

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 <http://www.kenoshacounty.org>

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

NOTICE

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:

- 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.*
- 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.*
- 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.
- BUYERS ARE NOT RESPONSIBLE FOR THE BILLED PAST DUE DELINQUENT TAXES OR PAST DUE SPECIALS OWING ON THE PARCEL.** However, the buyer shall be responsible for paying all UNBILLED CURRENT YEAR TAXES, SPECIAL ASSESSMENTS, LONG TERM SPECIAL ASSESSMENTS, SPECIAL CHARGES, DELINQUENT UTILITIES OR SPECIAL TAXES ON THE PARCEL which may include, but are not limited to weed cutting, water, storm water, paving, sewer, and sidewalks. All prospective buyers are responsible for contacting the respective city, town, or village directly to determine whether any long-term 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.
- 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.
- 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.
- 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

AMOUNT OF BID

NAME OF BIDDER

PHONE NUMBER

BIDDER'S CURRENT ADDRESS

ZIP

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 INFACIT HAVE CURRENT ASSESSMENTS ON ANY PROPERTY PURCHASED BY ME.

SUBMIT SIGNED DISCLAIMER WITH BID FORM.

SIGNATURE OF BIDDER/BUYER

DATE

PLEASE PRINT THE FOLLOWING INFORMATION TO GO ON THE DEED

First Name	Initial	Last Name
------------	---------	-----------

First Name	Initial	Last Name
------------	---------	-----------

Relationship: _____

Winning Bidder must supply either Social Security Number or FEIN# required for the DOR Real Estate Transfer Return. Number will be 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
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Address

City	State	Zip Code
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THIS BID MUST BE RETURNED TO THE COUNTY CLERK AT 1010 56TH STREET, KENOSHA, WI 53140. THE BUYER SHALL SUBMIT, IN PERSON, THE FULL AMOUNT OF SALE PRICE BY THE PAYMENT 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



COUNTY OF KENOSHA

Regi Waligora

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** _____

PARCEL

LEGAL DESCRIPTION

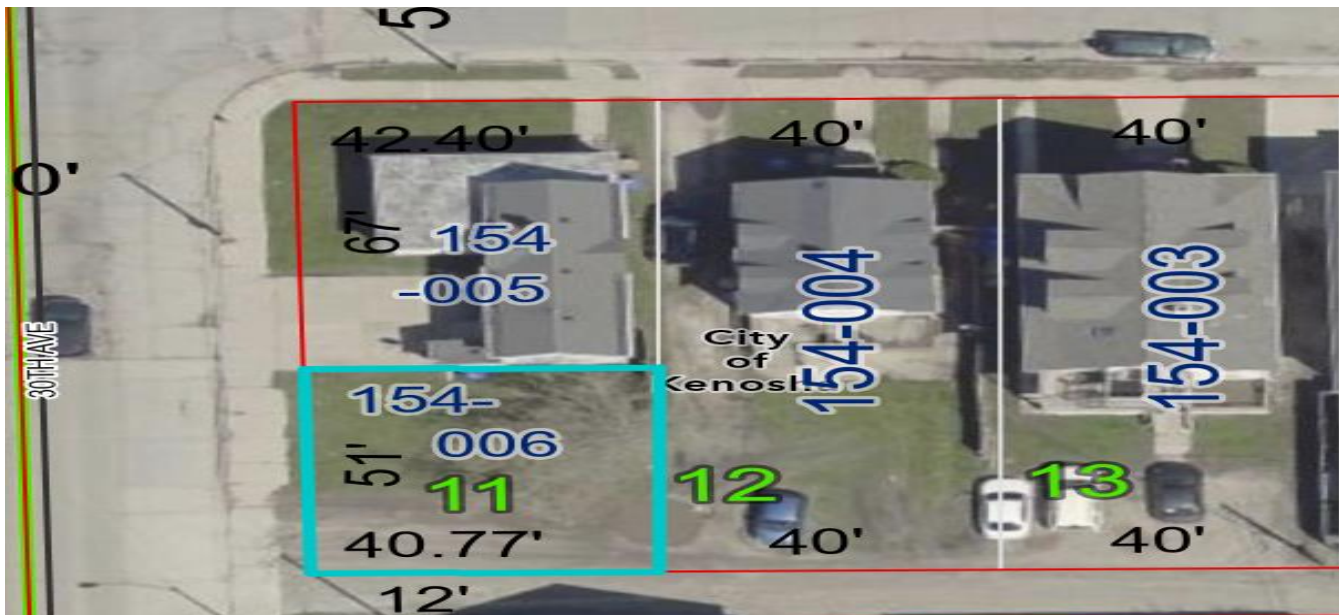
OPENING BID

01-122-01-154-006

The South 51 feet of Lot 11 of Burke's Subdivision, of part of the Northeast 1/4 of Section 1, in Township 1 North, Range 22 East of the Fourth Principal Meridian, and lying in the City of Kenosha, Kenosha County, Wisconsin.

PROPERTY ADDRESS: 6309 30th Ave, Kenosha
LOT SIZE: 51' x 42' Vacant Land

\$13,000
SOLD AS IS



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.



