions Date of Sale/Time Location Leasehold/Fee Simple Site View Design (Style) Quality of Construction Actual Age Condition Above Grade Room Count Gross Living Area 20 Basement & Finished Rooms Below Grade Functional Utility Heating/Cooling	Residential Fee Simple 5650 sf Residential Colonial Vinyl/Average 133a/40e Fair-Poor Total Bdrms Baths 6 3 1.0 1,108 sq.ft. Partial *Unfinished Typical FWA/None	DESCRIPTION Investor;Cash None Known 08/02/2023 Residential Fee Simple 6250 sf Residential Bungalow Asbestos/Avg 123a/40e Fair-Poor Total Bdrms Baths 6 3 1.0 1,213 sq. Full *Unfinished Typical FWA/CAC	+(.) \$ Adjustment	Assessor'sRcrds DESCRIPTION REO;Cash None Known 04/07/2023 Residential Fee Simple 6650 sf Residential Colonial Vinyl/Average 127a/40e Fair-Poor Total Bdms. Baths 6 4 2.0 Total Bdms. Baths 6 4 2.0 Full *Unfinished Typical FWA/CAC	s/ListingAgent +(·) \$ Adjustment +(·) \$ Adjustment	Assessor'sRcrd DESCRIPTION INVESCRIPTION INVESCRIPTION NONESCRIPTION OSCRIPTION OSCRIPTION <th col<="" th=""><th>s/ListingAgent +(·) \$ Adjustment -(·) \$ Adjustment -4,300 -12,100 **</th></th>	<th>s/ListingAgent +(·) \$ Adjustment -(·) \$ Adjustment -4,300 -12,100 **</th>	s/ListingAgent +(·) \$ Adjustment -(·) \$ Adjustment -4,300 -12,100 **	
	VALUE ADJUSTMENTS Sale or Financing Concessions Date of Sale/Time Location Leasehold/Fee Simple Site View Design (Style) Quality of Construction Actual Age Condition Above Grade Room Count Gross Living Area 20 Basement & Finished Rooms Below Grade Functional Utility	Residential Fee Simple 5650 sf Residential Colonial Vinyl/Average 133a/40e Fair-Poor Total Bdrms Baths 6 3 1.0 1,108 sq. ft. Partial *Unfinished Typical FWA/None None	DESCRIPTION Investor;Cash None Known 08/02/2023 Residential Fee Simple 6250 sf Residential Bungalow Asbestos/Avg 123a/40e Fair-Poor Total Bdrms Baths 6 3 1.0 1,213 sq. Full *Unfinished Typical	+(.) \$ Adjustment	Assessor'sRcrds DESCRIPTION REO;Cash None Known 04/07/2023 Residential Fee Simple 6650 sf Residential Colonial Vinyl/Average 127a/40e Fair-Poor Total Bdrms Baths 6 4 2.0 1,400 sq. Full *Unfinished Typical FWA/CAC None	s/ListingAgent +(·) \$ Adjustment	Assessor'sRcrd DESCRIPTION Investor;Cash None Known 09/08/2023 Residential Fee Simple 7260 sf Residential Bungalow Aluminum/Avg 105-x/30 Aluminum/Avg 105 Yata Barns Baths 6 3 1,222 sq. Full *Unfinished Typical FWA/CAC None	s/ListingAgent +(·) \$ Adjustment -(·) \$ Adjustment -4,300 -12,100 **		
SALES COMPARISON APPROACH	VALUE ADJUSTMENTS Sale or Financing Concessions Date of Sale/Time Location Leasehold/Fee Simple Site View Design (Style) Quality of Construction Actual Age Condition Above Grade Room Count Gross Living Area 20 Basement & Finished Rooms Below Grade Functional Utility Heating/Cooling	Residential Fee Simple 5650 sf Residential Colonial Vinyl/Average 133a/40e Fair-Poor Total Bdrms Baths 6 3 1.0 1,108 sq.ft. Partial *Unfinished Typical FWA/None	DESCRIPTION Investor;Cash None Known 08/02/2023 Residential Fee Simple 6250 sf Residential Bungalow Asbestos/Avg 123a/40e Fair-Poor Total Bdrms Baths 6 3 1.0 1,213 sq. Full *Unfinished Typical FWA/CAC	+(.) \$ Adjustment	Assessor'sRcrds DESCRIPTION REO;Cash None Known 04/07/2023 Residential Fee Simple 6650 sf Residential Colonial Vinyl/Average 127a/40e Fair-Poor Total Bdrms Baths 6 4 2.0 1,400 sq. Full *Unfinished Typical FWA/CAC None	s/ListingAgent +(·) \$ Adjustment	Assessor'sRcrd DESCRIPTION Investor;Cash NO→E NO→E O9/08/2023 Residential Fee Simple 7260 sf Residential Bungalow Aluminum/Avg 105-a/200 Aterrage-Fair Total Baths 6 3 1.00 1,222 sq. Full Ypical Typical FWA/CAC None	s/ListingAgent +(·) \$ Adjustment -(·) \$ Adjustment -4,300 -12,100 **		
SALES COMPARISON APPROACH	VALUE ADJUSTMENTS Sale or Financing Concessions Date of Sale/Time Location Leasehold/Fee Simple Site View Design (Style) Quality of Construction Actual Age Condition Above Grade Room Count Gross Living Area 20 Basement & Finished Rooms Below Grade Functional Utility Heating/Cooling Energy Efficient Items Garage/Carport	Residential Fee Simple 5650 sf Residential Colonial Vinyl/Average 133a/40e Fair-Poor Total Bdrms Baths 6 3 1.0 1,108 sq. ft. Partial *Unfinished Typical FWA/None None	DESCRIPTION Investor;Cash None Known 08/02/2023 Residential Fee Simple 6250 sf Residential Bungalow Asbestos/Avg 123a/40e Fair-Poor Total Bdrms Baths 6 3 1.0 1,213 sq. Full *Unfinished Typical FWA/CAC None 1 Car Garage	+(.) \$ Adjustment +(.) \$ Adjustment ft2,100	Assessor'sRcrds DESCRIPTION REO;Cash None Known 04/07/2023 Residential Fee Simple 6650 sf Residential Colonial Vinyl/Average 127a/40e Fair-Poor Total Bdrms Baths 6 4 2.0 1,400 sq. Full *Unfinished Typical FWA/CAC None	s/ListingAgent +(·) \$ Adjustment	Assessor'sRcrd DESCRIPTION Investor;Cash None Known 09/08/2023 Residential Fee Simple 7260 sf Residential Bungalow Aluminum/Avg 105-x/30 Aluminum/Avg 105 Yata Barns Baths 6 3 1,222 sq. Full *Unfinished Typical FWA/CAC None	s/ListingAgent +(·) \$ Adjustment -(·) \$ Adjustment -4,300 -12,100 **		
SALES COMPARISON APPROACH	VALUE ADJUSTMENTS Sale or Financing Concessions Date of Sale/Time Location Leasehold/Fee Simple Site View Design (Style) Quality of Construction Actual Age Condition Above Grade Room Count Gross Living Area 20 Basement & Finished Rooms Below Grade Functional Utility Heating/Cooling Energy Efficient Items	Residential Fee Simple 5650 sf Residential Colonial Vinyl/Average 133a/40e Fair-Poor Total Bdrms Baths 6 3 1.0 Typical Partial *Unfinished Typical FWA/None None None	DESCRIPTION Investor;Cash None Known 08/02/2023 Residential Fee Simple 6250 sf Residential Bungalow Asbestos/Avg 123a/40e Fair-Poor Total Bdrms Baths 6 3 1.0 1,213 sq. Full *Unfinished Typical FWA/CAC None	+(.) \$ Adjustment +(.) \$ Adjustment ft2,100	Assessor'sRcrds DESCRIPTION REO;Cash None Known 04/07/2023 Residential Fee Simple 6650 sf Residential Colonial Vinyl/Average 127a/40e Fair-Poor Total Bdrms Baths 6 4 2.0 1,400 sq. Full *Unfinished Typical FWA/CAC None 2 Car Garage	s/ListingAgent +(·) \$ Adjustment	Assessor'sRcrd DESCRIPTION Investor;Cash NO→E NO→E O9/08/2023 Residential Fee Simple 7260 sf Residential Bungalow Aluminum/Avg 105-a/30 Atal Barms Baths 6 3 1,222 sq. Full Yunfinished Typical FWA/CAC None	s/ListingAgent +(·) \$ Adjustment -(·) \$ Adjustment -4,300 -12,100 **		
SALES COMPARISON APPROACH	VALUE ADJUSTMENTS Sale or Financing Concessions Date of Sale/Time Location Leasehold/Fee Simple Site View Design (Style) Quality of Construction Actual Age Condition Above Grade Room Count Gross Living Area 20 Basement & Finished Rooms Below Grade Functional Utility Heating/Cooling Energy Efficient Items Garage/Carport	Residential Fee Simple 5650 sf Residential Colonial Vinyl/Average 133a/40e Fair-Poor Total Bdrms Baths 6 3 1.0 Typical Partial *Unfinished Typical FWA/None None None	DESCRIPTION Investor;Cash None Known 08/02/2023 Residential Fee Simple 6250 sf Residential Bungalow Asbestos/Avg 123a/40e Fair-Poor Total Bdrms Baths 6 3 1.0 1,213 sq. Full *Unfinished Typical FWA/CAC None 1 Car Garage	+(.) \$ Adjustment +(.) \$ Adjustment ft2,100	Assessor'sRcrds DESCRIPTION REO;Cash None Known 04/07/2023 Residential Fee Simple 6650 sf Residential Colonial Vinyl/Average 127a/40e Fair-Poor Total Bdrms Baths 6 4 2.0 1,400 sq. Full *Unfinished Typical FWA/CAC None 2 Car Garage	s/ListingAgent +(·) \$ Adjustment	Assessor'sRcrd DESCRIPTION Investor;Cash NO→E NO→E O9/08/2023 Residential Fee Simple 7260 sf Residential Bungalow Aluminum/Avg 105-a/30 Atal Barms Baths 6 3 1,222 sq. Full Yunfinished Typical FWA/CAC None	s/ListingAgent +(·) \$ Adjustment -(·) \$ Adjustment -4,300 -12,100 **		
SALES COMPARISON APPROACH	VALUE ADJUSTMENTS Sale or Financing Concessions Date of Sale/Time Location Leasehold/Fee Simple Site View Design (Style) Quality of Construction Actual Age Condition Above Grade Room Count Gross Living Area 20 Basement & Finished Rooms Below Grade Functional Utility Heating/Cooling Energy Efficient Items Garage/Carport	Residential Fee Simple 5650 sf Residential Colonial Vinyl/Average 133a/40e Fair-Poor Total Bdrms Baths 6 3 1.0 Typical Partial *Unfinished Typical FWA/None None None	DESCRIPTION Investor;Cash None Known 08/02/2023 Residential Fee Simple 6250 sf Residential Bungalow Asbestos/Avg 123a/40e Fair-Poor Total Bdrms Baths 6 3 1.0 1,213 sq. Full *Unfinished Typical FWA/CAC None 1 Car Garage	+(.) \$ Adjustment +(.) \$ Adjustment ft2,100	Assessor'sRcrds DESCRIPTION REO;Cash None Known 04/07/2023 Residential Fee Simple 6650 sf Residential Colonial Vinyl/Average 127a/40e Fair-Poor Total Bdrms Baths 6 4 2.0 1,400 sq. Full *Unfinished Typical FWA/CAC None 2 Car Garage	s/ListingAgent +(·) \$ Adjustment	Assessor'sRcrd DESCRIPTION Investor;Cash NO→E NO→E O9/08/2023 Residential Fee Simple 7260 sf Residential Bungalow Aluminum/Avg 105-a/30 Atal Barms Baths 6 3 1,222 sq. Full Yunfinished Typical FWA/CAC None	s/ListingAgent +(·) \$ Adjustment -(·) \$ Adjustment -4,300 -12,100 **		
SALES COMPARISON APPROACH	VALUE ADJUSTMENTS Sale or Financing Concessions Date of Sale/Time Location Leasehold/Fee Simple Site View Design (Style) Quality of Construction Actual Age Condition Above Grade Room Count Gross Living Area 20 Basement & Finished Rooms Below Grade Functional Utility Heating/Cooling Energy Efficient Items Garage/Carport Porch/Patio/Deck	Residential Fee Simple 5650 sf Residential Colonial Vinyl/Average 133a/40e Fair-Poor Total Bdrms Baths 6 3 1.0 Typical Partial *Unfinished Typical FWA/None None None	DESCRIPTION Investor;Cash None Known 08/02/2023 Residential Fee Simple 6250 sf Residential Bungalow Asbestos/Avg 123a/40e Fair-Poor Total Bdms Baths 6 3 1.0 T,213 sq. Full *Unfinished Typical FWA/CAC None 1 Car Garage Porch	+(·) \$ Adjustment +(·) \$ Adjustment ft2,1001,5001,500	Assessor'sRcrds DESCRIPTION REO;Cash None Known 04/07/2023 Residential Fee Simple 6650 sf Residential Colonial Vinyl/Average 127a/40e Fair-Poor Total Bdrms. Baths 6 4 2.0 1,400 sq. Full *Unfinished Typical FWA/CAC None 2 Car Garage Porch	s/ListingAgent +(·) \$ Adjustment +(·) \$ Adjustment +(·) \$ Adjustment	Assessor'sRcrd DESCRIPTION Investor;Cash None Known 09/08/2023 Residential Fee Simple 7260 sf Residential Bungalow Aluminum/Avg 105a/30e Average-Fair Total Bars 6 3 7200 sf Full Baths 6 3 720 sq. Full *Unfinished Typical FWA/CAC None Porch	s/ListingAgent +(·) \$ Adjustment -(·) \$ Adjustment -4,300 -4,300 -12,100 ft12,100 ft2,280 ft2,280		
SALES COMPARISON APPROACH	VALUE ADJUSTMENTS Sale or Financing Concessions Date of Sale/Time Location Leasehold/Fee Simple Site View Design (Style) Quality of Construction Actual Age Condition Above Grade Room Count Gross Living Area 20 Basement & Finished Rooms Below Grade Functional Utility Heating/Cooling Energy Efficient Items Garage/Carport Porch/Patio/Deck	Residential Fee Simple 5650 sf Residential Colonial Vinyl/Average 133a/40e Fair-Poor Total Bdrms Baths 6 3 1.0 Typical Partial *Unfinished Typical FWA/None None None	DESCRIPTION Investor;Cash None Known 08/02/2023 Residential Fee Simple 6250 sf Residential Bungalow Asbestos/Avg 123a/40e Fair-Poor Total Bdrms Baths 6 3 1.0 1,213 sq. Full *Unfinished Typical FWA/CAC None 1 Car Garage Porch	+(.) \$ Adjustment +(.) \$ Adjustment ft2,100	Assessor'sRcrd: DESCRIPTION REO;Cash None Known 04/07/2023 Residential Fee Simple 6650 sf Residential Colonial Vinyl/Average 127a/40e Fair-Poor Total Bdms. Baths 6 4 2.0 Total Bdms. Baths 6 4 2.0 Total Bdms. Baths 6 4 2.0 Total Bdms. Baths 6 4 2.0 Second Second Full *Unfinished Typical FWA/CAC None 2 Car Garage Porch	s/ListingAgent +(·) \$ Adjustment +(·) \$ Adjustment +(·) \$ Adjustment	Assessor'sRcrd DESCRIPTION Investor;Cash None Known 09/08/2023 Residential Fee Simple 7260 sf Residential Bungalow Aluminum/Avg 105a/300 Average-Fair 105a/300 Average-Fair 1,222 sq. Bdms Baths 6 3 1.0 1,222 sq. Rut *Unfinished Typical FWJ/CAC None Porch None Porch × × × × × × × × × × × × × × × × × × ×	s/ListingAgent +(·) \$ Adjustment -(·) \$ Adjustment -4,300 -12,100 **		
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SALES COMPARISON APPROACH	VALUE ADJUSTMENTS Sale or Financing Concessions Date of Sale/Time Location Leasehold/Fee Simple Site View Design (Style) Quality of Construction Actual Age Condition Above Grade Room Count Gross Living Area 20 Basement & Finished Rooms Below Grade Functional Utility Heating/Cooling Energy Efficient Items Garage/Carport Porch/Patio/Deck	Residential Fee Simple 5650 sf Residential Colonial Vinyl/Average 133a/40e Fair-Poor Total Bdrms Baths 6 3 1.0 1,108 sq.ft. Partial *Unfinished Typical FWA/None None Patio	$\begin{array}{c c c c c c c c c c c c c c c c c c c $	+(·) \$ Adjustment +(·) \$ Adjustment ft2,100 ft1,500 \$ 3,600	Assessor'sRcrd: DESCRIPTION REO;Cash None Known 04/07/2023 Residential Fee Simple 6650 sf Residential Colonial Vinyl/Average 127a/40e Fair-Poor Total Bdms Baths 6 4 2.0 1,400 sq. Full *Unfinished Typical FWA/CAC None 2 Car Garage Porch 	s/ListingAgent +(·) \$ Adjustment +(·) \$ Adjustment +(·) \$ Adjustment	Assessor'sRcrd DESCRIPTION Investor;Cash None Known 09/08/2023 Residential Fee Simple 7260 sf Residential Bungalow Aluminum/Avg 105-/30 Average-Fair Total Bdms 6 3 1.0 1,222 sq. FWI/Finished Typical FWA/CAC None Porch Intervention None Intervention Porch Intervention None Intervention Porch Intervention Intervention Intervention	s/ListingAgent +(·) \$ Adjustment -(·) \$ Adjustment -4,300 -12,100 -12,100 *** ft2,280 ft2,280 \$ 18,680		
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SALES COMPARISON APPROACH	VALUE ADJUSTMENTS Sale or Financing Concessions Date of Sale/Time Location Leasehold/Fee Simple Site View Design (Style) Quality of Construction Actual Age Condition Above Grade Room Count Gross Living Area 20 Basement & Finished Rooms Below Grade Functional Utility Heating/Cooling Energy Efficient Items Garage/Carport Porch/Patio/Deck Net Adjustment (Total) Adjusted Sale Price of Comparables Summary of Sales Compar	Residential Fee Simple 5650 sf Residential Colonial Vinyl/Average 133a/40e Fair-Poor Total Bdrms Baths 6 3 1.0 1,108 sq.ft. Partial *Unfinished Typical FWA/None None Patio	DESCRIPTION Investor;Cash None Known 08/02/2023 Residential Fee Simple 6250 sf Residential Bungalow Asbestos/Avg 123a/40e Fair-Poor Total Bdrms Baths 6 3 1.0 1,213 sq. Full *Unfinished Typical FWA/CAC None 1 Car Garage Porch 1 Car Garage Porch 	+(·) \$ Adjustment +(·) \$ Adjustment ft2,100 ft1,500 \$ 3,600	Assessor'sRcrd: DESCRIPTION REO;Cash None Known 04/07/2023 Residential Fee Simple 6650 sf Residential Colonial Vinyl/Average 127a/40e Fair-Poor Total Bdms Baths 6 4 2.0 1,400 sq. Full *Unfinished Typical FWA/CAC None 2 Car Garage Porch 	s/ListingAgent +(·) \$ Adjustment +(·) \$ Adjustment +(·) \$ Adjustment	Assessor'sRcrd DESCRIPTION Investor;Cash None Known 09/08/2023 Residential Fee Simple 7260 sf Residential Bungalow Aluminum/Avg 105-/30 Average-Fair Total Bdms 6 3 1.0 1,222 sq. FWI/Finished Typical FWA/CAC None Porch Intervention None Intervention Porch Intervention None Intervention Porch Intervention Intervention Intervention	s/ListingAgent +(·) \$ Adjustment -(·) \$ Adjustment -(·) \$ Adjustment4,3004,3004,30012,100		
SALES COMPARISON APPROACH	VALUE ADJUSTMENTS Sale or Financing Concessions Date of Sale/Time Location Leasehold/Fee Simple Site View Design (Style) Quality of Construction Actual Age Condition Above Grade Room Count Gross Living Area 20 Basement & Finished Rooms Below Grade Functional Utility Heating/Cooling Energy Efficient Items Garage/Carport Porch/Patio/Deck Net Adjustment (Total) Adjusted Sale Price of Comparables Summary of Sales Compar	Residential Fee Simple 5650 sf Residential Colonial Vinyl/Average 133a/40e Fair-Poor Total Bdrms Baths 6 3 1.0 1,108 sq.ft. Partial *Unfinished Typical FWA/None None Patio	DESCRIPTION Investor;Cash None Known 08/02/2023 Residential Fee Simple 6250 sf Residential Bungalow Asbestos/Avg 123a/40e Fair-Poor Total Bdrms Baths 6 3 1.0 1,213 sq. Full *Unfinished Typical FWA/CAC None 1 Car Garage Porch 1 Car Garage Porch 000	+(.) \$ Adjustment +(.) \$ Adjustment ft2,100 ft2,100 ft1,500 \$ 3,600 \$ 81,400	Assessor'sRcrd: DESCRIPTION REO;Cash None Known 04/07/2023 Residential Fee Simple 6650 sf Residential Colonial Vinyl/Average 127a/40e Fair-Poor Total Bdms Baths 6 4 2.0 1,400 sq. Full *Unfinished Typical FWA/CAC None 2 Car Garage Porch 	s/ListingAgent +(·) \$ Adjustment +(·) \$ Adjustment +(·) \$ Adjustment	Assessor'sRcrd DESCRIPTION Investor;Cash None Known 09/08/2023 Residential Fee Simple 7260 sf Residential Bungalow Aluminum/Avg 105a/30e Average-Fair Total Bdms 6 3 1.0 Typical Baths FWA/CAC None None 15.4% Gross Adj. 15.4% Gross Adj. 15.4%	s/ListingAgent +(.) \$ Adjustment -+(.) \$ Adjustment 4,300 4,300 12,100 12,100 *** ft2,280 ft2,280 ** 102,320 102,320		
SALES COMPARISON APPROACH	VALUE ADJUSTMENTS Sale or Financing Concessions Date of Sale/Time Location Leasehold/Fee Simple Site View Design (Style) Quality of Construction Actual Age Condition Above Grade Room Count Gross Living Area 20 Basement & Finished Rooms Below Grade Functional Utility Heating/Cooling Energy Efficient Items Garage/Carport Porch/Patio/Deck Net Adjustment (Total) Adjusted Sale Price of Comparables Summary of Sales Compar	Residential Fee Simple 5650 sf Residential Colonial Vinyl/Average 133a/40e Fair-Poor Total Bdrms Baths 6 3 1.0 1,108 sq.ft. Partial *Unfinished Typical FWA/None None Patio	DESCRIPTION Investor;Cash None Known 08/02/2023 Residential Fee Simple 6250 sf Residential Bungalow Asbestos/Avg 123a/40e Fair-Poor Total Bdrms Baths 6 3 1.0 1,213 sq. Full *Unfinished Typical FWA/CAC None 1 Car Garage Porch 1 Car Garage Porch 000	+(·) \$ Adjustment +(·) \$ Adjustment +(·) \$ Adjustment ft2,100 ft1,500 \$ 3,600 \$ 81,400 cted using ACI software, 800.234.8	Assessor'sRcrd: DESCRIPTION REO;Cash None Known 04/07/2023 Residential Fee Simple 6650 sf Residential Colonial Vinyl/Average 127a/40e Fair-Poor Total Bdms Baths 6 4 2.0 1,400 sq. Full *Unfinished Typical FWA/CAC None 2 Car Garage Porch 	s/ListingAgent +(·) \$ Adjustment +(·) \$ Adjustment +(·) \$ Adjustment	Assessor'sRcrd DESCRIPTION Investor;Cash None Known 09/08/2023 Residential Fee Simple 7260 sf Residential Bergene 7260 sf Residential Bugalow Aluminum/Avg 105a/30e Average-Fair Total Bdms 6 3 1.00 1,222 sq. Full Baths 6 3 1.0 Typical FKA/CAC None None Porch Interve Interve Interve Net Adj. -15.4% Gross Adj. 15.4%	s/ListingAgent +(·) \$ Adjustment -+(·) \$ Adjustment4,3004,30012,10012,10012,10012,10012,10012,10012,100		
SALES COMPARISON APPROACH	VALUE ADJUSTMENTS Sale or Financing Concessions Date of Sale/Time Location Leasehold/Fee Simple Site View Design (Style) Quality of Construction Actual Age Condition Above Grade Room Count Gross Living Area 20 Basement & Finished Rooms Below Grade Functional Utility Heating/Cooling Energy Efficient Items Garage/Carport Porch/Patio/Deck Net Adjustment (Total) Adjusted Sale Price of Comparables Summary of Sales Compar	Residential Fee Simple 5650 sf Residential Colonial Vinyl/Average 133a/40e Fair-Poor Total Bdrms Baths 6 3 1.0 1,108 sq.ft. Partial *Unfinished Typical FWA/None None Patio	DESCRIPTION Investor;Cash None Known 08/02/2023 Residential Fee Simple 6250 sf Residential Bungalow Asbestos/Avg 123a/40e Fair-Poor Total Bdrms Baths 6 3 1.0 1,213 sq. Full *Unfinished Typical FWA/CAC None 1 Car Garage Porch 1 Car Garage Porch 000	+(·) \$ Adjustment +(·) \$ Adjustment ft2,100 ft2,100 ft1,500 \$ 3,600 \$ 81,400	Assessor'sRcrd: DESCRIPTION REO;Cash None Known 04/07/2023 Residential Fee Simple 6650 sf Residential Colonial Vinyl/Average 127a/40e Fair-Poor Total Bdms Baths 6 4 2.0 1,400 sq. Full *Unfinished Typical FWA/CAC None 2 Car Garage Porch 	s/ListingAgent +(·) \$ Adjustment +(·) \$ Adjustment +(·) \$ Adjustment	Assessor'sRcrd DESCRIPTION Investor;Cash None Known 09/08/2023 Residential Fee Simple 7260 sf Residential Bergene 7260 sf Residential Bugalow Aluminum/Avg 105a/30e Average-Fair Total Bdms 6 3 1.00 1,222 sq. Full Baths 6 3 1.0 Typical FKA/CAC None None Porch Interve Interve Interve Net Adj. -15.4% Gross Adj. 15.4%	s/ListingAgent +(.) \$ Adjustment -+(.) \$ Adjustment4,3004,30012,10		

Elite Appraisals, Inc. п

File No 223-253

		<u></u>	ricted Appra			File No. 223-253	
FEATURE	SUBJECT	COMPARAB	LE SALE NO. 4	COMPARABLE	SALE NO. 5	COMPARABLE S	ALE NO. 6
1308 69th St		6504 22nd Ave				-	
Address Kenosha, W	/ 53143	Kenosha, WI 5					
Proximity to Subject		0.95 miles NW					
Sale Price	\$ N/A	5.00 11103 1477	\$ 95,000		\$	\$	
Sale Price/Gross Liv. Area	\$ 0.00 sq. ft.	\$ 95.67 sq. ft.	- 00,000	\$ sq. ft.	،	\$ sq. ft.	
Data Source(s)	• 0.00 Sq. il.		21804;DOM 185	<i>ψ</i> 5ų. π.		ψ 54.11.	
Verification Source(s)		Assessor'sRcro					
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION		DESCRIPTION		DESCRIPTION	
	DESCRIPTION		+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment
Sale or Financing		Distressed;Cor					
Concessions		None Known					
Date of Sale/Time	Dest les del	08/01/2023	4.000				
Location	Residential	Residential/Bus	sy 4,800				
Leasehold/Fee Simple	Fee Simple	Fee Simple					
Site	5650 sf	3150 sf					
View	Residential	Residential					
Design (Style)	Colonial	Bungalow					
Quality of Construction	Vinyl/Average	Vinyl/Average					
Actual Age	133a/40e	119a/30e	-9,500				
Condition	Fair-Poor	Average-Fair	**				
Above Grade	Total Bdrms. Baths	Total Bdrms. Baths		Total Bdrms. Baths		Total Bdrms. Baths	
Room Count	6 3 1.0	5 2 1.0	1,500				
Gross Living Area 20	1,108 sq. ft.	993 so	1. ft. 2,300	sq.	ft.	sq. ft.	
Basement & Finished	Partial	Full					
Rooms Below Grade	*Unfinished	*Unfinished					
Functional Utility	Typical	Typical					
Heating/Cooling	FWA/None	FWA/None					
Energy Efficient Items	None	None					
Garage/Carport	None	1 Car Garage	-1,500				
Porch/Patio/Deck	Patio	Porch	1,000				
Not Adjustment (Tetal)		+X	\$ 2,400	X +	\$		
Net Adjustment (Total)			,400		Þ		
Adjusted Sale Price of Comparables		Net Adj2.5% Gross Adj. 20.6%	\$ 92,600	, ,	t	Net Adj. % Gross Adi. % \$	
	iner Annere **Duc f						markat
Summary of Sales Compar						pplied to reflect the	паке
reaction for the sup		Simparable sale	s, no redundant a	aujusimeni was w	ananieu in the	condition held.	
2							
		Proc	luced using ACI software, 800.234.8	3727 www.aciweb.com	This form Copyri	ght © 2005-2016 ACI, a First American C	ompany. All Rights Reserved.
nar			Additional Compara	bles		(gPAR [™]) General Purpose	Appraisal Report 03/2017

Methods and techniques employed: X Sales Comparison Approach Cost Appr	oach 🗌 Income Approach 🗍 Other:
Discussion of methods and techniques employed, including reason for excluding an approach to	value: Greatest weight is carried by the Market Approach as it best
reflects the attitudes of the typical buyers and sellers in this market.	Both the Cost and Income Approaches were deemed neither
applicable nor necessary.	
Reconciliation comments: See Attached Addendum	
Based on the scope of work, assumptions, limiting conditions and appraiser's co	
	ich is the effective date of this appraisal, is:
X Single point \$ 87,000 Range \$ to \$	
This appraisal is made X "as is," \Box subject to completion per plans and specifications o	n the basis of a hypothetical condition that the improvements have been completed,
subject to the following repairs or alterations on the basis of a hypothetical condition that the	repairs or alterations have been completed Subject to the following:
Appraiser's Certification	
The appraiser(s) certifies that, to the best of the appraiser's knowledge and belief:	
1. The statements of fact contained in this report are true and correct.	
2. The reported analyses, opinions, and conclusions are limited only by the reported assumption	s and limiting conditions and are the appraiser's personal, impartial, and unbiased
professional analyses, opinions, and conclusions.	
3. Unless otherwise stated, the appraiser has no present or prospective interest in the property the	at is the subject of this report and has no personal interest with respect to the parties
involved.	
4. The appraiser has no bias with respect to the property that is the subject of this report or to the	
5. The appraiser's engagement in this assignment was not contingent upon developing or report	
6. The appraiser's compensation for completing this assignment is not contingent upon the deve	opment or reporting of a predetermined value or direction in value that favors the cause of
the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence	
7. The appraiser's analyses, opinions, and conclusions were developed, and this report has been	
8. Unless otherwise noted, the appraiser has made a personal inspection of the property that is t	
9. Unless noted, no one provided significant real property appraisal assistance to the appraiser s	igning this certification. Significant real property appraisal assistance provided by:
Additional Certifications:	
-	
Type of Value:	
	ice
Source of Definition: Uniform Standards of Professional Appraisal Pract	
Source of Definition: Uniform Standards of Professional Appraisal Pract	g in a competitive and open market under all conditions requisite to
Source of Definition: Uniform Standards of Professional Appraisal Pract Definition of Value: The most probable price which a property should brin a fair sale, the buyer and seller, each acting prudently, knowledgeal	g in a competitive and open market under all conditions requisite to oly and assuming the price is not affected by undue stimulus.
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Source of Definition: Uniform Standards of Professional Appraisal Pract Definition of Value: The most probable price which a property should brin a fair sale, the buyer and seller, each acting prudently, knowledgeal Implicit in this definition is the consummation of a sale as of a speci conditions whereby: (1) buyer and seller are typically motivated; (2) what he or she considers his or her own best interest; (3) a reasona made in terms of cash in U. S. dollars or in terms of financial arrang normal consideration for the property sold unaffected by special or of associated with the sale.	g in a competitive and open market under all conditions requisite to by and assuming the price is not affected by undue stimulus. fied date and the passing of title from seller to buyer under both parties are well informed or well advised, and each acting in ble time is allowed for exposure in the open market; (4) payment is ements comparable thereto; and (5) the price represents the preative financing or sales concessions granted by anyone CO-APPRAISER Signature: Company Name: Company Name: Company Address: Telephone Number: Email Address: State Certification # or License # State: Expiration Date of Certification or License: Date of Signature: Date of Property Viewing: Degree of propery

ELITE APPRAISALS, INC.

se appraisal report

Scope of Work, Assumptions and Limiting Conditions

Scope of work is defined in the Uniform Standards of Professional Appraisal Practice as " the type and extent of research and analyses in an assignment." In short, scope of work is what the appraiser did and did not do during the course of the assignment. It includes, but is not limited to: the extent to which the property is identified and inspected, the type and extent of data researched, the type and extent of analyses applied to arrive at opinions or conclusions.

The scope of this appraisal and ensuing discussion in this report are specific to the needs of the client and to the intended use of the report. This report was prepared for the sole and exclusive use of the client for the identified intended use and its use by any other parties is prohibited. The appraiser is not responsible for unauthorized use of the report.

The appraiser's certification appearing in this appraisal report is subject to the following conditions and to such other specific conditions as are set forth by the appraiser in the report. All extraordinary assumptions and hypothetical conditions are stated in the report and might have affected the assignment results.

1. The appraiser assumes no responsibility for matters of a legal nature affecting the property appraised or title thereto, nor does the appraiser render any opinion as to the title, which is assumed to be good and marketable. The property is appraised as though under responsible ownership.

2. Any sketch in this report may show approximate dimensions and is included only to assist the reader in visualizing the property. The appraiser has made no survey of the property.

3. The appraiser is not required to give testimony or appear in court because of having made the appraisal with reference to the property in question, unless arrangements have been previously made thereto.

4. Neither all, nor any part of the content of this report, copy or other media thereof (including conclusions as to the property value, the identity of the appraiser, professional designations, or the firm with which the appraiser is connected), shall be used for any purposes by anyone but the client and other intended users as identified in this report, nor shall it be conveyed by anyone to the public through advertising, public relations, news, sales, or other media, without the written consent of the appraiser.

5. The appraiser will not disclose the contents of this appraisal report unless required by applicable law or as specified in the Uniform Standards of Professional Appraisal Practice.

6. Information, estimates, and opinions furnished to the appraiser, and contained in the report, were obtained from sources considered reliable and believed to be true and correct. However, no responsibility for accuracy of such items furnished to the appraiser is assumed by the appraiser.

7. The appraiser assumes that there are no hidden or unapparent conditions of the property, subsoil, or structures, which would render it more or less valuable. The appraiser assumes no responsibility for such conditions, or for engineering or testing, which might be required to discover such factors. This appraisal is not a home inspection or environmental assessment of the property and should not be considered as such.

8. The appraiser specializes in the valuation of real property and is not a home inspector, building contractor, structural engineer, or similar "expert", unless otherwise noted. The appraiser did not conduct the intensive type of field observations of the kind intended to seek and discover property defects. The viewing of the property and any improvements is for purposes of developing an opinion of the defined value of the property, given the intended use of this assignment. Statements regarding condition are based on surface observations only. The appraiser claims no special expertise regarding issues including, but not limited to: foundation settlement, basement moisture problems, wood destroying (or other) insects, pest infestation, radon gas, lead based paint, mold or environmental issues. Unless otherwise indicated, mechanical systems were not activated or tested.

This appraisal report should not be used to disclose the condition of the property as it relates to the presence/absence of defects. The client is invited and encouraged to employ qualified experts to inspect and address areas of concern. If negative conditions are discovered, the opinion of value may be affected.

Unless otherwise noted, the appraiser assumes the components that constitute the subject property improvement(s) are fundamentally sound and in working order.

Any viewing of the property by the appraiser was limited to readily observable areas. Unless otherwise noted, attics and crawl space areas were not accessed. The appraiser did not move furniture, floor coverings or other items that may restrict the viewing of the property.

9. Appraisals involving hypothetical conditions related to completion of new construction, repairs or alteration are based on the assumption that such completion, alteration or repairs will be competently performed.

10. Unless the intended use of this appraisal specifically includes issues of property insurance coverage, this appraisal should not be used for such purposes. Reproduction or Replacement cost figures used in the cost approach are for valuation purposes only, given the intended use of the assignment. The Definition of Value used in this assignment is not consistent with the definition of Market Value for property insurance coverage/use unless otherwise stated by the appraiser.

Additional Comments Related To Scope Of Work, Assumptions and Limiting Conditions

The appraiser made an exterior-only observation of the subject and makes the extraordinary assumption that the condition of the exterior of the subject property is consistent with/indicative of that of the interior and makes no warranty against structural or otherwise significant defect's (or their cause) that would not be otherwise readily observable.

ADDENDUM

Client: Kenosha County Clerk	File No.: 223-253	
Property Address: 1308 69th St	Case No.:	
City: Kenosha	State: WI Zip: 53143	

Quality and Condition of Property

The subject is a 2 story/Colonial design, built in 1890, with approximately 1108sf of GLA (gross living area), containing 3 bedrooms/1 bath above-grade, and a patio. The subject is described as having an effective age of 40 years (40/65year total economic life expectancy). The subject's been vacant for an undisclosed period of time, and appears to have readily apparent deferred maintenance items (defective roof - appears to have reached the end of its economic life, defective/rotted portions of the rear entry, soffits & fascia - allowing infiltration of exterior elements possible of rodent infestation, and defective/broken/boarded-up windows), thus the interior condition is presumed to be consistent with properties under these circumstances (fair-poor).

Comments on Sales Comparison

A value range was established from \$71,660 to \$102,320. All comparable sales utilized are distressed / atypically motivated in nature and are of similar overall condition to the subject (or at least having a 30 year effective age), showing items of deferred maintenance consistent with unoccupied properties with little to no significant recent modernization and which were sold at price points that incentivized investors to purchase such properties in said condition.

*Due to the condition of the property and/or "finished" area below-grade, no value is given to any rooms below grade and thus are described as "Unfinished", as consistent with the market reaction to any of these areas, regardless of description provided in their listing sheets. Likewise, no adjustment was made for a CAC unit, as there's no warranty of their function/operation. No better/closer sales could be found upon which meaningful comparison could be made.

**Due to the 10% adjustment per 10-year effective age differential was applied to reflect the market reaction for the superior condition of comparable sale 3, no redundant adjustment was warranted in the "condition" field.

Final Reconciliation

When reaching an estimate of value, the gross adjustments of sale price for each comparable was used to determine the relative quality of the comparable. The ratio of gross dollar adjustment to sale price of each comparable is used to calculate the weight each should have in a weighted average calculation, thus giving the most weight to the most similar comparables while minimizing value near the extremes of the value range. This weighted average is used as the indicated value of the subject. These values were then added together, resulting in an estimated market value of \$87,000. This method is acceptable under USPAP guidelines and due to limited similar sales, was considered the most reliable at the time of this appraisal.

Elite Appraisals, Inc.