Daniel B. Truax

Elite Appraisals, Inc.
Land Appraisal Report

File No. 223-302

PURPOSE

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.
Client Name/Intended User **Kenosha County Clerk** E-mail **countyclerk@kenoshacounty.org**
Client Address **1010 56th Street** City **Kenosha** State **WI** Zip **53140**
Additional Intended User(s)

Intended Use **"As-Is" Portfolio Valuation**

SUBJECT

Property Address **6309 30th Ave** City **Kenosha** State **WI** Zip **53142**
Owner of Public Record **County Of Kenosha** County **Kenosha**
Legal Description **The S 51 Ft Of Lot 11 Burke's Sub Pt Of Ne 1/4 Sec 1 T1 R22 DOC#1227545**
Assessor's Parcel # **01-122-01-154-006** Tax Year **2022** R.E. Taxes \$ **304.00**
Neighborhood Name **Roosevelt** Map Reference **29404** Census Tract **0015.00**
Property Rights Appraised ☒ Fee Simple ☐ Leasehold ☐ Other (describe)

SALES HISTORY

My research ☒ did ☐ did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.
Prior Sale/Transfer: Date **01/06/2023** Price **\$10,200** Source(s) **Assessor's Records / WI Dept of Revenue**
Analysis of prior sale or transfer history of the subject property (and comparable sales, if applicable) **The subject last transferred on 01/06/2023 via Tax Deed for a stated value (assessed value) of \$10,200. This is the subject's only sale/transfer within the past 3 years, was distressed in nature and was not publicly offered for sale on the MLS.**

Offerings, options and contracts as of the effective date of the appraisal **Not listed publicly offered for sale within past 12 months.**

NEIGHBORHOOD

Neighborhood Characteristics			One-Unit Housing Trends			One-Unit Housing		Present Land Use %	
Location	<input checked="" type="checkbox"/> Urban	<input type="checkbox"/> Suburban <input type="checkbox"/> Rural	Property Values	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable <input type="checkbox"/> Declining	PRICE	AGE	One-Unit	60 %
Built-Up	<input checked="" type="checkbox"/> Over 75%	<input type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%	Demand/Supply	<input type="checkbox"/> Shortage	<input checked="" type="checkbox"/> In Balance <input type="checkbox"/> Over Supply	\$(000)	(yrs)	2-4 Unit	10 %
Growth	<input type="checkbox"/> Rapid	<input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow	Marketing Time	<input checked="" type="checkbox"/> Under 3 mths	<input type="checkbox"/> 3-6 mths <input type="checkbox"/> Over 6 mths	50 Low	0	Multi-Family	10 %
Neighborhood Boundaries See Attached Addendum						350+ High	185	Commercial	10 %
						215 Pred.	90	Other	10 %

Neighborhood Description **There are no apparent adverse factors which should affect the subject's marketability. The properties are maintained on an average to good basis. Amenities and conveniences such as schools, shopping, recreation and employment are readily available.**

Market Conditions (including support for the above conclusions) **Residential 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.**

SITE

Dimensions **42x51** Area **2142 sf** Shape **Rectangular** View **Residential**
Specific Zoning Classification **RG-1** Zoning Description **See Attached Addendum**
Zoning Compliance ☒ Legal ☐ Legal Nonconforming (Grandfathered Use) ☐ No Zoning ☐ Illegal (describe)
Highest and best use of the subject property **Highest and best use was determined as vacant, undeveloped land. Current zoning of the subject site will not allow for any residential development, as property is < the 5,000 sq.ft. minimum requirement.**

Utilities	Public	Other (describe)	Public	Other (describe)	Off-site Improvements—Type	Public	Private
Electricity	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Water	<input checked="" type="checkbox"/>	Street	Concrete	<input checked="" type="checkbox"/> <input type="checkbox"/>
Gas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Sanitary Sewer	<input checked="" type="checkbox"/>	Alley	Gravel	<input checked="" type="checkbox"/> <input type="checkbox"/>

FEMA Special Flood Hazard Area ☐ Yes ☒ No FEMA Flood Zone **X** FEMA Map # **55059C0203D** FEMA Map Date **06-19-2012**
Site Comments **See Attached Addendum**

MARKET DATA ANALYSIS

ITEM	SUBJECT	COMPARABLE NO. 1		COMPARABLE NO. 2		COMPARABLE NO. 3	
Address	6309 30th Ave Kenosha, WI 53142	4035 10th Ave Kenosha, WI 53140		2208 Roosevelt Rd Kenosha, WI 53143		6316 28th Ave Kenosha, WI 53143	
Proximity to subject		1.88 miles NE		0.47 miles SE		0.11 miles SE	
Sales Price	\$		\$ 16,500		\$ 10,000		\$ 4,500
Price \$ /	0		5		5		1
Data Source		MetroMLS #1827019;DOM 95		MetroMLS #179525;DOM 100		MetroMLS #1524400;DOM 18	
Date of Sale and	DESCRIPTION	DESCRIPTION	+(-) Adjust.	DESCRIPTION	+(-) Adjust.	DESCRIPTION	+(-) Adjust.
Time Adjustment		03/02/2023		12/10/2021	1,700	05/12/2017	2,600
Location	Urban	Urban		Urban		Urban	
Site/View	2142 sf / BusyRoad	3485 sf / Resid	-800	2142 sf / BsyRd		3960 sf/Comm	
Other	RXR	RXR		Commercial		RXR	
Sales or Financing							
Concessions							
Net Adj. (Total)		<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ -800	<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 1,700	<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 2,600
Indicated Value		Net Adj. 4.9%		Net Adj. 17.0%		Net Adj. 57.8%	
of Subject		Gross Adj. -4.9%	\$ 15,300	Gross Adj. 17.0%	\$ 11,700	Gross Adj. 57.8%	\$ 7,100
Summary of Sales Comparrison Approach See Attached Addendum							