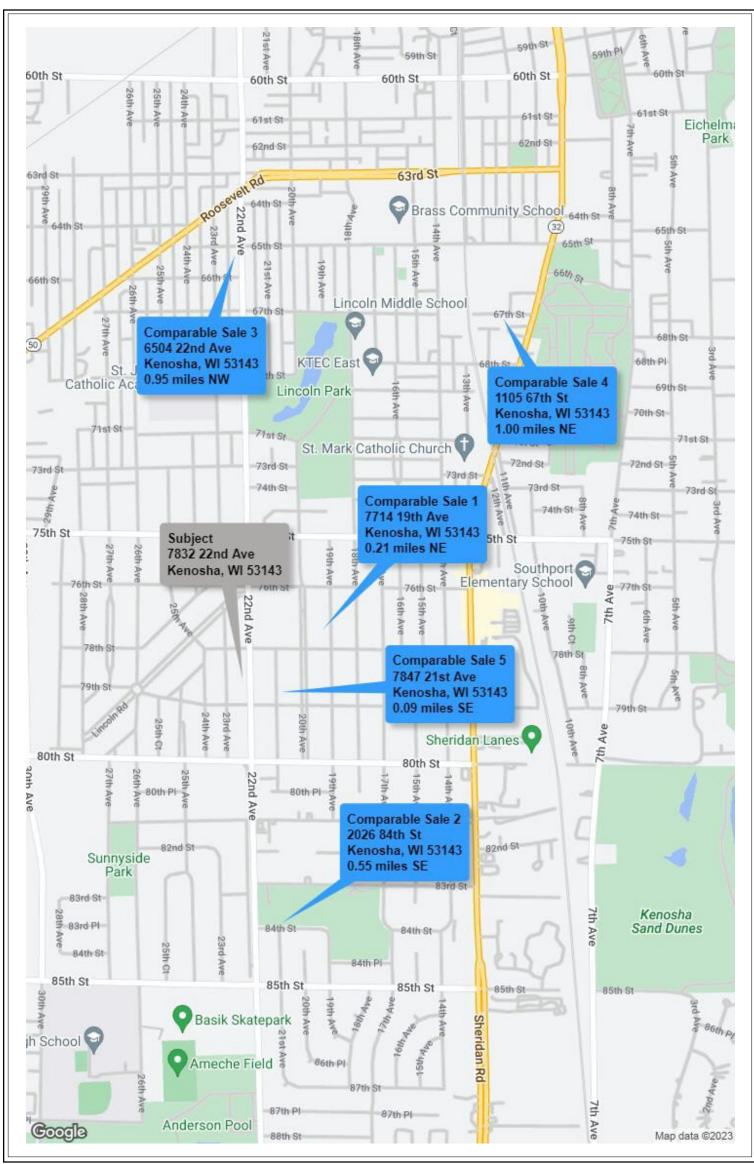
USPAP ADDENDUM

File No. 223-253

Borrower:			
Property Address: 1308 69th St City: Kenosha	County:	State: WI	Zip Code: 53143
City: Kenosha County Clerk	County:		Zip Code: <u>53143</u>
APPRAISAL AND REPORT IDENTIFICAT			
This report was prepared under the followi		n·	
_	report prepared under Standards		
X Restricted Appraisal Report A written	report prepared under Standards	Rule 2-2(b).	
Reasonable Exposure Time			
My opinion of a reasonable exposure time for the subj	ect property at the market value st	ated in this report is: 60	
Additional Certifications			
X I have performed NO services, as an appraiser o		the property that is the sub	ject of this report within the three-year
period immediately preceding acceptance of this	assignment.		
I HAVE performed services, as an appraiser or in	n another capacity, regarding the	property that is the subject	of this report within the three-year
period immediately preceding acceptance of this			
Additional Comments			
APPRAISER:	SUPF	RVISORY APPRAISER (only if required):
5			· · · · · · · · · · · · · · · · · · ·
Signature: Japiel B. Juno	C	aturo	
Signature: Name: Daniel B. Truax			
Date Signed: 10/04/2023	Date	Signed:	
State Certification #: 1391-9	State	e Certification #:	
or State License #: State #: State #	Or St		
State: WI	Expi		or License:
Expiration Date of Certification or License: <u>12/14/2</u>	023 Supe	ervisory Appraiser inspection	on of Subject Prop <u>erty</u> :
Effective Date of Appraisal: October 3, 2023		Did Not 🗌 Exterior-or	nly from street 🗌 Interior and Exterior
	Produced using ACI software, 800.234.8727		

LOCATION MAP

Client: Kenosha County Clerk	File	No.: 223-253
Property Address: 1308 69th St	Case No.:	
City: Kenosha	State: WI	Zip: 53143



SUBJECT PROPERTY PHOTO ADDENDUM

Client: Kenosha County Clerk	File N	0.: 223-253
Property Address: 1308 69th St	Case	No.:
City: Kenosha	State: WI	Zip: 53143



FRONT VIEW OF SUBJECT PROPERTY

Appraised Date: October 3, 2023 Appraised Value: \$ 87,000



REAR VIEW OF SUBJECT PROPERTY



STREET SCENE

Client: Kenosha County Clerk	File No	0.: 223-253
Property Address: 1308 69th St	Case	No.:
City: Kenosha	State: WI	Zip: 53143



Defective Roof





Defective Soffits/Fascia

Defective Door Sills/Jambs

COMPARABLE PROPERTY PHOTO ADDENDUM

Client: Kenosha County Clerk	File No.: 223-253	
Property Address: 1308 69th St	Case	No.:
City: Kenosha	State: WI Zip: 53143	



COMPARABLE SALE #1

1621 61st St Kenosha, WI 53143 Sale Date: 08/02/2023 Sale Price: \$ 85,000



COMPARABLE SALE #2

1105 67th St Kenosha, WI 53143 Sale Date: 04/07/2023 Sale Price: \$ 85,000



COMPARABLE SALE #3

6711 29th Ave Kenosha, WI 53143 Sale Date: 09/08/2023 Sale Price: \$ 121,000

COMPARABLE PROPERTY PHOTO ADDENDUM

Client: Kenosha County Clerk	File No	D.: 223-253
Property Address: 1308 69th St	Case I	No.:
City: Kenosha	State: WI	Zip: 53143



COMPARABLE SALE #4

6504 22nd Ave Kenosha, WI 53143 Sale Date: 08/01/2023 Sale Price: \$ 95,000

COMPARABLE SALE #5

Sale Date: Sale Price: \$

COMPARABLE SALE #6

Sale Date: Sale Price: \$

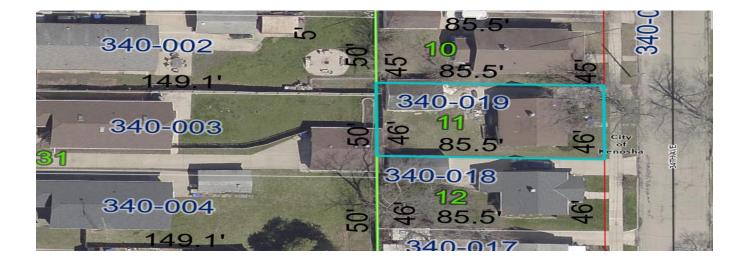
\$96,000

SOLD AS IS

09-222-36-340-019 Lot Eleven (11) of Hollywood Subdivision, being a subdivision of part of the Southwest Quarter of Section Thirty-six (36), Town Two (2) North, Range Twenty-two (22) East of the Fourth Principal Meridian, according to the plat and survey of said subdivision on file and of record in the office of the Register of Deeds for Kenosha County, Wisconsin. Said land lying and being in the City of Kenosha, County of Kenosha, and State of Wisconsin.

PROPERTY ADDRESS: 5312 34th Ave, Kenosha LOT SIZE: 46' x 86'





File No. 223-303

APPRAISAL OF



LOCATED AT:

5312 34th Ave Kenosha, WI 53144

CLIENT:

Kenosha County Clerk 1010 56th Street Kenosha, WI, 53140

AS OF:

November 27, 2023

BY:

Daniel B. Truax

File No. 223-303

This report is limited to the sole information in the appraiser's v Client Kenosha Cou	vorkfile. The purpose of this app		client with a credible op		e subject property, give	en the intended use of the appr	
Client Address 1010 56			City K	(enosha		State WI Zip 5	53140
Intended Use "As-Is" Pe	ortfolio Valuation						
Property Address 5312 3 Other Description (APN, Le		9-222-36-340-019	City 🖡	Kenosha		State WI Zip S	53144
Property Rights Appraised		Leasehold 🗌 Other (d	escribe)				
Subject property existing us				Use reflected in appra	isal: Single-Fa	mily Residential	
Highest and Best Use: My research X did	X Existing	Other:	ct proporty for the th	roo voars prior to the office	tive date of this appr	aical	
	te 01/06/2023	Price \$61,90		e(s) Assessor's Red			
Analysis of prior sale transfe	er history of the subject prop	erty (and comparable sale				1/06/2023 via Tax	Deed for a
stated value (asses			ject's only sale	/transfer within the	e past 3 years,	was distressed in	nature and
was not publicly off	ered for sale on the	MLS.					
Offerings, options and contr	acts as of the effective date	of the appraisal Not li	sted publicly o	ffered for sale with	nin past 12 mo	nths.	
ononings, options and conta							
Marketability Comments:	The subject genera	lly conforms to the	neighborhood	in design/style, dv	velling square	footage, site size, a	and
bedroom/bath coun							
uninhabited for an u							
affect its livability, s Property values are							
2 occur, the low volu							
Site Comments: The su							t adverse
site conditions or e						ite is rectangular in	shape and
typical in size for th	e area. The subject	site is connected t	to public water	, sewer, gas and e	lectric utilities.		
Improvement Commenter	See Attached Add	andum					
Improvement Comments:	See Allached Add	endum					
FEATURE	SUBJECT	COMPARABLE S	SALE NO. 1	COMPARABLE S	SALE NO. 2	COMPARABLE S	ALE NO. 3
5312 34th Ave	1 504 4 4	5110 28th Ave	10	2608 75th St	40	6630 37th Ave	10
Address Kenosha, W Proximity to Subject	153144	Kenosha, WI 5314 0.40 miles NE	40	Kenosha, WI 531 1.50 miles SE	43	Kenosha, WI 5314 0.91 miles SW	+Z
Sale Price	\$ N/A		94,900	1.50 miles SL \$	88,000	\$	124,641
Sale Price/Gross Liv. Area		\$ 143.79 sq. ft.	01,000	\$ 122.22 sq. ft.		\$ 110.60 sq. ft.	12 1,0 11
Data Source(s)		MetroMLS #18181	,	Document #: 1944		MetroMLS #18289	
Verification Source(s)		Assessor'sRcrds/L		Assessor'sRcrds//		Assessor'sRcrds/I	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION Investor;Cash	+(-) \$ Adjustment	DESCRIPTION REO;Cash	+(-) \$ Adjustment
Sale or Financing Concessions		Investor;Cash None Known		None Known		None Known	
Date of Sale/Time		09/22/2023		03/28/2023		04/27/2023	
Location	Residential	Residential		Resid/BusyRoad	4,400	Residential	
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple		Fee Simple	
Site	3956 sf	6600 sf		4600 sf		6100 sf	
View Design (Style)	Residential Bungalow	Residential Bungalow		Residential Bungalow		Residential Bungalow	
Quality of Construction	Vinyl/Average	Vinyl/Average		Frame/Average		Aluminum/Avg	
Actual Age	99a/30e	99a/30e		106a/30e		97a/30e	
Condition	Average-Fair	Average-Fair		Average-Fair		Average-Fair	
Above Grade	Total Bdrms. Baths	Total Bdrms. Baths		Total Bdrms. Baths		Total Bdrms. Baths	4.500
Room Count Gross Living Area 20	4 2 1.0 572 sq. ft.	4 2 1.0 660 sq. ft.	0	4 2 1.0 720 sq. ft.		6 3 1.0 1,127 sq. ft.	-1,500 -11,100
Basement & Finished	Full	Full		Full		Full	-11,100
Rooms Below Grade	*Unfinished	*Unfinished		*Unfinished		*Unfinished	
Functional Utility	Typical	Typical		Typical		Typical	
Heating/Cooling	FWA/None	FWA/None		FWA/None		FWA/CAC	*
Energy Efficient Items Garage/Carport	None 2 Car Garage	None 2 Car Garage		None 1 Car Garage	1 500	None 2 Car Garage	
Porch/Patio/Deck	Porch	Porch		Porch	1,000	Porch/Deck	-1,500
Net All the Arms in		X + - \$			F 000	+ X- \$	44.400
Net Adjustment (Total) Adjusted Sale Price		X + - \$	0	X + - \$	5,900	<u>+ X</u> - \$	14,100
of Comparables		Gross Adj. 0.0% \$	94,900	,	93.900	Gross Adj. 11.3% \$	110,541
Summary of Sales Compari		range was establish	ed from \$76,700) to \$110,541. All co	mparable sales	utilized are distresse	d / atypically
motivated in nature a							
deferred maintenance							
_purchase such prope below grade and thus							
in their listing sheets.							
could be found upon							
Indicated Value by Sales Co	v						



alreport

File No. 223-303

ITEUISC SUBJICT COMPRIADE SALENG COMPRIADE SALENG COMPRIADE SALENG Allaus Kancalau, VII SA14 PA 214 A W S S S Allaus Kancalau, VII SA14 S S S S Martine Sale NOT TIMES B S S S S Martine Sales COLOR # N S 7.75 million S y II S Martine Sales COLOR # N S 7.75 million S y II S Martine Sales COLOR # N S 7.75 million S y II S S Martine Sales COLOR # N S COLOR # N		1			-			
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Material Research (N S)143 Feedback (N S)143 Feedback (N S)143 Feedback (N S)143 Sd Pixe S 0.00 (n S) S n S 0 Ub Scraft (S) N/A S T AS (N A) S n S 0 Ub Scraft (S) N/A S T AS (N A) S n S 0 N N Ub Scraft (S) N/A (S) T AS (N A) S N/A (S) T AS (N A) S N								
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See or rearrang Correspond Def 7584/Tre Ecological Def 7884/Tre Ecological Def	VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment
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Roum Count 4 2 1 0 -1.000 search search <th< td=""><td>Above Grade</td><td>Total Bdrms. Baths</td><td>Total Bdrms. Baths</td><td></td><td>Total Bdrms. Baths</td><td>s</td><td>Total Bdrms. Baths</td><td></td></th<>	Above Grade	Total Bdrms. Baths	Total Bdrms. Baths		Total Bdrms. Baths	s	Total Bdrms. Baths	
Grass Large Association 572 sq.h. 1,182 sq.h. -11,800 sq.h. sq.h. sq.h. Records & Hour Multility Full	Room Count			-1.500				
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Methods and techniques employed: X Sales Comparison Approach Cost Appr	
Discussion of methods and techniques employed, including reason for excluding an approach to	value: Greatest weight is carried by the Market Approach as it best
reflects the attitudes of the typical buyers and sellers in this market.	Both the Cost and Income Approaches were deemed neither
applicable nor necessary.	
Reconciliation comments: See Attached Addendum	
Based on the scope of work, assumptions, limiting conditions and appraiser's cet the subject of this report as of $11/27/2023$, wh	ertification, my (our) opinion of the defined value of the real property that is ich is the effective date of this appraisal, is:
X Single point \$ 96,000 Range \$ to \$	
	n the basis of a hypothetical condition that the improvements have been completed,
subject to the following repairs or alterations on the basis of a hypothetical condition that the	
Appraiser's Certification	
The appraiser(s) certifies that, to the best of the appraiser's knowledge and belief:	
1. The statements of fact contained in this report are true and correct.	
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions	s and limiting conditions and are the appraiser's personal, impartial, and unbiased
professional analyses, opinions, and conclusions. 3. Unless otherwise stated, the appraiser has no present or prospective interest in the property th	at is the subject of this report and has no nersonal interest with respect to the parties
involved.	at is the subject of this report and has no personal interest with respect to the parties
4. The appraiser has no bias with respect to the property that is the subject of this report or to the	parties involved with this assignment.
5. The appraiser's engagement in this assignment was not contingent upon developing or reporti	ng predetermined results.
6. The appraiser's compensation for completing this assignment is not contingent upon the devel	opment or reporting of a predetermined value or direction in value that favors the cause of
the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence	
7. The appraiser's analyses, opinions, and conclusions were developed, and this report has been	
8. Unless otherwise noted, the appraiser has made a personal inspection of the property that is the	
9. Unless noted, no one provided significant real property appraisal assistance to the appraiser si	grang and certaication. Signalicant real property appraisal assistance provided by:
Additional Certifications:	
n	
Type of Value: X Market Value Other Value:	
Source of Definition: Uniform Standards of Professional Appraisal Pract	
Source of Definition: Uniform Standards of Professional Appraisal Pract Definition of Value: The most probable price which a property should brin	g in a competitive and open market under all conditions requisite to
Source of Definition: Uniform Standards of Professional Appraisal Pract Definition of Value: The most probable price which a property should brin a fair sale, the buyer and seller, each acting prudently, knowledgeat	g in a competitive and open market under all conditions requisite to oly and assuming the price is not affected by undue stimulus.
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Source of Definition: Uniform Standards of Professional Appraisal Pract Definition of Value: The most probable price which a property should brin a fair sale, the buyer and seller, each acting prudently, knowledgeat Implicit in this definition is the consummation of a sale as of a speci conditions whereby: (1) buyer and seller are typically motivated; (2) what he or she considers his or her own best interest; (3) a reasona made in terms of cash in U. S. dollars or in terms of financial arrang normal consideration for the property sold unaffected by special or cassociated with the sale.	g in a competitive and open market under all conditions requisite to bly and assuming the price is not affected by undue stimulus. fied date and the passing of title from seller to buyer under both parties are well informed or well advised, and each acting in ble time is allowed for exposure in the open market; (4) payment is ements comparable thereto; and (5) the price represents the treative financing or sales concessions granted by anyone company address concessions granted by anyone company Name: Company Name: Company Address: Telephone Number: Email Address: State Certification # or License # State: Date of Signature: Date of Property Viewing: Degree of property viewing:
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Source of Definition: Uniform Standards of Professional Appraisal Pract Definition of Value: The most probable price which a property should brin a fair sale, the buyer and seller, each acting prudently, knowledgeat Implicit in this definition is the consummation of a sale as of a speci conditions whereby: (1) buyer and seller are typically motivated; (2) what he or she considers his or her own best interest; (3) a reasona made in terms of cash in U. S. dollars or in terms of financial arrang normal consideration for the property sold unaffected by special or cassociated with the sale.	g in a competitive and open market under all conditions requisite to bly and assuming the price is not affected by undue stimulus. fied date and the passing of title from seller to buyer under both parties are well informed or well advised, and each acting in ble time is allowed for exposure in the open market; (4) payment is ements comparable thereto; and (5) the price represents the treative financing or sales concessions granted by anyone company and each acting in signature: Name: Company Name: Company Name: Company Address: Telephone Number: Email Address: State Certification # or License # State: Date of Signature: Date of Property Viewing: Degree of property viewing:
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ADDENDUM

Client: Kenosha County Clerk	File No.: 223-303	
Property Address: 5312 34th Ave	Case No.:	
City: Kenosha	State: WI Zip: 53144	

Quality and Condition of Property

The subject is a 1 story/Bungalow design, built in 1925, with approximately 572sf of GLA (gross living area), containing 2 bedrooms/1 bath above-grade, covered front porch and a 2 car garage. The subject is described as having an effective age of 30 years (30/65year total economic life expectancy). The subject's been vacant for an undisclosed period of time, and appears to have readily apparent deferred maintenance items (defective garage roof, soffits, facsia and garage door) as well as evidence of possible vermin and/or exterior elements infiltration (basement window on north side of property).

Final Reconciliation

When reaching an estimate of value, the gross adjustments of sale price for each comparable was used to determine the relative quality of the comparable. The ratio of gross dollar adjustment to sale price of each comparable is used to calculate the weight each should have in a weighted average calculation, thus giving the most weight to the most similar comparables while minimizing value near the extremes of the value range. This weighted average is used as the indicated value of the subject. These values were then added together resulting in an estimated market value of \$96,000. This method is acceptable under USPAP guidelines and due to limited similar sales, was considered the most reliable at the time of this appraisal.

Scope of Work, Assumptions and Limiting Conditions

Scope of work is defined in the Uniform Standards of Professional Appraisal Practice as " the type and extent of research and analyses in an assignment." In short, scope of work is what the appraiser did and did not do during the course of the assignment. It includes, but is not limited to: the extent to which the property is identified and inspected, the type and extent of data researched, the type and extent of analyses applied to arrive at opinions or conclusions.

The scope of this appraisal and ensuing discussion in this report are specific to the needs of the client and to the intended use of the report. This report was prepared for the sole and exclusive use of the client for the identified intended use and its use by any other parties is prohibited. The appraiser is not responsible for unauthorized use of the report.

The appraiser's certification appearing in this appraisal report is subject to the following conditions and to such other specific conditions as are set forth by the appraiser in the report. All extraordinary assumptions and hypothetical conditions are stated in the report and might have affected the assignment results.

1. The appraiser assumes no responsibility for matters of a legal nature affecting the property appraised or title thereto, nor does the appraiser render any opinion as to the title, which is assumed to be good and marketable. The property is appraised as though under responsible ownership.

2. Any sketch in this report may show approximate dimensions and is included only to assist the reader in visualizing the property. The appraiser has made no survey of the property.

3. The appraiser is not required to give testimony or appear in court because of having made the appraisal with reference to the property in question, unless arrangements have been previously made thereto.

4. Neither all, nor any part of the content of this report, copy or other media thereof (including conclusions as to the property value, the identity of the appraiser, professional designations, or the firm with which the appraiser is connected), shall be used for any purposes by anyone but the client and other intended users as identified in this report, nor shall it be conveyed by anyone to the public through advertising, public relations, news, sales, or other media, without the written consent of the appraiser.

5. The appraiser will not disclose the contents of this appraisal report unless required by applicable law or as specified in the Uniform Standards of Professional Appraisal Practice.

6. Information, estimates, and opinions furnished to the appraiser, and contained in the report, were obtained from sources considered reliable and believed to be true and correct. However, no responsibility for accuracy of such items furnished to the appraiser is assumed by the appraiser.

7. The appraiser assumes that there are no hidden or unapparent conditions of the property, subsoil, or structures, which would render it more or less valuable. The appraiser assumes no responsibility for such conditions, or for engineering or testing, which might be required to discover such factors. This appraisal is not a home inspection or environmental assessment of the property and should not be considered as such.

8. The appraiser specializes in the valuation of real property and is not a home inspector, building contractor, structural engineer, or similar "expert", unless otherwise noted. The appraiser did not conduct the intensive type of field observations of the kind intended to seek and discover property defects. The viewing of the property and any improvements is for purposes of developing an opinion of the defined value of the property, given the intended use of this assignment. Statements regarding condition are based on surface observations only. The appraiser claims no special expertise regarding issues including, but not limited to: foundation settlement, basement moisture problems, wood destroying (or other) insects, pest infestation, radon gas, lead based paint, mold or environmental issues. Unless otherwise indicated, mechanical systems were not activated or tested.

This appraisal report should not be used to disclose the condition of the property as it relates to the presence/absence of defects. The client is invited and encouraged to employ qualified experts to inspect and address areas of concern. If negative conditions are discovered, the opinion of value may be affected.

Unless otherwise noted, the appraiser assumes the components that constitute the subject property improvement(s) are fundamentally sound and in working order.

Any viewing of the property by the appraiser was limited to readily observable areas. Unless otherwise noted, attics and crawl space areas were not accessed. The appraiser did not move furniture, floor coverings or other items that may restrict the viewing of the property.

9. Appraisals involving hypothetical conditions related to completion of new construction, repairs or alteration are based on the assumption that such completion, alteration or repairs will be competently performed.

10. Unless the intended use of this appraisal specifically includes issues of property insurance coverage, this appraisal should not be used for such purposes. Reproduction or Replacement cost figures used in the cost approach are for valuation purposes only, given the intended use of the assignment. The Definition of Value used in this assignment is not consistent with the definition of Market Value for property insurance coverage/use unless otherwise stated by the appraiser.

Additional Comments Related To Scope Of Work, Assumptions and Limiting Conditions

The appraiser made an exterior-only observation of the subject and makes the extraordinary assumption that the condition of the exterior of the subject property is consistent with/indicative of that of the interior and makes no warranty against structural or otherwise significant defect's (or their cause) that would not be otherwise readily observable.

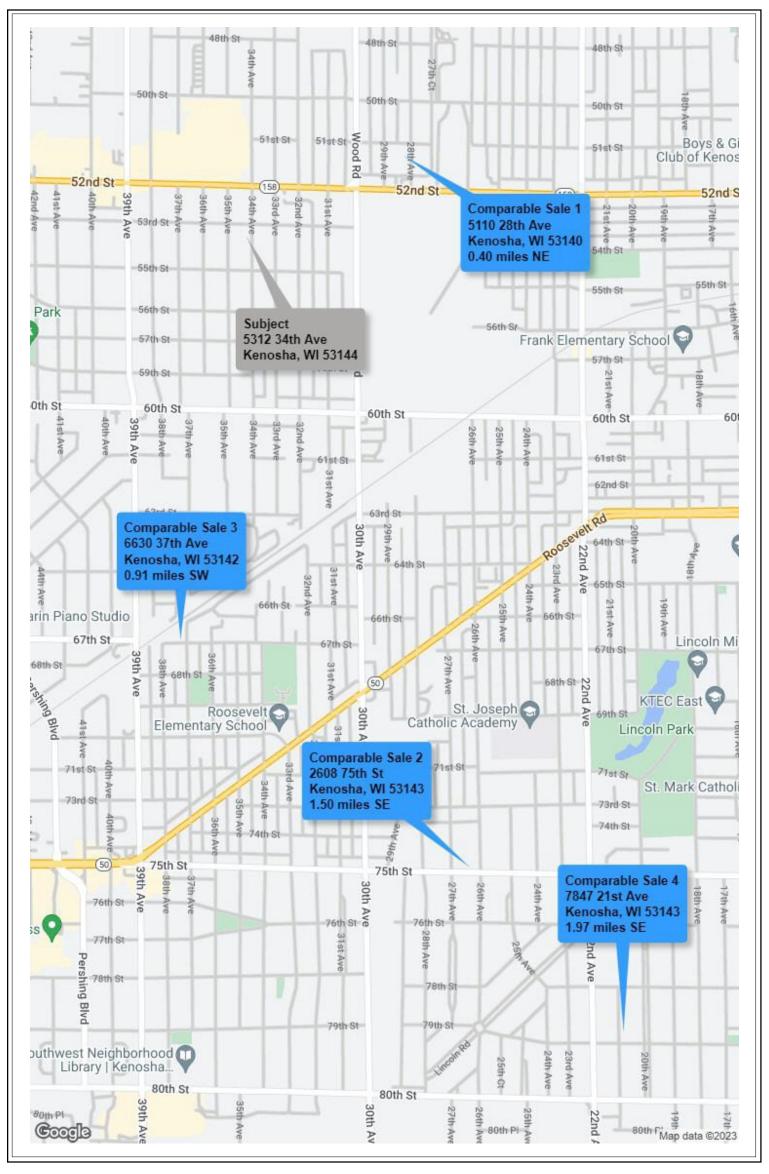
Elite Appraisals, Inc.

USPAP ADDENDUM

File No. 223-303

State: <u>WI</u> ption: ards Rule 2-2(a). ards Rule 2-2(b). lue stated in this report is: <u>45</u>	Zip Code: <u>53144</u>
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the property that is the subject o	f this report within the three-year
are described in the comments be	
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Date Signed:	
or State License #:	
or State License #: State: Expiration Date of Certification or	License:
or State License #: State: Expiration Date of Certification or Supervisory Appraiser inspection	License:
	the property that is the subject o are described in the comments be UPERVISORY APPRAISER (or Signature:

Client: Kenosha County Clerk	File N	lo.: 223-303	
Property Address: 5312 34th Ave	Case No.:		
City: Kenosha	State: WI Zip: 53144		



SUBJECT PROPERTY PHOTO ADDENDUM

Client:Kenosha County ClerkFile No.:223-303Property Address:5312 34th AveCase No.:City:KenoshaState: WIZip:State:WIZip:53144

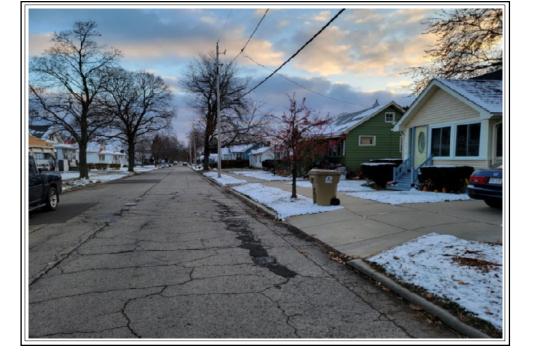


FRONT VIEW OF SUBJECT PROPERTY

Appraised Date: November 27, 2023 Appraised Value: \$ 96,000



REAR VIEW OF SUBJECT PROPERTY



STREET SCENE

	Additional Items of Note
Client: Kenosha County Clerk	File No.: 223-303
Property Address: 5312 34th Ave	Case No.:
City: Kenosha	State: WI Zip: 53144



Defective Garage Components Roof, soffits/fascia, door



Basement Window Possible vermin/exterior elements infiltration

COMPARABLE PROPERTY PHOTO ADDENDUM

Client: Kenosha County Clerk	File No	File No.: 223-303		
Property Address: 5312 34th Ave	Case	No.:		
City: Kenosha	State: WI	Zip: 53144		



COMPARABLE SALE #1

5110 28th Ave Kenosha, WI 53140 Sale Date: 09/22/2023 Sale Price: \$ 94,900



COMPARABLE SALE #2

2608 75th St Kenosha, WI 53143 Sale Date: 03/28/2023 Sale Price: \$ 88,000



COMPARABLE SALE #3

6630 37th Ave Kenosha, WI 53142 Sale Date: 04/27/2023 Sale Price: \$ 124,641

COMPARABLE PROPERTY PHOTO ADDENDUM

Client: Kenosha County Clerk	File N			
Property Address: 5312 34th Ave	Case	No.:		
City: Kenosha	State: WI Zip: 53144			



COMPARABLE SALE #4

7847 21st Ave Kenosha, WI 53143 Sale Date: 01/31/2023 Sale Price: \$ 90,000

COMPARABLE SALE #5

Sale Date: Sale Price: \$

COMPARABLE SALE #6

Sale Date: Sale Price: \$

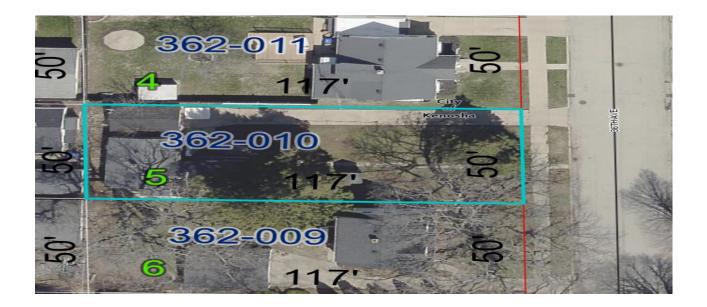
[

09-222-36-362-010 Lot 5 in Block 11 in Hannan Park, a Subdivision of part of the Southwest 1/4 of the Southwest 1/4 of Section 36, Town 2 North, Range 22 East of the Fourth Principal Meridian; and lying and being in the City of Kenosha, Kenosha County, Wisconsin.



PROPERTY ADDRESS: 5722 36th Ave, Kenosha LOT SIZE: 50' x 117'





File No. 223-304

APPRAISAL OF



LOCATED AT:

5722 36th Ave Kenosha, WI 53144

CLIENT:

Kenosha County Clerk 1010 56th Street Kenosha, WI, 53140

AS OF:

November 27, 2023

BY:

Daniel B. Truax

File No. 223-304

·					•		File NO. 223-30-	
		and exclusive use of the client. vorkfile. The purpose of this app		•				
information in the Client Keno Client Address			or a isai report is to provide th			of the subject property, give kenoshacounty.		disäl.
Client Address					(enosha			53140
Intended Use	As-Is" P	ortfolio Valuation					L.	
Property Addres			0.000.000.000.000		Kenosha		State WI Zip	53144
Property Rights	n (APN, Le	gal, etc.), if applicable 0	9-222-36-362-010)				
Property Rights	Appraised	X Fee Simple	Leasehold Other	(describe)				
Subject property		e: Single-Family R			Use reflected in an	praisal: Single-Fa	mily Residential	
Highest and Bes			Other:			· <u> </u>	1	
My research 🔰		did not reveal any prior sal						
Prior Sale/Trans		te 01/06/2023	Price \$60,20			Records / WI Dep		D
Analysis of prior		er history of the subject prop sed value) of \$60,2					01/06/2023 via Tax	
was not pu		ered for sale on the		bject's only sale		the past 5 years,		
Prior Sale/Trans Analysis of prior stated value was not pu	shery en							
Offerings, optior	ns and contr	acts as of the effective date	of the appraisal Not	listed publicly c	offered for sale w	vithin past 12 mo	nths.	
,		The subject genera						
		t. The subject's of i						
		undetermined perio						
		e stable to modestly						
		me/percentage from						
Site Comments:	The su	bject site contains	approximately 0.1	3 acres of resid	lential land (50'>	(117'), basically l	evel with no appare	
		xternal factors (eas					ite is rectangular ir	n shape and
o typical in si	ze for th	e area. The subject	t site is connected	to public water	, sewer, gas and	d electric utilities.		
Improvement Co	mmonts	See Attached Add	lendum					
improvement of	Jinnents.							
			1					
FEATUR		SUBJECT	COMPARABLE	SALE NO. 1		LE SALE NO. 2	COMPARABLES	SALE NO. 3
5722 36th /		1 504 44	5914 40th Ave		7702 16th Ave	04.40	3715 28th St	
Address Ken		153144	Kenosha, WI 53 ² 0.26 miles SW	144	Kenosha, WI 5 1.80 miles SE	3143	Kenosha, WI 531 2.09 miles NW	44
Proximity to Sub Sale Price	Ject	\$ N/A	0.20 miles SVV	76,000	1.00 miles SE	\$ 82,000		124,900
Sale Price/Gross	Liv. Area	\$ 0.00 sq. ft.		10,000	\$ 128.13 sq. ft.	÷ 02,000	\$ 87.77 sq. ft.	124,000
Data Source(s)			Doc#: 1939020;[DOM 0		935648; DOM 0	MetroMLS #1817	844;DOM 4
Verification Sou	rce(s)		Assessor's Reco	rds	Assessor's Rec	ords	Assessor'sRcrds/	ListingAgent
VALUE ADJUS		DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment
Sale or Financir	ng		Investor;Cash		Investor;Cash		Estate;Cash \$3,747	2 700
Concessions Date of Sale/Tin	nο		None Known 11/04/2022		None Known 08/31/2022	5 100	01/27/2023	-3,700
Location		Residential	Residential		Residential	0,100	Residential	
Leasehold/Fee	Simple	Fee Simple	Fee Simple		Fee Simple		Fee Simple	
Site		5850 sf	7138 sf		4264 sf		15000 sf	-4,600
View		Residential	Resid/Comm	4,100	Residential		Residential	
Design (Style)		Ranch	Ranch		Bungalow	<u> </u>	Ranch	
Quality of Const Actual Age Condition Above Grade Room Count Gross Living Area Basement & Fin Rooms Below G Functional Utility Heating/Cooling	IUCLION	FiberCmnt/Alm/Avg 100a/30e	Vinyl/Average 75a/30e		Frame/Average 100a/30e	5	Vinyl/Stcco/Avg 75a/30e	
Condition		Average-Fair	Average-Fair		Average-Fair		Average-Fair	
Above Grade		Total Bdrms. Baths	Total Bdrms. Baths		Total Bdrms. Baths		Total Bdrms. Baths	
Room Count		3 1 1.0	3 1 1.0		3 1 1.0		6 3 1.0	-3,000
Gross Living Area		794 sq. ft.	636 sq. ft	3,160	640 sc		1,423 sq. ft.	-12,580
Basement & Fin		None N/A	None N/A		Full *Unfinished	-5,000	None N/A	
Rooms Below G		N/A Typical	N/A Typical		Typical		N/A Typical	
Heating/Cooling		FWA/None	FWA/None		FWA/CAC	*	FWA/CAC	*
Energy Efficient		None	None		None		None	
Garage/Carport		1 Car Garage	1 Car Garage		1 Car Garage		2 Car Garage	-1,500
Porch/Patio/Dec	:k	Patio	Patio		Porch		Deck	
Net Adjustment	(Total)		X + - \$	7,260	X +	\$ 3,180	+ X- \$	25,380
Adjusted Sale P			Net Adj. 9.6%		Net Adj. 3.9%	,	Net Adj20.3%	
of Comparables			Gross Adj. 9.6% \$,	Gross Adj. 16.1%	\$ 85,180	Gross Adj. 20.3% \$	99,520
Summary of Sal	es Compari	ison Approach See Att	tached Addendum	1				
·								
Indicated Value b	oy Sales Co	mparison Approach \$ 86,0		d using ACI software, 800.234.8	727 www.aciweb.com	This form Convrig	ht © 2005-2016 ACI, a First American (Company, All Rights Reserved
Dar	11/1			Page 1 of 3			(gPAR™) General Purpose	Appraisal Report 03/2017 GPARRES2_17 03272017
	e appraisal rep	ort						

File No. 223-304

				ізаі кероп		File No. 223-304	
FEATURE	SUBJECT	COMPARABLE S	SALE NO. 4	COMPARABLE S	SALE NO. 5	COMPARABLE S	ALE NO. 6
5722 36th Ave		6323 37th Ave					
Address Kenosha, W	/I 53144	Kenosha, WI 5314	42				
Proximity to Subject		0.39 miles SW					
Sale Price	\$ N/A		65,000	\$		\$	
Sale Price/Gross Liv. Area		\$ 126.95 sq. ft.		\$ sq. ft.		\$ sq. ft.	
Data Source(s)		Document #: 1928	8578: DOM 0				
Verification Source(s)		Assessor's Record					
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment
Sale or Financing	DESCRIPTION	Investor;Cash	+(-) \$ Aujustment	DESCRIPTION	+(-) \$ Aujustinent	DESCRIPTION	+(-) \$ Aujustinent
		None Known					
Concessions Date of Sale/Time		05/22/2023	4,900				
	Residential		4,900				
Location		Residential					
Leasehold/Fee Simple	Fee Simple	Fee Simple					
Site	5850 sf	6250 sf					
View	Residential	Residential					
Design (Style)	Ranch	Bungalow					
Quality of Construction	FiberCmnt/Alm/Avg						
Actual Age	100a/30e	103a/30e					
Condition	Average-Fair	Average-Fair					
Above Grade	Total Bdrms. Baths	Total Bdrms. Baths		Total Bdrms. Baths		Total Bdrms. Baths	
Room Count	3 1 1.0	3 1 1.0					
Gross Living Area 20	794 sq. ft.	512 sq. ft.	5,640	sq. ft.		sq. ft.	
Basement & Finished	None	Full	-5,000				
Rooms Below Grade	N/A	*Unfinished	2,000				
Functional Utility	Typical	Typical					
Heating/Cooling	FWA/None	FWA/CAC	*				
	None	None					
Energy Efficient Items			4 500				
Garage/Carport	1 Car Garage	None	1,500				
Porch/Patio/Deck	Patio	Patio					
Net Adjustment (Total)		X + - \$	7,040	X + - \$		+ \$	
Net Adjustment (Total) Adjusted Sale Price of Comparables Summary of Sales Compar		Net Adj. 10.8%		Net Adj. %		Net Adj. %	
of Comparables		Gross Adj. 26.2% \$	72,040	Gross Adj. % \$		Gross Adj. % \$	
Summary of Sales Compar	ison Approach						
A							
					-		
opar™		Produced	using ACI software, 800.234.8 Additional Compara	727 www.aciweb.com	This form Copyrig	ht © 2005-2016 ACI, a First American Co (gPAR™) General Purpose A	mpany. All Rights Reserved.

Methods and techniques employed: X Sales Comparison Approach Cost Approa					
reflects the attitudes of the typical buyers and sellers in this market. Both the Cost and Income Approaches were deemed neither					
applicable nor necessary.					
Reconciliation comments: See Attached Addendum					
X Single point \$ 86,000	ich is the effective date of this appraisal, is: Greater than Less than \$ n the basis of a hypothetical condition that the improvements have been completed,				
Annuaicarla Cartification					
 Appraiser's Certification The appraiser(s) certifies that, to the best of the appraiser's knowledge and belief: 1. The statements of fact contained in this report are true and correct. 2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions professional analyses, opinions, and conclusions. 3. Unless otherwise stated, the appraiser has no present or prospective interest in the property thinvolved. 4. The appraiser has no bias with respect to the property that is the subject of this report or to the 5. The appraiser's compensation for completing this assignment is not contingent upon the develote client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence 7. The appraiser's analyses, opinions, and conclusions were developed, and this report has been 8. Unless noted, the appraiser has made a personal inspection of the property that is the 	hat is the subject of this report and has no personal interest with respect to the parties parties involved with this assignment. ng predetermined results. opment or reporting of a predetermined value or direction in value that favors the cause of of a subsequent event directly related to the intended use of this appraisal. In prepared, in conformity with the <i>Uniform Standards of Professional Appraisal Practice</i> . The subject of this report.				
Additional Certifications:					
Type of Value: X Market Value Other Value:					
Source of Definition: Uniform Standards of Professional Appraisal Pract Definition of Value: The most probable price which a property should brin					
a fair sale, the buyer and seller, each acting prudently, knowledgeat	Ÿ				
Implicit in this definition is the consummation of a sale as of a speci					
conditions whereby: (1) buyer and seller are typically motivated; (2)	both parties are well informed or well advised, and each acting in				
what he or she considers his or her own best interest; (3) a reasonal					
made in terms of cash in U. S. dollars or in terms of financial arrang					
normal consideration for the property sold unaffected by special or c associated with the sale.	creative financing or sales concessions granted by anyone				
APPRAISER	CO-APPRAISER				
6					
Signature: Junial & Junione					
Signature:					
	Signature:				
Name: Daniel B. I ruax	Name:				
Name: Daniel B. Truax Company Name: Elite Appraisals, Inc.	Name: Company Name:				
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Name: Daniel B. Truax Company Name: Elite Appraisals, Inc.	Name: Company Name:				
Name: Daniel B. Truax Company Name: Elite Appraisals, Inc. Company Address: 9568 42nd Ct Pleasant Prairie, WI 53158	Name: Company Name: Company Address:				
Name: Daniel B. Truax Company Name: Elite Appraisals, Inc. Company Address: 9568 42nd Ct Pleasant Prairie, WI 53158 Telephone Number: 262.605.0888 Email Address: eliteappraisalswi@gmail.com State Certification # 1391-9	Name:				
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ELITE APPRAISALS, INC.

appraisalreport

ADDENDUM

Client: Kenosha County Clerk	File No.: 223-304		
Property Address: 5722 36th Ave	Case No.:		
City: Kenosha	State: WI Zip: 53144		

Quality and Condition of Property

The subject is a 1 story/ranch design, built in 1923, with approximately 794sf of GLA (gross living area), lacking a basement, but containing 1 bedroom/1 bath, a patio and a 1 car garage. The subject is described as having an effective age of 30 years (30/65year total economic life expectancy). The subject's been vacant for an undisclosed period of time, and appears to have readily apparent deferred maintenance items (missing/incomplete installation of siding).

Comments on Sales Comparison

A value range was established from \$72,040 to \$99,520. All comparable sales utilized are distressed / atypically motivated in nature and/or are of similar overall condition to the subject, showing items of deferred maintenance consistent with unoccupied or deferred maintenance properties with little to no significant recent modernization and which were sold at price points that incentivized investors to purchase such properties in said condition. In order to obtain and utilize comparable sales which share a distressed sale/condition to that of the subject, while also lacking a basement and/or containing only 1 bedroom, it was necessary to obtain and utilize comparable sales which sold past the preferred 12 months, however a 5% (monthly pro-rated) annual time adjustment was applied to comparable sales 2 & 4 to reflect the movement of the market of the subject area over that time.

*Due to the condition of the property and/or "finished" area below-grade, no value is given to any rooms below grade and thus are described as "Unfinished", as consistent with the market reaction to any of these areas, regardless of description provided in their listing sheets. Likewise, no adjustment was made for a CAC unit, as there's no warranty of their function/operation. No better/closer sales could be found upon which meaningful comparison could be made.

Final Reconciliation

When reaching an estimate of value, the gross adjustments of sale price for each comparable was used to determine the relative quality of the comparable. The ratio of gross dollar adjustment to sale price of each comparable is used to calculate the weight each should have in a weighted average calculation, thus giving the most weight to the most similar comparables while minimizing value near the extremes of the value range. This weighted average is used as the indicated value of the subject. These values were then added together resulting in an estimated market value of \$86,000. This method is acceptable under USPAP guidelines and due to limited similar sales, was considered the most reliable at the time of this appraisal.

Scope of Work, Assumptions and Limiting Conditions

Scope of work is defined in the Uniform Standards of Professional Appraisal Practice as " the type and extent of research and analyses in an assignment." In short, scope of work is what the appraiser did and did not do during the course of the assignment. It includes, but is not limited to: the extent to which the property is identified and inspected, the type and extent of data researched, the type and extent of analyses applied to arrive at opinions or conclusions.

The scope of this appraisal and ensuing discussion in this report are specific to the needs of the client and to the intended use of the report. This report was prepared for the sole and exclusive use of the client for the identified intended use and its use by any other parties is prohibited. The appraiser is not responsible for unauthorized use of the report.

The appraiser's certification appearing in this appraisal report is subject to the following conditions and to such other specific conditions as are set forth by the appraiser in the report. All extraordinary assumptions and hypothetical conditions are stated in the report and might have affected the assignment results.