RECONCILIATION

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 the subject of this report as of **11/27/2023**, which is the effective date of this appraisal, is:
☒ Single point \$ **13,000** ☐ Range \$ _____ to \$ _____ ☐ Greater than ☐ Less than \$ _____
This appraisal is made ☒ "as is," ☐ subject to the following: _____

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

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: ☒ 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.

ADDRESS OF THE PROPERTY APPRAISED:

6309 30th Ave

Kenosha, WI 53142

EFFECTIVE DATE OF THE APPRAISAL: 11/27/2023

APPRAISED VALUE OF THE SUBJECT PROPERTY \$ 13,000

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

State Certification # 1391-9

or License # _____

or Other (describe): _____ State #: _____

State: WI

Expiration Date of Certification or License: 12/14/2023

Date of Signature and Report: 11/28/2023

Date of Property Viewing: 11/27/2023

Degree of property viewing:

☒ Did personally view ☐ Did not personally view

SUPERVISORY APPRAISER

Signature: _____

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:

☐ Did personally view ☐ Did not personally view

USPAP ADDENDUM

File No. 223-302

Borrower: _____

Property Address: 6309 30th Ave

City: Kenosha County: Kenosha State: WI Zip Code: 53142

Lender: Kenosha County Clerk

APPRAISAL AND REPORT IDENTIFICATION

This report was prepared under the following USPAP reporting option:

☐ Appraisal Report

A written report prepared under Standards Rule 2-2(a).

☒ 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 subject property at the market value stated in this report is: 65


Additional Certifications

☒ I have performed **NO** services, as an appraiser or in any other capacity, 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, 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

APPRAISER:

Signature: 

Name: Daniel B. Truax

Date Signed: 11/28/2023

State Certification #: 1391-9

or State License #: _____

or Other (describe): _____ State #: _____

State: WI

Expiration Date of Certification or License: 12/14/2023

Effective Date of Appraisal: 11/27/2023

SUPERVISORY APPRAISER (only if required):

Signature: _____

Name: _____

Date Signed: _____

State Certification #: _____

or State License #: _____

State: _____

Expiration Date of Certification or License: _____

Supervisory Appraiser inspection of Subject Property:

☐ Did Not

☐ Exterior-only from street

☐ Interior and Exterior

SUBJECT PROPERTY PHOTO ADDENDUM

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

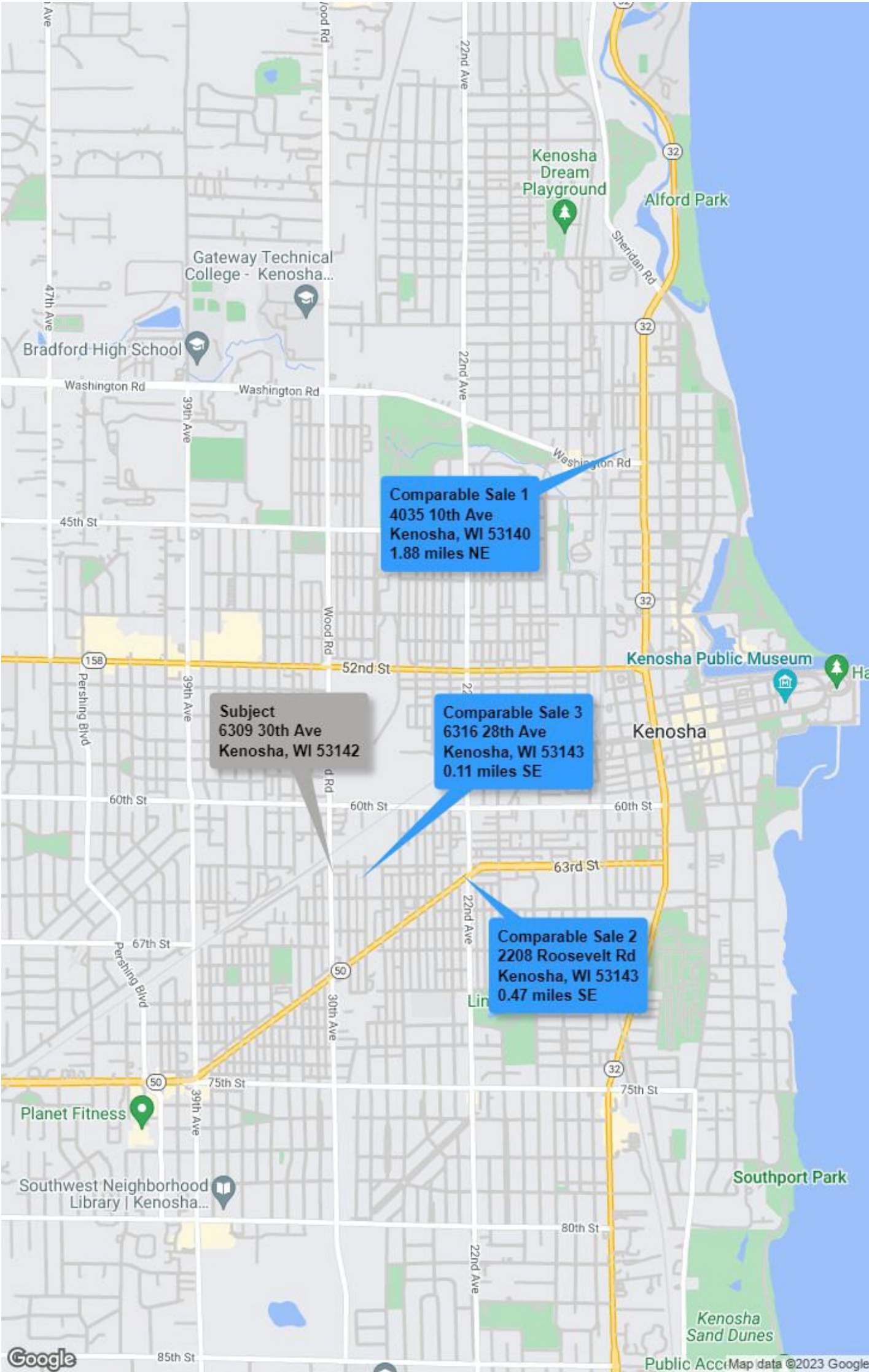


COMPARABLE SALE #3

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

LOCATION MAP

Client: Kenosha County Clerk	File No.: 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
SOLD AS IS



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

Elite Appraisals, Inc.
Restricted Appraisal Report

File No. 223-253

PURPOSE

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 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.

Client Kenosha County ClerkE-mail countyclerk@kenoshacounty.org

Client Address 1010 56th StreetCity KenoshaState WIZip 53140

Intended Use "As-Is" Portfolio Valuation

SUBJECT

Property Address 1308 69th StCity KenoshaState WIZip 53143

Other Description (APN, Legal, etc.), if applicable 05-123-06-313-015

Property Rights Appraised ☒ Fee Simple ☐ Leasehold ☐ Other (describe)

Subject property existing use: Single-Family ResidentialUse reflected in appraisal: Single-Family Residential

Highest and Best Use: ☒ Existing ☐ Other:

SALES HISTORY

My research ☒ did ☐ did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.

Prior Sale/Transfer: Date 01/06/2023Price \$74,200Source(s) Assessor's Records / WI Dept of Revenue

Analysis of prior sale transfer history of the subject property (and comparable sales, if applicable) The subject last transferred on 01/06/2023 via Tax Deed for a stated value (assessed value) of \$74,200. This is the subject's only sale/transfer within the past 3 years, was distressed in nature and was not publicly offered for sale on the MLS.

Offerings, options and contracts as of the effective date of the appraisal Not listed publicly offered for sale within past 12 months.

COMMENTS

Marketability Comments: The subject generally conforms to the neighborhood in design/style, dwelling square footage, site size, and bedroom/bath count. The subject's of inferior condition in comparison to the predominant housing of the immediate area, as it's been uninhabited for an undetermined period of time, with readily observable forms of significant deferred maintenance which would affect its livability, soundness or structural integrity. 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.

Site Comments: The subject site contains approximately 0.13 acres of residential land, 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.