1. The appraiser assumes no responsibility for matters of a legal nature affecting the property appraised or title thereto, nor does the appraiser render any opinion as to the title, which is assumed to be good and marketable. The property is appraised as though under responsible ownership.

2. Any sketch in this report may show approximate dimensions and is included only to assist the reader in visualizing the property. The appraiser has made no survey of the property.

3. The appraiser is not required to give testimony or appear in court because of having made the appraisal with reference to the property in question, unless arrangements have been previously made thereto.

4. Neither all, nor any part of the content of this report, copy or other media thereof (including conclusions as to the property value, the identity of the appraiser, professional designations, or the firm with which the appraiser is connected), shall be used for any purposes by anyone but the client and other intended users as identified in this report, nor shall it be conveyed by anyone to the public through advertising, public relations, news, sales, or other media, without the written consent of the appraiser.

5. The appraiser will not disclose the contents of this appraisal report unless required by applicable law or as specified in the Uniform Standards of Professional Appraisal Practice.

6. Information, estimates, and opinions furnished to the appraiser, and contained in the report, were obtained from sources considered reliable and believed to be true and correct. However, no responsibility for accuracy of such items furnished to the appraiser is assumed by the appraiser.

7. The appraiser assumes that there are no hidden or unapparent conditions of the property, subsoil, or structures, which would render it more or less valuable. The appraiser assumes no responsibility for such conditions, or for engineering or testing, which might be required to discover such factors. This appraisal is not a home inspection or environmental assessment of the property and should not be considered as such.

8. The appraiser specializes in the valuation of real property and is not a home inspector, building contractor, structural engineer, or similar "expert", unless otherwise noted. The appraiser did not conduct the intensive type of field observations of the kind intended to seek and discover property defects. The viewing of the property and any improvements is for purposes of developing an opinion of the defined value of the property, given the intended use of this assignment. Statements regarding condition are based on surface observations only. The appraiser claims no special expertise regarding issues including, but not limited to: foundation settlement, basement moisture problems, wood destroying (or other) insects, pest infestation, radon gas, lead based paint, mold or environmental issues. Unless otherwise indicated, mechanical systems were not activated or tested.

This appraisal report should not be used to disclose the condition of the property as it relates to the presence/absence of defects. The client is invited and encouraged to employ qualified experts to inspect and address areas of concern. If negative conditions are discovered, the opinion of value may be affected.

Unless otherwise noted, the appraiser assumes the components that constitute the subject property improvement(s) are fundamentally sound and in working order.

Any viewing of the property by the appraiser was limited to readily observable areas. Unless otherwise noted, attics and crawl space areas were not accessed. The appraiser did not move furniture, floor coverings or other items that may restrict the viewing of the property.

9. Appraisals involving hypothetical conditions related to completion of new construction, repairs or alteration are based on the assumption that such completion, alteration or repairs will be competently performed.

10. Unless the intended use of this appraisal specifically includes issues of property insurance coverage, this appraisal should not be used for such purposes. Reproduction or Replacement cost figures used in the cost approach are for valuation purposes only, given the intended use of the assignment. The Definition of Value used in this assignment is not consistent with the definition of Market Value for property insurance coverage/use unless otherwise stated by the appraiser.

Additional Comments Related To Scope Of Work, Assumptions and Limiting Conditions

The appraiser made an exterior-only observation of the subject and makes the extraordinary assumption that the condition of the exterior of the subject property is consistent with/indicative of that of the interior and makes no warranty against structural or otherwise significant defect's (or their cause) that would not be otherwise readily observable.

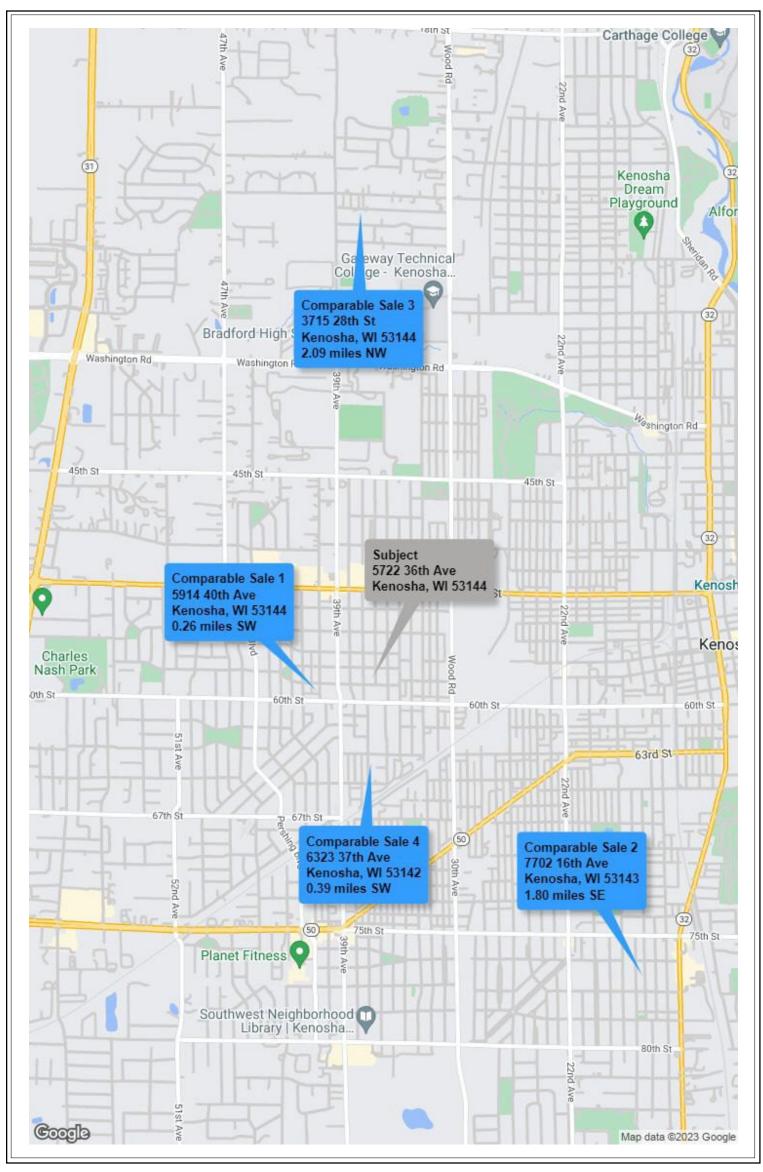
Elite Appraisals, Inc.

USPAP ADDENDUM

File No. 223-304

Borrower:				
Property A City:	Address: <u>5722 36th Ave</u> Kenosha	County:	State: WI	Zip Code: 53144
Lender:	Kenosha County Clerk			
PRAI	SAL AND REPORT IDEN	TIFICATION		
		ne following USPAP report		
	oraisal Report	A written report prepared under		
X Res	stricted Appraisal Report	A written report prepared under	Standards Rule 2-2(b).	
Doocor	able Exposure Time			
		for the subject property at the ma	rket value stated in this report is: 45	
Additio	nal Certifications			
		appraiser or in any other capacity	ι, regarding the property that is the subj	ect of this report within the three-vear
	d immediately preceding accepta			
∏ HA	VE performed services, as an a	opraiser or in another capacity, re	garding the property that is the subject of	of this report within the three-vear
			prvices are described in the comments b	
Additior	nal Comments			
APPRA	ISER:		SUPERVISORY APPRAISER (o	only if required):
	$ \land $			
Signatur	e:) spiel BC	Julox	_ Signature:	
Name:	Daniel B. Truax ned: 11/28/2023	F		
or State	License #·		or State License #·	
or Other State:	(describe):	State #:	_ State:	r License:
Expiratio	on Date of Certification or License	e: <u>12/14/2023</u>	 Expiration Date of Certification of Supervisory Appraiser inspectior 	
Effective	e Date of Appraisal: November	27, 2023		ly from street 🗍 Interior and Exterior

Client: Kenosha County Clerk	File No.: 223-304		
Property Address: 5722 36th Ave	Case No.:		
City: Kenosha	State: WI Zip: 53144		



SUBJECT PROPERTY PHOTO ADDENDUM

 Client:
 Kenosha County Clerk
 File No.:
 223-304

 Property Address:
 5722 36th Ave
 Case No.:

 City:
 Kenosha
 State:
 VI

 Zip:
 53144



FRONT VIEW OF SUBJECT PROPERTY

Appraised Date: November 27, 2023 Appraised Value: \$ 86,000



REAR VIEW OF SUBJECT PROPERTY



STREET SCENE

COMPARABLE PROPERTY PHOTO ADDENDUM

Client: Kenosha County Clerk	File No	File No.: 223-304		
Property Address: 5722 36th Ave	Case	No.:		
City: Kenosha	State: WI	Zip: 53144		



COMPARABLE SALE #1

5914 40th Ave Kenosha, WI 53144 Sale Date: 11/04/2022 Sale Price: \$ 76,000



COMPARABLE SALE #2

7702 16th Ave Kenosha, WI 53143 Sale Date: 08/31/2022 Sale Price: \$ 82,000



COMPARABLE SALE #3

3715 28th St Kenosha, WI 53144 Sale Date: 01/27/2023 Sale Price: \$ 124,900

COMPARABLE PROPERTY PHOTO ADDENDUM

Client: Kenosha County Clerk	File No.: 223-304	
Property Address: 5722 36th Ave	Case No.:	
City: Kenosha	State: WI	Zip: 53144



COMPARABLE SALE #4

6323 37th Ave Kenosha, WI 53142 Sale Date: 05/22/2023 Sale Price: \$ 65,000

COMPARABLE SALE #5

Sale Date: Sale Price: \$

COMPARABLE SALE #6

Sale Date: Sale Price: \$

09-222-36-483-007 1/4 of Section 36 in Tor Principal Meridian, part point on the East line of which is 368-4/7 feet N thence East on a line pa

Part of Block 1 of Vetter's Subdivision and part of the Southeast 1/4 of Section 36 in Town 2 North, Range 22 East of the Fourth Principal Meridian, particularly described as: Commencing at a point on the East line of 23rd Avenue in said Vetter's Subdivision which is 368-4/7 feet North of the North line of 60th Street; thence East on a line parallel with 60th Street, 109 feet, thence North parallel to said 23rd Avenue 42-1/7 feet thence West parallel to the South line, 109 feet; and to the East line of 23rd Avenue; thence South on the East the of 23rd Avenue 42-1/7 feet, to the place of beginning. Said land being in the City of Kenosha, Kenosha County, Wisconsin.

\$25,000 SOLD AS IS



PROPERTY ADDRESS: 5805 23rd Ave, Kenosha LOT SIZE: 42' x 109' Vacant Land





File No. 223-305

APPRAISAL OF

LOCATED AT:

5805 23rd Ave Kenosha, WI 53140

CLIENT:

Kenosha County Clerk 1010 56th Street Kenosha, WI, 53140

AS OF:

November 27, 2023

BY:

Daniel B. Truax

Kenosha County Clerk 1010 56th Street Kenosha, WI, 53140

File Number: 223-305

In accordance with your request, I have appraised the real property at:

5805 23rd Ave Kenosha, WI 53140

The purpose of this appraisal is to develop an opinion of the defined value of the subject property, as vacant. The property rights appraised are the fee simple interest in the site.

In my opinion, the defined value of the property as of November 27, 2023

is:

\$25,000 Twenty-Five Thousand Dollars

The attached report contains the description, analysis and supportive data for the conclusions, final opinion of value, descriptive photographs, assignment conditions and appropriate certifications.

mal B. Junez

Daniel B. Truax

Elite Appraisals, Inc. Land Appraisal Report

File No. 223-305

	The purpose of this appr									al.	
Ш	Client Name/Intended U Client Address 1010		County Cler	k		iii countyclerk Kenosha	@kenosha	county.or	g State WI	7in F	3140
PURPOS	Additional Intended Use				City	INCHUSIId			JIGIE VVI	Zip 3	0140
PUR		.,									
	Intended Use "As-Is"	Portfolio Valu	uation								
	Property Address 580	5 23rd Ave			Citv	Kenosha			State WI	7in 5	3140
Ŀ.	Owner of Public Record		enosha						County Ker		0.10
JBJEC ⁻	Legal Description Pt C			Pt Of Se 1/4 Sec			FT1				
SUB	Assessor's Parcel # 09		-007			Year 2022	4		R.E. Taxes \$		
	Neighborhood Name C Property Rights Apprais	0		sehold Other (c	Map describe)	Reference 29404	4		Census Tract	0011.00	
	My research X did			r transfers of the subje		hree years prior to t	the effective da	te of this appr	aisal.		
)		Date 01/06/20	23	Price \$11,90	0 Sour	ce(s) Assessor	r's Records	s / WI Dep	t of Rever		
OR)	Analysis of prior sale or			-		The subject					
HIS T	stated value (ass was not publicly				ject's only sal	e/transfer with	hin the pas	t 3 years,	was distre	essea in r	nature and
SALES HISTOR	was not publicly										
SAL											
	Offerings, options and co	ontracts as of the el	ffective date of th	ne appraisal Not I	isted publicly	offered for sa	le within pa	ast 12 mo	nths.		
	Neighborh	nood Characterist	ics		One-Unit Housir	ng Trends		One-Unit	Housing	Presen	It Land Use %
	Location X Urban	Suburban (Rural	Property Values		<u> </u>	Declining	PRICE	AGE	One-Unit	60 %
	Built-Up X Over 75%	5 25-75%	Under 25%	Demand/Supply			Over Supply	\$(000)	(yrs)	2-4 Unit	10 %
QO	Growth Rapid	X Stable	Slow	· · · · · -	Under 3 mths	3-6 mths	Over 6 mths	50 Lo		Multi-Family	
RHC	Neighborhood Boundari	ies See Attack	ieu Addend	IUIII				<u>350+</u> Н 215 Р		Commercial Other	10 % 10 %
EIGHBORHOOD	Neighborhood Description	on There are	no apparen	nt adverse facto	rs which shou	ld affect the s	ubject's ma				
<u>1915</u>	maintained on an										
Z	readily available.				l ma mular tat						
	Market Conditions (inclu values are stable										
	low volume/perce									1360 Salet	
	Dimensions 42x109			Area 4578 s			ectangular			esidentia	
	Specific Zoning Classific				ption See Attac						
	Zoning Compliance Under Highest and best use of			ning (Grandfathered U		<u> </u>	,	commerc	ial and/or	rotail uso	e under
	current zoning as						ulacturing,	commerc			
ΞL	Utilities Public	Other (describ		- g, , -		ther (describe)		Off-site Imp	provements-	Туре	Public Private
SIT	Electricity X			Water				Street Asp	ohalt		
	Gas X			Sanitary Sewer	<u>X</u> (Alley			
·	FEMA Special Flood Ha Site Comments See			FEMA Flood Zone X		FEMA Map # 5	50590020	4U	FEMA Map Da	ate 06-19-	2012
						I					
	ITEM	SUBJEC		COMPARABI	LE NO. 1		PARABLENC	0. 2		MPARABL	E NO. 3
	Address 5805 23	Brd Ave	67	21 14th Ave		4001 13th A	ve	0.2	2624 63rd	d St	
	Address 5805 23 Kenosha, WI 53	Brd Ave	67 Ke	21 14th Ave enosha, WI 531		4001 13th A Kenosha, W	ve /I 53140). 2	2624 63ro Kenosha,	d St , WI 5314	
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MARKET DATA ANALYSIS	Address 5805 23 Kenosha, WI 53 Proximity to subject Sales Price Price \$/ Data Source Date of Sale and Time Adjustment Location Site/View Zoning Sales or Financing Concessions Net Adj. (Total) Indicated Value	Ard Ave 140 \$ DESCRIPT Urban 4578sf / Res M-1	67 Ke 0.8 0.8 08 10N 08 Ur 5/Com 66 M- 66 01 08 08 07 08 08 07 08 08 08 08 08 08 08 08 08 08 08 08 08	21 14th Ave enosha, WI 531. 82 miles SE etroMLS #18217 DESCRIPTION ban 00sf/Res/Com ·2 (X) + ·2	43 5 18,000 3 777;DOM 215 +(-) Adjust. 0 0 5 0	4001 13th A Kenosha, W 1.40 miles N MetroMLS # DESCRIPTIO 04/27/2022 Urban 6224sf/RXR/0 M-1	Ve /I 53140 NE \$ 179525;D0 DN +(Com Com 	40,000 6 OM 100 (-) Adjust. 3,200 3,200	2624 63rd Kenosha, 0.37 mile MetroMLS DESCRI 12/12/20 ⁻⁷ Urban 13362sf/R M-1	d St , WI 5314 s SW S #15244 PTION 17 es/Com es/Com	-3 19,900 1 00;DOM 18 +(-) Adjust. 5,900 -4,400 1,500
MARKETDATAANALYSIS	Address 5805 23 Kenosha, WI 53 Proximity to subject Sales Price Price \$ / Data Source Date of Sale and Time Adjustment Location Site/View Zoning Sales or Financing Concessions Net Adj. (Total) Indicated Value of Subject	Ard Ave 140 \$ DESCRIPT Urban 4578sf / Res M-1	67 Ke 0.8 0.8 08 10N 08 Ur 5/Com 66 M- 66 01 08 08 07 08 08 07 08 08 08 08 08 08 08 08 08 08 08 08 08	21 14th Ave enosha, WI 531. 82 miles SE etroMLS #18217 DESCRIPTION ban 00sf/Res/Com ·2 (X) + ·2	43 5 18,000 3 777;DOM 215 +(-) Adjust. 0 0 5 0	4001 13th A Kenosha, W 1.40 miles N MetroMLS # DESCRIPTIO 04/27/2022 Urban 6224sf/RXR/0 M-1	Ve /I 53140 NE \$ 179525;D0 DN +(Com Com 	40,000 6 OM 100 (-) Adjust. 3,200 3,200	2624 63rd Kenosha, 0.37 mile MetroMLS DESCRI 12/12/20 ⁻⁷ Urban 13362sf/R M-1	d St , WI 5314 s SW S #15244 PTION 17 es/Com es/Com	-3 19,900 1 00;DOM 18 +(-) Adjust. 5,900 -4,400 1,500
MARKET DATA ANALYSIS	Address 5805 23 Kenosha, WI 53 Proximity to subject Sales Price Price \$ / Data Source Date of Sale and Time Adjustment Location Site/View Zoning Sales or Financing Concessions Net Adj. (Total) Indicated Value of Subject	Ard Ave 140 \$ DESCRIPT Urban 4578sf / Res M-1	67 Ke 0.8 0.8 08 10N 08 Ur 5/Com 66 M- 66 01 08 08 07 08 08 07 08 08 08 08 08 08 08 08 08 08 08 08 08	21 14th Ave enosha, WI 531. 82 miles SE etroMLS #18217 DESCRIPTION ban 00sf/Res/Com ·2 (X) + ·2	43 5 18,000 3 777;DOM 215 +(-) Adjust. 0 0 5 0	4001 13th A Kenosha, W 1.40 miles N MetroMLS # DESCRIPTIO 04/27/2022 Urban 6224sf/RXR/0 M-1	Ve /I 53140 NE \$ 179525;D0 DN +(Com Com 	40,000 6 OM 100 (-) Adjust. 3,200 3,200	2624 63rd Kenosha, 0.37 mile MetroMLS DESCRI 12/12/20 ⁻⁷ Urban 13362sf/R M-1	d St , WI 5314 s SW S #15244 PTION 17 es/Com es/Com	-3 19,900 1 00;DOM 18 +(-) Adjust. 5,900 -4,400 1,500
MARKET DATA ANALYSIS	Address 5805 23 Kenosha, WI 53 Proximity to subject Sales Price Price \$ / Data Source Date of Sale and Time Adjustment Location Site/View Zoning Sales or Financing Concessions Net Adj. (Total) Indicated Value of Subject	Ard Ave 140 \$ DESCRIPT Urban 4578sf / Res M-1	67 Ke 0.8 0.8 08 10N 08 Ur 5/Com 66 M- 66 01 08 08 07 08 08 07 08 08 08 08 08 08 08 08 08 08 08 08 08	21 14th Ave enosha, WI 531. 82 miles SE etroMLS #18217 DESCRIPTION ban 00sf/Res/Com ·2 (X) + ·2	43 5 18,000 3 777;DOM 215 +(-) Adjust. 0 0 5 0	4001 13th A Kenosha, W 1.40 miles N MetroMLS # DESCRIPTIO 04/27/2022 Urban 6224sf/RXR/0 M-1	Ve /I 53140 NE \$ 179525;D0 DN +(Com Com 	40,000 6 OM 100 (-) Adjust. 3,200 3,200	2624 63rd Kenosha, 0.37 mile MetroMLS DESCRI 12/12/20 ⁻⁷ Urban 13362sf/R M-1	d St , WI 5314 s SW S #15244 PTION 17 es/Com es/Com	-3 19,900 1 00;DOM 18 +(-) Adjust. 5,900 -4,400 1,500
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RECONCILIATION MARKET DATAANALYSIS	Address 5805 23 Kenosha, WI 53 Proximity to subject Sales Price Price \$ / Data Source Date of Sale and Time Adjustment Location Site/View Zoning Sales or Financing Concessions Net Adj. (Total) Indicated Value of Subject Summary of Sales Com Based on the scope the subject of this re X Single point \$ 2	Ave 140 \$ DESCRIPT Urban 4578sf / Res M-1 parrison Approach of work, assum port as of <u>11/2</u> 25,000	67 Ke 0.8 0.8 0.8 08 Ur 08 Ur 66 M- 08 Ur 50 00 08 Ur 50 00 08 Ur 50 00 08 Ur 50 00 00 00 00 00 00 00 00 00 00 00 00	21 14th Ave enosha, WI 531/ 82 miles SE etroMLS #18217 DESCRIPTION /25/2023 /ban 00sf/Res/Com -2 X + (X + x Adj. 0.0% sss Adj. 0.0% sss Adj. 0.0% sed Addendum	43 5 18,000 3 777;DOM 215 +(-) Adjust. 0 0 5 0 5 0 5 18,000 5 18,000 5 18,000	4001 13th A Kenosha, W 1.40 miles N MetroMLS # DESCRIPTIO 04/27/2022 Urban 6224sf/RXR/0 M-1 [X] + [Net Adj. 8 Gross Adj. 8 Gross Adj. 8	IVE IE \$ 179525;D0 ON COM COM	40,000 6 OM 100 (-) Adjust. 3,200 3,200 36,800 36,800 he defined vaisal, is:	2624 63rc Kenosha, 0.37 mile MetroMLS DESCRI 12/12/20 ⁻⁷ Urban 13362sf/R M-1 	d St , WI 5314 s SW S #15244 PTION 17 es/Com 65/Com 51.8% \$ 51.8% \$	-3 19,900 1 00;DOM 18 +(-) Adjust. 5,900 -4,400 1,500 21,400 ty that is
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ADDENDUM

Client: Kenosha County Clerk	File No.: 223-305	
Property Address: 5805 23rd Ave	Case No.:	
City: Kenosha	State: WI	Zip: 53140

Neighborhood Boundaries

The subject neighborhood is roughly bounded by 45th Street north, 75th Street south, Lake Michigan east and 39th Avenue west, and it is this market area that is described in the neighborhood section of this report.

The 'other' land usage of 10% in the 'Neighborhood' Section of the URAR describes the typical parks, schools, water-ways and green belts common in urban areas.

Neighborhood Market Conditions

The subject generally conforms to the neighborhood in site size. Local neighborhood market is average with supply and demand in relative balance. Property values are stable to modestly increasing. Present marketing conditions are favorable and while REO/FSBO/distressed sales occur, the low volume/percentage from these transactions represent no meaningful factor in the current market conditions.

Zoning Description

Light Manufacturing District - The primary purposes and characteristics of the M-1 Light Manufacturing District are intended to provide for light manufacturing and industrial uses, and for warehousing and wholesaling uses of a limited nature and size that do not create appreciable nuisances or hazards

Site Comments

The subject contains approximately 0.110 acres of residential land (42'x109') of land that is basically level, rectangular in shape and located across from a commercial building and surrounded by residential dwellings. The subject site has public water, sewer, gas and electric utilities available at the street. The subject site is smaller in size than typical properties zoned for manufacturing, but is not atypical through the rezoning of certain areas in the City of Kenosha, although sales of such properties are scarce.

Comments on Sales Comparison

A value range was established from \$18,000 to \$36,800. Due to the subject being located in a portion of the city which is bounded by major geographic boundaries (e.g. highway, body of water, railroad tracks, arterial roadways, etc.) it was necessary to obtain and utilize comparables from across these boundaries, however all comparables and their location would be viewed equally to that of the subject by potential buyers. In order to obtain and utilize comparable sales which share a similar zoning (while being located in a residential/commercial mixed area), it was necessary to obtain and utilize comparable sales which share a similar zoning (while being located in a residential/commercial mixed area), it was necessary to obtain and utilize comparable sales which sold past the preferred 12 months, however a 5% (monthly pro-rated) annual time adjustment was applied to comparable sales 2 & 3 to reflect the movement of the market of the subject area over that time (which was discovered to differ from residential zoned vacant parcels). After an exhaustive search, no better/closer sales could be found upon which meaningful comparison could be made.

When reaching an estimate of value, the gross adjustments of sale price for each comparable was used to determine the relative quality of the comparable. The ratio of gross dollar adjustment to sale price of each comparable is used to calculate the weight each should have in a weighted average calculation, thus giving the most weight to the most similar comparables while minimizing value near the extremes of the value range. This weighted average is used as the indicated value of the subject. These values were then added together resulting in an estimated market value of \$25,000. This method is acceptable under both USPAP and Fannie Mae guidelines and due to limited similar sales, was considered the most reliable at the time of this appraisal.

Scope of Work, Assumptions and Limiting Conditions

Scope of work is defined in the Uniform Standards of Professional Appraisal Practice as " the type and extent of research and analyses in an assignment." In short, scope of work is simply what the appraiser did and did not do during the course of the assignment. It includes, but is not limited to: the extent to which the property is identified and inspected, the type and extent of data researched, the type and extent of analyses applied to arrive at opinions or conclusions.

The scope of this appraisal and ensuing discussion in this report are specific to the needs of the client, other identified intended users and to the intended use of the report. This report was prepared for the sole and exclusive use of the client and other identified intended users for the identified intended use and its use by any other parties is prohibited. The appraiser is not responsible for unauthorized use of the report.

The appraiser's certification appearing in this appraisal report is subject to the following conditions and to such other specific conditions as are set forth by the appraiser in the report. All extraordinary assumptions and hypothetical conditions are stated in the report and might have affected the assignment results.

1. The appraiser assumes no responsibility for matters of a legal nature affecting the property appraised or title thereto, nor does the appraiser render any opinion as to the title, which is assumed to be good and marketable. The property is appraised as though under responsible ownership.

2. Any sketch in this report may show approximate dimensions and is included only to assist the reader in visualizing the property. The appraiser has made no survey of the property.

3. The appraiser is not required to give testimony or appear in court because of having made the appraisal with reference to the property in question, unless arrangements have been previously made thereto.

4. Neither all, nor any part of the content of this report, copy or other media thereof (including conclusions as to the property value, the identity of the appraiser, professional designations, or the firm with which the appraiser is connected), shall be used for any purposes by anyone but the client and other intended users as identified in this report, nor shall it be conveyed by anyone to the public through advertising, public relations, news, sales, or other media, without the written consent of the appraiser.

5. The appraiser will not disclose the contents of this appraisal report unless required by applicable law or as specified in the Uniform Standards of Professional Appraisal Practice.

6. Information, estimates, and opinions furnished to the appraiser, and contained in the report, were obtained from sources considered reliable and believed to be true and correct. However, no responsibility for accuracy of such items furnished to the appraiser is assumed by the appraiser.

7. The appraiser assumes that there are no hidden or unapparent conditions of the property, subsoil, or structures, which would render it more or less valuable. The appraiser assumes no responsibility for such conditions, or for engineering or testing, which might be required to discover such factors. This appraisal is not an environmental assessment of the property and should not be considered as such.

8. This appraisal report should not be used to disclose the condition of the property as it relates to the presence/absence of defects. The client is invited and encouraged to employ qualified experts to inspect and address areas of concern. If negative conditions are discovered, the opinion of value may be affected.

9. Appraisals involving hypothetical conditions related to completion of new construction, repairs or alteration are based on the assumption that such completion, alteration or repairs will be competently performed.

Additional Comments Related To Scope Of Work, Assumptions and Limiting Conditions

Appraiser's Certification

The appraiser(s) certifies that, to the best of the appraiser's knowledge and belief:

1. The statements of fact contained in this report are true and correct.

2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are the appraiser's personal, impartial, and unbiased professional analyses, opinions, and conclusions.

3. Unless otherwise stated, the appraiser has no present or prospective interest in the property that is the subject of this report and has no personal interest with respect to the parties involved.

- 4. The appraiser has no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- 5. The appraiser's engagement in this assignment was not contingent upon developing or reporting predetermined results.
- 6. The appraiser's compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of
- the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- 7. The appraiser's analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
- 8. Unless otherwise noted, the appraiser has made a personal inspection of the property that is the subject of this report.
- 9. Unless noted below, no one provided significant real property appraisal assistance to the appraiser signing this certification. Significant real property appraisal assistance provided by:

Additional Certifications:

Definition of Value: X Market Value Other Value:

Source of Definition: Uniform Standards of Professional Appraisal Practice

The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he or she considers his or her own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U. S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

Expiration Date of Certification or License: 12/14/2023Date of Signature and Report:11/28/2023Date of Property Viewing:11/27/2023	Date of Signature: Date of Property Viewing: Degree of property viewing:
State: WI	Expiration Date of Certification or License:
	or License #
State Certification # 1391-9 or License #	
Email Address: eliteappraisalswi@gmail.com	Email Address:
Telephone Number: 262.605.0888	Telephone Number:
Company Address: <u>9568 42nd Ct</u> Pleasant Prairie, WI 53158	Company Address:
Company Name: Elite Appraisals, Inc.	Company Name:
Signature: Daniel B. Truax	Signature:Name:
APPRAISER	SUPERVISORY APPRAISER
APPRAISED VALUE OF THE SUBJECT PROPERTY \$ 25,000	
EFFECTIVE DATE OF THE APPRAISAL: 11/27/2023	
Kenosha, WI 53140	
ADDRESS OF THE PROPERTY APPRAISED: 5805 23rd Ave	

ELITE APPRAISALS, INC.

Elite Appraisals, Inc.

USPAP ADDENDUM

File No. 223-305

Borrower:	
Property Address: 5805 23rd Ave	
City: <u>Kenosha</u> County: <u>Kenosha</u> Lender: Kenosha County Clerk	State: <u>WI</u> Zip Code: <u>53140</u>
APPRAISAL AND REPORT IDENTIFICATION	
This report was prepared under the following USPAP reporting	ng option:
Appraisal Report A written report prepared under S	
X Restricted Appraisal Report A written report prepared under S	
Reasonable Exposure Time	
My opinion of a reasonable exposure time for the subject property at the mark	et value stated in this report is: 65
.	· · · · · · · · · · · · · · · · · · ·
Additional Certifications	
I have performed NO services, as an appraiser or in any other capacity, period immediately preceding acceptance of this assignment.	regarding the property that is the subject of this report within the three-year
I HAVE performed services, as an appraiser or in another capacity, rega	arding the property that is the subject of this report within the three-year
period immediately preceding acceptance of this assignment. Those serv	
Additional Comments	
Additional Comments	
APPRAISER:	SUPERVISORY APPRAISER (only if required):
Signature:	Signature:
Name: Daniel B. Truax Date Signed: 11/28/2023	Name:
Date Signed: 11/28/2023 State Certification #: 1391-9	Date Signed: State Certification #:
or State License #:	or State License #:
or Other (describe): State #: State: WI	State: Expiration Date of Certification or License:
Expiration Date of Certification or License: <u>12/14/2023</u>	Supervisory Appraiser inspection of Subject Property:
Effective Date of Appraisal: 11/27/2023	Did Not Exterior-only from street Interior and Exterior
Produced using ACI softw	are, 800.234.8727 www.aciweb.com USPAP_14 0427201

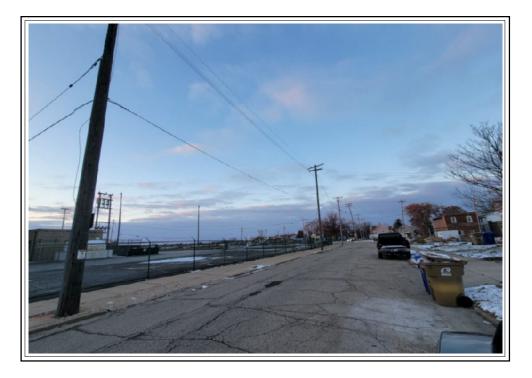
SUBJECT PROPERTY PHOTO ADDENDUM

Client: Kenosha County Clerk	File	e No.: 223-305	
Property Address: 5805 23rd Ave	Ca	Case No.:	
City: Kenosha	State: WI	Zip: 53140	



FRONT VIEW OF SUBJECT PROPERTY

Appraised Date: November 27, 2023 Appraised Value: \$ 25,000



STREET SCENE

COMPARABLE PROPERTY PHOTO ADDENDUM

Client: Kenosha County Clerk	File No.: 223-305	
Property Address: 5805 23rd Ave	Case No.:	
City: Kenosha	State: WI	Zip: 53140



COMPARABLE SALE #1

6721 14th Ave Kenosha, WI 53143 Sale Date: 08/25/2023 Sale Price: \$ 18,000



COMPARABLE SALE #2

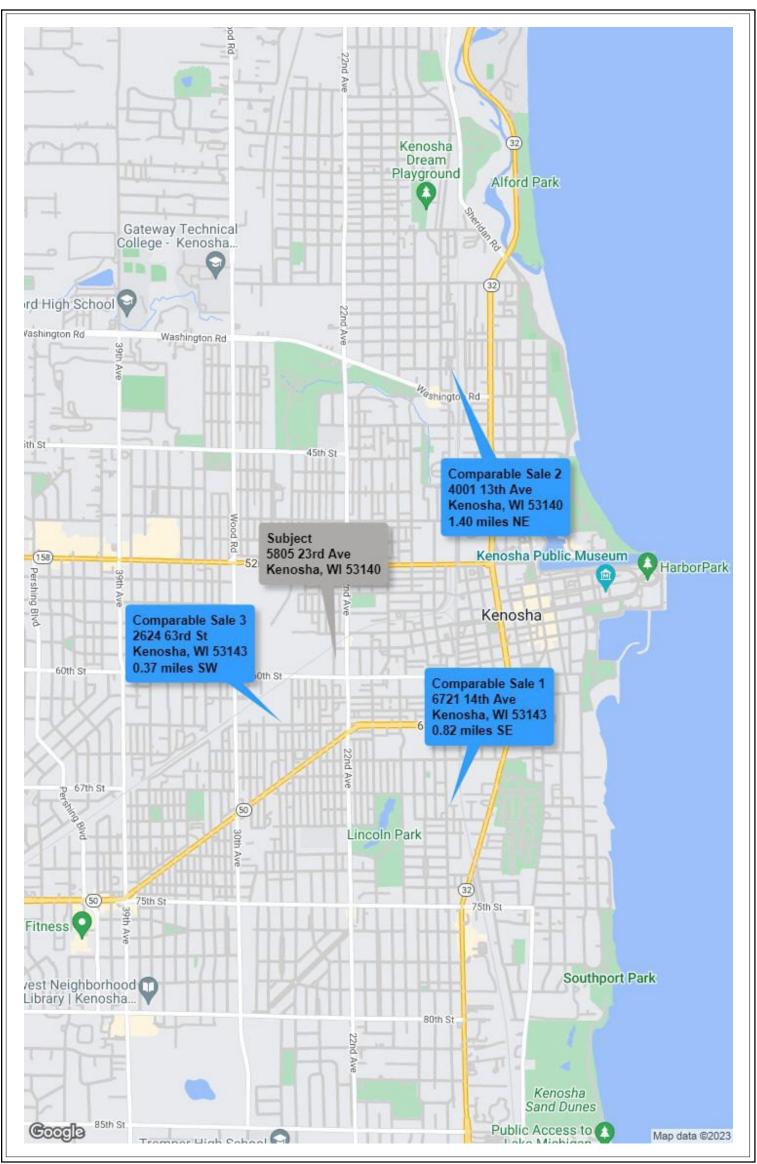
4001 13th Ave Kenosha, WI 53140 Sale Date: 04/27/2022 Sale Price: \$ 40,000



COMPARABLE SALE #3

2624 63rd St Kenosha, WI 53143 Sale Date: 12/12/2017 Sale Price: \$ 19,900

Client: Kenosha County Clerk	File N	lo.: 223-305
Property Address: 5805 23rd Ave	Case	No.:
City: Kenosha	State: WI	Zip: 53140



\$198,000 Lot Twelve (12), Block Two (2) of GARDEN HOMES UNIT 11-223-30-254-014 TWO, a subdivision of part of the northwest quarter of Section Thirty (30), Town Two (2) north of Range Twenty-three (23) east of the Fourth Principal Meridian, as per plat and survey on file and of record in the office of the Register of Deeds in and for the County of Kenosha, Wisconsin, said land lying and being in the City of Kenosha, County of Kenosha and State of Wisconsin.