Improvement Comments: See Attached Addendum

SALES COMPARISON APPROACH

FEATURE	SUBJECT	COMPARABLE SALE NO. 1			COMPARABLE SALE NO. 2			COMPARABLE SALE NO. 3		
1308 69th St		1621 61st St			1105 67th St			6711 29th Ave		
Address Kenosha, WI 53143		Kenosha, WI 53143			Kenosha, WI 53143			Kenosha, WI 53143		
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 #1843230;DOM 7			MetroMLS #1823126;DOM 51			MetroMLS #1818513;DOM 7		
Verification Source(s)		Assessor'sRcrds/ListingAgent			Assessor'sRcrds/ListingAgent			Assessor'sRcrds/ListingAgent		
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+	(-) \$ Adjustment	DESCRIPTION	+	(-) \$ Adjustment	DESCRIPTION	+	(-) \$ Adjustment
Sale or Financing		Investor;Cash			REO;Cash			Investor;Cash		
Concessions		None Known			None Known			None Known		
Date of Sale/Time		08/02/2023			04/07/2023			09/08/2023		
Location	Residential	Residential			Residential			Residential		-4,300
Leasehold/Fee Simple	Fee Simple	Fee Simple			Fee Simple			Fee Simple		
Site	5650 sf	6250 sf			6650 sf			7260 sf		
View	Residential	Residential			Residential			Residential		
Design (Style)	Colonial	Bungalow			Colonial			Bungalow		
Quality of Construction	Vinyl/Average	Asbestos/Avg			Vinyl/Average			Aluminum/Avg		
Actual Age	133a/40e	123a/40e			127a/40e			105a/30e		-12,100
Condition	Fair-Poor	Fair-Poor			Fair-Poor			Average-Fair		**
Above Grade	Total Bdrms Baths	Total Bdrms Baths			Total Bdrms Baths			Total Bdrms Baths		
Room Count	6 3 1.0	6 3 1.0			6 4 2.0		-4,500	6 3 1.0		
Gross Living Area20	1,108 sq. ft.	1,213 sq. ft.		-2,100	1,400 sq. ft.		-5,840	1,222 sq. ft.		-2,280
Basement & Finished	Partial	Full			Full			Full		
Rooms Below Grade	*Unfinished	*Unfinished			*Unfinished			*Unfinished		
Functional Utility	Typical	Typical			Typical			Typical		
Heating/Cooling	FWA/None	FWA/CAC			FWA/CAC			FWA/CAC		
Energy Efficient Items	None	None			None			None		
Garage/Carport	None	1 Car Garage		-1,500	2 Car Garage		-3,000	None		
Porch/Patio/Deck	Patio	Porch			Porch			Porch		
Net Adjustment (Total)		<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$	3,600	<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$	13,340	<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$	18,680
Adjusted Sale Price		Net Adj. -4.2%			Net Adj. -15.7%			Net Adj. -15.4%		
of Comparables		Gross Adj. 4.2%	\$	81,400	Gross Adj. 15.7%	\$	71,660	Gross Adj. 15.4%	\$	102,320
Summary of Sales Comparison Approach	See Attached Addendum									
Indicated Value by Sales Comparison Approach	\$ 87,000									

File No. 223-253

SALES COMPARISON APPROACH

Elite Appraisals, Inc.
Restricted Appraisal Report

File No. 223-253

RECONCILIATION

Methods and techniques employed: ☒ Sales Comparison Approach ☐ Cost Approach ☐ 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 certification, my (our) opinion of the defined value of the real property that is the subject of this report as of **10/03/2023**, which is the effective date of this appraisal, is:

☒ Single point \$ **87,000** ☐ Range \$ _____ to \$ _____ ☐ Greater than ☐ Less than \$ _____

This appraisal is made ☒ "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 the repairs or alterations have been completed ☐ subject to the following:

CERTIFICATION

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 assumptions 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 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 the parties involved with this assignment.
- The appraiser's engagement in this assignment was not contingent upon developing or reporting predetermined results.
- 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.
- 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*.
- Unless otherwise noted, the appraiser has made a personal inspection of the property that is the subject of this report.
- Unless noted, no one provided significant real property appraisal assistance to the appraiser signing this certification. Significant real property appraisal assistance provided by:

Additional Certifications:


TYPE AND DEFINITION OF VALUE

Type of Value: ☒ Market Value ☐ Other Value: _____

Source of Definition: **Uniform Standards of Professional Appraisal Practice**

Definition of Value: **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

APPRAISER	CO-APPRAISER
Signature: 	Signature: _____
Name: Daniel B. Truax	Name: _____
Company Name: Elite Appraisals, Inc.	Company Name: _____
Company Address: 9568 42nd Ct Pleasant Prairie, WI 53158	Company Address: _____
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: WI	Expiration Date of Certification or License: _____
Expiration Date of Certification or License: 12/14/2023	Date of Signature: _____
Date of Signature and Report: 10/04/2023	Date of Property Viewing: _____
Date of Property Viewing: 10/03/2023	Degree of property viewing: <input type="checkbox"/> Interior and Exterior <input type="checkbox"/> Exterior Only <input type="checkbox"/> Did not personally view
Degree of property viewing: <input type="checkbox"/> Interior and Exterior <input checked="" type="checkbox"/> Exterior Only <input type="checkbox"/> Did not personally view	

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.

USPAP ADDENDUM

File No. 223-253

Borrower: _____

Property Address: 1308 69th St

City: Kenosha County: _____ State: WI Zip Code: 53143

Lender: Kenosha County Clerk

APPRAISAL AND REPORT IDENTIFICATION

This report was prepared under the following USPAP reporting option:

☐ Appraisal Report A written report prepared under Standards Rule 2-2(a).

☒ 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 subject property at the market value stated in this report is: 60


Additional Certifications

☒ I have performed NO services, as an appraiser or in any other capacity, 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, 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

APPRAISER:

Signature: 

Name: Daniel B. Truax

Date Signed: 10/04/2023

State Certification #: 1391-9

or State License #: _____

or Other (describe): _____ State #: _____

State: WI

Expiration Date of Certification or License: 12/14/2023

Effective Date of Appraisal: October 3, 2023

SUPERVISORY APPRAISER (only if required):

Signature: _____

Name: _____

Date Signed: _____

State Certification #: _____

or State License #: _____

State: _____

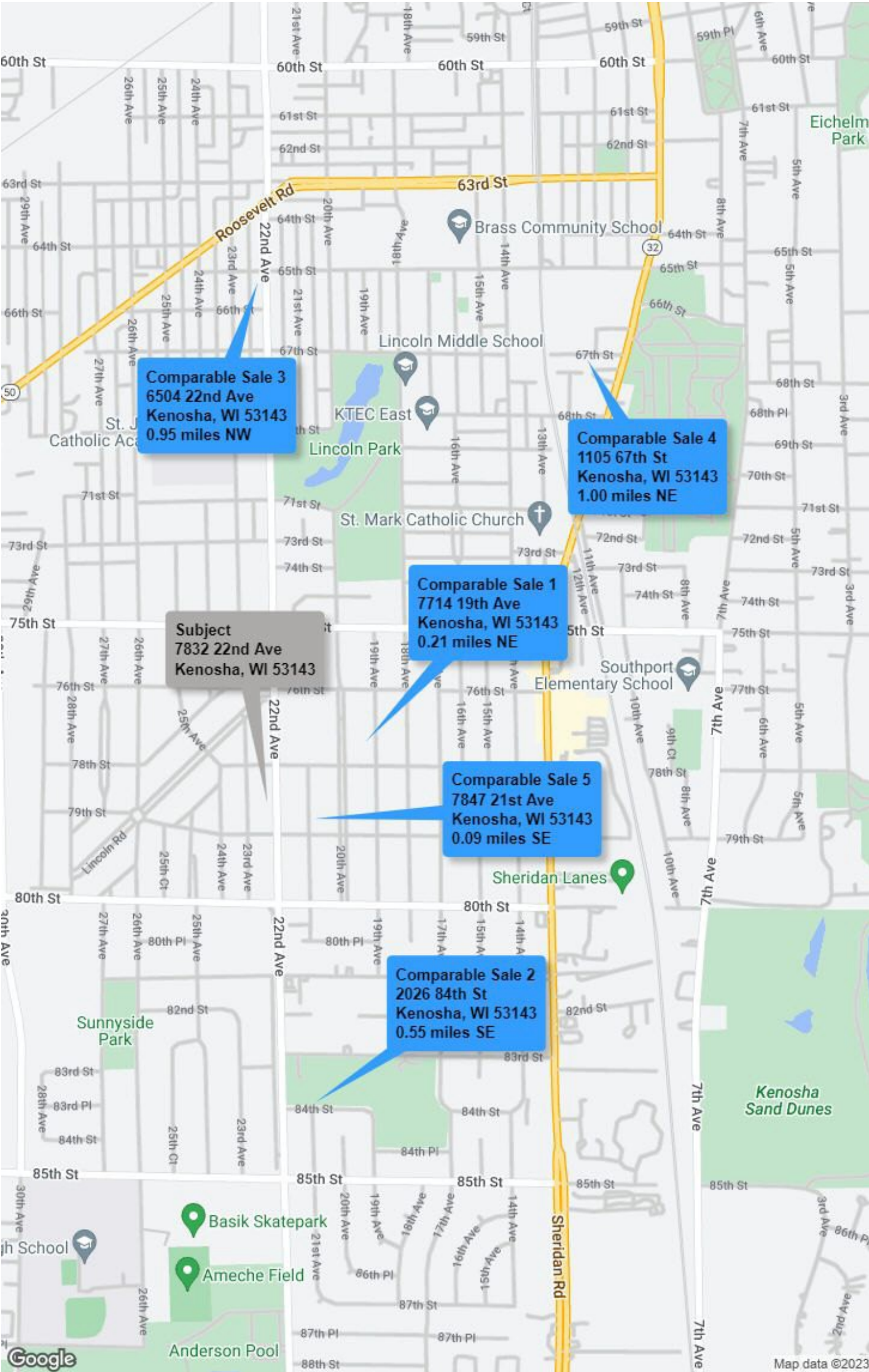
Expiration Date of Certification or License: _____

Supervisory Appraiser inspection of Subject Property:

☐ Did Not ☐ Exterior-only from street ☐ Interior and Exterior

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 No.: 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