PROPERTY ADDRESS: 3538 19th Ave, Kenosha LOT SIZE: 68' x 120'





APPRAISAL OF



LOCATED AT:

3538 19th Ave Kenosha, WI 53140

CLIENT:

Kenosha County Clerk 1010 56th Street Kenosha, WI, 53140

AS OF:

November 27, 2023

BY:

Daniel B. Truax

File No. 223-306

This report is limited to the sole	and exclusive use of the client.			•	forth in this report may not	be understood properly witho	utadditional
-	vorkfile. The purpose of this app						
Client Kenosha Cou			E-mai		kenoshacounty.		
Client Address 1010 56			City 🖌	(enosha		State WI Zip State Zip Sta	53140
Intended Use "As-Is" P	ortfolio Valuation						
Property Address 3538	10th Ave		City I	Kenosha		State WI Zip \$	53140
Other Description (APN, Le		1-223-30-254-014		Venusina			55140
		1 220 00 201 011					
Property Rights Appraised	X Fee Simple	Leasehold Other (describe)				
Subject property existing us				Use reflected in ap	praisal: Single-Fa	mily Residential	
Highest and Best Use:	X Existing	Other:					
My research X did	did not reveal any prior sal	es or transfers of the subj	ect property for the th	ree years prior to the e	fective date of this appra	aisal.	
Y	te 01/06/2023	Price \$137,0			Records / WI Dep		
	er history of the subject prop)1/06/2023 via Tax	
	sed value) of \$137,		ubject's only sa	le/transfer within	the past 3 years	s, was distressed in	nature and
was not publicly off	ered for sale on the	IVILS.					
Offerings, options and contr	racts as of the effective date	of the appraisal Not	listed publicly o	offered for sale w	/ithin past 12 mo	nths	
Onenings, options and conti						11115.	
Marketability Comments:	The subject genera	Ilv conforms to the	e neiahborhood	in design/style.	dwelling square	footage, site size, a	and
bedroom/bath cour							
uninhabited for an							
affect its livability, s	oundness or struct	ural integrity. Loca	al neighborhood	l market is avera	age with supply a	nd demand in relation	ive balance.
Property values are							ssed sales
occur, the low volu							
Site Comments: The su							
site conditions or e						ite is rectangular ir	shape and
typical in size for th	e area. The subject	site is connected	to public water	, sewer, gas and	d electric utilities.		
Improvement Commenter	See Atteched Add	landum					
Improvement Comments:	See Attached Add						
FEATURE	SUBJECT	COMPARABLE	SALE NO. 1	COMPARABI	E SALE NO. 2	COMPARABLE S	ALE NO. 3
3538 19th Ave		3550 Sheridan R		3602 18th Ave		1514 22nd St	
Address Kenosha, W	/I 53140	Kenosha, WI 531	40	Kenosha, WI 5	3140	Kenosha, WI 5314	40
Proximity to Subject		0.48 miles SE		0.10 miles SE		0.90 miles NE	
Sale Price	\$ N/A	\$	199,900		\$ 220,000	\$	215,000
Sale Price/Gross Liv. Area	\$ 0.00 sq. ft.	\$ 176.28 sq. ft.		\$ 114.88 sq. ft.		\$ 194.39 sq. ft.	
Data Source(s)		MetroMLS #1819		MetroMLS #180	,	MetroMLS #18164	
Verification Source(s)		Assessor'sRcrds/	/Appraisal	Assssr'sRcrds/		Assssr'sRcrds/Lis	tingAgent
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment
Sale or Financing		Estate;Conv		Estate;VA	40.000	Estate;Conv	
Concessions		None Known		\$10,000 12/16/2022	-10,000	None Known	
Date of Sale/Time	Residential	12/03/2022 Resid/BusyRoad	10,000	Residential		12/09/2022 Residential	
Leasehold/Fee Simple	Fee Simple	Fee Simple	10,000	Fee Simple		Fee Simple	
Site	8160 sf	6240 sf		9000 sf		6534 sf	
View	Residential	Residential		N;Res;		N;Res;	
Design (Style)	Ranch	Ranch		CapeCod		DT1;Ranch	
Quality of Construction	Brick/Average	Brick/Average		Brick/Average		Vinyl/Average	10,800
Actual Age	63a/30e	71a/30e		70a/30e		61a/25e	-10,800
Condition	Average-Fair	Average-Fair		Average-Fair		Average	**
Above Grade	Total Bdrms. Baths	Total Bdrms. Baths		Total Bdrms. Baths		Total Bdrms. Baths	
Room Count	5 3 1.0	5 3 1.0		6 4 2.0	-4,500	6 3 1.0	= · ·
Gross Living Area 20	1,296 sq. ft. Full	1,134 sq.ft Full	. 3,240	1,915 sq Full	. ft12,380	1,106 sq. ft. Full	3,800
Basement & Finished	*Unfinished					*Unfinished	
Rooms Below Grade	Typical	*Unfinished Typical		*Unfinished Typical		Typical	
Heating/Cooling	FWA/CAC*	FWA/CAC*		FWA/CAC*		FWA/CAC*	
Energy Efficient Items	None	None		Furnace, Etc.		None	
Garage/Carport	1 Car Garage	2 Car Garage	-3.000	2 Car Garage	-3.000	2 Car Garage	-3,000
Porch/Patio/Deck	None	Patio	-1,500			Porch/Patio	-3,000
Net Adjustment (Total)		X + - \$	8,740		\$ 31,380	<u>+ X</u> - \$	2,200
Adjusted Sale Price		Net Adj. 4.4 %		Net Adj14.3%		Net Adj1.0%	0 /0 = = *
of Comparables		Gross Adj. 8.9% \$		Gross Adj. 14.3%		Gross Adj. 14.6% \$	212,800
Summary of Sales Compar motivated in nature a							
deferred maintenance							
purchase such prope							
below grade and thus							
in their listing sheets.							
could be found upon							
Indicated Value by Sales Co							
bar			d using ACI software, 800.234.8 Page 1 of 3	727 www.aciweb.com	This form Copyrigh	ht © 2005-2016 ACI, a First American C (oPAR™) General Purpose	ompany. All Rights Reserved. Appraisal Report 03/2017
			raye i ui 3			(gPAR™) General Purpose	GPARRES2 17 03272017

alreport

File No. 223-306

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Planethy Select Odd miles NE I 124,000 S <ths< th=""> S S</ths<>		1 52140						
Spin Proc S N/A S 124,000 S <ths< th=""> S S</ths<>		1 53 140		+U				
Same Technology Source State (State (St								
Line Stands Metrold S 47 85421 5:D0M 2 VAUL 60 0531M075 053871001 053871001 053871001 013488707 053871001 013488707 VAUL 60 0531M075 053871001 053871001 013488707 013488707 013488707 VAUL 60 0531M076 Peesidenail 01468707 01348707 01348707 01348707 VAUL 60 05100 f Peesidenail Peesidenail 0175 61 0	Sale Price	\$ N/A	\$	134,000	\$		\$	
Line Stands Metrold S 47 85421 5:D0M 2 VAUL 60 0531M075 053871001 053871001 053871001 013488707 053871001 013488707 VAUL 60 0531M075 053871001 053871001 013488707 013488707 013488707 VAUL 60 0531M076 Peesidenail 01468707 01348707 01348707 01348707 VAUL 60 05100 f Peesidenail Peesidenail 0175 61 0	Sale Price/Gross Liv. Area	\$ 0.00 sq. ft.	\$ 135.90 sq. ft.		\$ sq. ft.		\$ sq. ft.	
Vinital Sourcello Assessero Randor Listing/Reput Image: Market Cash Sourcello Image: M	Data Source(s)			211:DOM 2				
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Location Residential 6.700								
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Lissentative Statuse Fees Simple Fees Simple </td <td>Location</td> <td>Residential</td> <td>Resid/BusyRd</td> <td>6,700</td> <td></td> <td></td> <td></td> <td></td>	Location	Residential	Resid/BusyRd	6,700				
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Abada Agu: GSa 300 e Ka 200 E Ga 30 e Ka 200 E Ga 30 e Ka 200 E	Design (Style)							
Cardian Average-Fair Fair Total pair	Quality of Construction	Brick/Average	Brick/Average					
Cardian Average-Fair Fair Total pair	Actual Age	63a/30e	62a/35e	6,700				
Altere Teal <								
Roan Caunt 5 3 1.0 4 2 1.0 1.0 5 3 1.0 4 2 1.0 1.0 5 3 1.0 4 2 1.0 1.0 5 3 1.0 4 2 1.0 1.0 5 3 1.0 4 2 1.0 1.0 5 3 1.0 4 2 1.0 1.0 5 3 1.0 4 2 1.0 1.0 5 3 1.0 4 2 1.0 1.0 5 3 1.0 1.0 5 3 1.0 1.0 5 1.0					Total Remo		Total Pdrme D-#-	
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HeatingCooling FWA/CAC*								
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Produced using ACI software, 800.234.8727 www.aclweb.com This form Copyright © 2005-2016 ACI, a First American Company. All Rights Reserved.								
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Produced using ACI software, 800.234.8727 www.aciweb.com This form Copyright © 2005-2016 ACI, a First American Company. All Rights Reserved.								
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Methods and techniques employed: X Sales Comparison Approach Cost Appr	
Discussion of methods and techniques employed, including reason for excluding an approach to	
reflects the attitudes of the typical buyers and sellers in this market.	Both the Cost and Income Approaches were deemed neither
applicable nor necessary.	
Reconciliation comments: See Attached Addendum	
Based on the scope of work, assumptions, limiting conditions and appraiser's ca	
	ich is the effective date of this appraisal, is:
X Single point \$ 198,000 Range \$ to \$	Greater than Less than \$
	n the basis of a hypothetical condition that the improvements have been completed,
subject to the following repairs or alterations on the basis of a hypothetical condition that the	repairs or alterations have been completed subject to the following:
Appraiser's Certification	
The appraiser (s) certifies that, to the best of the appraiser's knowledge and belief:	
 The statements of fact contained in this report are true and correct. 	
 The reported analyses, opinions, and conclusions are limited only by the reported assumption 	s and limiting conditions and are the appraiser's personal, impartial, and unbiased
professional analyses, opinions, and conclusions.	
3. Unless otherwise stated, the appraiser has no present or prospective interest in the property the	at is the subject of this report and has no personal interest with respect to the parties
involved.	nation involved with this appierment
 The appraiser has no bias with respect to the property that is the subject of this report or to the The appraiser's engagement in this assignment was not contingent upon developing or report 	
 The appraiser's engagement in this assignment was not contingent upon developing of report The appraiser's compensation for completing this assignment is not contingent upon the developing 	
the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence	of a subsequent event directly related to the intended use of this appraisal.
7. The appraiser's analyses, opinions, and conclusions were developed, and this report has been	
8. Unless otherwise noted, the appraiser has made a personal inspection of the property that is the	
9. Unless noted, no one provided significant real property appraisal assistance to the appraiser s	igning this certification. Significant real property appraisal assistance provided by:
Additional Certifications:	
Type of Value: X Market Value Other Value:	
Source of Definition: Uniform Standards of Professional Appraisal Pract	
Source of Definition: Uniform Standards of Professional Appraisal Pract Definition of Value: The most probable price which a property should brin	g in a competitive and open market under all conditions requisite to
Source of Definition: Uniform Standards of Professional Appraisal Pract Definition of Value: The most probable price which a property should brin a fair sale, the buyer and seller, each acting prudently, knowledgeal	g in a competitive and open market under all conditions requisite to oly and assuming the price is not affected by undue stimulus.
Source of Definition: Uniform Standards of Professional Appraisal Pract Definition of Value: The most probable price which a property should brin	g in a competitive and open market under all conditions requisite to oly and assuming the price is not affected by undue stimulus. fied date and the passing of title from seller to buyer under
Source of Definition: Uniform Standards of Professional Appraisal Pract Definition of Value: The most probable price which a property should brin a fair sale, the buyer and seller, each acting prudently, knowledgeal Implicit in this definition is the consummation of a sale as of a speci	g in a competitive and open market under all conditions requisite to oly and assuming the price is not affected by undue stimulus. fied date and the passing of title from seller to buyer under both parties are well informed or well advised, and each acting in
Source of Definition: Uniform Standards of Professional Appraisal Pract Definition of Value: The most probable price which a property should brin a fair sale, the buyer and seller, each acting prudently, knowledgeal Implicit in this definition is the consummation of a sale as of a speci conditions whereby: (1) buyer and seller are typically motivated; (2) what he or she considers his or her own best interest; (3) a reasonal made in terms of cash in U. S. dollars or in terms of financial arrange	g in a competitive and open market under all conditions requisite to oly and assuming the price is not affected by undue stimulus. fied date and the passing of title from seller to buyer under both parties are well informed or well advised, and each acting in ble time is allowed for exposure in the open market; (4) payment is rements comparable thereto; and (5) the price represents the
Source of Definition: Uniform Standards of Professional Appraisal Pract Definition of Value: The most probable price which a property should brin a fair sale, the buyer and seller, each acting prudently, knowledgeal Implicit in this definition is the consummation of a sale as of a speci conditions whereby: (1) buyer and seller are typically motivated; (2) what he or she considers his or her own best interest; (3) a reasonal made in terms of cash in U. S. dollars or in terms of financial arrange normal consideration for the property sold unaffected by special or of	g in a competitive and open market under all conditions requisite to oly and assuming the price is not affected by undue stimulus. fied date and the passing of title from seller to buyer under both parties are well informed or well advised, and each acting in ble time is allowed for exposure in the open market; (4) payment is rements comparable thereto; and (5) the price represents the
Source of Definition: Uniform Standards of Professional Appraisal Pract Definition of Value: The most probable price which a property should brin a fair sale, the buyer and seller, each acting prudently, knowledgeal Implicit in this definition is the consummation of a sale as of a speci conditions whereby: (1) buyer and seller are typically motivated; (2) what he or she considers his or her own best interest; (3) a reasonal made in terms of cash in U. S. dollars or in terms of financial arrange	g in a competitive and open market under all conditions requisite to oly and assuming the price is not affected by undue stimulus. fied date and the passing of title from seller to buyer under both parties are well informed or well advised, and each acting in ble time is allowed for exposure in the open market; (4) payment is rements comparable thereto; and (5) the price represents the
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Source of Definition: Uniform Standards of Professional Appraisal Pract Definition of Value: The most probable price which a property should brin a fair sale, the buyer and seller, each acting prudently, knowledgeal Implicit in this definition is the consummation of a sale as of a speci conditions whereby: (1) buyer and seller are typically motivated; (2) what he or she considers his or her own best interest; (3) a reasonal made in terms of cash in U. S. dollars or in terms of financial arrange normal consideration for the property sold unaffected by special or of	g in a competitive and open market under all conditions requisite to oly and assuming the price is not affected by undue stimulus. fied date and the passing of title from seller to buyer under both parties are well informed or well advised, and each acting in ble time is allowed for exposure in the open market; (4) payment is rements comparable thereto; and (5) the price represents the
Source of Definition: Uniform Standards of Professional Appraisal Pract Definition of Value: The most probable price which a property should brin a fair sale, the buyer and seller, each acting prudently, knowledgeal Implicit in this definition is the consummation of a sale as of a speci conditions whereby: (1) buyer and seller are typically motivated; (2) what he or she considers his or her own best interest; (3) a reasonal made in terms of cash in U. S. dollars or in terms of financial arrange normal consideration for the property sold unaffected by special or of	g in a competitive and open market under all conditions requisite to oly and assuming the price is not affected by undue stimulus. fied date and the passing of title from seller to buyer under both parties are well informed or well advised, and each acting in ble time is allowed for exposure in the open market; (4) payment is rements comparable thereto; and (5) the price represents the
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ELITE APPRAISALS, INC.

appraisalreport

ADDENDUM

Client: Kenosha County Clerk	File No.	o.: 223-306	
Property Address: 3538 19th Ave	Case No.:		
City: Kenosha	State: WI	Zip: 53140	

Quality and Condition of Property

The subject is a 1 story/ranch design, built in 1960, with approximately 1,296sf of GLA (gross living area), containing 3 bedrooms/1 bath, and a 1 car garage. The subject is described as having an effective age of 30 years (30/65year total economic life expectancy). The subject's been vacant for an undisclosed period of time, and appears to have some apparent deferred maintenance.

Final Reconciliation

When reaching an estimate of value, the gross adjustments of sale price for each comparable was used to determine the relative quality of the comparable. The ratio of gross dollar adjustment to sale price of each comparable is used to calculate the weight each should have in a weighted average calculation, thus giving the most weight to the most similar comparables while minimizing value near the extremes of the value range. This weighted average is used as the indicated value of the subject. These values were then added together resulting in an estimated market value of \$198,000. This method is acceptable under USPAP guidelines and due to limited similar sales, was considered the most reliable at the time of this appraisal.

Scope of Work, Assumptions and Limiting Conditions

Scope of work is defined in the Uniform Standards of Professional Appraisal Practice as " the type and extent of research and analyses in an assignment." In short, scope of work is what the appraiser did and did not do during the course of the assignment. It includes, but is not limited to: the extent to which the property is identified and inspected, the type and extent of data researched, the type and extent of analyses applied to arrive at opinions or conclusions.

The scope of this appraisal and ensuing discussion in this report are specific to the needs of the client and to the intended use of the report. This report was prepared for the sole and exclusive use of the client for the identified intended use and its use by any other parties is prohibited. The appraiser is not responsible for unauthorized use of the report.

The appraiser's certification appearing in this appraisal report is subject to the following conditions and to such other specific conditions as are set forth by the appraiser in the report. All extraordinary assumptions and hypothetical conditions are stated in the report and might have affected the assignment results.

1. The appraiser assumes no responsibility for matters of a legal nature affecting the property appraised or title thereto, nor does the appraiser render any opinion as to the title, which is assumed to be good and marketable. The property is appraised as though under responsible ownership.

2. Any sketch in this report may show approximate dimensions and is included only to assist the reader in visualizing the property. The appraiser has made no survey of the property.

3. The appraiser is not required to give testimony or appear in court because of having made the appraisal with reference to the property in question, unless arrangements have been previously made thereto.

4. Neither all, nor any part of the content of this report, copy or other media thereof (including conclusions as to the property value, the identity of the appraiser, professional designations, or the firm with which the appraiser is connected), shall be used for any purposes by anyone but the client and other intended users as identified in this report, nor shall it be conveyed by anyone to the public through advertising, public relations, news, sales, or other media, without the written consent of the appraiser.

5. The appraiser will not disclose the contents of this appraisal report unless required by applicable law or as specified in the Uniform Standards of Professional Appraisal Practice.

6. Information, estimates, and opinions furnished to the appraiser, and contained in the report, were obtained from sources considered reliable and believed to be true and correct. However, no responsibility for accuracy of such items furnished to the appraiser is assumed by the appraiser.

7. The appraiser assumes that there are no hidden or unapparent conditions of the property, subsoil, or structures, which would render it more or less valuable. The appraiser assumes no responsibility for such conditions, or for engineering or testing, which might be required to discover such factors. This appraisal is not a home inspection or environmental assessment of the property and should not be considered as such.

8. The appraiser specializes in the valuation of real property and is not a home inspector, building contractor, structural engineer, or similar "expert", unless otherwise noted. The appraiser did not conduct the intensive type of field observations of the kind intended to seek and discover property defects. The viewing of the property and any improvements is for purposes of developing an opinion of the defined value of the property, given the intended use of this assignment. Statements regarding condition are based on surface observations only. The appraiser claims no special expertise regarding issues including, but not limited to: foundation settlement, basement moisture problems, wood destroying (or other) insects, pest infestation, radon gas, lead based paint, mold or environmental issues. Unless otherwise indicated, mechanical systems were not activated or tested.

This appraisal report should not be used to disclose the condition of the property as it relates to the presence/absence of defects. The client is invited and encouraged to employ qualified experts to inspect and address areas of concern. If negative conditions are discovered, the opinion of value may be affected.

Unless otherwise noted, the appraiser assumes the components that constitute the subject property improvement(s) are fundamentally sound and in working order.

Any viewing of the property by the appraiser was limited to readily observable areas. Unless otherwise noted, attics and crawl space areas were not accessed. The appraiser did not move furniture, floor coverings or other items that may restrict the viewing of the property.

9. Appraisals involving hypothetical conditions related to completion of new construction, repairs or alteration are based on the assumption that such completion, alteration or repairs will be competently performed.

10. Unless the intended use of this appraisal specifically includes issues of property insurance coverage, this appraisal should not be used for such purposes. Reproduction or Replacement cost figures used in the cost approach are for valuation purposes only, given the intended use of the assignment. The Definition of Value used in this assignment is not consistent with the definition of Market Value for property insurance coverage/use unless otherwise stated by the appraiser.

Additional Comments Related To Scope Of Work, Assumptions and Limiting Conditions

The appraiser made an exterior-only observation of the subject and makes the extraordinary assumption that the condition of the exterior of the subject property is consistent with/indicative of that of the interior and makes no warranty against structural or otherwise significant defect's (or their cause) that would not be otherwise readily observable.

Elite Appraisals, Inc.

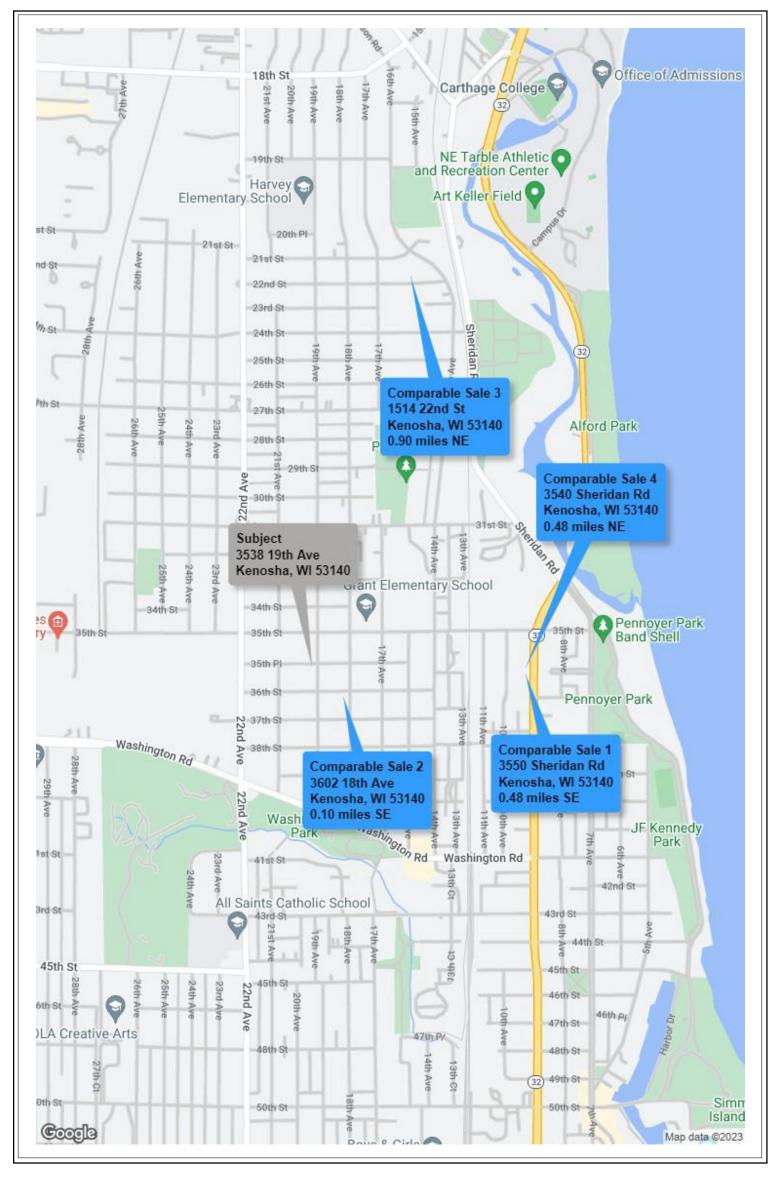
USPAP ADDENDUM

File No. 223-306

Property Address: 5338 16 ht Ave	Borrower:		
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Reasonable Exposure Time by opnion of a reasonable separate line for the subject property at the market value stated in this report is: 45 Additional Certifications Image performed NO services, as an apprater or in any other capacity, regarding the property that is the subject of this report within the three-year period mmediately preceding acceptance of the acceptor regarding the property that is the subject of this report within the three-year period mmediately preceding acceptance of the acceptor regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of the assignment. These services are described in the comments below. Additional Comments Suptervision of the assignment. These services are described in the comments below. Additional Comments Suptervision of the assignment. These services are described in the comments below. Services Suptervision of the assignment. These services are described in the comments below. Additional Comments Suptervision of the assignment. These services are described in the comments below. Services Suptervision of the assignment. These services are described in the comments below. Additional Comments Suptervision of the assignment. These services are described in the comments below. Services Suptervision of the assignment. These services are described in the comments below. additional Comments Suptervision of the assignment. These services are described in the comments below.	Appraisal Report A written report prepared und	der Standards Rule 2-2(a).	
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Additional Certifications Image: Interpret of a reasonable exposure time for the subject or in any other capacity, regarding the property that is the subject of this report within the three year patial timediate/ preceding acceptance of the assignment. Image:			
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Additional Comments Additional Comments Signature: Supervises, as an appraiser or in another capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment. Those services are described in the comments below. Additional Comments Supervises, as an appraiser or in another capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment. Those services are described in the comments below. Additional Comments Supervises are described in the comments below. Signature: Signature: Signature: Signature: Signature: Signature: Signature: Signature: Signature: Signature: Signature: Signature:			
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Additional Comments Additional Comments Signature: Signature: Name: Daniel B. Triax Name: Daniel B. Triax Name: Signature: Name: Signature: Name: Signature: Signature: Signature: Name: Date Signed: State: State License 4: or State License 4: State: State: State: Signature: State: State: State: State: State: State: State: Supervisory Appraises inspection of Subject Property: Effective Date of Appraisat: Not Effective Date of Appraisat: Not Did Nd Exterior-only from street	ULHAVE performed services as an appraiser or in another capacity regarding the property that is the subject of this report within the three-year		
Additional Comments Additional Comments Signature: Supervisory Appraiser (only if required): Signature: Signature: Name: Date Signet Date Signet: 11/202023 State Certification #, 1391-9 or State License #. or State License #. State Certification or License: State: State:			
APPRAISER: SUPERVISORY APPRAISER (only if required): Signature:			
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APPRAISER: SUPERVISORY APPRAISER (only if required): Signature:	Additional Comments		
Signature:			
Signature:	APPRAISER:	SUPERVISORY APPRAISER (only if required):	
Name: Daniel B. Truax Date Signed: 11/28/2023 State Certification #: 1391-9 or State License #:	~		
Name: Daniel B. Truax Date Signed: 11/28/2023 State Certification #: 1391-9 or State License #:))		
Date Signed: 11/28/2023 State Certification #: 1391-9 or State License #:	Signature:		
State Certification #: 1391-9 State Certification #: or State License #: or State License #: or Other (describe): State #: State: WI State // Certification or License: 12/14/2023 Expiration Date of Certification or License: 12/14/2023 Supervisory Appraiser inspection of Subject Property: Effective Date of Appraisal: November 27, 2023 Did Not Exterior-only from street Interior and Exterior			
or State License #: or State License #: or Other (describe): State #: State: WI Expiration Date of Certification or License: 12/14/2023 Effective Date of Appraisal: November 27, 2023 Did Not	State Certification # 1391-9	Date Signed: State Certification #:	
or Other (describe):	or State License #:	or State License #:	
State: WI Expiration Date of Certification or License: 12/14/2023 Effective Date of Appraisal: November 27, 2023 End to the image of the im	or Other (describe): State #:	State:	
Effective Date of Appraisal: November 27, 2023 Did Not Exterior-only from street Interior and Exterior	State: WI	Expiration Date of Certification or License:	
	Expiration Date of Certification or License: <u>12/14/2023</u>		
Produced using ACI software, 800.234.8727 www.aciweb.com LISPAP 14 0/	Enective Date of Appraisal: Hovember 21, 2023		
5			

LOCATION MAP

Client: Kenosha County Clerk	File N	lo.: 223-306
Property Address: 3538 19th Ave	Case No.:	
City: Kenosha	State: WI Zip: 53140	



SUBJECT PROPERTY PHOTO ADDENDUM

Client: Kenosha County Clerk	File No.: 223-306	
Property Address: 3538 19th Ave	Case	No.:
City: Kenosha		



FRONT VIEW OF SUBJECT PROPERTY

Appraised Date: November 27, 2023 Appraised Value: \$ 198,000



REAR VIEW OF SUBJECT PROPERTY



STREET SCENE

COMPARABLE PROPERTY PHOTO ADDENDUM

Client: Kenosha County Clerk	File No.: 223-306			
Property Address: 3538 19th Ave	th Ave Case No.:			
City: Kenosha				



COMPARABLE SALE #1

3550 Sheridan Rd Kenosha, WI 53140 Sale Date: 12/03/2022 Sale Price: \$ 199,900



COMPARABLE SALE #2

3602 18th Ave Kenosha, WI 53140 Sale Date: 12/16/2022 Sale Price: \$ 220,000



COMPARABLE SALE #3

1514 22nd St Kenosha, WI 53140 Sale Date: 12/09/2022 Sale Price: \$ 215,000

COMPARABLE PROPERTY PHOTO ADDENDUM

Client: Kenosha County Clerk	File No.: 223-306		
Property Address: 3538 19th Ave	Case No.:		
City: Kenosha	State: WI Zip: 53140		



COMPARABLE SALE #4

3540 Sheridan Rd Kenosha, WI 53140 Sale Date: 11/03/2023 Sale Price: \$ 134,000

COMPARABLE SALE #5

Sale Date: Sale Price: \$

COMPARABLE SALE #6

Sale Date: Sale Price: \$

KENOSHA COUNTY TAX DEED AUCTION LIST CITY OF KENOSHA

PARCEL

LEGAL DESCRIPTION

OPENING BID

\$113,400

SOLD AS IS

12-223-31-236-022

Lot 15 in Block 2 of Rice Park Addition to Kenosha, in the Northwest 1/4 of Section 31, in Township 2 North, Range 23 East of the Fourth Principal Meridian, lying and being in the City of Kenosha, Kenosha County, Wisconsin. **PROPERTY ADDRESS: 4710 18th Ave** LOT SIZE: 50 X 118



File No. 223-256

APPRAISAL OF



LOCATED AT:

4710 18th Ave Kenosha, WI 53140

CLIENT:

Kenosha County Clerk 1010 56th Street Kenosha, WI, 53140

AS OF:

October 3, 2023

BY:

Daniel B. Truax

File No. 223-256

This report is limited to the sole		The rationale for how the appr	aiser arrived at the opin				
information in the appraiser's v		praisal report is to provide the o					raisal.
Client Kenosha Cou Client Address 1010 56			E-mai	<u>countyclerk@k</u> (enosha	enosnacounty.		53140
Intended Use "As-Is" P				Renosna			55140
Property Address 4710 1	8th Ave		City 🗜	Kenosha		State WI Zip 3	53140
Other Description (APN, Le		2-223-31-236-022					
Property Rights Appraised	X Fee Simple	Leasehold 🗌 Other (d	escribe)				
Subject property existing us	e: Single-Family R	Residential		Use reflected in appr	aisal: Single-Fa	mily Residential	
Highest and Best Use:	X Existing	Other:					
My research X did	did not reveal any prior sal	es or transfers of the subje	ct property for the th	ree years prior to the effe	ctive date of this appra	aisal.	
Prior Sale/Transfer: Da	te 01/06/2023	Price \$87,50	0 Sourc	e(s) Assessor's Re			
Analysis of prior sale transfe						1/06/2023 via Tax	
stated value (asses			ject's only sale	e/transfer within th	e past 3 years,	was distressed in	nature and
was not publicly off	ered for sale on the	MLS.					
Offerings, options and contr	acts as of the effective date	of the appraisal Not II	sted publicly c	offered for sale wit	hin past 12 mo	nths.	
	T he subject serves	II		in decimalent de		(
Marketability Comments:							
bedroom/bath coun							
uninhabited for an u							
affect its livability, s Property values are							
occur, the low volue							उउट्य उठाटठ
Site Comments: The su							ent adverse
site conditions or ex							
typical in size for th							i shape and
				, somer, gas and			
Improvement Comments:	See Attached Add	lendum					
improvement comments.	0007 (1007) 100						
-							
FEATURE	SUBJECT	COMPARABLE S	SALE NO. 1	COMPARABLE	SALE NO. 2	COMPARABLES	SALE NO. 3
4710 18th Ave		6807 27th Ave		1703 59th St		5041 33rd Ave	
Address Kenosha, W	'I 53143	Kenosha, WI 5314	43	Kenosha, WI 531	40	Kenosha, WI 531	44
Proximity to Subject		1.56 miles SW		0.80 miles SE		0.92 miles SW	
Sale Price	\$ N/A	\$	130,200	\$	95,000	\$	125,000
Sale Price/Gross Liv. Area	\$ 0.00 sq. ft.	\$ 105.34 sq. ft.		\$ 77.05 sq. ft.		\$ 108.51 sq. ft.	
Data Source(s)		MetroMLS #18234	480;DOM 12	MetroMLS #1846	517;DOM 22	MetroMLS #1836	022;DOM 43
Verification Source(s)		Assessor'sRcrds/L	istingAgent	Assessor'sRcrds	ListingAgent	Assessor'sRcrds/	ListingAgent
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment
Sale or Financing		REO;Cash		Investor;Cash		REO;Conv	
Concessions		None Known		None Known		None Known	
Date of Sale/Time		03/10/2023		09/22/2023		07/12/2023	
Location	Residential	Residential		Residential		Residential	
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple		Fee Simple	
Site	5900 sf	5952 sf		3432 sf		5663 sf	
View	Residential	Residential		Residential		Residential	
Design (Style)	Bungalow	Bungalow		Bungalow		Colonial	
Quality of Construction	Aluminum/Avg	Aluminum/Avg 106a/30e		Vinyl/Average 115a/30e		Vinyl/Average	0.000
Actual Age	98a/30e Average-Fair	Average-Fair		Average-Fair		106a/35e Fair	6,300
Condition Above Grade	Total Bdrms. Baths	Total Bdrms. Baths		Total Bdrms. Baths		Total Bdrms. Baths	
Room Count	6 3 1.0	7 4 1.0	-1,500	7 4 2.0	-4,500	7 3 1.0	
Gross Living Area 20	1,269 sq. ft.	1,236 sq. ft.	-1,000	1,233 sq. ft		1,152 sq. ft.	2,340
Basement & Finished	Full	Full		Full		Full	2,0+0
Rooms Below Grade	*Unfinished	*Unfinished		*Unfinished		*Unfinished	
Functional Utility	Typical	Typical		Typical		Typical	
Heating/Cooling	FWA/None	FWA/CAC		FWA/None		Radiant/None	
Energy Efficient Items	None	None		None		None	
Garage/Carport	1 Car Garage	1 Car Garage		1 Car Garage		2 Car Garage	-1,500
Porch/Patio/Deck	Porch/Patio	Porch	1,500	Porch	1,500		
Net Adjustment (Total)		X + - \$	0	+ X- \$	3,000	X + - \$	7,140
Adjusted Sale Price		Net Adj. 0.0%		Net Adj3.2%		Net Adj. 5.7%	
of Comparables		Gross Adj. 2.3% \$	130,200				132,140
Summary of Sales Compari							
motivated in nature a							
deferred maintenance							
purchase such prope							
below grade and thus							
in their listing sheets.				ere sino warranty of		eration. NO Detter/Cl	DSEL 29162
could be found upon			aue.				
Indicated Value by Sales Co	mparison Approach \$ 126	,000					

				Restric	ted Appra	isa	l Re	port			File No	o. 223-256	;
FEATURE	SU	BJECT	CC	MPARABLE S	SALE NO. 4		COM	IPARABLE	SALE NO. 5		CO	MPARABLE S	ALE NO. 6
4710 18th Ave			4439 17	'th Ave		501		h Ave					
Address Kenosha, W	<u>/I 53143</u>		Kenosh	a, WI 5314	40			, WI 53	140				
Proximity to Subject	-		0.15 mi			0.2	5 mile			_			
Sale Price	\$	N/A	A 07	\$	92,000	.	77 44	\$	137,00		•	\$	
Sale Price/Gross Liv. Area Data Source(s)	\$	0.00 sq. ft.		75 sq. ft.	301;DOM 3	\$		9 sq. ft.	0054;DOM 43	-	\$	sq. ft.	
Verification Source(s)					_istingAgent				/ListingAgent				
VALUE ADJUSTMENTS	DESC	RIPTION		RIPTION	+(-) \$ Adjustment		DESCRI		+(-) \$ Adjustment		DESCI	RIPTION	+(-) \$ Adjustment
Sale or Financing			Investo				estor;						()
Concessions			None K	nown		Nor	ne Kn	own					
Date of Sale/Time			11/09/2				22/20			\perp			
Location	Residen		Resider					mplex	6,90	0			
Leasehold/Fee Simple Site	Fee Sim 5900 sf		Fee Sin 11718 s		-2,000		Simp	DIE	-	+			
View	Residen		Resider		-2,000	N;R				-			
Design (Style)	Bungalo		Colonia				onial			-			
Quality of Construction	Aluminu		Vinyl/A					erage					
Actual Age	98a/30e	÷	122a/35		4,600	116	a/30e	9					
Condition	Average		Fair		**		rage-	Fair		\rightarrow			
Above Grade	Total Bdrms.		Total Bdrms.				Bdrms.	Baths		_	Total Bdrms.	Baths	
Room Count	6 3	1.0 1,269 sq. ft.	6 3	1.1 1,358 sq. ft.		10	6	2.0 768 sq. f	-7,50 t9,98				
Gross Living Area 20 Basement & Finished	Full	1,209 Sq. II.	Full	1,330 Sq. II.		Full		100 Sq. 1	-9,90	<u>,0</u> +		sq. ft.	
Rooms Below Grade	*Unfinis	shed	*Unfinis	hed			finish	ed					
Functional Utility	Typical	liou	Typical	liou		Тур		04					
Heating/Cooling	FWA/No	one	FWA/C	AC			A/Noi	ne					
Energy Efficient Items	None		None				nace,	Etc.					
Garage/Carport	1 Car G		2 Car G		-1,500				1,50				
Porch/Patio/Deck	Porch/P	atio	Deck/Pa	atio		Por	ch		1,50	0			
										-			
										-			
Net Adjustment (Total)			X +	- \$	1,100			X - \$	7,58	0	+	<u> </u>	
Adjusted Sale Price			Net Adj.	1.2%		Net A		-5.5%			Net Adj.	%	
of Comparables Summary of Sales Compar	loop Approx		Gross Adj.	8.8% \$	93,100	Gross	s Adj. 🖌	20.0% \$	129,42	000	Gross Adj.	% \$	
Summary of Sales Compar		511											

ES COMPARISON APPROACH

Discussion of methods and techniques employed, including reason for excluding an approach t reflects the attitudes of the typical buyers and sellers in this market					
rejects the attitudes of the typical buyers and sellers in this market					
reflects the attitudes of the typical buyers and sellers in this market. Both the Cost and Income Approaches were deemed neither					
applicable nor necessary.					
Reconciliation comments: See Attached Addendum					
······································					
Based on the scope of work, assumptions, limiting conditions and appraiser's					
	hich is the effective date of this appraisal, is:				
X Single point \$ 126,000 CRange \$ to \$	Greater than Less than \$				
	on the basis of a hypothetical condition that the improvements have been completed,				
subject to the following repairs or alterations on the basis of a hypothetical condition that the	e repairs or alterations have been completed subject to the following:				
Appraiser's Certification					
The appraiser(s) certifies that, to the best of the appraiser's knowledge and belief:					
1. The statements of fact contained in this report are true and correct.					
2. The reported analyses, opinions, and conclusions are limited only by the reported assumption	ns and limiting conditions and are the appraiser's personal, impartial, and unbiased				
professional analyses, opinions, and conclusions.					
Unless otherwise stated, the appraiser has no present or prospective interest in the property involved.	that is the subject of this report and has no personal interest with respect to the parties				
 The appraiser has no bias with respect to the property that is the subject of this report or to the 	e narties involved with this assignment				
5. The appraiser's engagement in this assignment was not contingent upon developing or repo	1 3				
 The appraiser's compensation for completing this assignment is not contingent upon the device of the second se second second sec					
the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence	e of a subsequent event directly related to the intended use of this appraisal.				
7. The appraiser's analyses, opinions, and conclusions were developed, and this report has be	en prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.				
8. Unless otherwise noted, the appraiser has made a personal inspection of the property that is					
9. Unless noted, no one provided significant real property appraisal assistance to the appraiser	signing this certification. Significant real property appraisal assistance provided by:				
5					
Additional Certifications:					
Type of Value: X Market Value Other Value:					
Source of Definition: Uniform Standards of Professional Appraisal Practice					
Source of Definition: Uniform Standards of Professional Appraisal Prace Definition of Value: The most probable price which a property should brid	ng in a competitive and open market under all conditions requisite to				
Source of Definition: Uniform Standards of Professional Appraisal Prace Definition of Value: The most probable price which a property should bri a fair sale, the buyer and seller, each acting prudently, knowledges	ng in a competitive and open market under all conditions requisite to ably and assuming the price is not affected by undue stimulus.				
Source of Definition: Uniform Standards of Professional Appraisal Prace Definition of Value: The most probable price which a property should bring a fair sale, the buyer and seller, each acting prudently, knowledges Implicit in this definition is the consummation of a sale as of a spec	ng in a competitive and open market under all conditions requisite to bly and assuming the price is not affected by undue stimulus. ified date and the passing of title from seller to buyer under				
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ELITE APPRAISALS, INC.

appraisalreport

Scope of Work, Assumptions and Limiting Conditions

Scope of work is defined in the Uniform Standards of Professional Appraisal Practice as " the type and extent of research and analyses in an assignment." In short, scope of work is what the appraiser did and did not do during the course of the assignment. It includes, but is not limited to: the extent to which the property is identified and inspected, the type and extent of data researched, the type and extent of analyses applied to arrive at opinions or conclusions.

The scope of this appraisal and ensuing discussion in this report are specific to the needs of the client and to the intended use of the report. This report was prepared for the sole and exclusive use of the client for the identified intended use and its use by any other parties is prohibited. The appraiser is not responsible for unauthorized use of the report.

The appraiser's certification appearing in this appraisal report is subject to the following conditions and to such other specific conditions as are set forth by the appraiser in the report. All extraordinary assumptions and hypothetical conditions are stated in the report and might have affected the assignment results.

1. The appraiser assumes no responsibility for matters of a legal nature affecting the property appraised or title thereto, nor does the appraiser render any opinion as to the title, which is assumed to be good and marketable. The property is appraised as though under responsible ownership.

2. Any sketch in this report may show approximate dimensions and is included only to assist the reader in visualizing the property. The appraiser has made no survey of the property.

3. The appraiser is not required to give testimony or appear in court because of having made the appraisal with reference to the property in question, unless arrangements have been previously made thereto.

4. Neither all, nor any part of the content of this report, copy or other media thereof (including conclusions as to the property value, the identity of the appraiser, professional designations, or the firm with which the appraiser is connected), shall be used for any purposes by anyone but the client and other intended users as identified in this report, nor shall it be conveyed by anyone to the public through advertising, public relations, news, sales, or other media, without the written consent of the appraiser.

5. The appraiser will not disclose the contents of this appraisal report unless required by applicable law or as specified in the Uniform Standards of Professional Appraisal Practice.

6. Information, estimates, and opinions furnished to the appraiser, and contained in the report, were obtained from sources considered reliable and believed to be true and correct. However, no responsibility for accuracy of such items furnished to the appraiser is assumed by the appraiser.

7. The appraiser assumes that there are no hidden or unapparent conditions of the property, subsoil, or structures, which would render it more or less valuable. The appraiser assumes no responsibility for such conditions, or for engineering or testing, which might be required to discover such factors. This appraisal is not a home inspection or environmental assessment of the property and should not be considered as such.

8. The appraiser specializes in the valuation of real property and is not a home inspector, building contractor, structural engineer, or similar "expert", unless otherwise noted. The appraiser did not conduct the intensive type of field observations of the kind intended to seek and discover property defects. The viewing of the property and any improvements is for purposes of developing an opinion of the defined value of the property, given the intended use of this assignment. Statements regarding condition are based on surface observations only. The appraiser claims no special expertise regarding issues including, but not limited to: foundation settlement, basement moisture problems, wood destroying (or other) insects, pest infestation, radon gas, lead based paint, mold or environmental issues. Unless otherwise indicated, mechanical systems were not activated or tested.

This appraisal report should not be used to disclose the condition of the property as it relates to the presence/absence of defects. The client is invited and encouraged to employ qualified experts to inspect and address areas of concern. If negative conditions are discovered, the opinion of value may be affected.

Unless otherwise noted, the appraiser assumes the components that constitute the subject property improvement(s) are fundamentally sound and in working order.

Any viewing of the property by the appraiser was limited to readily observable areas. Unless otherwise noted, attics and crawl space areas were not accessed. The appraiser did not move furniture, floor coverings or other items that may restrict the viewing of the property.

9. Appraisals involving hypothetical conditions related to completion of new construction, repairs or alteration are based on the assumption that such completion, alteration or repairs will be competently performed.

10. Unless the intended use of this appraisal specifically includes issues of property insurance coverage, this appraisal should not be used for such purposes. Reproduction or Replacement cost figures used in the cost approach are for valuation purposes only, given the intended use of the assignment. The Definition of Value used in this assignment is not consistent with the definition of Market Value for property insurance coverage/use unless otherwise stated by the appraiser.

Additional Comments Related To Scope Of Work, Assumptions and Limiting Conditions

The appraiser made an exterior-only observation of the subject and makes the extraordinary assumption that the condition of the exterior of the subject property is consistent with/indicative of that of the interior and makes no warranty against structural or otherwise significant defect's (or their cause) that would not be otherwise readily observable.

ADDENDUM

Client: Kenosha County Clerk	File No.: 223-256		
Property Address: 4710 18th Ave	Case	Case No.:	
City: Kenosha	State: WI Zip: 53140		

Quality and Condition of Property

The subject is a 1.5 story/Bungalow design, built in 1925, with approximately 1269sf of GLA (gross living area), containing 3 bedrooms/1 bath above-grade, porch and a patio. The subject is described as having an effective age of 30 years (30/65year total economic life expectancy). The subject's been vacant for an undisclosed period of time, and appears to have readily apparent deferred maintenance items (defective approach stairs), but also having several items of newer components due to a recent "repair order" from the City of Kenosha (newer roof, soffits, fascia, gutters and windows) thus the interior condition is presumed to be consistent with properties under these circumstances (average-fair)

Final Reconciliation

When reaching an estimate of value, the gross adjustments of sale price for each comparable was used to determine the relative quality of the comparable. The ratio of gross dollar adjustment to sale price of each comparable is used to calculate the weight each should have in a weighted average calculation, thus giving the most weight to the most similar comparables while minimizing value near the extremes of the value range. This weighted average is used as the indicated value of the subject. These values were then added together resulting in an estimated market value of \$115,000. This method is acceptable under USPAP guidelines and due to limited similar sales, was considered the most reliable at the time of this appraisal.

Elite Appraisals, Inc.

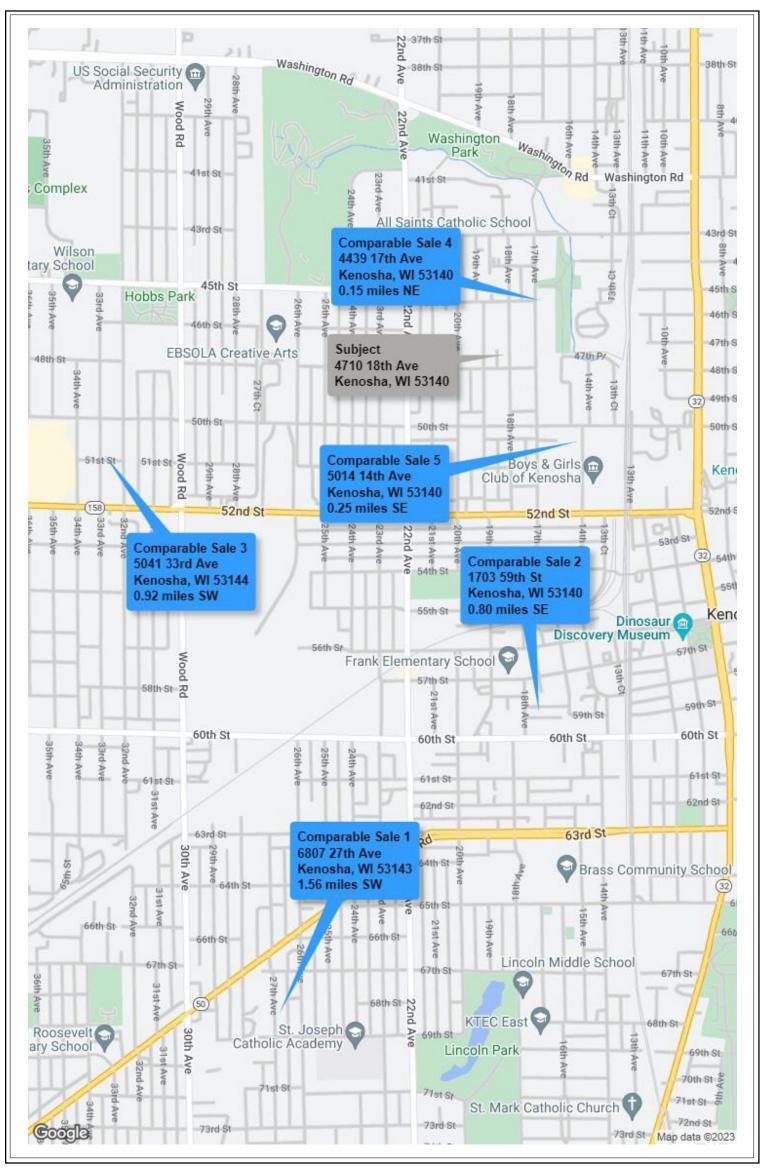
USPAP ADDENDUM

File No. 223-256

Borrower: Property A	Address: 4710 18th Ave				
City:	Kenosha	County:	State:	WI	Zip Code: 53140
ender:	Kenosha County Clerk				
	SAL AND REPORT IDE	NTIFICATION the following USPAP report	ting option:		
	praisal Report	A written report prepared under			
	stricted Appraisal Report				
(A) Res	Stricted Appraisal Report	A written report prepared under	Stanuarus Rule 2-2(D).		
	nable Exposure Time on of a reasonable exposure tim	e for the subject property at the ma	rket value stated in this re	eport is: <u>65</u>	
	onal Certifications				
X I have			/, regarding the property t	hat is the subjec	t of this report within the three-year
		appraiser or in another capacity, re- stance of this assignment. Those se			
dditior	nal Comments				
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			SUPERVISORY A	PPRAISER (onl	ly if required):
	NSER:		SUPERVISORY AI	PPRAISER (onl	ly if required):
APPRA	NISER:	Junan			
APPRA Signatur Name:	AISER: re:	Junger	Signature: Name:		
APPRA Signatur Name: Date Sig	AISER: re:	· ·	Signature: Name: Date Signed:		
APPRA Signatur Name: Date Sig State Ce	AISER: re:	· ·	_ Signature: _ Name: _ Date Signed: State Certification	#:	
APPRA Signatur Name: Date Sig State Ce	AISER: re:	· ·	_ Signature: _ Name: _ Date Signed: State Certification	#:	
APPRA Signatur Name: Date Sig State Ce or State or Other State:	NISER: Daniel B. Truax gned: 10/04/2023 ertification #: 1391-9 License #:	State #:	_ Signature: Name: Date Signed: State Certification or State License # State:	#: ::	
APPRA Signatur Name: Date Sig State Ce or State or Other State: <u>V</u> Expiratio	AISER: re:	State #: se: <u>12/14/2023</u>	Signature: Name: Date Signed: State Certification or State License # State: Expiration Date of Supervisory Appra	#: :: Certification or L aiser inspection c	

LOCATION MAP

Client: Kenosha County Clerk	File No.: 223-256		
Property Address: 4710 18th Ave	Case	No.:	
City: Kenosha			



SUBJECT PROPERTY PHOTO ADDENDUM

Client: Kenosha County Clerk	File No.: 223-256		
Property Address: 4710 18th Ave	Idress: 4710 18th Ave Case No.:		
City Kanosha State: WI Zin: 53		Zip: 53140	



FRONT VIEW OF SUBJECT PROPERTY

Appraised Date: October 3, 2023 Appraised Value: \$ 126,000



REAR VIEW OF SUBJECT PROPERTY



STREET SCENE

Client: Kenosha County Clerk	File I	No.: 223-256
Property Address: 4710 18th Ave	Case	e No.:
City: Kenosha	State: WI	Zip: 53140



Defective Approach Steps



Defective Approach Steps

COMPARABLE PROPERTY PHOTO ADDENDUM

Client: Kenosha County Clerk	File N	0.: 223-256
Property Address: 4710 18th Ave	Case No.:	
City: Kenosha	State: WI	Zip: 53140



COMPARABLE SALE #1

6807 27th Ave Kenosha, WI 53143 Sale Date: 03/10/2023 Sale Price: \$ 130,200



COMPARABLE SALE #2

1703 59th St Kenosha, WI 53140 Sale Date: 09/22/2023 Sale Price: \$ 95,000



COMPARABLE SALE #3

5041 33rd Ave Kenosha, WI 53144 Sale Date: 07/12/2023 Sale Price: \$ 125,000

COMPARABLE PROPERTY PHOTO ADDENDUM

Client: Kenosha County Clerk	File N	0.: 223-256
Property Address: 4710 18th Ave	Case No.:	
City: Kenosha	State: WI	Zip: 53140



COMPARABLE SALE #4

4439 17th Ave Kenosha, WI 53140 Sale Date: 11/09/2022 Sale Price: \$ 92,000



COMPARABLE SALE #5

5014 14th Ave Kenosha, WI 53140 Sale Date: 05/22/2023 Sale Price: \$ 137,000

COMPARABLE SALE #6

Sale Date: Sale Price: \$

KENOSHA COUNTY TAX DEED AUCTION LIST CITY OF KENOSHA

PARCEL

LEGAL DESCRIPTION

OPENING BID

12-223-31-277-036

Part of the Northwest Quarter (1/4) of Section Thirty-one (31), Township Two (2) North, Range Twenty-three (23) East of the Fourth Principal Meridian, more particularly described as follows, to-wit: Commencing on the West line of 14th Avenue at a point which is Twenty-six (26) rods and Eight and one-half (8 1/2) feet North of the South line of said Quarter (1/4) Section and Twelve (12) rods West of the West line of said 14th Avenue; thence North, parallel with the West line of said 14th Avenue, Forty-two (42) feet or thereabouts; thence East, parallel with the South line of said Quarter (1/4) Section, Sixty-six (66) feet; thence South, parallel with the West line of said 14th Avenue, Forty-two (42) feet or thereabouts to the North line of a private alley; thence West parallel with the North line of said Quarter (1/4) Section and along the North line of said private alley, Sixty-six (66) feet to the place of beginning. Together with a right-of-way over a strip of land Fifteen and one-half (15 1/2) feet in width lying immediately South of the parcel of land hereby conveyed and extending East to 14th Avenue. Said land lying and being in the City of Kenosha, County of Kenosha and State of Wisconsin

PROPERTY ADDRESS: 5106 14th Ave LOT SIZE: 43 X 66

\$40,500 SOLD AS IS







File No. 223-257

APPRAISAL OF



LOCATED AT:

5106 14th Ave Kenosha, WI 53140

CLIENT:

Kenosha County Clerk 1010 56th Street Kenosha, WI, 53140

AS OF:

October 3, 2023

BY:

Daniel B. Truax

Elite Appraisals, Inc.

File	No	223-257

		Restric	cted Appra	isal Report		File No. 223-257	7
This report is limited to the sole	and exclusive use of the client.	The rationale for how the appr	raiser arrived at the opir	nions and conclusions set fort	h in this report may not	be understood properly witho	utadditiona
information in the appraiser's v	vorkfile. The purpose of this app	praisal report is to provide the					raisal.
Client Kenosha Cou				countyclerk@ke	enoshacounty.	0	
Client Kenosha Cou Client Address 1010 56			City 🖡	Kenosha		State WI Zip \$	53140
Intended Use "As-Is" P	oruolio valuation						
Property Address 5106	14th Ave		City I	Kenosha		State WI Zip \$	53140
	gal, etc.), if applicable 1.	2-223-31-277-036	City r	Venusna			55140
Other Description (APN, Le	yai, etc.), ii applicable T.	2-223-31-277-030					
Property Rights Appraised	X Fee Simple	Leasehold Other (d	tescribe)				
Subject property existing us	se: Single-Family R			Use reflected in apprai	isal: Single-Fa	milv Residential	
Highest and Best Use:		Other:			<u>enigieru</u>	ing reconcention	
	did not reveal any prior sal		ect property for the th	ree vears prior to the effect	ive date of this appr	aisal.	
Delas Cala (Taxasfas Da	te 01/06/2023	Price \$26,10		e(s) Assessor's Red			
Analysis of prior sale transf	er history of the subject prop	erty (and comparable sale	es, if applicable)	The subject last tr	ansferred on ()1/06/2023 via Tax	Deed for a
Analysis of prior sale transfer stated value of \$26	,100. This is the su	bject's only sale/tra	ansfer within th	e past 3 years, wa	s distressed in	nature and was n	ot publicly
offered for sale on	the MLS.						
Offerings, entions and cent							
Offerings, options and contr	racts as of the effective date	of the appraisal Not I	isted publicly c	offered for sale with	iin past 12 mo	nths.	
Marketability Comments:	The subject genera	lly conforms to the	neighborhood	in design/style, dv	velling square	footage, site size, a	and
	nt. The subject's of i						
	undetermined perio						
	soundness or struct						
	e stable to modestly						ssed sales
occur, the low volu	me/percentage from	i inese transaction	s represent no	meaningful factor	in the current	market conditions.	
occur, the low volue Site Comments: See A	liached Addendum						
2							
Improvement Commenter	See Attached Add	ondum					
Improvement Comments:	See Allached Add	endum					
FEATURE	SUBJECT	COMPARABLES	SALENO 1	COMPARABLE S		COMPARABLE S	SALE NO 3
5106 14th Ave	3003201	6912 30th Ave	SALL NO. 1	4811 16th Ave	ALL NO. 2	1504 69th St	ALL NO. 3
Address Kenosha, W	/ 53143	Kenosha, WI 531	42	Kenosha, WI 5314	40	Kenosha, WI 531	13
Proximity to Subject	1 33 143	1.54 miles SW	72	0.22 miles NW	+0	1.27 miles SE	+0
Sale Price	\$ N/A	1.54 miles 677	35,000	\$	50,000	1.27 miles OL \$	45,000
Sale Price/Gross Liv. Area	\$ 0.00 sq. ft.	\$ 28.14 sq. ft.	00,000	\$ 34.01 sq. ft.	00,000	\$ 34.30 sq. ft.	40,000
Data Source(s)	• • • • • • • • • • • • • • • • • • •	MetroMLS #1684	936·DOM 158		08.DOM 3	MetroMLS #17839	964·DOM 4
Verification Source(s)		Assessor'sRcrds/		Assessor'sRcrds/I		Assessor'sRcrds/	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment
Sale or Financing		Investor;Cash	. () + rajaourion	Investor;Cash	() Crajasanan	Investor;Cash	
Concessions		None Known		None Known		None Known	
Date of Sale/Time		10/21/2020		11/12/2020		04/07/2022	
Location	Resid/Cmmrcl	Resid/BusyRd		Residential	-2,500		-2,300
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple		Fee Simple	
Site	2772 sf	4640 sf		3285 sf		5625 sf	
View	Residential	Residential		Residential		Residential	
Desian (Style)	Bungalow	Bungalow		Bungalow		Colonial	
Quality of Construction Actual Age	Vinyl/Average	Asbestos/Avg		Brick/Average	-2,500	Frame/Average	
Actual Age	103a/65e	103a/65e		99a/65e		144a/65e	
Condition	Poor	Poor		Poor		Poor	
Above Grade	Total Bdrms. Baths	Total Bdrms. Baths		Total Bdrms. Baths		Total Bdrms. Baths	
Room Count	5 2 2.0	6 3 1.0	-1,500	8 4 2.0	-3,000	7 4 2.0	-3,000
Gross Living Area 20	1,378 sq. ft.	1,244 sq. ft.	2,680	1,470 sq. ft.		1,312 sq. ft.	<u> </u>
Basement & Finished	Crawl Space	Basement	3,000	Basement	3,000	Basement	3,000
Condition Above Grade Room Count Gross Living Area 20 Basement & Finished Rooms Below Grade Functional Utility Heating/Cooling	- · ·	- · ·		- · ·		- · ·	
Functional Utility	Typical	Typical		Typical		Typical	
Heating/Cooling	FWA/None	FWA/None		FWA/None		FWA/None	
Energy Efficient Items	None	None		None		None	0.000
Garage/Carport	None	None	÷	None	*	2 Car Garage	-3,000
Porch/Patio/Deck	N/A	N/A	^	N/A	^	N/A	
Net Adjustment (Total)		X+ - s	4,180	+ (X)\$	5,000	+ \$	5,300
Adjusted Sale Price		Net Adj. 11.9%	4,100	Net Adj10.0%	3,000	Net Adj11.8%	5,500
of Comparables		Gross Adj. 20.5% \$	39,180	· · ·	45 000	Gross Adj. 25.1% \$	39,700
	ison Approach See Att		53,100	j 01033 Muj, ∠∠.U /0 ⊅	+3,000	01033 Muj. ∠0.1 /0 \$	59,700
Summary or Sales Compar							
	mparison Approach § 45 (



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L This form Copyright © 2005-2016 ACI, a First American Company. All Rights Reserved. (gPAR™) General Purpose Appraisal Report 03/2017 GPARRES2_17 03272017

Flite Annraisals In

		Restric	ted Appraisa	isal Report		File No. 223-257	
FEATURE	SUBJECT	COMPARABLE S	SALE NO. 4	COMPARABLE S	SALE NO. 5	COMPARABLE S	ALE NO. 6
5106 14th Ave		4911 Sheridan Rd	1				
Address Kenosha, W	/I 53143	Kenosha, WI 5314	40				
Proximity to Subject		0.34 miles NE					
Sale Price	\$ N/A	\$	68,000	\$		\$	
Sale Price/Gross Liv. Area	\$ 0.00 sq. ft.	\$ 59.91 sq. ft.		\$ sq. ft.		\$ sq. ft.	
Data Source(s)		MetroMLS #17526					
Verification Source(s) VALUE ADJUSTMENTS	DECODIDITION	Assessor'sRcrds/L DESCRIPTION		DECODIDITION		DECODIDITION	() + + + · · ·
Sale or Financing	DESCRIPTION	Distressed;Cash	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment
Concessions		None Known					
Date of Sale/Time		09/10/2021					
Location	Resid/Cmmrcl	Resid/BusyRd					
Leasehold/Fee Simple	Fee Simple	Fee Simple					
Site	2772 sf	28314 sf					
View	Residential	Residential					
Design (Style)	Bungalow	Bungalow					
Quality of Construction	Vinyl/Average	Aluminum/Avg	0.000				
Actual Age	103a/65e	150a/55e	-6,800				
Condition Above Grade	Poor	Poor		Total Delena O		Total Derry D. "	
Above Grade Room Count	Total Bdrms. Baths 5 2 2.0	Total Bdrms. Baths 7 4 1.0		Total Bdrms. Baths		Total Bdrms. Baths	
Gross Living Area 20	5 2 2.0 1,378 sq. ft.	1,135 sq. ft.	4,860	sq. ft.		sq. ft.	
Basement & Finished	Crawl Space	Basement	3,000	Sq. II.		Sy. II.	
Rooms Below Grade			5,000				
Functional Utility	Typical	Typical					
Heating/Cooling	FWA/None	HWH/None					
Energy Efficient Items	None	None					
Garage/Carport	None	1gd1dw	-1,500				
Porch/Patio/Deck	N/A	Balcony	-1,500				
Net Adjustment (Total) Adjusted Sale Price		+ X- \$ Net Adj2.9%	1,940	X + - \$		+ - \$ Net Adj. %	
Adjusted Sale Price of Comparables		Net Adj2.9% Gross Adj. 26.0% \$	66,060	· · ·		Net Adj. % Gross Adj. % \$	
of Comparables Summary of Sales Compar	ison Annroach	01055 AUj. 20.0 % 3	00,000	GIUSS AUJ. 70 \$		GIUSS AUJ. 70 \$	
Summary or Sales Compar	Ison Approach						
-							
-							
-							
-							



Methods and techniques employed: 🗙 Sales Comparison Approach 🛛 Cost Ap	proach 🗌 Income Approach 🗌 Other:
Discussion of methods and techniques employed, including reason for excluding an approach	to value: Greatest weight is carried by the Market Approach as it best
reflects the attitudes of the typical buyers and sellers in this market	
applicable nor necessary.	
Reconciliation comments: See Attached Addendum	
Reconciliation comments: See Attached Addendum	
Based on the scope of work, assumptions, limiting conditions and appraiser's	certification, my (our) opinion of the defined value of the real property that is
	which is the effective date of this appraisal, is:
X Single point \$ 45,000 Bange \$ to \$	Greater than 🔛 Less than 💲
This appraisal is made X "as is," subject to completion per plans and specifications	on the basis of a hypothetical condition that the improvements have been completed,
subject to the following repairs or alterations on the basis of a hypothetical condition that t	he repairs or alterations have been completed
Annuaicante Castification	
Appraiser's Certification	
The appraiser(s) certifies that, to the best of the appraiser's knowledge and belief:	
 The statements of fact contained in this report are true and correct. 	
2. The reported analyses, opinions, and conclusions are limited only by the reported assumpti	ons and limiting conditions and are the appraiser's personal, impartial, and unbiased
professional analyses, opinions, and conclusions.	•
3. Unless otherwise stated, the appraiser has no present or prospective interest in the property	that is the subject of this report and has no personal interest with respect to the parties
involved.	· · · · · · · · · · · · · · · · · · ·
 The appraiser has no bias with respect to the property that is the subject of this report or to 	he narties involved with this assignment
The appraiser's engagement in this assignment was not contingent upon developing or rep-	
6. The appraiser's compensation for completing this assignment is not contingent upon the de	
the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrent	ce of a subsequent event directly related to the intended use of this appraisal.
7. The appraiser's analyses, opinions, and conclusions were developed, and this report has be	een prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
8. Unless otherwise noted, the appraiser has made a personal inspection of the property that i	s the subject of this report.
9. Unless noted, no one provided significant real property appraisal assistance to the appraise	
A subsectored, no one provided significant real property appraisal assistance to the appraise	r againg and contribution. Bigrinicant roll proporty appraisal assistance provided by.
 The appraiser's analyses, opinions, and conclusions were developed, and this report has be Reported by the property of the property and the property appraisal assistance to the appraise Unless noted, no one provided significant real property appraisal assistance to the appraise 	
8	
Additional Certifications:	
Type of Value:	
Type of Value: X Market Value Other Value:	ctice
Source of Definition: Uniform Standards of Professional Appraisal Pra	
Source of Definition: Uniform Standards of Professional Appraisal Pra Definition of Value: The most probable price which a property should br	ing in a competitive and open market under all conditions requisite to
Source of Definition: Uniform Standards of Professional Appraisal Pra Definition of Value: The most probable price which a property should br a fair sale, the buyer and seller, each acting prudently, knowledge	ing in a competitive and open market under all conditions requisite to ably and assuming the price is not affected by undue stimulus.
Source of Definition: Uniform Standards of Professional Appraisal Pra Definition of Value: The most probable price which a property should br a fair sale, the buyer and seller, each acting prudently, knowledge Implicit in this definition is the consummation of a sale as of a spe	ing in a competitive and open market under all conditions requisite to ably and assuming the price is not affected by undue stimulus. cified date and the passing of title from seller to buyer under
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Scope of Work, Assumptions and Limiting Conditions

Scope of work is defined in the Uniform Standards of Professional Appraisal Practice as " the type and extent of research and analyses in an assignment." In short, scope of work is what the appraiser did and did not do during the course of the assignment. It includes, but is not limited to: the extent to which the property is identified and inspected, the type and extent of data researched, the type and extent of analyses applied to arrive at opinions or conclusions.

The scope of this appraisal and ensuing discussion in this report are specific to the needs of the client and to the intended use of the report. This report was prepared for the sole and exclusive use of the client for the identified intended use and its use by any other parties is prohibited. The appraiser is not responsible for unauthorized use of the report.

The appraiser's certification appearing in this appraisal report is subject to the following conditions and to such other specific conditions as are set forth by the appraiser in the report. All extraordinary assumptions and hypothetical conditions are stated in the report and might have affected the assignment results.

1. The appraiser assumes no responsibility for matters of a legal nature affecting the property appraised or title thereto, nor does the appraiser render any opinion as to the title, which is assumed to be good and marketable. The property is appraised as though under responsible ownership.

2. Any sketch in this report may show approximate dimensions and is included only to assist the reader in visualizing the property. The appraiser has made no survey of the property.

3. The appraiser is not required to give testimony or appear in court because of having made the appraisal with reference to the property in question, unless arrangements have been previously made thereto.

4. Neither all, nor any part of the content of this report, copy or other media thereof (including conclusions as to the property value, the identity of the appraiser, professional designations, or the firm with which the appraiser is connected), shall be used for any purposes by anyone but the client and other intended users as identified in this report, nor shall it be conveyed by anyone to the public through advertising, public relations, news, sales, or other media, without the written consent of the appraiser.

5. The appraiser will not disclose the contents of this appraisal report unless required by applicable law or as specified in the Uniform Standards of Professional Appraisal Practice.

6. Information, estimates, and opinions furnished to the appraiser, and contained in the report, were obtained from sources considered reliable and believed to be true and correct. However, no responsibility for accuracy of such items furnished to the appraiser is assumed by the appraiser.

7. The appraiser assumes that there are no hidden or unapparent conditions of the property, subsoil, or structures, which would render it more or less valuable. The appraiser assumes no responsibility for such conditions, or for engineering or testing, which might be required to discover such factors. This appraisal is not a home inspection or environmental assessment of the property and should not be considered as such.

8. The appraiser specializes in the valuation of real property and is not a home inspector, building contractor, structural engineer, or similar "expert", unless otherwise noted. The appraiser did not conduct the intensive type of field observations of the kind intended to seek and discover property defects. The viewing of the property and any improvements is for purposes of developing an opinion of the defined value of the property, given the intended use of this assignment. Statements regarding condition are based on surface observations only. The appraiser claims no special expertise regarding issues including, but not limited to: foundation settlement, basement moisture problems, wood destroying (or other) insects, pest infestation, radon cas, lead based paint, mold or environmental issues. Unless otherwise indicated, mechanical systems were not activated or tested.

This appraisal report should not be used to disclose the condition of the property as it relates to the presence/absence of defects. The client is invited and encouraged to employ qualified experts to inspect and address areas of concern. If negative conditions are discovered, the opinion of value may be affected.

Unless otherwise noted, the appraiser assumes the components that constitute the subject property improvement(s) are fundamentally sound and in working order.

Any viewing of the property by the appraiser was limited to readily observable areas. Unless otherwise noted, attics and crawl space areas were not accessed. The appraiser did not move furniture, floor coverings or other items that may restrict the viewing of the property.

9. Appraisals involving hypothetical conditions related to completion of new construction, repairs or alteration are based on the assumption that such completion, alteration or repairs will be competently performed.

10. Unless the intended use of this appraisal specifically includes issues of property insurance coverage, this appraisal should not be used for such purposes. Reproduction or Replacement cost figures used in the cost approach are for valuation purposes only, given the intended use of the assignment. The Definition of Value used in this assignment is not consistent with the definition of Market Value for property insurance coverage/use unless otherwise stated by the appraiser.

Additional Comments Related To Scope Of Work, Assumptions and Limiting Conditions

The appraiser made an exterior-only observation of the subject and makes the extraordinary assumption that the condition of the exterior of the subject property is consistent with/indicative of that of the interior and makes no warranty against structural or otherwise significant defect's (or their cause) that would not be otherwise readily observable.

ADDENDUM

Client: Kenosha County Clerk	File No.: 223-257	
Property Address: 5106 14th Ave	Case No.:	
City: Kenosha	State: WI	Zip: 53140

Site Comments

The subject site contains approximately 0.07 acres of residential land (42'x66'), basically level with some significant apparent adverse site conditions and/or external factors (easements, environmental conditions, land uses, etc.). The subject parcel is "land-locked" to/from 14th Avenue, in that access (ingress/egress) to the subject property is only available through a recorded "right of way" via a 15' strip of land (belonging to parcel # 12-223-31-277-028, which borders the subject to the south and west) that leads to/from 14th Avenue to the subject property. This 15' of access right of way is comprised of gravel & brick (albeit over-grown by grass/greenery) and thus can be considered all-weather access. The subject site is rectangular in shape and while not atypical in size for the area, it is inferior in size to the predominant housing of the area. The subject site is connected to public water, sewer, gas and electric utilities.

The subject's "right of way" would be seen by the markets in the same manner as a 'shared driveway'. While 'shared-driveways' are not typical in the City of Kenosha, they are present and are annually involved in regular transactions. There is no measurable market impact that can be extracted for the 'shared driveway'/"right of way", and thus no adjustments were deemed warranted in this report.

External obsolescence is noted due to the subject being located adjacent to commercial influences. External obsolescence like this are not uncommon in the subject area but may have somewhat of an adverse effect on the subject's marketability in the way of reducing sale price points to attract buyers with such an incentive

Quality and Condition of Property

The subject is a 1.5 story/Bungalow design, built in 1920, with approximately 1378sf of GLA (gross living area), containing 2 bedrooms/2 baths above-grade. The subject is described as having an effective age of 65 years (65/65year total economic life expectancy). The subject's been vacant for an undisclosed period of time, and appears to have significant, readily apparent, deferred maintenance items (defective decks/porches/windows/doors/etc.), thus the interior condition is presumed to be consistent with properties under these circumstances (Poor). Due to the poor condition of the subject's amenities, they are given no credit as they attribute no measurable value.

Comments on Sales Comparison

A value range was established from \$39,180 to \$66,060. All comparable sales utilized are distressed / atypically motivated in nature and/or are of similar overall condition to the subject, showing items of deferred maintenance consistent with unoccupied or deferred maintenance properties with little to no significant recent modernization and which were sold at price points that incentivized investors to purchase such properties in said condition. Additionally, although comparables herein sold outside of the preferred 12 months, they were obtained and utilized to demonstrate the marketability of the subject's uninhabitable condition (comparable sales 1 & 3 suffered from fires and sold in uncured condition). No data could be found that the market has increased for uninhabitable properties such as the subject/sales utilized herein over the past 36 months. *Due to the condition of the property and the amenities, no value is given to any amenities of poor condition, regardless of description provided in their listing sheets.

Final Reconciliation

When reaching an estimate of value, the gross adjustments of sale price for each comparable was used to determine the relative quality of the comparable. The ratio of gross dollar adjustment to sale price of each comparable is used to calculate the weight each should have in a weighted average calculation, thus giving the most weight to the most similar comparables while minimizing value near the extremes of the value range. This weighted average is used as the indicated value of the subject. These values were then added together and rounded to both the median original and adjusted sale prices resulting in an estimated market value of \$45,000. This method is acceptable under USPAP guidelines and due to limited similar sales, was considered the most reliable at the time of this appraisal.

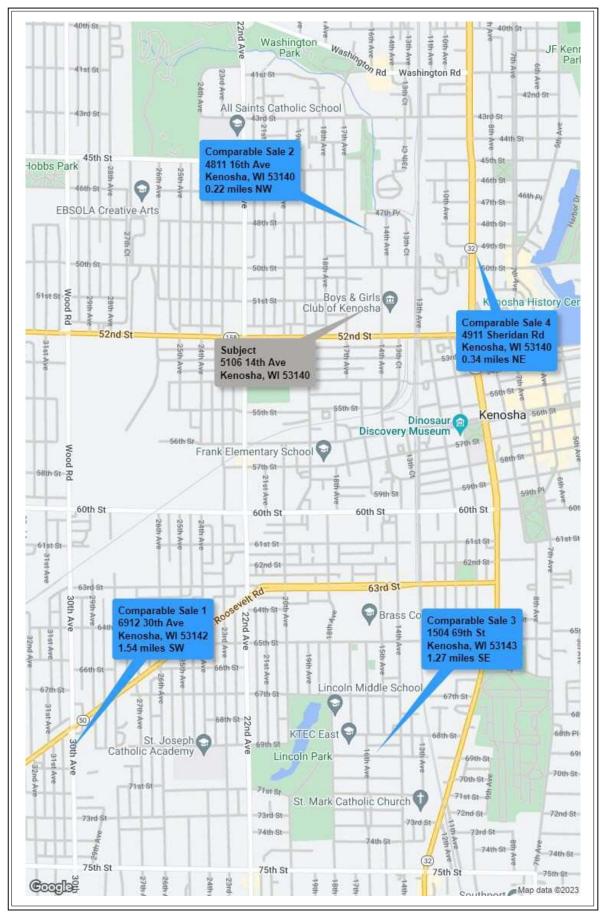
Elite Appraisals, Inc.

Eile No. 223-257

	USPAF	PADDENDUM	File No. 223-237
Borrower			
Borrower: Property Address: 5106 14th Ave			
City: Kenosha	County:	State: WI	Zip Code: 53140
Lender: Kenosha County Clerk			
APPRAISAL AND REPORT IDEN			
This report was prepared under th		ting option:	
	с .	.	
Appraisal Report	A written report prepared unde	r Standards Rule 2-2(a).	
X Restricted Appraisal Report	A written report prepared unde	r Standards Rule 2-2(b).	
Reasonable Exposure Time			
My opinion of a reasonable exposure time f	or the subject property at the ma	arket value stated in this report is: 65	
my opinion of a reasonable exposure time i	or the subject property at the ma		
Additional Certifications			
X I have performed NO services, as an		ty, regarding the property that is the sub	ject of this report within the three-year
period immediately preceding accepta	nce of this assignment.		
I HAVE performed services, as an ap	praiser or in another capacity, re	egarding the property that is the subject	of this report within the three-year
period immediately preceding accepta	nce of this assignment. Those se	ervices are described in the comments I	pelow.
Additional Comments			
Additional Comments			
APPRAISER:		SUPERVISORY APPRAISER (only if required):
\sim			
Signature:	Luca	Signature	
Signature:			
Date Signed: 10/10/2023		Date Signed:	
or State License #:		or State License #:	
or Other (describe):	State #:	State:	
State: WI Expiration Date of Certification or License	12/14/2023	Expiration Date of Certification of Supervisory Appraiser inspection	p cf Subject Property:
 EXDITATION DATE OF CERTIFICATION OF LICENSE 	12/17/2020	Supervisory Appraiser Inspectio	n or subject Property:
Effective Date of Appraisal: October 3, 2	2023	Did Not Exterior-or	ly from street 🗌 Interior and Exterior

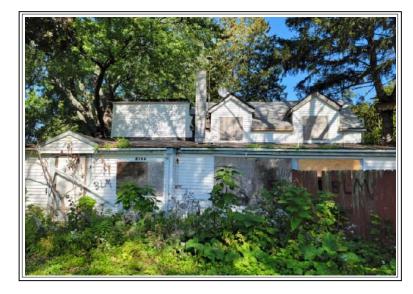
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Client: Kenosha County Clerk	File N	0.: 223-257
Property Address: 5106 14th Ave	Case No.:	
City: Kenosha	State: WI	Zip: 53140



SUBJECT PROPERTY PHOTO ADDENDUM

Client: Kenosha County Clerk	File No).: 223-257
Property Address: 5106 14th Ave	Case N	No.:
City: Kenosha	State: WI	Zip: 53140



FRONT VIEW OF SUBJECT PROPERTY

Appraised Date: October 3, 2023 Appraised Value: \$45,000



REAR VIEW OF SUBJECT PROPERTY



STREET SCENE

Client: Kenosha County Clerk	File	No.: 223-257
Property Address: 5106 14th Ave	Cas	e No.:
City: Kenosha	State: WI	Zip: 53140



Right of Way Access - Ingress/Egress to 14th Ave

Client: Kenosha County Clerk	File No.: 223-257
Property Address: 5106 14th Ave	Case No.:
City: Kenosha	State: WI Zip: 53140



COMPARABLE SALE #1

6912 30th Ave Kenosha, WI 53142 Sale Date: 10/21/2020 Sale Price: \$ 35,000



COMPARABLE SALE #2

4811 16th Ave Kenosha, WI 53140 Sale Date: 11/12/2020 Sale Price: \$ 50,000



COMPARABLE SALE #3

1504 69th St Kenosha, WI 53143 Sale Date: 04/07/2022 Sale Price: \$ 45,000

COMPARABLE PROPERTY PHOTO ADDENDUM	COMPARABL	E PROPERT	Υ ΡΗΟΤΟ Α	ADDENDUM
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Client: Kenosha County Clerk	File No	0.: 223-257
Property Address: 5106 14th Ave	Case N	No.:
City: Kenosha	State: WI	Zip: 53140



COMPARABLE SALE #4

4911 Sheridan Rd Kenosha, WI 53140 Sale Date: 09/10/2021 Sale Price: \$ 68,000

COMPARABLE SALE #5

Sale Date: Sale Price: \$

COMPARABLE SALE #6

Sale Date: Sale Price: \$

All of Lot 48, EXCEPT the East 35 feet thereof, and the South 16 feet of the West 66 feet of Lot 47, in Block 154, Durkee's First Western Addition, to the Village of Southport (now City of Kenosha) of part of the Southwest 1/4 of Section 31, in Township 2 North, Range 23 East; and lying and being in the City of Kenosha, Kenosha County, Wisconsin.



\$105,000

SOLD AS IS

PROPERTY ADDRESS: 5615 16th Ave, Kenosha LOT SIZE: .12 Acres





File No. 223-299

APPRAISAL OF



LOCATED AT:

5615 16th Ave Kenosha, WI 53140

CLIENT:

Kenosha County Clerk 1010 56th Street Kenosha, WI, 53140

AS OF:

November 27, 2023

BY:

Daniel B. Truax

File No. 223-299

					nou rippi u		•				
This report is limited to the sole									-		
information in the appraiser's v			oraisal report i	s to provide the						e of the appr	aisal.
Client Kenosha Cou							yclerk@ke	noshacounty.		7:- 6	2140
Client Address 1010 56 Intended Use "As-Is" Po					City r	<u>(enosha</u>			State WI	Zip t	53140
Intended Use AS-IS I		aluation									
Property Address 5615 1	6th Ave				City I	Kenosha			State WI	Zin 🖁	53140
Other Description (APN, Le		applicable 1	2-223-31	-381-008	ony I					2.10	
	<u>y=:/ =:=:// :: =</u>										
Property Rights Appraised	XFee	Simple	Leasehold	Other (c	lescribe)						
Subject property existing us	e: <u>2-Un</u>	it / Duplex			·	Use refl	lected in apprai	sal: 2-4 Famil	y Residentia	al	
Highest and Best Use:	X Exist	ing 🗌	Other:								
My research X did	did not rev	eal any prior sal	es or transfe	ers of the subje	ect property for the th	ree years pr	ior to the effect	ive date of this appr	aisal.		
/	te 01/06/			rice \$60,80				ords / WI Dep			
Analysis of prior sale transfe								ansferred on (
stated value (asses				is the sub	ject's only sale	/transfer	r within the	past 3 years,	was distres	ssed in	nature and
was not publicly off	ered for	sale on the	MLS.								
		<i>«</i>	<u></u>	I I NI-6 I		<i>(</i> (
Offerings, options and contr	acts as of th	e effective date	of the appra	isal <u>NOt I</u>	isted publicly c	offered to	or sale with	in past 12 mo	ntns.		
Manhatakilita Canananta	The sub	iaat gapara	llu oonfo	rma ta tha	naighborhood	in decia	n /otulo du		faataga ait		nd
Marketability Comments:											
bedroom/bath coun uninhabited for an u											
affect its livability, s											
Property values are											
2 occur, the low volu											5000 50165
Site Comments: See At							3.0. 100101				
Improvement Comments:	See At	tached Add	lendum								
FEATURE	SU	BJECT	CC	MPARABLE S	SALE NO. 1	CC	OMPARABLE S	ALE NO. 2	COMP	ARABLE S	ALE NO. 3
5615 16th Ave			5010 18			6435 21			2509 53rd		
Address Kenosha, W	<u>1 53140</u>			a, WI 5314	40		a, WI 5314	43	Kenosha,		10
Proximity to Subject			0.51 mil			0.60 mi			0.61 miles		
Sale Price	\$	N/A		\$	100,000		\$	100,501		\$	100,000
Sale Price/Gross Liv. Area	\$	0.00 sq. ft.		16 sq. ft.			82 sq. ft.		\$ 62.19		
Data Source(s)					396;DOM 9			983;DOM 2	MetroMLS		
Verification Source(s)					ListingAgent			istingAgent			istingAgent
VALUE ADJUSTMENTS	DESC	RIPTION		RIPTION	+(-) \$ Adjustment		RIPTION	+(-) \$ Adjustment	DESCRIP		+(-) \$ Adjustment
Sale or Financing			REO;Ca			Investor			Investor;C		
Concessions			None Ki 05/26/2			None K 07/14/2			None Knov		
Date of Sale/Time	Resider	tiol							09/15/2023 Resid/Cmr		5,000
Location Leasehold/Fee Simple	Fee Sin		Resider Fee Sim			Resider Fee Sin			Fee Simple		5,000
Site	5227 sf		2915 sf	ipie		4800 sf			5828 sf	e	
View	Resider		Resider	tial		Resider			Residentia	1	
Design (Style)	Duplex		Duplex			Duplex			Duplex		
Quality of Construction	Vinyl/A	/erade	Vinyl/Av	/erade		Vinyl/A	/erade		Vinyl/Avera	age	
Actual Age	123a/35		110a/35			111a/35			117a/35e	U -	
Condition	Fair		Fair			Fair			Fair		
Above Grade	Total Bdrms		Total Bdrms.	Baths		Total Bdrms.			Total Bdrms.	Baths	
Room Count	94	2.0	7 3	2.0	1,500	8 3	2.0	1,500	10 4	2.0	
Gross Living Area 20		1,702 sq. ft.		1,635 sq. ft.			1,680 sq. ft.			08 sq. ft.	
Basement & Finished	Full		Full			Full			Full		
Rooms Below Grade	Unfinish	ned	Unfinish	ned		Unfinish	ned		Unfinished		
Functional Utility	Typical		Typical			Typical			Typical		
Heating/Cooling	FWA/N	one	FWA/No	one		FWA/N	one		FWA/None	9	
Energy Efficient Items	None		None		4 500	None		4 500	None		4 500
Garage/Carport	1 Car G		None		1,500	None		1,500			1,500
Porch/Patio/Deck	2 Porch	62	Porch		1,500	Porch		1,500	Porch		1,500
Net Adjustment (Total)			X +	\$	4,500	X +		4,500	X +]- \$	8,000
Adjusted Sale Price			Net Adj.	4.5%	-,000	Net Adj.	4.5%	-,000		3.0%	0,000
of Comparables			Gross Adj.	4.5% \$	104,500	,	4.5% \$	105,001	,	3.0% \$	108,000
Summary of Sales Compari	son Approa	ch A value									
/ atypically motivate											
with unoccupied or											
that incentivized in	estors to	o purchase	such pro	operties in	said condition	. Additio	nally, com	parable sale 2	underwent	a simila	ar recent
"incomplete" moder	rnization	(like the su	ubject) pr	ior to its s	ale. No better/	closer sa	ales could	be found upor	which mea	aningful	comparison
could be made.											
Indicated Value by Sales Co	mparison Ar	oproach \$ 105	000								

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File No. 223-299
COMPARABLE SALE

	1	(
FEATURE	SUBJECT	COMPARABLE S	SALE NO. 4	COMPARABL	E SALE NO. 5	COMPARABLE S	ALE NO. 6
5615 16th Ave		5120 19th Ave		1823 53rd St			
Address Kenosha, W	/ 53140	Kenosha, WI 5314	40	Kenosha, WI 5	3140		
Proximity to Subject		0.42 miles NW		0.28 miles NW			
			05.000	0.20 1111185 1999	+ 445.000		
Sale Price	\$ N/A	\$	95,000		\$ 115,000	\$	
Sale Price/Gross Liv. Area	\$ 0.00 sq. ft.	\$ 74.22 sq. ft.		\$ 72.60 sq. ft.		\$ sq. ft.	
Data Source(s)		MetroMLS #18518	306;DOM 1	MetroMLS #184	41675;DOM 2		
Verification Source(s)		Assessor'sRcrds/I		Assessor'sRcro			
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment
	DESCRIPTION		+(-) \$ Adjustment		+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment
Sale or Financing		Investor;Cash		Estate;Cash			
Concessions		None Known		None Known			
Date of Sale/Time		10/06/2023		07/21/2023			
Location	Residential	Residential		Residential			
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple			
Site	5227 sf	6050 sf		6970 sf			
View	Residential	Residential		Residential			
Design (Style)	Duplex	Duplex		Duplex			
Quality of Construction	Vinyl/Average	Aluminum/Avg		Asbestos/Avg			
Actual Age	123a/35e	113a/35e		126a/25e	-11,500		
	Fair	Fair		Average	**		
Condition							
Above Grade	Total Bdrms. Baths	Total Bdrms. Baths		Total Bdrms. Baths		Total Bdrms. Baths	
Room Count	9 4 2.0	7 3 2.0	1,500	9 3 2.0	1,500		
Gross Living Area 20	1,702 sq. ft.	1,280 sq. ft.	8,440	1,584 sq	. ft. 2,360	sq. ft.	
Basement & Finished	Full	Full	_,	Full	,		
	Unfinished						
Rooms Below Grade		Unfinished		Unfinished			
Functional Utility	Typical	Typical		Typical			
Heating/Cooling	FWA/None	FWA/None		FWA/CAC			
Energy Efficient Items	None	None		Furnace, Etc.			
Garage/Carport	1 Car Garage	1 Car Garage		None	1,500		
Porch/Patio/Deck	2 Porches	Porch	1 500	2 Porches	1,000		
PULLI/Pallu/Deck			1,500				
-							
Net Adjustment (Total)		X+ - \$	11,440	+ X-	\$ 6,140	□ + □ - \$	
Adjusted Sale Price		Net Adj. 12.0%	,	Net Adj5.3%	• 0,110	Net Adj. %	
		Gross Adj. 12.0% \$	106 110	,	\$ 108,860		
of Comparables				Gross Adj. 14.7%			1 1 1
Summary of Sales Compar							
gave it a younger e						s utilized due to its	close
proximity to the sub	pject, thus demonst	rating the marketat	pility of the imr	nediate subject	area.		
**Due to the 5% / 5	-vear effective age	differential adjustm	ent being app	lied (to reflect th	e market reactio	n for the superior c	ondition of
comparable sale 5)							
be redundant.	in the age/enectiv	e age lield of the	sales griu, no a				
pe redundant.							
5							
-							
			sision ACI software. 800 234 8			ht © 2005-2016 ACL a First American C	