Additional Items of Note

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



Defective Roof



Defective Door Sills/Jambs



Defective Soffits/Fascia

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

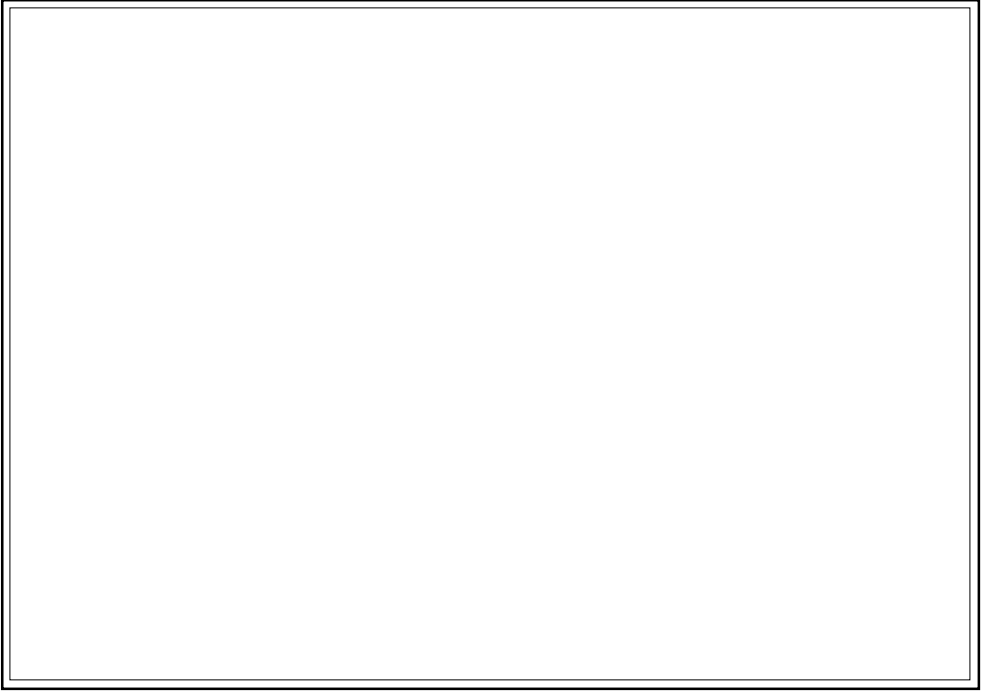
COMPARABLE PROPERTY PHOTO ADDENDUM

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



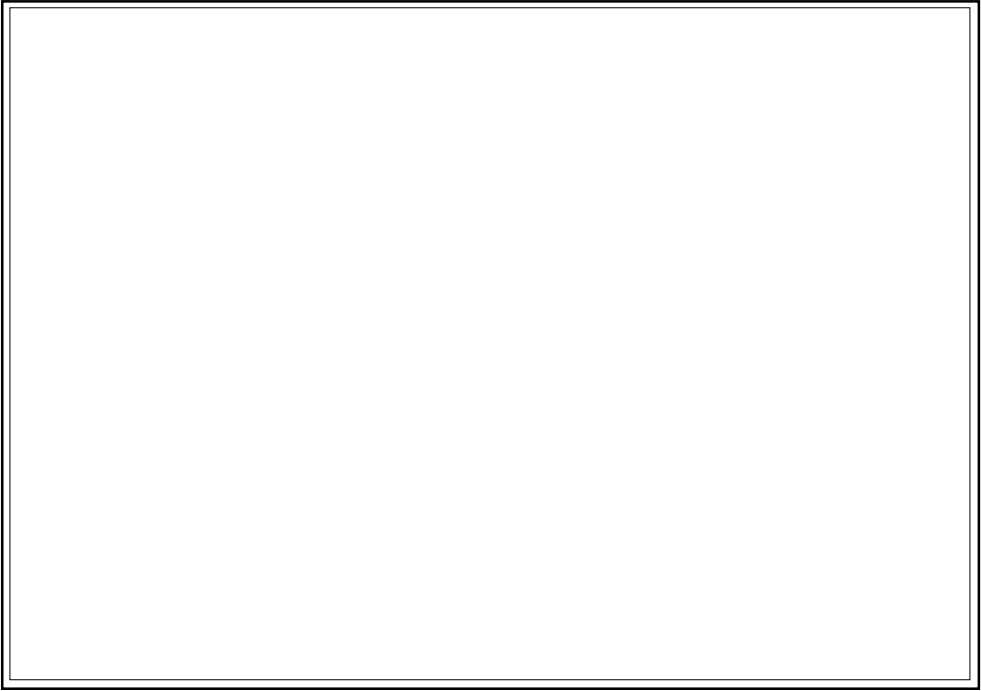
COMPARABLE SALE #4

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: \$

PARCEL #**LEGAL DESCRIPTION****OPENING BID****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.

\$96,000
SOLD AS IS



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



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

Elite Appraisals, Inc.
Restricted Appraisal Report

File No. 223-303

PURPOSE

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 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.

Client Kenosha County ClerkE-mail countyclerk@kenoshacounty.org

Client Address 1010 56th StreetCity KenoshaState WIZip 53140

Intended Use "As-Is" Portfolio Valuation

SUBJECT

Property Address 5312 34th AveCity KenoshaState WIZip 53144

Other Description (APN, Legal, etc.), if applicable 09-222-36-340-019

Property Rights Appraised ☒ Fee Simple ☐ Leasehold ☐ Other (describe)

Subject property existing use: Single-Family ResidentialUse reflected in appraisal: Single-Family Residential

Highest and Best Use: ☒ Existing ☐ Other:

SALES HISTORY

My research ☒ did ☐ did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.

Prior Sale/Transfer: Date 01/06/2023Price \$61,900Source(s) Assessor's Records / WI Dept of Revenue

Analysis of prior sale transfer history of the subject property (and comparable sales, if applicable) The subject last transferred on 01/06/2023 via Tax Deed for a stated value (assessed value) of \$61,900. This is the subject's only sale/transfer within the past 3 years, was distressed in nature and was not publicly offered for sale on the MLS.

Offerings, options and contracts as of the effective date of the appraisal Not listed publicly offered for sale within past 12 months.

COMMENTS

Marketability Comments: The subject generally conforms to the neighborhood in design/style, dwelling square footage, site size, and bedroom/bath count. The subject's of inferior condition in comparison to the predominant housing of the immediate area, as it's been uninhabited for an undetermined period of time but with readily observable forms of significant deferred maintenance which would affect its livability, soundness or structural integrity. 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.