File No. 223-299

Methods and techniques employed: X Sales Comparison Approach Cost Appr	
	oach 🔄 Income Approach 🔄 Other:
Discussion of methods and techniques employed, including reason for excluding an approach to	value: Greatest weight is carried by the Market Approach as it best
reflects the attitudes of the typical buyers and sellers in this market.	
applicable nor necessary. Although the subject is an income propert	y/auplex, due to the uninhabitable condition of the subject, the
income approach was deemed unwarranted or applicable.	
Reconciliation comments: See Attached Addendum	
Based on the scope of work, assumptions, limiting conditions and appraiser's ce	ertification, my (our) opinion of the defined value of the real property that is
	ich is the effective date of this appraisal, is:
X Single point \$ <u>105,000</u> Range \$ to \$	Greater than Less than \$
This appraisal is made X "as is," subject to completion per plans and specifications or	n the basis of a hypothetical condition that the improvements have been completed,
subject to the following repairs or alterations on the basis of a hypothetical condition that the	repairs or alterations have been completed U subject to the following:
Appraiser's Certification	
The appraiser(s) certifies that, to the best of the appraiser's knowledge and belief:	
1. The statements of fact contained in this report are true and correct.	
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions	s and limiting conditions and aro the appraisor's personal impartial and unbiased
	s and infiniting conditions and are the appraiser's personal, impartial, and unbiased
professional analyses, opinions, and conclusions.	
3. Unless otherwise stated, the appraiser has no present or prospective interest in the property the	at is the subject of this report and has no personal interest with respect to the parties
involved.	
4. The appraiser has no bias with respect to the property that is the subject of this report or to the	narties involved with this assignment
5. The appraiser's engagement in this assignment was not contingent upon developing or reporti	
6. The appraiser's compensation for completing this assignment is not contingent upon the devel	opment or reporting of a predetermined value or direction in value that favors the cause of
the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence	of a subsequent event directly related to the intended use of this appraisal.
7. The appraiser's analyses, opinions, and conclusions were developed, and this report has been	
8. Unless otherwise noted, the appraiser has made a personal inspection of the property that is the	ne subject of this report.
9. Unless noted, no one provided significant real property appraisal assistance to the appraiser si	
······································	
Additional Certifications:	
Type of Value: X Market Value Other Value:	
Type of Value: X Market Value Other Value: Source of Definition: Uniform Standards of Professional Appraisal Pract	ice
Source of Definition: Uniform Standards of Professional Appraisal Pract	
Source of Definition: Uniform Standards of Professional Appraisal Pract Definition of Value: The most probable price which a property should brin	g in a competitive and open market under all conditions requisite to
Source of Definition: Uniform Standards of Professional Appraisal Pract Definition of Value: The most probable price which a property should brin a fair sale, the buyer and seller, each acting prudently, knowledgeat	g in a competitive and open market under all conditions requisite to oly and assuming the price is not affected by undue stimulus.
Source of Definition: Uniform Standards of Professional Appraisal Pract Definition of Value: The most probable price which a property should brin a fair sale, the buyer and seller, each acting prudently, knowledgeat	g in a competitive and open market under all conditions requisite to oly and assuming the price is not affected by undue stimulus.
Source of Definition: Uniform Standards of Professional Appraisal Pract Definition of Value: The most probable price which a property should brin a fair sale, the buyer and seller, each acting prudently, knowledgeak Implicit in this definition is the consummation of a sale as of a specie	g in a competitive and open market under all conditions requisite to oly and assuming the price is not affected by undue stimulus. fied date and the passing of title from seller to buyer under
Source of Definition: Uniform Standards of Professional Appraisal Pract Definition of Value: The most probable price which a property should brin a fair sale, the buyer and seller, each acting prudently, knowledgeak Implicit in this definition is the consummation of a sale as of a speci- conditions whereby: (1) buyer and seller are typically motivated; (2)	g in a competitive and open market under all conditions requisite to oly and assuming the price is not affected by undue stimulus. fied date and the passing of title from seller to buyer under both parties are well informed or well advised, and each acting in
Source of Definition: Uniform Standards of Professional Appraisal Pract Definition of Value: The most probable price which a property should brin a fair sale, the buyer and seller, each acting prudently, knowledgeak Implicit in this definition is the consummation of a sale as of a speci- conditions whereby: (1) buyer and seller are typically motivated; (2) what he or she considers his or her own best interest; (3) a reasona	g in a competitive and open market under all conditions requisite to oly and assuming the price is not affected by undue stimulus. fied date and the passing of title from seller to buyer under both parties are well informed or well advised, and each acting in ble time is allowed for exposure in the open market; (4) payment is
Source of Definition: Uniform Standards of Professional Appraisal Pract Definition of Value: The most probable price which a property should brin a fair sale, the buyer and seller, each acting prudently, knowledgeak Implicit in this definition is the consummation of a sale as of a speci- conditions whereby: (1) buyer and seller are typically motivated; (2)	g in a competitive and open market under all conditions requisite to oly and assuming the price is not affected by undue stimulus. fied date and the passing of title from seller to buyer under both parties are well informed or well advised, and each acting in ble time is allowed for exposure in the open market; (4) payment is
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Source of Definition: Uniform Standards of Professional Appraisal Pract Definition of Value: The most probable price which a property should brin a fair sale, the buyer and seller, each acting prudently, knowledgeat Implicit in this definition is the consummation of a sale as of a specir conditions whereby: (1) buyer and seller are typically motivated; (2) what he or she considers his or her own best interest; (3) a reasona made in terms of cash in U. S. dollars or in terms of financial arrang normal consideration for the property sold unaffected by special or cassociated with the sale.	g in a competitive and open market under all conditions requisite to bly and assuming the price is not affected by undue stimulus. fied date and the passing of title from seller to buyer under both parties are well informed or well advised, and each acting in ble time is allowed for exposure in the open market; (4) payment is ements comparable thereto; and (5) the price represents the creative financing or sales concessions granted by anyone company and each acting in co-APPRAISER Signature:
Source of Definition: Uniform Standards of Professional Appraisal Pract Definition of Value: The most probable price which a property should brin a fair sale, the buyer and seller, each acting prudently, knowledgeat Implicit in this definition is the consummation of a sale as of a specif conditions whereby: (1) buyer and seller are typically motivated; (2) what he or she considers his or her own best interest; (3) a reasona made in terms of cash in U. S. dollars or in terms of financial arrang normal consideration for the property sold unaffected by special or classociated with the sale.	g in a competitive and open market under all conditions requisite to obly and assuming the price is not affected by undue stimulus. fied date and the passing of title from seller to buyer under both parties are well informed or well advised, and each acting in ble time is allowed for exposure in the open market; (4) payment is ements comparable thereto; and (5) the price represents the comparable thereto; and (5) the price represents the concernments comparable thereto; and (5) the price represent the comparable thereto; and (5) the price represent the company Name: Company Name: Company Address: Telephone Number: Email Address: State Certification # or License # State: Expiration Date of Certification or License: Date of Property Viewing: Degree of property Viewing: De
Source of Definition: Uniform Standards of Professional Appraisal Pract Definition of Value: The most probable price which a property should brin a fair sale, the buyer and seller, each acting prudently, knowledgeat Implicit in this definition is the consummation of a sale as of a speci conditions whereby: (1) buyer and seller are typically motivated; (2) what he or she considers his or her own best interest; (3) a reasona made in terms of cash in U. S. dollars or in terms of financial arrang normal consideration for the property sold unaffected by special or associated with the sale.	g in a competitive and open market under all conditions requisite to by and assuming the price is not affected by undue stimulus. fied date and the passing of title from seller to buyer under both parties are well informed or well advised, and each acting in ble time is allowed for exposure in the open market; (4) payment is ements comparable thereto; and (5) the price represents the creative financing or sales concessions granted by anyone creative financing or sales concessions granted by anyone congany Name: company Name: company Address: creative financing creative fin
Source of Definition: Uniform Standards of Professional Appraisal Pract Definition of Value: The most probable price which a property should brin a fair sale, the buyer and seller, each acting prudently, knowledgeat Implicit in this definition is the consummation of a sale as of a specif conditions whereby: (1) buyer and seller are typically motivated; (2) what he or she considers his or her own best interest; (3) a reasona made in terms of cash in U. S. dollars or in terms of financial arrang normal consideration for the property sold unaffected by special or classociated with the sale.	g in a competitive and open market under all conditions requisite to obly and assuming the price is not affected by undue stimulus. fied date and the passing of title from seller to buyer under both parties are well informed or well advised, and each acting in ble time is allowed for exposure in the open market; (4) payment is rements comparable thereto; and (5) the price represents the preative financing or sales concessions granted by anyone company and exposed of exposure in the open market; (4) payment is reative financing or sales concessions granted by anyone company Name: Conception of the price represent the exposure in the open market; (4) payment is reative financing or sales concessions granted by anyone company Name: Company Name: Company Address: State Certification # or License # State: Date of Signature: Date of Signature: Date of Signature: Date of Property Viewing: Degree of property viewing: Cate of Signature: Date of Signature: Date of Signature: Date of Property viewing: Degree of property viewing: Cate of Prop

ADDENDUM

Client: Kenosha County Clerk	File No.: 223-299		
Property Address: 5615 16th Ave	Case No.:		
City: Kenosha	State: WI	Zip: 53140	

Site Comments

The subject site contains approximately 0.12 acres of residential land, is basically level with no apparent adverse site conditions or external factors (easements, environmental conditions, land uses, etc.). The subject site is irregular in shape and typical in size for the area. The subject site is connected to public water, sewer, gas and electric utilities.

Quality and Condition of Property

The subject is a duplex/2-family design dwelling, built in 1900, with approximately 1702sf of GBA (gross building area), containing 4 bedrooms/2 bath above-grade, a covered front and rear/side porch and a detached 1-car garage. The subject also has defective/dilapidated balcony. It appears something fell/impacted the rear balcony area of the house, making impact to and damaging the gutters, balcony and covered porch area (see attached rear of subject addendum). The subject is described as having an effective age of 35 years (35/65 year total economic life expectancy). The subject's been vacant for an undisclosed period of time, and appears to have readily apparent deferred maintenance items (aforementioned impact damage), but also having several items of newer components (newer siding, gutters, soffits, fascia and downspouts) due to an incomplete exterior modernization (the front of the dwelling [under covered porch] does not yet have siding installed [see attached front of subject addenda]. Therefore, the interior condition is presumed to be consistent with properties under these circumstances.

Final Reconciliation

When reaching an estimate of value, the gross adjustments of sale price for each comparable was used to determine the relative quality of the comparable. The ratio of gross dollar adjustment to sale price of each comparable is used to calculate the weight each should have in a weighted average calculation, thus giving the most weight to the most similar comparables while minimizing value near the extremes of the value range. This weighted average is used as the indicated value of the subject. These values were then added together resulting in an estimated market value of \$105,000. This method is acceptable under USPAP guidelines and due to limited similar sales, was considered the most reliable at the time of this appraisal.

Scope of Work, Assumptions and Limiting Conditions

Scope of work is defined in the Uniform Standards of Professional Appraisal Practice as " the type and extent of research and analyses in an assignment." In short, scope of work is what the appraiser did and did not do during the course of the assignment. It includes, but is not limited to: the extent to which the property is identified and inspected, the type and extent of data researched, the type and extent of analyses applied to arrive at opinions or conclusions.

The scope of this appraisal and ensuing discussion in this report are specific to the needs of the client and to the intended use of the report. This report was prepared for the sole and exclusive use of the client for the identified intended use and its use by any other parties is prohibited. The appraiser is not responsible for unauthorized use of the report.

The appraiser's certification appearing in this appraisal report is subject to the following conditions and to such other specific conditions as are set forth by the appraiser in the report. All extraordinary assumptions and hypothetical conditions are stated in the report and might have affected the assignment results.

1. The appraiser assumes no responsibility for matters of a legal nature affecting the property appraised or title thereto, nor does the appraiser render any opinion as to the title, which is assumed to be good and marketable. The property is appraised as though under responsible ownership.

2. Any sketch in this report may show approximate dimensions and is included only to assist the reader in visualizing the property. The appraiser has made no survey of the property.

3. The appraiser is not required to give testimony or appear in court because of having made the appraisal with reference to the property in question, unless arrangements have been previously made thereto.

4. Neither all, nor any part of the content of this report, copy or other media thereof (including conclusions as to the property value, the identity of the appraiser, professional designations, or the firm with which the appraiser is connected), shall be used for any purposes by anyone but the client and other intended users as identified in this report, nor shall it be conveyed by anyone to the public through advertising, public relations, news, sales, or other media, without the written consent of the appraiser.

5. The appraiser will not disclose the contents of this appraisal report unless required by applicable law or as specified in the Uniform Standards of Professional Appraisal Practice.

6. Information, estimates, and opinions furnished to the appraiser, and contained in the report, were obtained from sources considered reliable and believed to be true and correct. However, no responsibility for accuracy of such items furnished to the appraiser is assumed by the appraiser.

7. The appraiser assumes that there are no hidden or unapparent conditions of the property, subsoil, or structures, which would render it more or less valuable. The appraiser assumes no responsibility for such conditions, or for engineering or testing, which might be required to discover such factors. This appraisal is not a home inspection or environmental assessment of the property and should not be considered as such.

8. The appraiser specializes in the valuation of real property and is not a home inspector, building contractor, structural engineer, or similar "expert", unless otherwise noted. The appraiser did not conduct the intensive type of field observations of the kind intended to seek and discover property defects. The viewing of the property and any improvements is for purposes of developing an opinion of the defined value of the property, given the intended use of this assignment. Statements regarding condition are based on surface observations only. The appraiser claims no special expertise regarding issues including, but not limited to: foundation settlement, basement moisture problems, wood destroying (or other) insects, pest infestation, radon gas, lead based paint, mold or environmental issues. Unless otherwise indicated, mechanical systems were not activated or tested.

This appraisal report should not be used to disclose the condition of the property as it relates to the presence/absence of defects. The client is invited and encouraged to employ qualified experts to inspect and address areas of concern. If negative conditions are discovered, the opinion of value may be affected.

Unless otherwise noted, the appraiser assumes the components that constitute the subject property improvement(s) are fundamentally sound and in working order.

Any viewing of the property by the appraiser was limited to readily observable areas. Unless otherwise noted, attics and crawl space areas were not accessed. The appraiser did not move furniture, floor coverings or other items that may restrict the viewing of the property.

9. Appraisals involving hypothetical conditions related to completion of new construction, repairs or alteration are based on the assumption that such completion, alteration or repairs will be competently performed.

10. Unless the intended use of this appraisal specifically includes issues of property insurance coverage, this appraisal should not be used for such purposes. Reproduction or Replacement cost figures used in the cost approach are for valuation purposes only, given the intended use of the assignment. The Definition of Value used in this assignment is not consistent with the definition of Market Value for property insurance coverage/use unless otherwise stated by the appraiser.

Additional Comments Related To Scope Of Work, Assumptions and Limiting Conditions

The appraiser made an exterior-only observation of the subject and makes the extraordinary assumption that the condition of the exterior of the subject property is consistent with/indicative of that of the interior and makes no warranty against structural or otherwise significant defect's (or their cause) that would not be otherwise readily observable.

Elite Appraisals, Inc.

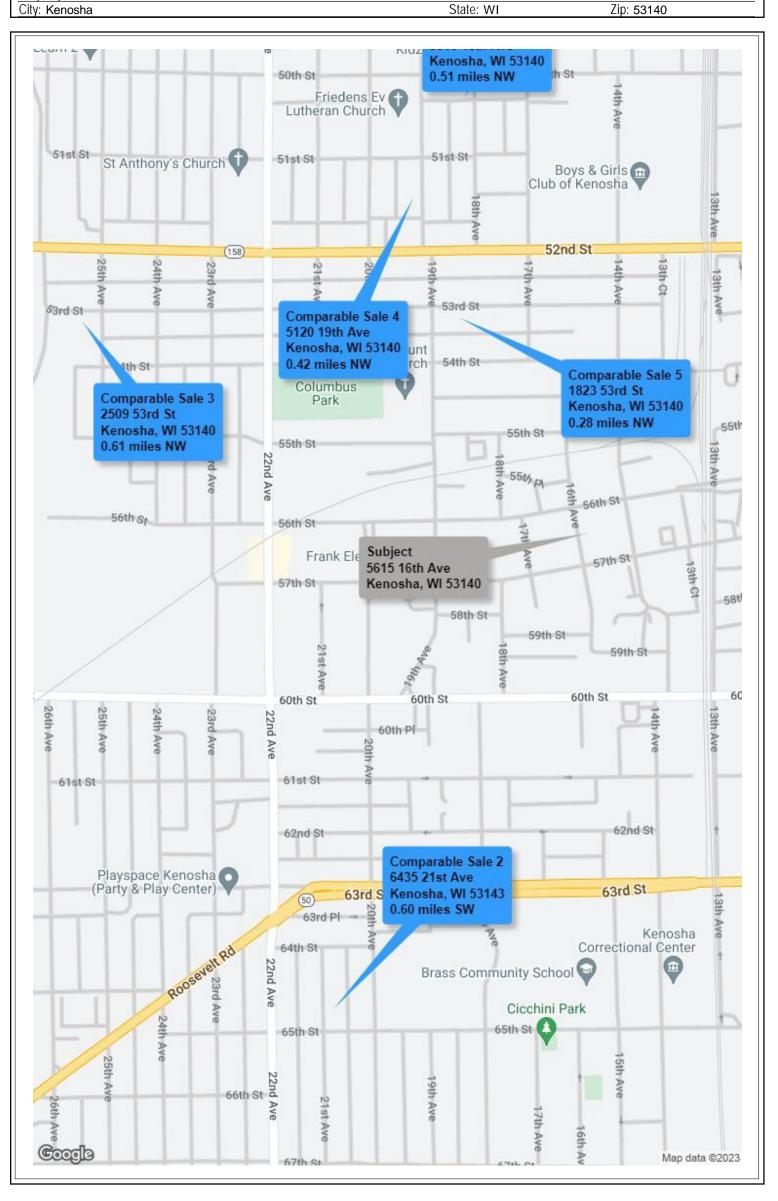
USPAP ADDENDUM

File No. 223-299

Borrower: Property A	Addross 5615 16th Avo				
City:	Address: <u>5615 16th Ave</u> Kenosha	County:	State:	WI	Zip Code: 53140
ender:	Kenosha County Clerk				
	SAL AND REPORT IDEN	ITIFICATION he following USPAP repor	ting option.		
	praisal Report	A written report prepared under			
	stricted Appraisal Report	A written report prepared under			
		A writer report prepared direct			
	nable Exposure Time on of a reasonable exposure time	for the subject property at the ma	rket value stated in this re	eport is: <u>45</u>	
	onal Certifications				
	ve performed NO services, as ar od immediately preceding accept		y, regarding the property t	that is the subject	ct of this report within the three-year
		ppraiser or in another capacity, re ance of this assignment. Those se			
1	51 5 1	3			
ditior	nal Comments				
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			SUPERVISORY A		lly if required):
	NSER:		SUPERVISORY A		nly if required):
APPRA	NSER:				
APPRA	NSER:	Junger	Signature:		
APPRA Signatur Name: Date Sig	NSER: re:	Jucqu	Signature: Name: Date Signed:		
APPRA Signatur Name: Date Sig State Ce	NSER: <u>Daniel B. Truax</u> gned: <u>11/28/2023</u> ertification #: <u>1391-9</u>	·	Signature: Name: Date Signed: State Certification	#:	
APPRA Signatur Name: Date Sig State Ce	NSER: <u>Daniel B. Truax</u> gned: <u>11/28/2023</u> ertification #: <u>1391-9</u>	·	Signature: Name: Date Signed: State Certification	#: #:	
APPRA Signatur Name: Date Sig State Ce or State or Other	NSER: re:		Signature: Name: Date Signed: State Certification or State License # State:	#: #:	
APPRA Signatur Name: Date Sig State Ce or State or Other State: <u>V</u> Expiratic	NSER: re:	State #: e: <u>12/14/2023</u>	Signature: Name: Date Signed: State Certification or State License # State: Expiration Date of	#: #: f Certification or	

Client: Kenosha County Clerk	
Property Address: 5615 16th Ave	
City: Kenosha	

File No.: 223-299



SUBJECT PROPERTY PHOTO ADDENDUM

Client: Kenosha County Clerk	File No.: 223-299	
Property Address: 5615 16th Ave	Case No.:	
City: Kenosha	State: WI	Zip: 53140



FRONT VIEW OF SUBJECT PROPERTY

Appraised Date: November 27, 2023 Appraised Value: \$ 105,000



REAR VIEW OF SUBJECT PROPERTY



STREET SCENE

COMPARABLE PROPERTY PHOTO ADDENDUM

Client: Kenosha County Clerk	File No.: 223-299	
Property Address: 5615 16th Ave	Case No.:	
City: Kenosha	State: WI	Zip: 53140



COMPARABLE SALE #1

5010 18th Ave Kenosha, WI 53140 Sale Date: 05/26/2023 Sale Price: \$ 100,000



COMPARABLE SALE #2

6435 21st Ave Kenosha, WI 53143 Sale Date: 07/14/2023 Sale Price: \$ 100,501



COMPARABLE SALE #3

2509 53rd St Kenosha, WI 53140 Sale Date: 09/15/2023 Sale Price: \$ 100,000

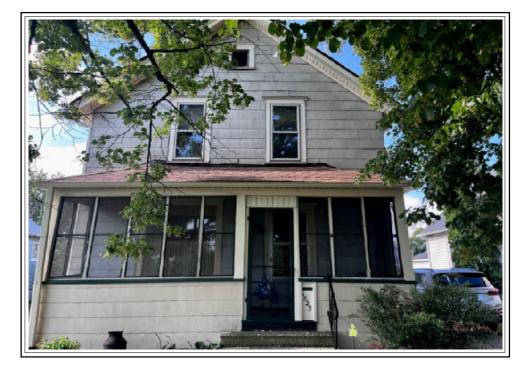
COMPARABLE PROPERTY PHOTO ADDENDUM

Client: Kenosha County Clerk	File No.: 223-299	
Property Address: 5615 16th Ave	Case No.:	
City: Kenosha	State: WI	Zip: 53140



COMPARABLE SALE #4

5120 19th Ave Kenosha, WI 53140 Sale Date: 10/06/2023 Sale Price: \$ 95,000



COMPARABLE SALE #5

1823 53rd St Kenosha, WI 53140 Sale Date: 07/21/2023 Sale Price: \$ 115,000

COMPARABLE SALE #6

Sale Date: Sale Price: \$

40-4-120-022-3100 Lot 19, Block 15, Third Addition to North Park Subdivision, in the Northwest Quarter of Section 2, Township 1 North, Range 20 East of the Fourth Principal Meridian, located in the Village of Paddock Lake, Kenosha County, Wisconsin.

PROPERTY ADDRESS: 6315 245th Ave, Paddock Lake LOT SIZE: 50' x 152'





File No. 223-300

APPRAISAL OF



LOCATED AT:

6315 245th Ave Paddock Lake, WI 53168

CLIENT:

Kenosha County Clerk 1010 56th Street Kenosha, WI, 53140

AS OF:

November 27, 2023

BY:

Daniel B. Truax

File No. 223-300

				• • • • • • •			
-	eand exclusive use of the client.						
	workfile. The purpose of this app	praisal report is to provide the					aisal.
Client Kenosha Cou				countyclerk@ke	enoshacounty.		
Client Address 1010 5			City 🖌	Cenosha		State WI Zip 5	53140
Intended Use "As-Is" P	ortfolio Valuation						
Property Address 6315 2	245th Ave		City F	Paddock Lake		State WI Zip 5	53168
Other Description (APN, Le	gal, etc.), if applicable 4	0-4-120-022-3100;	Although the	subject has a Towr	n of Salem ma	iling address, it's p	hysically
	d by the Village of F			,		- 5 / 1	, ,
Property Rights Appraised		Leasehold Other (c	lescrihe)				
	se: Single-Family R			Lico roflocted in approi	cale Single Fo	mily Posidontial	
, , , , , , , , , , , , , , , , , , , ,				Use reflected in apprai	sa: <u>Single-ra</u>	mily Residential	
Highest and Best Use:		Other:					
My research 🛛 did	did not reveal any prior sal	es or transfers of the subje	ect property for the th	ree years prior to the effect	ive date of this appra	aisal.	
Prior Sale/Transfer: Da	ite 01/06/2023	Price \$87,20	0 Sourc	e(s) Assessor's Rec	ords / WI Dep	t of Revenue	
Analysis of prior sale transf	er history of the subject prop	perty (and comparable sale	s, if applicable)	The subject last tr	ansferred on C	1/06/2023 via Tax	Deed for a
	ssed value) of \$87,2			transfer within the	past 3 years.	was distressed in	nature and
was not publicly off							
		MEO.					
		state encoded Not I	isted publicly a	ffored for colo with	in neat 12 ma	ntha	
Offerings, options and conti	racts as of the effective date	of the appraisal INOU	isted publicly c	offered for sale with	in past 12 mo	ntns.	
Marketability Comments:	The subject genera	Illy conforms to the	neighborhood	in design/style, dw	elling square	footage, site size, a	and
bedroom/bath cour	nt. The subject's of i	nferior condition in	comparison to	the predominant l	nousing of the	immediate area, a	s it's been
	undetermined perio						
affect its livability, s							
Property values are							
							sseu sales
7	me/percentage from	i mese transaction	s represent no	meaningiui lactor	in the current	market conditions.	
Site Comments: See A	ttached Addendum						
٥ ــــــــــــــــــــــــــــــــــــ							
Improvement Comments:	See Attached Add	lendum					
improvement comments.		londum					
-							
FEATURE	SUBJECT	COMPARABLE S	SALE NO. 1	COMPARABLE S	ALE NO. 2	COMPARABLE S	SALE NO. 3
6315 245th Ave		6915 317th Ave		24921 70th Ave		6315 246th Ave	
Address Paddock La	ke. WI 53168	Wheatland, WI 53	3168	Paddock Lake, W	53168	Paddock Lake, W	l 53168
Proximity to Subject		4.53 miles SW		0.57 miles SW		0.06 miles SW	
	\$ N/A		92 500		95.000		02.000
Sale Price			82,500	\$	85,000	\$	83,000
Sale Price/Gross Liv. Area	\$ 0.00 sq. ft.			\$ 92.79 sq. ft.		\$ 129.69 sq. ft.	
Data Source(s)		MetroMLS #1816	534;DOM 1	MetroMLS #18240	,	MetroMLS #18528	306;DOM 4
Verification Source(s)		Assessor'sRcrds/	ListingAgent	Assessor'sRcrds/L	istingAgent	Assessor'sRcrds/L	istingAgent
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment
Sale or Financing		Auction:Cash		REO;Cash		Estate;Cash	
Concessions		None Known		None Known		None Known	
		02/03/2023		03/27/2023		10/25/2023	
Date of Sale/Time	D						
Location	Residential	Residential		Residential		Residential	
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple		Fee Simple	
Site	7405 sf	6250 sf		5250 sf		10300 sf	
View	Residential	Residential		Residential		Residential	
Design (Style)	Ranch	Ranch		Ranch		Ranch	
Quality of Construction	Frame/Average	Vinyl/Average		Frame/Average		Vinyl/Average	
Actual Age	70a/60e	70a/60e		85a/60e		68a/50e	-8,300
Condition	Poor	Poor		Poor		Poor	
Above Grade	Total Bdrms. Baths	Total Bdrms. Baths		Total Bdrms. Baths		Total Bdrms. Baths	
Room Count	4 2 1.0	4 2 1.0		4 2 1.0		5 2 1.0	
Gross Living Area 20	816 sq. ft.	896 sq. ft.		916 sq. ft.	-2,000	640 sq. ft.	3,520
Basement & Finished	None	None		None	_,000	None	_, 0_0
Rooms Below Grade	N/A	N/A		N/A		N/A	
Functional Utility	Typical	Typical		Typical		Typical	
Heating/Cooling	FWA/None	FWA/CAC	*	HWBB/None		FWA/None	
Energy Efficient Items	None	None		None		None	
Garage/Carport	2 Car Garage	2 Car Garage		1 Car Garage	1,500	None	3,000
Porch/Patio/Deck	None	Porch	-1,500			None	
			,				
			4 =				. ====
Net Adjustment (Total)		<u>+ X</u> - \$	1,500	<u>+ X</u> - \$	500	+ X- \$	1,780
Adjusted Sale Price		Net Adj. -1.8 %		Net Adj0.6%		Net Adj2.1%	
of Comparables		Gross Adj. 1.8% \$	81,000	Gross Adj. 4.1% \$	84,500	Gross Adj. 17.9% \$	81,220
Summary of Sales Compar	ison Approach See At	tached Addendum					
Indicated Value by Sales Co	mparison Approach \$ 82.	000					

general purpose appraisal report

File No. 223-300

		Restite	lieu Appia	isui Report		File No. 223-30	J
FEATURE	SUBJECT	COMPARABLE S	SALE NO. 4	COMPARABLE S	SALE NO. 5	COMPARABLE	SALE NO. 6
6315 245th Ave		7555 Shorewood					
Address Paddock La	ke, WI 53168	Salem Lakes, WI	53168				
Proximity to Subject		4.10 miles SW					
Sale Price	\$ N/A	\$	80,000	\$		\$	
			00,000				
Sale Price/Gross Liv. Area	\$ 0.00 sq. ft.	\$ 125.00 sq. ft.		\$ sq. ft.		\$ sq. ft.	
Data Source(s)		MetroMLS #1845					
Verification Source(s)		Assessor'sRcrds/	ListingAgent				
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	() & Adjustment	DESCRIPTION	() ¢ Adjuctment
•			T(") & AUJUSTINENT		+(-) \$ Adjustment		+(-) \$ Adjustment
Sale or Financing		Estate;Cash					
Concessions		None Known					
Date of Sale/Time		08/31/2023					
	Residential	Residential/RXR	4,000				
Location			4,000				
Leasehold/Fee Simple	Fee Simple	Fee Simple					
Site	7405 sf	6000					
View	Residential	Residential					
•							
Design (Style)	Ranch	Ranch					
Quality of Construction	Frame/Average	Aluminum/Avg					
Actual Age	70a/60e	93a/50e	-8,000				
			0,000				
Condition	Poor	Poor					
Above Grade	Total Bdrms. Baths	Total Bdrms. Baths		Total Bdrms. Baths		Total Bdrms. Baths	
Room Count	4 2 1.0	4 2 1.0					
Gross Living Area 20	816 sq. ft.	640 sq. ft.	3,520	sq. ft.		ca #	
			3,520	Sy. II.		sq. ft.	
Basement & Finished	None	None					
Rooms Below Grade	N/A	N/A					
Functional Utility	Typical	Typical					
Heating/Cooling	FWA/None	FWA/None					
Energy Efficient Items	None	None					
Garage/Carport	2 Car Garage	1 Car Garage	1,500				
Porch/Patio/Deck	None	None	1,000				
Porch/Pallo/Deck	NULLE	NULLE					
Net Adjustment (Total)		X + - \$	1,020	X + - \$		+ - \$	
Adjusted Sale Price		Net Adj. 1.3 %		Net Adj. %		Net Adj. %	Π
of Comparables		Gross Adj. 21.3% \$	81,020	Gross Adj. %		Gross Adj. %	
		01055 Auj. 21.0 /0 p	01,020	Giuss Auj. 70 p		GIUSS Auj. /o \$	
Summary of Sales Compari	ison Approach						
P							
5							
-							
		Produced	using ACI software 800 234 P	727 www.aciweb.com	This form Convrid	ght © 2005-2016 ACI, a First American	Company, All Rights Reserved
		riouuleu	using ACI software, 800.234.8		ionn copyne	(aDADIM) Conorol Durnos	

Methods and techniques employed: X Sales Comparison Approach Cost Appr	
Discussion of methods and techniques employed, including reason for excluding an approach to	
reflects the attitudes of the typical buyers and sellers in this market.	Both the Cost and Income Approaches were deemed neither
applicable nor necessary.	
Reconciliation comments: See Attached Addendum	
X Single point \$ 82,000	hich is the effective date of this appraisal, is: Greater than Less than \$ n the basis of a hypothetical condition that the improvements have been completed,
 Appraiser's Certification The appraiser(s) certifies that, to the best of the appraiser's knowledge and belief: 1. The statements of fact contained in this report are true and correct. 2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions professional analyses, opinions, and conclusions. 3. Unless otherwise stated, the appraiser has no present or prospective interest in the property th involved. 4. The appraiser has no bias with respect to the property that is the subject of this report or to the 5. The appraiser's compensation for completing this assignment is not contingent upon the devel the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence 7. The appraiser's analyses, opinions, and conclusions were developed, and this report has beer 8. Unless otherwise noted, the appraiser has made a personal inspection of the property that is the 	hat is the subject of this report and has no personal interest with respect to the parties parties involved with this assignment. Ing predetermined results. Iopment or reporting of a predetermined value or direction in value that favors the cause of of a subsequent event directly related to the intended use of this appraisal. In prepared, in conformity with the <i>Uniform Standards of Professional Appraisal Practice</i> . The subject of this report.
J	
Additional Certifications:	
Type of Value: X Market Value Other Value:	
Source of Definition: Uniform Standards of Professional Appraisal Pract Definition of Value: The most probable price which a property should brin a fair sale, the buyer and seller, each acting prudently, knowledgeak Implicit in this definition is the consummation of a sale as of a speci conditions whereby: (1) buyer and seller are typically motivated; (2) what he or she considers his or her own best interest; (3) a reasona made in terms of cash in U. S. dollars or in terms of financial arrang normal consideration for the property sold unaffected by special or of associated with the sale.	g in a competitive and open market under all conditions requisite to oly and assuming the price is not affected by undue stimulus. fied date and the passing of title from seller to buyer under both parties are well informed or well advised, and each acting in ble time is allowed for exposure in the open market; (4) payment is gements comparable thereto; and (5) the price represents the
APPRAISER	CO-APPRAISER
APPRAISER	CO-APPRAISER
APPRAISER	
APPRAISER Signature: Name: Daniel B. Truax Company Name: Elite Appraisals, Inc.	CO-APPRAISER Signature:
APPRAISER Signature: Name: Daniel B. Truax Company Name: Elite Appraisals, Inc. Company Address: 9568 42nd Ct	CO-APPRAISER Signature: Name: Conseque Nerror
APPRAISER Signature: Name: Daniel B. Truax Company Name: Elite Appraisals, Inc. Company Address: 9568 42nd Ct Pleasant Prairie, WI 53158	CO-APPRAISER Signature:
APPRAISER Signature: Name: Daniel B. Truax Company Name: Elite Appraisals, Inc. Company Address: 9568 42nd Ct Pleasant Prairie, WI 53158 Telephone Number: 262.605.0888	CO-APPRAISER Signature: Name: Company Name: Company Name: Company Address: Telephone Number:
APPRAISER Signature: Name: Daniel B. Truax Company Name: Elite Appraisals, Inc. Company Address: 9568 42nd Ct Pleasant Prairie, WI 53158 Telephone Number: 262.605.0888 Email Address: eliteappraisalswi@gmail.com	CO-APPRAISER Signature: Name: Company Name: Company Name: Company Address: Telephone Number: Email Address:
APPRAISER Signature: Name: Daniel B. Truax Company Name: Elite Appraisals, Inc. Company Address: 9568 42nd Ct Pleasant Prairie, WI 53158 Telephone Number: 262.605.0888	CO-APPRAISER Signature: Name: Company Name: Company Name: Company Address: Telephone Number:
APPRAISER Signature: Name: Daniel B. Truax Company Name: Elite Appraisals, Inc. Company Address: 9568 42nd Ct Pleasant Prairie, WI 53158 Telephone Number: Telephone Number: 262.605.0888 Email Address: eliteappraisalswi@gmail.com State Certification # 1391-9	CO-APPRAISER Signature: Name: Company Name: Company Name: Company Address: Telephone Number: Email Address: State Certification #
APPRAISER Signature:	CO-APPRAISER Signature: Name: Company Name: Company Name: Company Address: Telephone Number: Email Address: State Certification # or License # State: Expiration Date of Certification or License:
APPRAISER Signature:	CO-APPRAISER Signature: Name: Company Name: Company Name: Company Address: Telephone Number: Email Address: State Certification # or License # State: Expiration Date of Certification or License: Date of Signature:
APPRAISER Signature:	CO-APPRAISER Signature: Name: Company Name: Company Name: Company Address: Telephone Number: Email Address: State Certification # or License # State: Expiration Date of Certification or License: Date of Signature: Date of Property Viewing:
APPRAISER Signature:	CO-APPRAISER Signature: Name: Company Name: Company Name: Company Address: Telephone Number: Email Address: State Certification # or License # State: Expiration Date of Certification or License: Date of Signature: Date of Property Viewing: Degree of property viewing:
APPRAISER Signature:	CO-APPRAISER Signature: Name: Company Name: Company Name: Company Address: Telephone Number: Email Address: State Certification # or License # State: Expiration Date of Certification or License: Date of Signature: Date of Property Viewing:
APPRAISER Signature:	CO-APPRAISER Signature: Name: Company Name: Company Name: Company Address: Telephone Number: Email Address: State: State: State: State: Date of Certification or License: Date of Signature: Date of Signature: Date of Property Viewing: Date of Property Viewing: Degree of property viewing: Degree of property viewing: Date of Exterior Only

ELITE APPRAISALS, INC.

ADDENDUM

Client: Kenosha County Clerk File No.: 223-300		o.: 223-300
Property Address: 6315 245th Ave	Case No.:	
City: Paddock Lake		

Site Comments

The subject site contains approximately 0.17 acres of residential land, is irregular in shape, basically level, with no apparent adverse site conditions or external factors (easements, environmental conditions, land uses, etc.) and is typical for the area. The subject site has public gas, electric and sewer utilities but on a private/shared well water service service, as is common/typical for the area. Connection to private water(well) service is common in the subject area and has no adverse effect on the subject's marketability. Additionally, connection to public water is not currently available to the subject.

Quality and Condition of Property

The subject is a 1-story Ranch design, built in 1953, with approximately 816sf of GLA (gross living area) above-grade, containing 2 bedrooms/1 bath, a 2-car detached garage and lacking a full basement (crawl space only). The subject is described as having an effective age of 60 years (60/65year total economic life expectancy). The subject's been vacant for an undisclosed period of time, and appears to have readily apparent deferred maintenance items (defective roof, siding and window sills/casing - appears to be allowing infiltration of exterior elements and vermin), thus the interior condition is presumed to be consistent with properties under these circumstances (poor).

Comments on Sales Comparison

A value range was established from \$81,000 to \$84,500. All comparable sales utilized are distressed / atypically motivated in nature and are of similar overall condition to the subject, showing items of deferred maintenance consistent with unoccupied properties with little to no significant recent modernization and which were sold at price points that incentivized investors to purchase such properties in said condition. Due to the subject being located in a suburban area that is immediately bounded by major geographic boundaries (e.g. highway, body of water, railroad tracks, arterial roadways, etc.) it was necessary to obtain and utilize comparables from across these boundaries and from farther in proximity than preferred, however all comparables and their location would be viewed equally to that of the subject by potential buyers and/or are adjusted accordingly. No better/closer sales could be found upon which meaningful comparison could be made.

*Due to the condition of the property and unknown operation of the CAC, no value is given.

Final Reconciliation

When reaching an estimate of value, the gross adjustments of sale price for each comparable was used to determine the relative quality of the comparable. The ratio of gross dollar adjustment to sale price of each comparable is used to calculate the weight each should have in a weighted average calculation, thus giving the most weight to the most similar comparables while minimizing value near the extremes of the value range. This weighted average is used as the indicated value of the subject. These values were then added together resulting in an estimated market value of \$82,000. This method is acceptable under USPAP guidelines and due to limited similar sales, was considered the most reliable at the time of this appraisal.

Scope of Work, Assumptions and Limiting Conditions

Scope of work is defined in the Uniform Standards of Professional Appraisal Practice as " the type and extent of research and analyses in an assignment." In short, scope of work is what the appraiser did and did not do during the course of the assignment. It includes, but is not limited to: the extent to which the property is identified and inspected, the type and extent of data researched, the type and extent of analyses applied to arrive at opinions or conclusions.

The scope of this appraisal and ensuing discussion in this report are specific to the needs of the client and to the intended use of the report. This report was prepared for the sole and exclusive use of the client for the identified intended use and its use by any other parties is prohibited. The appraiser is not responsible for unauthorized use of the report.

The appraiser's certification appearing in this appraisal report is subject to the following conditions and to such other specific conditions as are set forth by the appraiser in the report. All extraordinary assumptions and hypothetical conditions are stated in the report and might have affected the assignment results.

1. The appraiser assumes no responsibility for matters of a legal nature affecting the property appraised or title thereto, nor does the appraiser render any opinion as to the title, which is assumed to be good and marketable. The property is appraised as though under responsible ownership.

2. Any sketch in this report may show approximate dimensions and is included only to assist the reader in visualizing the property. The appraiser has made no survey of the property.

3. The appraiser is not required to give testimony or appear in court because of having made the appraisal with reference to the property in question, unless arrangements have been previously made thereto.

4. Neither all, nor any part of the content of this report, copy or other media thereof (including conclusions as to the property value, the identity of the appraiser, professional designations, or the firm with which the appraiser is connected), shall be used for any purposes by anyone but the client and other intended users as identified in this report, nor shall it be conveyed by anyone to the public through advertising, public relations, news, sales, or other media, without the written consent of the appraiser.

5. The appraiser will not disclose the contents of this appraisal report unless required by applicable law or as specified in the Uniform Standards of Professional Appraisal Practice.

6. Information, estimates, and opinions furnished to the appraiser, and contained in the report, were obtained from sources considered reliable and believed to be true and correct. However, no responsibility for accuracy of such items furnished to the appraiser is assumed by the appraiser.

7. The appraiser assumes that there are no hidden or unapparent conditions of the property, subsoil, or structures, which would render it more or less valuable. The appraiser assumes no responsibility for such conditions, or for engineering or testing, which might be required to discover such factors. This appraisal is not a home inspection or environmental assessment of the property and should not be considered as such.

8. The appraiser specializes in the valuation of real property and is not a home inspector, building contractor, structural engineer, or similar "expert", unless otherwise noted. The appraiser did not conduct the intensive type of field observations of the kind intended to seek and discover property defects. The viewing of the property and any improvements is for purposes of developing an opinion of the defined value of the property, given the intended use of this assignment. Statements regarding condition are based on surface observations only. The appraiser claims no special expertise regarding issues including, but not limited to: foundation settlement, basement moisture problems, wood destroying (or other) insects, pest infestation, radon gas, lead based paint, mold or environmental issues. Unless otherwise indicated, mechanical systems were not activated or tested.

This appraisal report should not be used to disclose the condition of the property as it relates to the presence/absence of defects. The client is invited and encouraged to employ qualified experts to inspect and address areas of concern. If negative conditions are discovered, the opinion of value may be affected.

Unless otherwise noted, the appraiser assumes the components that constitute the subject property improvement(s) are fundamentally sound and in working order.

Any viewing of the property by the appraiser was limited to readily observable areas. Unless otherwise noted, attics and crawl space areas were not accessed. The appraiser did not move furniture, floor coverings or other items that may restrict the viewing of the property.

9. Appraisals involving hypothetical conditions related to completion of new construction, repairs or alteration are based on the assumption that such completion, alteration or repairs will be competently performed.

10. Unless the intended use of this appraisal specifically includes issues of property insurance coverage, this appraisal should not be used for such purposes. Reproduction or Replacement cost figures used in the cost approach are for valuation purposes only, given the intended use of the assignment. The Definition of Value used in this assignment is not consistent with the definition of Market Value for property insurance coverage/use unless otherwise stated by the appraiser.

Additional Comments Related To Scope Of Work, Assumptions and Limiting Conditions

The appraiser made an exterior-only observation of the subject and makes the extraordinary assumption that the condition of the exterior of the subject property is consistent with/indicative of that of the interior and makes no warranty against structural or otherwise significant defect's (or their cause) that would not be otherwise readily observable.

Elite Appraisals, Inc.

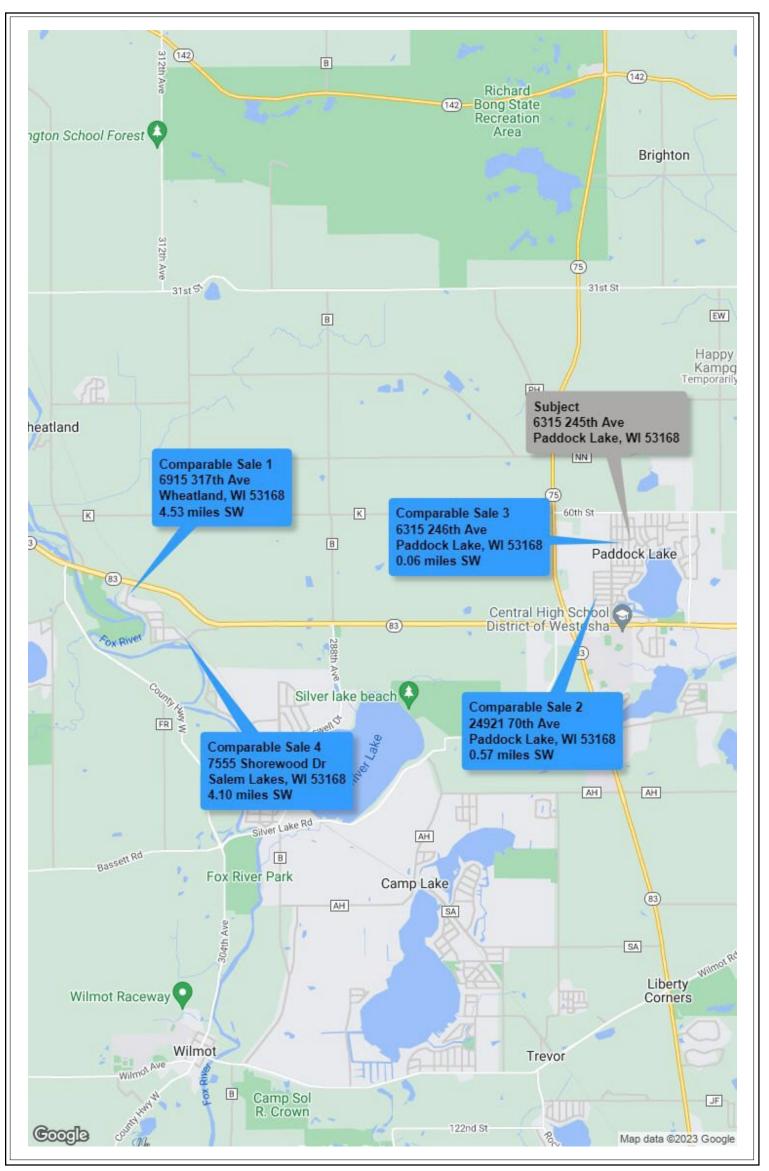
USPAP ADDENDUM

File No. 223-300

Borrower:	
Property Address: 6315 245th Ave	
City: Paddock Lake County: Lender: Kenosha County Clerk	State: <u>WI</u> Zip Code: <u>53168</u>
APPRAISAL AND REPORT IDENTIFICATION This report was prepared under the following USPAP report	ting option:
Appraisal Report A written report prepared under	
X Restricted Appraisal Report A written report prepared under	Standards Rule 2-2(b).
Reasonable Exposure Time	<i>ir</i>
My opinion of a reasonable exposure time for the subject property at the ma	rket value stated in this report is: 45
Additional Certifications	
X I have performed NO services, as an appraiser or in any other capacity period immediately preceding acceptance of this assignment.	y, regarding the property that is the subject of this report within the three-year
HAVE performed services, as an appraiser or in another capacity, re-	garding the property that is the subject of this report within the three-year
period immediately preceding acceptance of this assignment. Those se	
Additional Comments	
APPRAISER:	SUPERVISORY APPRAISER (only if required):
N 17 4	
Signature: Japiel B. Junge	Signature:
Name: Daniel B. Truax Date Signed: 11/28/2023	Name:
State Certification #: 1391-9	
or State License #:	or State License #:
or Other (describe): State #: State: WI	State: Expiration Date of Certification or License:
Expiration Date of Certification or License: 12/14/2023	Supervisory Appraiser inspection of Subject Property:
Effective Date of Appraisal: November 27, 2023	_ Did Not Exterior-only from street Interior and Exterior

LOCATION MAP

Client: Kenosha County Clerk	File No.: 223-300		
Property Address: 6315 245th Ave	Case No.:		
City: Paddock Lake	State: WI	Zip: 53168	



SUBJECT PROPERTY PHOTO ADDENDUM

Client: Kenosha County Clerk	File No.: 223-300	
Property Address: 6315 245th Ave	Case No.:	
City: Paddock Lake	State: WI Zip: 53168	



FRONT VIEW OF SUBJECT PROPERTY

Appraised Date: November 27, 2023 Appraised Value: \$ 82,000



REAR VIEW OF SUBJECT PROPERTY



STREET SCENE

Additional Items of Note				
Client: Kenosha County Clerk	F	ile No.: 223-300		
Property Address: 6315 245th Ave	Case No.:			
City: Paddock Lake State: WI Zip: 53168				



Defective Roof Evidence of Infiltration of Elements/Vermin



Defective Siding Evidence of Infiltration of Elements/Vermin



Defective Window Sills/Casing Evidence of Infiltration of Elements

COMPARABLE PROPERTY PHOTO ADDENDUM

Client: Kenosha County Clerk	File No.: 223-300	
Property Address: 6315 245th Ave	Case No.:	
City: Paddock Lake	State: WI Zip: 53168	



COMPARABLE SALE #1

6915 317th Ave Wheatland, WI 53168 Sale Date: 02/03/2023 Sale Price: \$ 82,500



COMPARABLE SALE #2

24921 70th Ave Paddock Lake, WI 53168 Sale Date: 03/27/2023 Sale Price: \$ 85,000



COMPARABLE SALE #3

6315 246th Ave Paddock Lake, WI 53168 Sale Date: 10/25/2023 Sale Price: \$ 83,000

COMPARABLE PROPERTY PHOTO ADDENDUM

Client: Kenosha County Clerk		File No.: 223-300	
Property Address: 6315 245th Ave		Case No.:	
City: Paddock Lake	State: WI	Zip: 53168	



COMPARABLE SALE #4

7555 Shorewood Dr Salem Lakes, WI 53168 Sale Date: 08/31/2023 Sale Price: \$ 80,000

COMPARABLE SALE #5

Sale Date: Sale Price: \$

COMPARABLE SALE #6

Sale Date: Sale Price: \$

60-4-119-191-0640

All of Lot 9 and all of Lot 8 (Except that part of said Lot 8 described as follows: Beginning at the Southwesterly corner of Lot 8; thence Northeasterly along the Southerly line of Lot 8, being a curve concave Northwesterly and having a radius of 474.28 feet for a distance of 40.40 feet; thence Northwesterly for a distance of 149.93 feet to a point in the Northerly line of Lot 8 that is 50.00 feet Northeasterly of the Northwesterly corner of Lot 8 as measured along the Northerly line thereof; thence Southwesterly along the Northerly line of Lot 8 for 50.00 feet to the Northwesterly corner of Lot 8; thence Southeasterly along the Westerly line of Lot 8 for 148.92 feet to the place of beginning); TOGETHER WITH the Northwesterly 30 feet (as measured on the Easterly and Westerly lines) of that part of Lot 8 described as follows: Beginning at the Southwesterly corner of Lot 8; thence Northeasterly along the Southerly line of Lot 8, being a curve concave Northwesterly and having a radius of 474.28 feet for a distance of 40.40 feet; thence Northwesterly for distance of 149.93 feet to a point in the Northerly line of Lot 8 that is 50.00 feet Northeasterly of the Northwesterly corner of Lot 8 $\,$ as measured along the Northerly line thereof; thence Southwesterly along the Northerly line of Lot 8 for 50.00 feet to the Northwesterly corner of Lot 8; thence Southeasterly along the Westerly line of Lot 8 for 148.92 feet to the place of beginning; All in Block K in Golfdale Estates, a subdivision of part of the North Half of Section 19, Township 1 North, Range 19 East of the Fourth Principal Meridian, in the Town of Randall, County of Kenosha and State of Wisconsin.

PROPERTY ADDRESS: 39910 97th St, Randall LOT SIZE: 176.5' x 161'

\$212,000 SOLD AS IS







File No. 223-301

APPRAISAL OF



LOCATED AT:

39910 97th St Randall, WI 53128

CLIENT:

Kenosha County Clerk 1010 56th Street Kenosha, WI, 53140

AS OF:

November 27, 2023

BY:

Daniel B. Truax

File No. 223-301

This report is limited to the sole and exclusive use of the client. The rationale for how the appraiser arrived at the opinions and conclusions set forth in this report may not be understood properly without additional							
information in the appraiser's v	information in the appraiser's workfile. The purpose of this appraisal report is to provide the client with a credible opinion of the defined value of the subject property, given the intended use of the appraisal.						raisal.
Client Kenosha Cou	Client Kenosha County Clerk E-mail countyclerk@kenoshacounty.org						
Client Address 1010 56	6th Street		City 🖌	(enosha		State WI Zip	53140
Intended Use "As-Is" P	ortfolio Valuation					L.	
Dranarty Addraga 20010	07th St		City [Randall		State WI Zip	53128
Property Address 39910		0 4 440 404 0040	1		0:4		
Other Description (APN, Le		0-4-119-191-0640;	Although the	subject has a Geno	ba City mailing	address, it's phys	Ically located
in and taxed by the							
Property Rights Appraised	X Fee Simple	Leasehold Other (c	lescribe)				
2 Subject property existing us	se: Single-Family R	Residential		Use reflected in apprai	sal: Single-Fa	mily Residential	
Highest and Best Use:		Other:					
My research X did	did not reveal any prior sal		et proporty for the th	roo yoars prior to the offect	ivo dato of this appr	aical	
Z	te 01/06/2023	Price \$262,1		e(s) Assessor's Rec			
Analysis of prior sale transf				The subject last tr			
stated value (asses	sed value) of \$262	,100. This is the su	ibject's only sa	le/transfer within th	e past 3 years	s, was distressed in	n nature and
was not publicly off	ered for sale on the	MLS.					
Offerings, options and contr	racts as of the effective date	of the annraisal Not I	isted nublicly c	offered for sale with	in nast 12 mo	nths	
Onenings, options and conti			isted publicity c	increa for sale with			
	-						
Marketability Comments:							
bedroom/bath cour	nt. The subject's of i	nferior condition in	comparison to	the predominant l	nousing of the	immediate area, a	s it's been
uninhabited for an	undetermined perio	d of time, but with	readily observa	able forms of signif	icant deferred	maintenance which	h would
affect its livability, s							
Property values are		<u> </u>					
2 occur, the low volu							
7		I ILESE I ALISACION	s represent no	meaningiui iacior		market conditions.	
Site Comments: See At	Illached Addendum						
5							
Improvement Comments:	See Attached Add	lendum					
improvement comments.							
_	1						
FEATURE	SUBJECT	COMPARABLE S	SALE NO. 1	COMPARABLE S	ALE NO. 2	COMPARABLE	SALE NO. 3
39910 97th St		9499 402nd Ave		3927 S 41st St		8219 195th Ave	
Address Randall, WI	53128	Randall, WI 5312	8	Greenfield, WI 53	221	Bristol, WI 53104	
	00120	0.25 miles NW	0	34.73 miles NE		12.95 miles NE	
Proximity to Subject	+ N1/A				400.000		
Sale Price	\$ N/A		230,000	\$	166,000		260,000
Sale Price/Gross Liv. Area	\$ 0.00 sq. ft.	\$ 91.71 sq. ft.		\$ 59.97 sq. ft.		\$ 149.77 sq. ft.	
Data Source(s)		MetroMLS #18426	646;DOM 28	WirexMLS #19547	29;DOM 101	MetroMLS #1820	B15;DOM 10
Verification Source(s)		Assessor'sRcrds/	ListinaAaent	Assessor'sRcrds/L	istinaAaent	Assessor'sRcrds/	ListinaAaent
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment
•	DESCRIPTION	Investor;Conv	+(-) \$ Aujustment	REO;Cash	+(-) \$ Aujustinent	ShortSale;Cash	+(-) \$ Aujustment
Sale or Financing							
Concessions		None Known		None Known		None Known	
Date of Sale/Time		09/15/2023		08/30/2023		03/03/2023	
Location	Residential	Residential		Residential		Residential	
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple		Fee Simple	
Site	28314 sf	21344 sf	3,500	17630 sf	5,300		-2,400
			3,300		5,500		-2,700
View	Residential	Residential		Residential		Residential	
Design (Style)	Ranch	Ranch		Bungalow		Contemporary	
Quality of Construction	Stucco/Average	Cedar/Average		Cedar/Brick/Avg		Cedar/Average	
Actual Age	49a/45e	39a/40e	-11,500	90a/55e	16.600	29a/35e	-26,000
Condition	Poor	Fair-Poor	**	Poor	,	Fair	**
Above Grade	Total Bdrms. Baths	Total Bdrms. Baths		Total Bdrms. Baths		Total Bdrms, Baths	
	7 4 3.0	7 4 2.0	2 000				2 000
Room Count			3,000				3,000
Gross Living Area 20	2,705 sq. ft.	2,508 sq. ft.	3,940	2,768 sq. ft.		1,736 sq. ft.	19,380
Basement & Finished	None	None		Partial	-5,000		-10,000
Rooms Below Grade	N/A	N/A		Unfinished		Unfinished	
Functional Utility	Typical	Typical		Typical		Typical	
Heating/Cooling	FWA/CAC	FWA/CAC		FWA/CAC		FWA/CAC	
Energy Efficient Items	None	None		None	.	None	-
Garage/Carport	None	2 Car Garage		4 Car Garage	-6,000	2 Car Garage	-3,000
Porch/Patio/Deck	Patio/Deck	Deck		Porch/Deck		Deck	1,500
Fence/Fireplace	Fence/Fireplace	Fireplace	1,500	Fireplace	1,500	Fireplace	1,500
		-				-	
Not Adiation		+ X- \$	1,060	X + - \$	12,400	+ X- \$	16,020
Net Adjustment (Total)			1,000		12,400		10,020
Adjusted Sale Price		Net Adj0.5%		Net Adj. 7.5%		Net Adj6.2%	
of Comparables		Gross Adj. 12.1% \$	228,940	Gross Adj. 20.7% \$	178,400	Gross Adj. 25.7% \$	243,980
Summary of Sales Compar	ison Approach See At	tached Addendum					
Indianted Value by Colos Co	maarison Approach \$ 212	000					

alreport

Restricted Appraisal Report File No. 223-301							
FEATURE SUBJECT COMPARABLE SALE NO. 4			COMPARABLE SALE NO. 5 COMPARABLE SALI		ALE NO. 6		
39910 97th St		3412 Kensington	Ct	1549 Fox Run Dr		W145 Hilltop Rd	
Address Randall, WI	53128	Elmwood Park, W	I 53405	Twin Lakes, WI 53	3181	Bloomfield, WI 53	128
Proximity to Subject		26.36 miles NE		1.46 miles SE		0.72 miles SW	
Sale Price	\$ N/A	\$	192,200	\$	293,250	\$	110,000
Sale Price/Gross Liv. Area Data Source(s)	\$ 0.00 sq. ft.	\$ 103.44 sq. ft. MetroMLS #18207	286·DOM 88	\$ 145.61 sq. ft. MetroMLS #18196	63·DOM 18	\$ 62.43 sq. ft. MetroMLS #18209	35.DOM 98
Verification Source(s)		Assessor'sRcrds/L		Assessor'sRcrds/L		Assessor'sRcrds/L	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment
Sale or Financing		Estate;Cash	., ,	ShortSale;Cash		REO;Cash	
Concessions		None Known		\$8,300	-8,300	None Known	
Date of Sale/Time		04/06/2023		03/31/2023		04/26/2023	
Location	Residential	Residential		Residential		Residential	
Leasehold/Fee Simple Site	Fee Simple 28314 sf	Fee Simple 22355 sf	3,000	Fee Simple 26136 sf		Fee Simple 8755 sf	9,800
View	Residential	Residential	3,000	Residential		Residential	3,000
Design (Style)	Ranch	Ranch		Contemporary		Ranch	
Quality of Construction	Stucco/Average	Brick/Cedar/Avg		Cedar/Average		Aluminum/Avg	5,500
Actual Age	49a/45e	68a/50e	-8,300	25a/25e	-58,700	73a/60e	16,500
Condition	Poor	Poor		Average	**	Poor	
Above Grade	Total Bdrms. Baths 7 4 3.0	TotalBdrms.Baths731.1	6 000	Total Bdrms. Baths 4 2 1.0	6 000	Total Bdrms. Baths 7 4 2.1	4 500
Room Count Gross Living Area 20	7 4 3.0 2,705 sq. ft.	7 3 1.1 1,858 sq. ft.	6,000 16,940	4 2 1.0 2,014 sq. ft.	6,000 13,820	7 4 2.1 1,762 sq. ft.	1,500 18,860
Basement & Finished	None	Full	-10,000	Full	-10,000		.0,000
Rooms Below Grade	N/A	Unfinished		75% Finished	-7,500		
Functional Utility	Typical	Typical		Typical	, -	Typical	
Heating/Cooling	FWA/CAC	FWA/CAC		FWA/CAC		FWA/CAC	
Energy Efficient Items	None	None	0.000	None	4 =	None	
Garage/Carport Porch/Patio/Deck	None Patio/Deck	2 Car Garage None		3 Car Garage 2Porches/Deck	-4,500	None Porch/Patio	
Fence/Fireplace	Fence/Fireplace	Fireplace	,	None		Fireplace	1,500
			.,		0,000		.,
Net Adjustment (Total)		X + - \$	9,140	+ X- \$	69,180	X + . \$	53,660
Adjusted Sale Price		Net Adj. 4.8 %	004 040	Net Adj23.6%	004.070	Net Adj. 48.8%	400.000
of Comparables Summary of Sales Compari	con Approach	Gross Adj. 26.9% \$	201,340	Gross Adj. 39.2% \$	224,070	Gross Adj. 48.8% \$	163,660
·							

Methods and techniques employed: X Sales Comparison Approach Cost App				
Discussion of methods and techniques employed, including reason for excluding an approach to				
reflects the attitudes of the typical buyers and sellers in this market. Both the Cost and Income Approaches were deemed neither				
applicable nor necessary.				
Reconciliation comments: See Attached Addendum				
Based on the scope of work, assumptions, limiting conditions and appraiser's c	ertification, my (our) opinion of the defined value of the real property that is			
	hich is the effective date of this appraisal, is:			
X Single point \$ 212,000 Range \$ to \$	Greater than Less than \$			
	In the basis of a hypothetical condition that the improvements have been completed,			
subject to the following repairs or alterations on the basis of a hypothetical condition that the	e repairs or alterations have been completed subject to the following:			
Appraiser's Certification				
The appraiser(s) certifies that, to the best of the appraiser's knowledge and belief:				
1. The statements of fact contained in this report are true and correct.				
 The statements of race contained in this report are find earlied on exercise. The reported analyses, opinions, and conclusions are limited only by the reported assumption 	s and limiting conditions and are the appraiser's personal impartial and unbiased			
professional analyses, opinions, and conclusions.				
3. Unless otherwise stated, the appraiser has no present or prospective interest in the property t	hat is the subject of this report and has no personal interest with respect to the parties			
involved.				
4. The appraiser has no bias with respect to the property that is the subject of this report or to the				
5. The appraiser's engagement in this assignment was not contingent upon developing or report				
6. The appraiser's compensation for completing this assignment is not contingent upon the deve the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence				
 The appraiser's analyses, opinions, and conclusions were developed, and this report has bee 				
8. Unless otherwise noted, the appraiser has made a personal inspection of the property that is i				
9. Unless oneed, no one provided significant real property appraisal assistance to the appraisers				
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Additional Certifications:				
Type of Value: X Market Value Other Value:	tico			
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ELITE APPRAISALS, INC.

ppraisalreport

ADDENDUM

Client: Kenosha County Clerk	File No.: 223-301		
Property Address: 39910 97th St	Case No.:		
City: Randall	State: WI Zip: 53128		

Site Comments

The subject site contains approximately 0.65 acres of residential land, is irregular in shape, slopes to the rear, with no apparent adverse site conditions or external factors (easements, environmental conditions, land uses, etc.). The subject site has public gas and electric utilities but private water (well) and sewer (septic) service. The subject site is larger in size than typical for the area but is not uncommon. Connection to private water(well)/sewer(mound or septic) service is common in the subject area and has no adverse effect on the subject's marketability. Additionally, connection to public water/sewer is not currently available to the subject.

Quality and Condition of Property

The subject is a 1-story Ranch design, built in 1974, with approximately 2705sf of GLA (gross living area) above-grade, containing 4 bedrooms/3 baths, a fireplace, in-ground pool, patio, deck and fenced-rear yard, while lacking a garage, and full basement (crawl space only). The subject is described as having an effective age of 45 years (45/65year total economic life expectancy). The subject's been vacant for an undisclosed period of time, and appears to have readily apparent deferred maintenance items (observation through the windows revealed missing ceiling drywall (exposing insulation), non functional kitchen and baths and excessively worn flooring. Therefore, the rest of the interior condition is presumed to be consistent with properties under these circumstances.

Note: Due to an insufficient amount of measurable market data in the subject area regarding the impact on value attributed to inground pools, no value is given to the subject's inground pool.

Comments on Sales Comparison

A value range was established from \$163,660 to \$243,980. All comparable sales utilized are distressed / atypically motivated in nature and are of similar overall condition to the subject, showing items of deferred maintenance consistent with unoccupied properties with little to no significant recent modernization and which were sold at price points that incentivized investors to purchase such properties in said condition. Due to the subject being located in a suburban area that is immediately bounded by major geographic boundaries (e.g. highway, body of water, railroad tracks, arterial roadways, etc.) it was necessary to obtain and utilize comparables from across these boundaries and from farther in proximity than preferred, however all comparables and their location would be viewed equally to that of the subject by potential buyers and/or are adjusted accordingly. Due to the subject being superior to the predominant "distressed" sales in GLA, quality of construction and bedroom/bath count, while also lacking a basement and a garage, it was necessary to obtain and utilize comparable sales utilized herein are dissimilar to the subject in the aforementioned salient features. Conversely, although sales utilized herein are dissimilar to the subject in the aforementioned salient features, they were utilized to help demonstrate the marketability of distressed sales located in Kenosha County. After an exhaustive search of the surrounding 40+ miles over the past 24 months, no better/closer sales could be found upon which meaningful comparison could be made.

**Due to the 5% / 5-year effective age differential adjustment being applied (to reflect the market reaction for the superior condition of comparable sales 1, 3 & 5) in the "age/effective age" field of the sales grid, no adjustment was warranted in the "condition" field, as this would be redundant.

Final Reconciliation

When reaching an estimate of value, the gross adjustments of sale price for each comparable was used to determine the relative quality of the comparable. The ratio of gross dollar adjustment to sale price of each comparable is used to calculate the weight each should have in a weighted average calculation, thus giving the most weight to the most similar comparables while minimizing value near the extremes of the value range. This weighted average is used as the indicated value of the subject. These values were then added together resulting in an estimated market value of \$212,000. This method is acceptable under USPAP guidelines and due to limited similar sales, was considered the most reliable at the time of this appraisal.

Scope of Work, Assumptions and Limiting Conditions

Scope of work is defined in the Uniform Standards of Professional Appraisal Practice as " the type and extent of research and analyses in an assignment." In short, scope of work is what the appraiser did and did not do during the course of the assignment. It includes, but is not limited to: the extent to which the property is identified and inspected, the type and extent of data researched, the type and extent of analyses applied to arrive at opinions or conclusions.

The scope of this appraisal and ensuing discussion in this report are specific to the needs of the client and to the intended use of the report. This report was prepared for the sole and exclusive use of the client for the identified intended use and its use by any other parties is prohibited. The appraiser is not responsible for unauthorized use of the report.

The appraiser's certification appearing in this appraisal report is subject to the following conditions and to such other specific conditions as are set forth by the appraiser in the report. All extraordinary assumptions and hypothetical conditions are stated in the report and might have affected the assignment results.

1. The appraiser assumes no responsibility for matters of a legal nature affecting the property appraised or title thereto, nor does the appraiser render any opinion as to the title, which is assumed to be good and marketable. The property is appraised as though under responsible ownership.

2. Any sketch in this report may show approximate dimensions and is included only to assist the reader in visualizing the property. The appraiser has made no survey of the property.

3. The appraiser is not required to give testimony or appear in court because of having made the appraisal with reference to the property in question, unless arrangements have been previously made thereto.

4. Neither all, nor any part of the content of this report, copy or other media thereof (including conclusions as to the property value, the identity of the appraiser, professional designations, or the firm with which the appraiser is connected), shall be used for any purposes by anyone but the client and other intended users as identified in this report, nor shall it be conveyed by anyone to the public through advertising, public relations, news, sales, or other media, without the written consent of the appraiser.

5. The appraiser will not disclose the contents of this appraisal report unless required by applicable law or as specified in the Uniform Standards of Professional Appraisal Practice.

6. Information, estimates, and opinions furnished to the appraiser, and contained in the report, were obtained from sources considered reliable and believed to be true and correct. However, no responsibility for accuracy of such items furnished to the appraiser is assumed by the appraiser.

7. The appraiser assumes that there are no hidden or unapparent conditions of the property, subsoil, or structures, which would render it more or less valuable. The appraiser assumes no responsibility for such conditions, or for engineering or testing, which might be required to discover such factors. This appraisal is not a home inspection or environmental assessment of the property and should not be considered as such.

8. The appraiser specializes in the valuation of real property and is not a home inspector, building contractor, structural engineer, or similar "expert", unless otherwise noted. The appraiser did not conduct the intensive type of field observations of the kind intended to seek and discover property defects. The viewing of the property and any improvements is for purposes of developing an opinion of the defined value of the property, given the intended use of this assignment. Statements regarding condition are based on surface observations only. The appraiser claims no special expertise regarding issues including, but not limited to: foundation settlement, basement moisture problems, wood destroying (or other) insects, pest infestation, radon gas, lead based paint, mold or environmental issues. Unless otherwise indicated, mechanical systems were not activated or tested.

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Unless otherwise noted, the appraiser assumes the components that constitute the subject property improvement(s) are fundamentally sound and in working order.

Any viewing of the property by the appraiser was limited to readily observable areas. Unless otherwise noted, attics and crawl space areas were not accessed. The appraiser did not move furniture, floor coverings or other items that may restrict the viewing of the property.

9. Appraisals involving hypothetical conditions related to completion of new construction, repairs or alteration are based on the assumption that such completion, alteration or repairs will be competently performed.

10. Unless the intended use of this appraisal specifically includes issues of property insurance coverage, this appraisal should not be used for such purposes. Reproduction or Replacement cost figures used in the cost approach are for valuation purposes only, given the intended use of the assignment. The Definition of Value used in this assignment is not consistent with the definition of Market Value for property insurance coverage/use unless otherwise stated by the appraiser.

Additional Comments Related To Scope Of Work, Assumptions and Limiting Conditions

The appraiser made an exterior-only observation of the subject and makes the extraordinary assumption that the condition of the exterior of the subject property is consistent with/indicative of that of the interior and makes no warranty against structural or otherwise significant defect's (or their cause) that would not be otherwise readily observable.

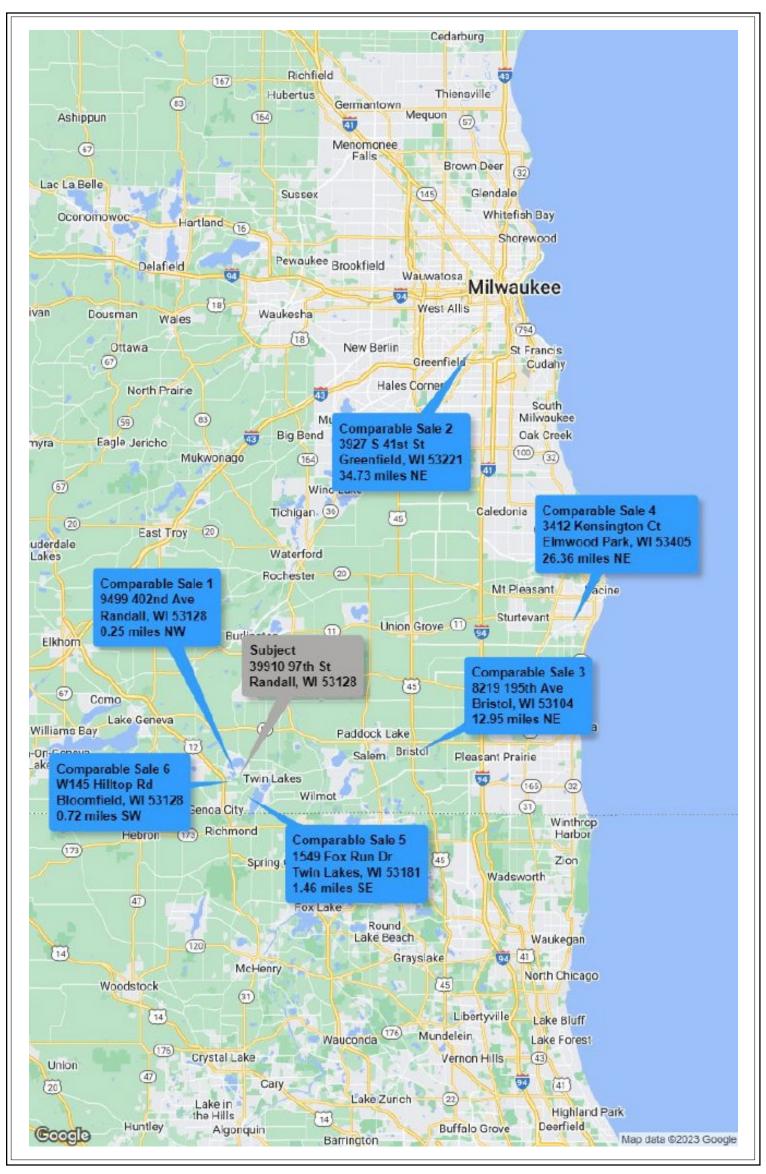
Elite Appraisals, Inc.

USPAP ADDENDUM

File No. 223-301

Borrower:			
Property Address: <u>39910 97th St</u> City: <u>Randall</u>	County:	State: WI	Zip Code: 53128
Lender: Kenosha County Cleri	(
PPRAISAL AND REPORT I			
	der the following USPAP repor		
Appraisal Report	A written report prepared under		
X Restricted Appraisal Rep	oort A written report prepared under	r Standards Rule 2-2(b).	
Reasonable Exposure Tim			
-	e time for the subject property at the ma	arket value stated in this report is: 45	
Additional Certifications			
(X) I have performed NO services, period immediately preceding a	as an appraiser or in any other capacity cceptance of this assignment.	y, regarding the property that is the sub	ject of this report within the three-year
I HAVE performed services, as	s an appraiser or in another capacity, re	egarding the property that is the subject	of this report within the three-year
	cceptance of this assignment. Those se		
Additional Comments			
APPRAISER:		SUPERVISORY APPRAISER (only if required):
$\sum a =$	7		
Signature:	Junex	0	
Name: Daniel B. Truax Date Signed: 11/28/2023	·		
×			
	State #:		
or Other (describe): State: WI	State #:	State: Expiration Date of Certification	or License:
Expiration Date of Certification or L	icense: 12/14/2023	 Expiration Date of Certification Supervisory Appraiser inspection 	
Effective Date of Appraisal: Nover	nber 27, 2023		nly from street D Interior and Exterior
	Produced using ACI si	oftware, 800.234.8727 www.aciweb.com	USPAP_140427

Client: Kenosha County Clerk	File N	lo.: 223-301
Property Address: 39910 97th St	Case No.:	
City: Randall	State: WI Zip: 53128	



SUBJECT PROPERTY PHOTO ADDENDUM

Client: Kenosha County Clerk	File No.: 223-301	
Property Address: 39910 97th St	Case No.:	
City: Randall	State: WI Zip: 53128	



FRONT VIEW OF SUBJECT PROPERTY

Appraised Date: November 27, 2023 Appraised Value: \$ 212,000



REAR VIEW OF SUBJECT PROPERTY



STREET SCENE

	Additional Items of Note	
Client: Kenosha County Clerk	File No.: 223-301	
Property Address: 39910 97th St	Case No.:	
City: Randall	State: WI Zip:	53128



Interior View from Exterior Foyer/Living Room



Interior View from Exterior Dining Room

COMPARABLE PROPERTY PHOTO ADDENDUM

Client: Kenosha County Clerk	File N	0.: 223-301
Property Address: 39910 97th St	Case	No.:
City: Randall	State: WI	Zip: 53128



COMPARABLE SALE #1

9499 402nd Ave Randall, WI 53128 Sale Date: 09/15/2023 Sale Price: \$ 230,000



COMPARABLE SALE #2

3927 S 41st St Greenfield, WI 53221 Sale Date: 08/30/2023 Sale Price: \$ 166,000



COMPARABLE SALE #3

8219 195th Ave Bristol, WI 53104 Sale Date: 03/03/2023 Sale Price: \$ 260,000

COMPARABLE PROPERTY PHOTO ADDENDUM

Client: Kenosha County Clerk	File No	.: 223-301
Property Address: 39910 97th St	Case N	lo.:
City: Randall	State: WI	Zip: 53128



COMPARABLE SALE #4

3412 Kensington Ct Elmwood Park, WI 53405 Sale Date: 04/06/2023 Sale Price: \$ 192,200



COMPARABLE SALE #5

1549 Fox Run Dr Twin Lakes, WI 53181 Sale Date: 03/31/2023 Sale Price: \$ 293,250



COMPARABLE SALE #6

W145 Hilltop Rd Bloomfield, WI 53128 Sale Date: 04/26/2023 Sale Price: \$ 110,000

70-4-120-281-0345Lot Fifty-one (51) in Sunset Oaks Manor, being a Subdivision in
the Southeast quarter (1/4) of Section Twenty-one (21) and in the
East half (1/2) of Section Twenty-eight (28), all in Township One
(1) North, Range Twenty (20) East of the Fourth Principal
Meridian, lying and being in the Village of Salem Lakes, County
of Kenosha, and State of Wisconsin.



PROPERTY ADDRESS: 10424 268th Ct, Salem Lakes LOT SIZE: 176.5' x 161'





File No. 223-307

APPRAISAL OF



LOCATED AT:

10424 268th Ct Salem Lakes, WI 53179

CLIENT:

Kenosha County Clerk 1010 56th Street Kenosha, WI, 53140

AS OF:

November 27, 2023

BY:

Daniel B. Truax

File No. 223-307

T							
This report is limited to the sole							
Client Kenosha Cou	vorkfile. The purpose of this ap	praisai report is to provide the o	client with a credible op E-mai				aisal.
Client Address 1010 5				i countyclerk@ke (enosha	noonaoounty.		53140
Intended Use "As-Is" P			ony I				
Property Address 10424	268th Ct		City S	Salem Lakes		State WI Zip \$	53179
Other Description (APN, Le		0-4-120-281-0345;	Although the	subject has a Towi	n of Trevor ma	iling address, it's p	hysically
located in and taxe	<u> </u>						
Property Rights Appraised		Leasehold Other (d	lescribe)				
Subject property existing us				Use reflected in apprai	isal: Single-Fa	mily Residential	
Highest and Best Use: My research X did		Other:	at proporty for the th	real years prior to the offeet	tive data of this appr	aical	
	Jdid not reveal any prior sal te 01/06/2023	Price \$72,30		e(s) Assessor's Rec			
Analysis of prior sale transf)1/06/2023 via Tax	Deed for a
2 stated value (asses							
was not publicly off			, ,				
Offerings, options and conti	racts as of the effective date	of the appraisal Not li	isted publicly c	offered for sale with	nin past 12 mo	nths.	
Marketability Comments:							
bedroom/bath cour							
uninhabited for an							
affect its livability, s Property values are		v ,					
2 occur, the low volu							0000 0dito
Site Comments: See A							
Improvement Comments:	See Attached Add	lendum					
	CUDIECT						
FEATURE 10424 268th Ct	SUBJECT	COMPARABLES	ALE NO. I	COMPARABLE S 611 S Cogswell D		COMPARABLES	SALE NU. 3
Address Salem Lake	s WI 53179	Salem Lakes, WI	53179	Salem Lakes, WI		Salem Lakes, WI	53179
Proximity to Subject		0.94 miles SW	00170	2.23 miles NW	00170	2.65 miles SE	00110
Sale Price	\$ N/A		100,000	\$	130,000		127,500
Sale Price/Gross Liv. Area		\$ 156.25 sq. ft.	,	\$ 181.06 sq. ft.	,	\$ 151.79 sq. ft.	,
Data Source(s)		MetroMLS #18129	916;DOM 71	MetroMLS #18528	806;DOM 4	MetroMLS #1853	184;DOM 7
Verification Source(s)		Assessor'sRcrds/I	istingAgent	Assessor'sRcrds/I	ListingAgent	Assessor'sRcrds/I	ListingAgent
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment
Sale or Financing		Estate;Cash		Investor;Conv		Estate;Cash	
Concessions		None Known		None Known		None Known	
Date of Sale/Time	Desidential	12/21/2022		06/02/2023	0.500	10/30/2023	
Location	Residential	Residential		Resid/BusyRd Fee Simple	6,500	Residential	
Leasehold/Fee Simple	Fee Simple 6250 sf	Fee Simple 10019 sf	-1,900			Fee Simple 8000 sf	
Site View	Residential	Residential	-1,900	Residential		Residential	
Design (Style)	Cottage	Cottage		Ranch		Cottage	
Quality of Construction	Vinyl/Average	Vinyl/Average		Frame/Average		Block/Vinyl/Avg	-6,400
Actual Age	98a/40e	68a/40e		70a/40e		80a/40e	0,.00
Condition	Fair-Poor	Fair-Poor		Fair-Poor		Fair-Poor	
Above Grade	Total Bdrms. Baths	Total Bdrms. Baths		Total Bdrms. Baths		Total Bdrms. Baths	
Room Count	4 2 1.0	4 1 1.0	1,500	4 2 1.0		4 1 1.0	1,500
Gross Living Area 20	571 sq. ft.	640 sq. ft.		718 sq. ft.	-2,940	840 sq. ft.	-5,380
Basement & Finished	None	None		None		None	
Rooms Below Grade	N/A Typical	N/A Typical		N/A Typical		N/A Typical	
Functional Utility	FWA/None	FWA/None		FWA/CAC*		FWA/None	
Heating/Cooling		None		None		None	
Heating/Cooling Energy Efficient Items			-1,500	None	1.500	2 Car Garage	-1,500
Energy Efficient Items	None	2 Car Garage	.,		1,500		1,500
• 1	None 1 Car Garage	2 Car Garage Deck	1,500	raliu	1,000		
Energy Efficient Items Garage/Carport	None		1,500	Fallo	1,500		,
Energy Efficient Items Garage/Carport	None 1 Car Garage		1,500		1,500		,
Energy Efficient Items Garage/Carport Porch/Patio/Deck	None 1 Car Garage	Deck					
Energy Efficient Items Garage/Carport Porch/Patio/Deck Net Adjustment (Total)	None 1 Car Garage	Deck	1,500	X + - \$	6,560		10,280
Energy Efficient Items Garage/Carport Porch/Patio/Deck Net Adjustment (Total) Adjusted Sale Price	None 1 Car Garage	Deck	400	X + - \$ Net Adj. 5.0%	6,560	Net Adj8.1%	10,280
Energy Efficient Items Garage/Carport Porch/Patio/Deck Net Adjustment (Total) Adjusted Sale Price of Comparables	None 1 Car Garage Patio/Deck	Deck		X + - \$ Net Adj. 5.0%		Net Adj8.1%	
Energy Efficient Items Garage/Carport Porch/Patio/Deck Net Adjustment (Total) Adjusted Sale Price	None 1 Car Garage Patio/Deck	Deck	400	X + - \$ Net Adj. 5.0%	6,560	Net Adj8.1%	10,280
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Energy Efficient Items Garage/Carport Porch/Patio/Deck Net Adjustment (Total) Adjusted Sale Price of Comparables Summary of Sales Compar	None 1 Car Garage Patio/Deck ison Approach See At	Deck + X - \$ Net Adj0.4% Gross Adj. 6.4% \$ tached Addendum	400	X + - \$ Net Adj. 5.0%	6,560	Net Adj8.1%	10,280
Energy Efficient Items Garage/Carport Porch/Patio/Deck Net Adjustment (Total) Adjusted Sale Price of Comparables	None 1 Car Garage Patio/Deck ison Approach See At	Deck + X - \$ Net Adj0.4% Gross Adj. 6.4% \$ tached Addendum	400	X) + - \$ Net Adj. 5.0% Gross Adj. 9.6% \$	6,560	Net Adj8.1% Gross Adj. 12.8% \$	10,280
Energy Efficient Items Garage/Carport Porch/Patio/Deck Net Adjustment (Total) Adjusted Sale Price of Comparables Summary of Sales Compar	None 1 Car Garage Patio/Deck ison Approach See At	Deck + X - \$ Net Adj0.4% Gross Adj. 6.4% \$ tached Addendum	400	X) + - \$ Net Adj. 5.0% Gross Adj. 9.6% \$	6,560	Net Adj8.1%	10,280 117,220

Methods and techniques employed: X Sales Comparison Approach Cost Approximation Cost Appr		
reflects the attitudes of the typical buyers and sellers in this market. Both the Cost and Income Approaches were deemed neither		
applicable nor necessary.		
Reconciliation comments: See Attached Addendum		
X Single point \$ 115,000 Range \$ to \$	hich is the effective date of this appraisal, is: Greater than Less than \$ n the basis of a hypothetical condition that the improvements have been completed,	
Annacionale Ocalification		
 Appraiser's Certification The appraiser(s) certifies that, to the best of the appraiser's knowledge and belief: 1. The statements of fact contained in this report are true and correct. 2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions professional analyses, opinions, and conclusions. 3. Unless otherwise stated, the appraiser has no present or prospective interest in the property the involved. 4. The appraiser has no bias with respect to the property that is the subject of this report or to the 5. The appraiser's engagement in this assignment was not contingent upon developing or reporti 6. The appraiser's compensation for completing this assignment is not contingent upon the devel the client, the amount of the value opinion, and conclusions were developed, and this report has beer 8. Unless otherwise noted, the appraiser has made a personal inspection of the property that is the 	hat is the subject of this report and has no personal interest with respect to the parties eparties involved with this assignment. ing predetermined results. Iopment or reporting of a predetermined value or direction in value that favors the cause of of a subsequent event directly related to the intended use of this appraisal. In prepared, in conformity with the <i>Uniform Standards of Professional Appraisal Practice</i> . he subject of this report.	
Additional Certifications:		
Type of Value: X Market Value Other Value: Source of Definition: Uniform Standards of Professional Appraisal Pract	liaa	
Source of Definition: Uniform Standards of Professional Appraisal Pract Definition of Value: The most probable price which a property should brin		
a fair sale, the buyer and seller, each acting prudently, knowledgeat		
Implicit in this definition is the consummation of a sale as of a speci		
conditions whereby: (1) buyer and seller are typically motivated; (2)		
what he or she considers his or her own best interest; (3) a reasona		
made in terms of cash in U. S. dollars or in terms of financial arrang normal consideration for the property sold unaffected by special or c		
associated with the sale.	steative infancing of sales concessions granted by anyone	
APPRAISER	CO-APPRAISER	
~		
Signature: Junial & Junione		
Signature:	Signature:	
Company Name: Elite Appraisals, Inc.	Name:	
Company Name: Enter Appraisais, Inc.	Company Name:	
Pleasant Prairie, WI 53158	Company Name:Company Address:	
	Company Name:Company Address:	
Telephone Number: 262.605.0888		
Email Address: eliteappraisalswi@gmail.com	Company Address:	
Email Address: eliteappraisalswi@gmail.com State Certification # 1391-9	Company Address:	
Email Address: eliteappraisalswi@gmail.com State Certification # 1391-9 or License #	Company Address:	
Email Address: eliteappraisalswi@gmail.com State Certification # 1391-9 or License #	Company Address:	
Email Address: eliteappraisalswi@gmail.com State Certification # 1391-9 or License #	Company Address: Telephone Number: Email Address: State Certification # or License # State: Expiration Date of Certification or License:	
Email Address: eliteappraisalswi@gmail.com State Certification # 1391-9 or License #	Company Address:	
Email Address: eliteappraisalswi@gmail.com State Certification # 1391-9 or License #	Company Address: Telephone Number: Email Address: State Certification # or License # State: Expiration Date of Certification or License: Date of Signature:	
Email Address: eliteappraisalswi@gmail.com State Certification # 1391-9 or License #	Company Address: Telephone Number: Email Address: State Certification # or License # State: Expiration Date of Certification or License: Date of Signature: Date of Property Viewing:	
Email Address: eliteappraisalswi@gmail.com State Certification # 1391-9 or License #	Company Address:	

ELITE APPRAISALS, INC.

ppraisal report

ADDENDUM

Client: Kenosha County Clerk	File No.: 223-307	
Property Address: 10424 268th Ct	Case No.:	
City: Salem Lakes	State: WI Zip: 53179	

Site Comments

The subject site contains approximately 0.14 acres of residential land, is rectangular in shape (50'x125'), basically level, with no apparent adverse site conditions or external factors (easements, environmental conditions, land uses, etc.) and is typical for the area. The subject site has public gas, electric and sewer utilities but on a private/shared well water service service, as is common/typical for the area. Connection to private water(well) service is common in the subject area and has no adverse effect on the subject's marketability. Additionally, connection to public water is not currently available to the subject.

Quality and Condition of Property

The subject is a 1-story Cottage design, built in 1925, with approximately 571sf of GLA (gross living area) above-grade, containing 2 bedrooms/1 bath, patio, deck, 1-car detached garage and lacking a basement . The subject is described as having an effective age of 40 years (40/65year total economic life expectancy). The subject's been vacant for an undisclosed period of time, and appears to have readily apparent deferred maintenance items, thus the interior condition is presumed to be consistent with properties under these circumstances.

Comments on Sales Comparison

A value range was established from \$99,600 to \$136,560. All comparable sales utilized are distressed / atypically motivated in nature and are of similar overall condition to the subject, showing items of deferred maintenance consistent with unoccupied properties with little to no significant recent modernization and which were sold at price points that incentivized investors to purchase such properties in said condition. Due to the subject being located in a suburban area that is immediately bounded by major geographic boundaries (e.g. highway, body of water, railroad tracks, arterial roadways, etc.) it was necessary to obtain and utilize comparables from across these boundaries and from farther in proximity than preferred, however all comparables and their location would be viewed equally to that of the subject by potential buyers and/or are adjusted accordingly. No better/closer sales could be found upon which meaningful comparison could be made.

*Due to the condition of the property and unknown operation of the CAC, no value is given.

Final Reconciliation

When reaching an estimate of value, the gross adjustments of sale price for each comparable was used to determine the relative quality of the comparable. The ratio of gross dollar adjustment to sale price of each comparable is used to calculate the weight each should have in a weighted average calculation, thus giving the most weight to the most similar comparables while minimizing value near the extremes of the value range. This weighted average is used as the indicated value of the subject. These values were then added together resulting in an estimated market value of \$115,000. This method is acceptable under USPAP guidelines and due to limited similar sales, was considered the most reliable at the time of this appraisal.

Scope of Work, Assumptions and Limiting Conditions

Scope of work is defined in the Uniform Standards of Professional Appraisal Practice as " the type and extent of research and analyses in an assignment." In short, scope of work is what the appraiser did and did not do during the course of the assignment. It includes, but is not limited to: the extent to which the property is identified and inspected, the type and extent of data researched, the type and extent of analyses applied to arrive at opinions or conclusions.

The scope of this appraisal and ensuing discussion in this report are specific to the needs of the client and to the intended use of the report. This report was prepared for the sole and exclusive use of the client for the identified intended use and its use by any other parties is prohibited. The appraiser is not responsible for unauthorized use of the report.

The appraiser's certification appearing in this appraisal report is subject to the following conditions and to such other specific conditions as are set forth by the appraiser in the report. All extraordinary assumptions and hypothetical conditions are stated in the report and might have affected the assignment results.

1. The appraiser assumes no responsibility for matters of a legal nature affecting the property appraised or title thereto, nor does the appraiser render any opinion as to the title, which is assumed to be good and marketable. The property is appraised as though under responsible ownership.

2. Any sketch in this report may show approximate dimensions and is included only to assist the reader in visualizing the property. The appraiser has made no survey of the property.

3. The appraiser is not required to give testimony or appear in court because of having made the appraisal with reference to the property in question, unless arrangements have been previously made thereto.

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5. The appraiser will not disclose the contents of this appraisal report unless required by applicable law or as specified in the Uniform Standards of Professional Appraisal Practice.

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9. Appraisals involving hypothetical conditions related to completion of new construction, repairs or alteration are based on the assumption that such completion, alteration or repairs will be competently performed.

10. Unless the intended use of this appraisal specifically includes issues of property insurance coverage, this appraisal should not be used for such purposes. Reproduction or Replacement cost figures used in the cost approach are for valuation purposes only, given the intended use of the assignment. The Definition of Value used in this assignment is not consistent with the definition of Market Value for property insurance coverage/use unless otherwise stated by the appraiser.

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Elite Appraisals, Inc.

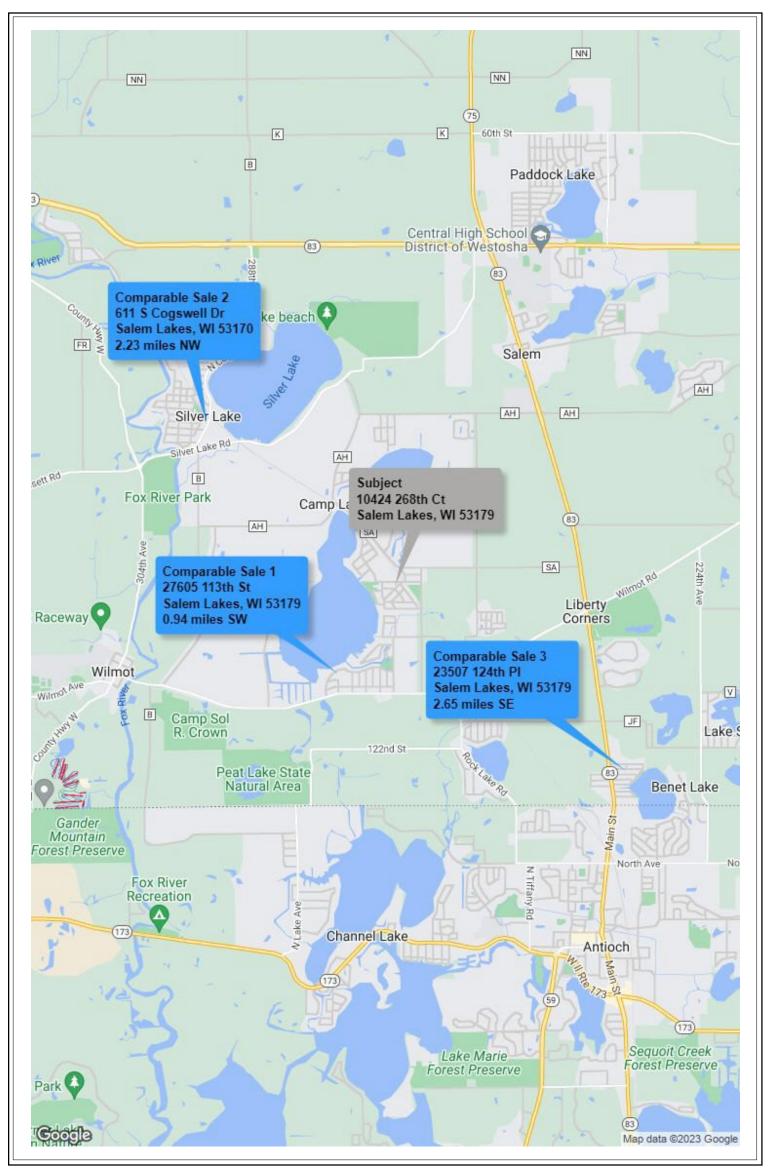
USPAP ADDENDUM

File No. 223-307

Property Address: 10424 268th Ct City: Salem Lakes County: Lender: Kenosha County Clerk PPRAISAL AND REPORT IDENTIFICATION This report was prepared under the following USPAP report Appraisal Report A written report prepared under X Restricted Appraisal Report A written report prepared under		Zip Code: <u>53179</u>
Lender: Kenosha County Clerk APPRAISAL AND REPORT IDENTIFICATION This report was prepared under the following USPAP report Appraisal Report A written report prepared under	orting option:	
This report was prepared under the following USPAP report Appraisal Report A written report prepared under the following USPAP report		
Appraisal Report A written report prepared und		
	dar Standarda Dula 2 2(a)	
X Restricted Appraisal Report A written report prepared und	uel Stanualus Rule 2-2(a).	
	der Standards Rule 2-2(b).	
Reasonable Exposure Time	mankatuskus stated in this supertise 15	
My opinion of a reasonable exposure time for the subject property at the r		
Additional Certifications		
I have performed NO services, as an appraiser or in any other capacity	city, regarding the property that is the subj	ect of this report within the three-year
period immediately preceding acceptance of this assignment.		
I HAVE performed services, as an appraiser or in another capacity,		
period immediately preceding acceptance of this assignment. Those	e services are described in the comments b	elow.
Additional Comments		
APPRAISER:	SUPERVISORY APPRAISER (o	nly if required):
Signature: Japail & Jucox	Signature:	
Name: Daniel B. Truax		
Date Signed: 11/28/2023 State Certification #: 1391-9		
or State License #:	or State License #:	
or Other (describe): State #: State: WI	State:	
	Expiration Date of Certification o Supervisory Appraiser inspectior	r License:
Expiration Date of Certification or License: 12/14/2023		
Expiration Date of Certification or License: <u>12/14/2023</u> Effective Date of Appraisal: <u>November 27, 2023</u>		y from street Interior and Exterior

LOCATION MAP

Client: Kenosha County Clerk	File N	0.: 223-307
Property Address: 10424 268th Ct	Case No.:	
City: Salem Lakes	State: WI Zip: 53179	



SUBJECT PROPERTY PHOTO ADDENDUM

 Client:
 Kenosha County Clerk
 File No.:
 223-307

 Property Address:
 10424
 268th Ct
 Case No.:

 City:
 Salem Lakes
 State:
 WI
 Zip:
 53179



FRONT VIEW OF SUBJECT PROPERTY

Appraised Date: November 27, 2023 Appraised Value: \$ 115,000



REAR VIEW OF SUBJECT PROPERTY

STREET SCENE

COMPARABLE PROPERTY PHOTO ADDENDUM

Client:Kenosha County ClerkFile No.:223-307Property Address:10424 268th CtCase No.:City:Salem LakesState:WIZip:53179



COMPARABLE SALE #1

27605 113th St Salem Lakes, WI 53179 Sale Date: 12/21/2022 Sale Price: \$ 100,000



COMPARABLE SALE #2

611 S Cogswell Dr Salem Lakes, WI 53170 Sale Date: 06/02/2023 Sale Price: \$ 130,000



COMPARABLE SALE #3

23507 124th Pl Salem Lakes, WI 53179 Sale Date: 10/30/2023 Sale Price: \$ 127,500

91-4-122-134-0520 The North 70 feet of Lot 67 of Brookside Gardens, being a subdivision of part of the Southeast 1/4 of Section 13, Town 1 North, Range 22 East of the Fourth Principal Meridian, lying and being in the Village of Pleasant Prairie, County of Kenosha, and State of Wisconsin.



PROPERTY ADDRESS: 8937 26th Ave, Kenosha LOT SIZE: 70' x 257'





APPRAISAL OF



LOCATED AT:

8937 26th Ave Pleasant Prairie, WI 53143

CLIENT:

Kenosha County Clerk 1010 56th Street Kenosha, WI, 53140

AS OF:

November 27, 2023

BY:

Daniel B. Truax

Elite Appraisals, Inc. Restricted Appraisal Report

File No. 223-298

This report is limited to the sole	and avaluative use of the alignt			ions and conclusions set forth	in this report mound !	a understand properly witho	ut additional
information in the appraiser's v							
Client Kenosha Cou	· · · · · · · · · · · · · · · · ·			countyclerk@ke			
Client Address 1010 56				(enosha		-	53140
Intended Use "As-Is" P			4			ł	
Property Address 8937 2				Pleasant Prairie			53143
Other Description (APN, Le		1-4-122-134-0520;	Although the	subject has a City	of Kenosha ma	ailing address, it's	ohysically
located in and taxe	<u> </u>	0					
Property Rights Appraised		Leasehold Other (d	lescribe)				
Subject property existing us				Use reflected in apprai	sal: Single-Fa	mily Residential	
Highest and Best Use:		Other:					
My research X did	did not reveal any prior sal			ree years prior to the effect e(s) Assessor's Rec			
Prior Sale/Transfer: Da Analysis of prior sale transfe	te 01/06/2023	Price \$167,7				1/06/2023 via Tax	Deed for a
2 stated value (asses							
was not publicly off			bjects only sa		e past o years		
		MEO.					
Offerings, options and contr	racts as of the effective date	of the appraisal Not I	isted publicly c	ffered for sale with	in past 12 mo	nths.	
3 · 1					1		
Marketability Comments:	The subject genera	lly conforms to the	neighborhood	in design/style, dw	elling square	footage, site size, a	and
bedroom/bath coun	nt. The subject's of i	nferior condition in	comparison to	the predominant l	nousing of the	immediate area, a	s it's been
uninhabited for an u							
affect its livability, s							
Property values are							ssed sales
occur, the low volu		these transaction	s represent no	meaningful factor	in the current	market conditions.	
Site Comments: See At	ttached Addendum						
	0 a a 44- 1 - 1 - 1 - 1	la 19 ali 11					
Improvement Comments:	See Attached Add	lendum					
FEATURE	SUBJECT	COMPARABLE S		COMPARABLE S		COMPARABLE S	
8937 26th Ave	SUBJECT	8010 111th Ave	DALE NO. I	1407 87th St	ALE NO. 2	3540 Sheridan Rd	
Address Pleasant Pra	airie WI 53143	Pleasant Prairie,	WI 53158	Kenosha, WI 5314	13	Kenosha, WI 5314	
Proximity to Subject		5.44 miles NW		0.67 miles NE	10	4.35 miles NE	10
Sale Price	\$ N/A	\$	101,000	\$	175,000	\$	134,000
Sale Price/Gross Liv. Area		\$ 125.47 sq. ft.		\$ 192.31 sq. ft.		\$ 135.90 sq. ft.	
Data Source(s)		MetroMLS #18278	352;DOM 2	MetroMLS #18248	365;DOM 4	MetroMLS #18542	211;DOM 2
Verification Source(s)		Assessor'sRcrds/I		Assessor'sRcrds/L	istingAgent	Assessor'sRcrds/I	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment
Sale or Financing		Estate;Cash		REO;Conv		Estate;Cash	
Concessions		None Known		\$2900	-2,900	None Known	
Date of Sale/Time		04/17/2023		03/20/2023		11/03/2023	
Location	Residential	Residential		Residential		Resid/BusyRd	6,700
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple		Fee Simple	
Site	17990 sf	7663 sf	5,200	6600 sf	5,700	6175 sf	5,900
View	Residential	Residential		Residential		Residential	
Design (Style)	Raised Ranch	Ranch		Ranch		Ranch	0 700
Quality of Construction	PermaStone/Avg	Alum/Frame/Avg		Vinyl/Average	00 500	Brick/Average	-6,700
Actual Age	60a/40e	66a/40e		58a/25e	-26,500	62a/35e Fair	-6,700
Condition Above Grade	Fair-Poor	Fair-Poor		Average			
Above Grade Room Count	Total Bdrms. Baths 5 3 1.0	Total Bdrms. Baths 4 2 1.0	1,500	TotalBdrms.Baths531.0		Total Bdrms. Baths 4 2 1.0	1,500
Gross Living Area 20	988 sq. ft.	4 2 1.0 805 sq. ft.	3,660	<u> </u>		4 2 1.0 986 sq. ft.	1,500
Basement & Finished	Basement	None	8,000	Basement		Basement	
Rooms Below Grade	*Finished	N/A	2,000	Unfinished		Unfinished	
Functional Utility	Typical	Typical		Typical		Typical	
Heating/Cooling	FWA/None	FWA/None		FWA/CAC	-1,500	FWA/CAC	*
Energy Efficient Items	None	None		None		None	
Garage/Carport	1 Car Garage	2 Car Garage	-1,500	1 Car Garage		2 Car Garage	-1,500
Porch/Patio/Deck	Porch	None	1,500		1,500		1,500
Fence/Fireplace	Fence	Fireplace		Fence		None	1,500
Net Adjustment (Total)			18,360	+ X- \$	23,700		2,200
Adjusted Sale Price		Net Adj. 18.2%	440.000	Net Adj13.5%	454 000	Net Adj. 1.6%	100 000
of Comparables	icon Annroach Soo Att	Gross Adj. 21.1% \$	119,360	Gross Adj. 21.8% \$	151,300	Gross Adj. 23.9% \$	136,200
Summary of Sales Compari							
Indicated Value by Sales Co	mparison Approach \$ 133	5,000			71.4 0 11		

Gloan[™] general purpose appraisal report

Elite Appraisals, Inc. п

File No 223-298

		Resu	icieu Appla	Isal Report		File No. 223-298	D
FEATURE	SUBJECT	COMPARABL	E SALE NO. 4	COMPARABLE	SALE NO. 5	COMPARABLES	SALE NO. 6
8937 26th Ave		29610 Wilmot F	Rd				
Address Pleasant Pr	airie, WI 53143	Salem Lakes, V					
Proximity to Subject		16.93 miles SW					
Sale Price	\$ N/A		\$ 159,900	\$	5	\$	
Sale Price/Gross Liv. Area	\$ 0.00 sq. ft.	\$ 148.61 sq. ft.	*	\$ sq. ft.	·	\$ sq. ft.	
Data Source(s)	. 0.00 sq.n.	MetroMLS #181	7064:DOM 9	. 34.16			
Verification Source(s)		Assessor'sRcrd					
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment
Sale or Financing		REO;Cash			. () + Aujustitient		. () # Augusunent
Concessions		None Known					
Date of Sale/Time		12/02/2022					
Location	Residential	Residential					
Leasehold/Fee Simple	Fee Simple	Fee Simple					
Site	17990 sf	2.75	-35,600				
View	Residential	Residential	-35,000				
-	Raised Ranch	Ranch					
Design (Style)			~				
Quality of Construction	PermaStone/Avg	Frame/Vinyl/Avg	9				
Actual Age	60a/40e	69a/40e					
Condition	Fair-Poor	Fair-Poor					
Above Grade	Total Bdrms. Baths	Total Bdrms. Baths		Total Bdrms. Baths		Total Bdrms. Baths	
Room Count	5 3 1.0	6 3 1.0	0			<u> </u>	
Gross Living Area 20	988 sq. ft.	1,076 sq.	π.	sq. 1	π.	sq. ft.	
Basement & Finished	Basement	Basement					
Rooms Below Grade	*Finished	Unfinished					
Functional Utility	Typical	Typical					
Heating/Cooling	FWA/None	FWA/None					
Energy Efficient Items	None	None					
Garage/Carport	1 Car Garage	2 Car Garage	-1,500				
Porch/Patio/Deck	Porch	Deck					
Fence/Fireplace	Fence	None	1,500				
Net Adjustment (Total)			\$ 35,600	X + - \$	6	+ - \$	
Adjusted Sale Price		Net Adj22.3%		Net Adj. %		Net Adj. %	
of Comparables		Gross Adj. 24.1%				Gross Adj. % \$	
Summary of Sales Compar	ison Approach Althour	gh comparable sa	ale 4 contains ac	reage and is loca	ated farther in p	rovimity than profo	rrad it was
utilized due to its b	eing located in a ma	arketably similar	suburban area d	f Kenosha Count			
	eing located in a ma	arketably similar	suburban area d	f Kenosha Count			
utilized due to its b	eing located in a ma	arketably similar	suburban area d	f Kenosha Count			
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utilized due to its b	eing located in a ma	arketably similar n GLA, condition	suburban area c and/or bedroom	f Kenosha Count	y and reflecting	well the marketab	ility of a
utilized due to its b distressed sale, sin	eing located in a manilar to the subject i	arketably similar n GLA, condition	suburban area c and/or bedroom	f Kenosha Count	y and reflecting	well the marketab	ility of a

ADDENDUM

Client: Kenosha County Clerk	File No.: 223-298	
Property Address: 8937 26th Ave	Case No.:	
City: Pleasant Prairie	State: WI Zip: 53143	

Site Comments

The subject site contains approximately 0.41 acres of residential land (70'x257'), is basically level with no apparent adverse site conditions or external factors (easements, environmental conditions, land uses, etc.). The subject site has public gas, electric, sewer and water utilities but may still have private water (well) available from prior service, as is not atypical for the area. The subject site is typical for the area.

Quality and Condition of Property

The subject is a 1-story/Raised Ranch design, built in 1963, with approximately 988sf of GLA (gross living area) above-grade, containing 3 bedrooms/1 bath above-grade, 1-car detached garage, fenced-in back yard and a covered porch. Although public records describes the subject as a 4-bedroom/1.5-bath and having 1,976 sq.ft. of living area, as common local practice is to include the below-grade (finished basement) in this calculation, this is antithetical to a meaningful unit comparison when condition of the below-grade finish or bedroom/bath placement that can be determined without an interior observation/confirmation. Therefore, the bedroom/bath count described herein is based on the extraordinary assumption that the bedroom/bath count and/or placement thereof, is what would be commonly expected of raised ranch, bi-level, tri-level, split-level and/or other similar "alternative" design/styles. The subject is described as having an effective age of 40 years (40/65year total economic life expectancy). Additionally, due to the extraordinary assumption that the below-grade finish of the subject is of poor/unlivable condition, no value is placed on below-grade finish as is customary (consistent with comparable sales utilized herein as well) in these circumstances. The subject's been vacant for an undisclosed period of time, and appears to have readily apparent deferred maintenance items (defective soffits/fascia - appears to be allowing infiltration of exterior elements) and signs of rodent infestation, thus the interior condition is presumed to be consistent with properties under these circumstances (fair-poor).

Comments on Sales Comparison

A value range was established from \$119,360 to \$151,300. All comparable sales utilized are distressed / atypically motivated in nature and are of similar overall condition to the subject, showing items of deferred maintenance consistent with unoccupied properties with little to no significant recent modernization and which were sold at price points that incentivized investors to purchase such properties in said condition. Due to the subject being located in a suburban area that is immediately bounded by major geographic boundaries (e.g. highway, body of water, railroad tracks, arterial roadways, etc.) it was necessary to obtain and utilize comparables from across these boundaries and from farther in proximity than preferred, however all comparables and their location would be viewed equally to that of the subject by potential buyers and/or are adjusted accordingly. No better/closer sales could be found upon which meaningful comparison could be made.

*Due to the condition of the property and unknown operation of the CAC, no value is given.

**Due to the 5% / 5-year effective age differential adjustment being applied (to reflect the market reaction for the superior condition of comparable sales 2 & 3) in the "age/effective age" field of the sales grid, no adjustment was warranted in the "condition" field, as this would be redundant.

Final Reconciliation

When reaching an estimate of value, the gross adjustments of sale price for each comparable was used to determine the relative quality of the comparable. The ratio of gross dollar adjustment to sale price of each comparable is used to calculate the weight each should have in a weighted average calculation, thus giving the most weight to the most similar comparables while minimizing value near the extremes of the value range. This weighted average is used as the indicated value of the subject. These values were then added together resulting in an estimated market value of \$133,000. This method is acceptable under USPAP guidelines and due to limited similar sales, was considered the most reliable at the time of this appraisal.

Elite Appraisals, Inc. Restricted Appraisal Report

Methods and techniques employed: X Sales Comparison Approach Cost Appr	oach 🗌 Income Approach 🗍 Other:		
Discussion of methods and techniques employed, including reason for excluding an approach to	value: Greatest weight is carried by the Market Approach as it best		
reflects the attitudes of the typical buyers and sellers in this market.	Both the Cost and Income Approaches were deemed neither		
applicable nor necessary.			
Reconciliation comments: See Attached Addendum			
Based on the scope of work, assumptions, limiting conditions and appraiser's c	artification my (our) opinion of the defined value of the real property that is		
	nich is the effective date of this appraisal, is:		
\overline{X} Single point \$ 133,000 Range \$ to \$			
	n the basis of a hypothetical condition that the improvements have been completed,		
subject to the following repairs or alterations on the basis of a hypothetical condition that the			
Appraiser's Certification			
The appraiser(s) certifies that, to the best of the appraiser's knowledge and belief:			
1. The statements of fact contained in this report are true and correct.			
2. The reported analyses, opinions, and conclusions are limited only by the reported assumption	s and limiting conditions and are the appraiser's personal, impartial, and unbiased		
professional analyses, opinions, and conclusions.			
Unless otherwise stated, the appraiser has no present or prospective interest in the property th involved.	at is the subject of this report and has no personal interest with respect to the parties		
 The appraiser has no bias with respect to the property that is the subject of this report or to the 	parties involved with this assignment.		
5. The appraiser's engagement in this assignment was not contingent upon developing or report			
 The appraiser's compensation for completing this assignment is not contingent upon the deve 			
the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence	of a subsequent event directly related to the intended use of this appraisal.		
7. The appraiser's analyses, opinions, and conclusions were developed, and this report has been	n prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.		
8. Unless otherwise noted, the appraiser has made a personal inspection of the property that is t			
9. Unless noted, no one provided significant real property appraisal assistance to the appraiser s	igning this certification. Significant real property appraisal assistance provided by:		
Additional Certifications:			
Type of Value Other Value			
Type of Value: X Market Value Other Value: Source of Definition: Uniform Standards of Professional Appraisal Pract	ice		
Source of Definition: Uniform Standards of Professional Appraisal Pract			
Source of Definition: Uniform Standards of Professional Appraisal Pract	g in a competitive and open market under all conditions requisite to		
Source of Definition: Uniform Standards of Professional Appraisal Pract	g in a competitive and open market under all conditions requisite to bly and assuming the price is not affected by undue stimulus.		
Source of Definition: Uniform Standards of Professional Appraisal Pract Definition of Value: The most probable price which a property should brin a fair sale, the buyer and seller, each acting prudently, knowledgeal	g in a competitive and open market under all conditions requisite to oly and assuming the price is not affected by undue stimulus. fied date and the passing of title from seller to buyer under		
Source of Definition: Uniform Standards of Professional Appraisal Pract Definition of Value: The most probable price which a property should brin a fair sale, the buyer and seller, each acting prudently, knowledgeal Implicit in this definition is the consummation of a sale as of a speci conditions whereby: (1) buyer and seller are typically motivated; (2) what he or she considers his or her own best interest; (3) a reasona	g in a competitive and open market under all conditions requisite to oly and assuming the price is not affected by undue stimulus. fied date and the passing of title from seller to buyer under both parties are well informed or well advised, and each acting in ble time is allowed for exposure in the open market; (4) payment is		
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ELITE APPRAISALS, INC.

se appraisal report

Scope of Work, Assumptions and Limiting Conditions

Scope of work is defined in the Uniform Standards of Professional Appraisal Practice as " the type and extent of research and analyses in an assignment." In short, scope of work is what the appraiser did and did not do during the course of the assignment. It includes, but is not limited to: the extent to which the property is identified and inspected, the type and extent of data researched, the type and extent of analyses applied to arrive at opinions or conclusions.

The scope of this appraisal and ensuing discussion in this report are specific to the needs of the client and to the intended use of the report. This report was prepared for the sole and exclusive use of the client for the identified intended use and its use by any other parties is prohibited. The appraiser is not responsible for unauthorized use of the report.

The appraiser's certification appearing in this appraisal report is subject to the following conditions and to such other specific conditions as are set forth by the appraiser in the report. All extraordinary assumptions and hypothetical conditions are stated in the report and might have affected the assignment results.

1. The appraiser assumes no responsibility for matters of a legal nature affecting the property appraised or title thereto, nor does the appraiser render any opinion as to the title, which is assumed to be good and marketable. The property is appraised as though under responsible ownership.

2. Any sketch in this report may show approximate dimensions and is included only to assist the reader in visualizing the property. The appraiser has made no survey of the property.

3. The appraiser is not required to give testimony or appear in court because of having made the appraisal with reference to the property in question, unless arrangements have been previously made thereto.

4. Neither all, nor any part of the content of this report, copy or other media thereof (including conclusions as to the property value, the identity of the appraiser, professional designations, or the firm with which the appraiser is connected), shall be used for any purposes by anyone but the client and other intended users as identified in this report, nor shall it be conveyed by anyone to the public through advertising, public relations, news, sales, or other media, without the written consent of the appraiser.

5. The appraiser will not disclose the contents of this appraisal report unless required by applicable law or as specified in the Uniform Standards of Professional Appraisal Practice.

6. Information, estimates, and opinions furnished to the appraiser, and contained in the report, were obtained from sources considered reliable and believed to be true and correct. However, no responsibility for accuracy of such items furnished to the appraiser is assumed by the appraiser.

7. The appraiser assumes that there are no hidden or unapparent conditions of the property, subsoil, or structures, which would render it more or less valuable. The appraiser assumes no responsibility for such conditions, or for engineering or testing, which might be required to discover such factors. This appraisal is not a home inspection or environmental assessment of the property and should not be considered as such.

8. The appraiser specializes in the valuation of real property and is not a home inspector, building contractor, structural engineer, or similar "expert", unless otherwise noted. The appraiser did not conduct the intensive type of field observations of the kind intended to seek and discover property defects. The viewing of the property and any improvements is for purposes of developing an opinion of the defined value of the property, given the intended use of this assignment. Statements regarding condition are based on surface observations only. The appraiser claims no special expertise regarding issues including, but not limited to: foundation settlement, basement moisture problems, wood destroying (or other) insects, pest infestation, radon gas, lead based paint, mold or environmental issues. Unless otherwise indicated, mechanical systems were not activated or tested.

This appraisal report should not be used to disclose the condition of the property as it relates to the presence/absence of defects. The client is invited and encouraged to employ qualified experts to inspect and address areas of concern. If negative conditions are discovered, the opinion of value may be affected.

Unless otherwise noted, the appraiser assumes the components that constitute the subject property improvement(s) are fundamentally sound and in working order.

Any viewing of the property by the appraiser was limited to readily observable areas. Unless otherwise noted, attics and crawl space areas were not accessed. The appraiser did not move furniture, floor coverings or other items that may restrict the viewing of the property.

9. Appraisals involving hypothetical conditions related to completion of new construction, repairs or alteration are based on the assumption that such completion, alteration or repairs will be competently performed.

10. Unless the intended use of this appraisal specifically includes issues of property insurance coverage, this appraisal should not be used for such purposes. Reproduction or Replacement cost figures used in the cost approach are for valuation purposes only, given the intended use of the assignment. The Definition of Value used in this assignment is not consistent with the definition of Market Value for property insurance coverage/use unless otherwise stated by the appraiser.

Additional Comments Related To Scope Of Work, Assumptions and Limiting Conditions

The appraiser made an exterior-only observation of the subject and makes the extraordinary assumption that the condition of the exterior of the subject property is consistent with/indicative of that of the interior and makes no warranty against structural or otherwise significant defect's (or their cause) that would not be otherwise readily observable.

Elite Appraisals, Inc.

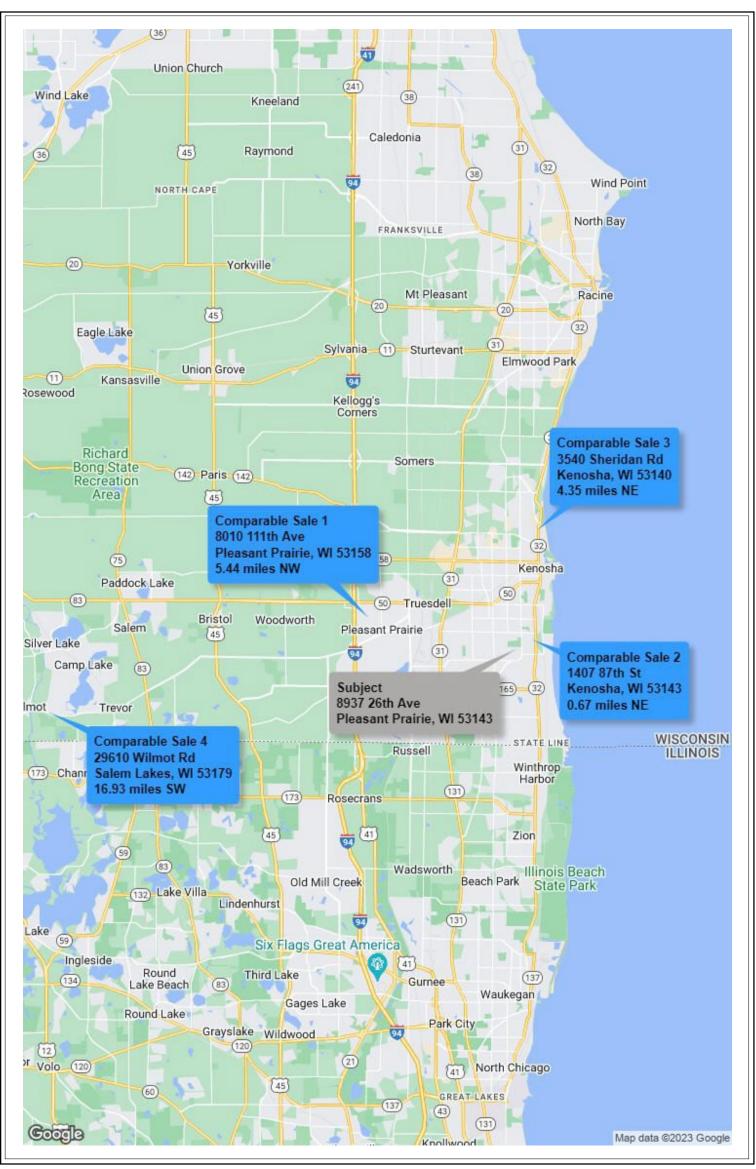
USPAP ADDENDUM

File No. 223-298

Borrower: Property Address: 8937 26th Ave	
City: <u>Pleasant Prairie</u> County: Lender: <u>Kenosha County Clerk</u>	State: WI Zip Code: 53143
APPRAISAL AND REPORT IDENTIFICATION	
This report was prepared under the following USPAP repo	orting option:
Appraisal Report A written report prepared un	der Standards Rule 2-2(a).
X Restricted Appraisal Report A written report prepared un	der Standards Rule 2-2(b).
Reasonable Exposure Time	
My opinion of a reasonable exposure time for the subject property at the	market value stated in this report is: 45
Additional Certifications	
[X] I have performed NO services, as an appraiser or in any other capa period immediately preceding acceptance of this assignment.	acity, regarding the property that is the subject of this report within the three-year
I HAVE performed services, as an appraiser or in another capacity, period immediately preceding acceptance of this assignment. Those	, regarding the property that is the subject of this report within the three-year e services are described in the comments below.
Additional Comments	
Additional Comments	
APPRAISER:	SUPERVISORY APPRAISER (only if required):
Signature:	Signaturo
Name: Daniel B. Truax	Signature: Name:
Date Signed: 11/28/2023	Date Signed:
State Certification #: 1391-9 or State License #:	
or Other (describe): State #:	
State: WI	Expiration Date of Certification or License:
Expiration Date of Certification or License: <u>12/14/2023</u> Effective Date of Appraisal: November 27, 2023	Supervisory Appraiser inspection of Subject Property:
Produced using A	ACI software, 800.234.8727 www.aciweb.com USPAP_14 0427201

LOCATION MAP

Client: Kenosha County Clerk	File N	0.: 223-298
Property Address: 8937 26th Ave	Case No.:	
City: Pleasant Prairie	State: WI	Zip: 53143



SUBJECT PROPERTY PHOTO ADDENDUM

Client: Kenosha County Clerk	File N	lo.: 223-298
Property Address: 8937 26th Ave	Case No.:	
City: Pleasant Prairie	State: WI Zip: 53143	



FRONT VIEW OF SUBJECT PROPERTY

Appraised Date: November 27, 2023 Appraised Value: \$ 133,000



REAR VIEW OF SUBJECT PROPERTY



STREET SCENE

Additional Items of Note

Client: Kenosha County Clerk	File	e No.: 223-298
Property Address: 8937 26th Ave	Case No.:	
City: Pleasant Prairie	State: WI Zip: 53143	



Defective Soffits & Fascia Evidence of Possible Rodent Infestation



Defective Soffits & Fascia Evidence of Possible Rodent Infestation

COMPARABLE PROPERTY PHOTO ADDENDUM

Client: Kenosha County Clerk	File No.: 223-298	
Property Address: 8937 26th Ave	Case No.:	
City: Pleasant Prairie	State: WI Zip: 53143	



COMPARABLE SALE #1

8010 111th Ave Pleasant Prairie, WI 53158 Sale Date: 04/17/2023 Sale Price: \$ 101,000



COMPARABLE SALE #2

1407 87th St Kenosha, WI 53143 Sale Date: 03/20/2023 Sale Price: \$ 175,000



COMPARABLE SALE #3

3540 Sheridan Rd Kenosha, WI 53140 Sale Date: 11/03/2023 Sale Price: \$ 134,000

COMPARABLE PROPERTY PHOTO ADDENDUM

Client: Kenosha County Clerk	File No.: 223-298				
Property Address: 8937 26th Ave	Case No.:				
City: Pleasant Prairie	State: WI	Zip: 53143			



COMPARABLE SALE #4

29610 Wilmot Rd Salem Lakes, WI 53179 Sale Date: 12/02/2022 Sale Price: \$ 159,900

COMPARABLE SALE #5

Sale Date: Sale Price: \$

COMPARABLE SALE #6

Sale Date: Sale Price: \$