Site Comments: The subject site contains approximately 0.09 acres of residential land (46'x86'), basically level with no apparent adverse site conditions or external factors (easements, environmental conditions, land uses, etc.). The subject site is rectangular in shape and typical in size for the area. The subject site is connected to public water, sewer, gas and electric utilities.

Improvement Comments: See Attached Addendum

SALES COMPARISON APPROACH


FEATURE	SUBJECT	COMPARABLE SALE NO. 1			COMPARABLE SALE NO. 2			COMPARABLE SALE NO. 3		
5312 34th Ave		5110 28th Ave			2608 75th St			6630 37th Ave		
Address Kenosha, WI 53144		Kenosha, WI 53140			Kenosha, WI 53143			Kenosha, WI 53142		
Proximity to Subject		0.40 miles NE			1.50 miles SE			0.91 miles SW		
Sale Price	\$ N/A		\$	94,900		\$	88,000		\$	124,641
Sale Price/Gross Liv. Area	\$ 0.00 sq. ft.	\$ 143.79 sq. ft.			\$ 122.22 sq. ft.			\$ 110.60 sq. ft.		
Data Source(s)		MetroMLS #1818108;DOM 58			Document #: 1944581; DOM 0			MetroMLS #1828940;DOM 8		
Verification Source(s)		Assessor'sRcrds/ListingAgent			Assessor'sRcrds/Appraisal			Assessor'sRcrds/ListingAgent		
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+	(-) \$ Adjustment	DESCRIPTION	+	(-) \$ Adjustment	DESCRIPTION	+	(-) \$ Adjustment
Sale or Financing		Investor;Cash			Investor;Cash			REO;Cash		
Concessions		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	Residential	Residential			Residential			Residential		
Design (Style)	Bungalow	Bungalow			Bungalow			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		
Room Count	4 2 1.0	4 2 1.0	0		4 2 1.0			6 3 1.0	-1,500	
Gross Living Area	20 572 sq. ft.	660 sq. ft.			720 sq. ft.			1,127 sq. ft.	-11,100	
Basement & Finished	Full	Full			Full			Full		
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	None	None			None			None		
Garage/Carport	2 Car Garage	2 Car Garage			1 Car Garage	1,500		2 Car Garage		
Porch/Patio/Deck	Porch	Porch			Porch			Porch/Deck	-1,500	
Net Adjustment (Total)		<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$	0	<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$	5,900	<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$	14,100
Adjusted Sale Price		Net Adj. 0.0%			Net Adj. 6.7%			Net Adj. -11.3%		
of Comparables		Gross Adj. 0.0%	\$	94,900	Gross Adj. 6.7%	\$	93,900	Gross Adj. 11.3%	\$	110,541
Summary of Sales Comparison Approach A value range was established from \$76,700 to \$110,541. 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. *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.										
Indicated Value by Sales Comparison Approach \$ 96,000										

File No. 223-303

SALES COMPARISON APPROACH

Elite Appraisals, Inc.
Restricted Appraisal Report

File No. 223-303

RECONCILIATION	Methods and techniques employed: <input checked="" type="checkbox"/> Sales Comparison Approach <input type="checkbox"/> Cost Approach <input type="checkbox"/> Income Approach <input type="checkbox"/> 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 certification, my (our) opinion of the defined value of the real property that is the subject of this report as of <u>11/27/2023</u> , which is the effective date of this appraisal, is: <input checked="" type="checkbox"/> Single point \$ 96,000 <input type="checkbox"/> Range \$ _____ to \$ _____ <input type="checkbox"/> Greater than <input type="checkbox"/> Less than \$ _____ This appraisal is made <input checked="" type="checkbox"/> "as is," <input type="checkbox"/> subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been completed, <input type="checkbox"/> subject to the following repairs or alterations on the basis of a hypothetical condition that the repairs or alterations have been completed <input type="checkbox"/> subject to the following:	
CERTIFICATION	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 <i>Uniform Standards of Professional Appraisal Practice</i> . 8. Unless otherwise noted, the appraiser has made a personal inspection of the property that is the subject of this report. 9. Unless noted, no one provided significant real property appraisal assistance to the appraiser signing this certification. Significant real property appraisal assistance provided by:	
	Additional Certifications:	
TYPE AND DEFINITION OF VALUE	Type of Value: <input checked="" type="checkbox"/> Market Value <input type="checkbox"/> Other Value: _____ Source of Definition: Uniform Standards of Professional Appraisal Practice Definition of Value: 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	APPRAISER Signature: <u></u> 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 or License # _____ or Other (describe): _____ State #: _____ State: WI Expiration Date of Certification or License: 12/14/2023 Date of Signature and Report: 11/28/2023 Date of Property Viewing: 11/27/2023 Degree of property viewing: <input type="checkbox"/> Interior and Exterior <input checked="" type="checkbox"/> Exterior Only <input type="checkbox"/> Did not personally view	CO-APPRAISER Signature: _____ 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: <input type="checkbox"/> Interior and Exterior <input type="checkbox"/> Exterior Only <input type="checkbox"/> Did not personally view

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.

USPAP ADDENDUM

File No. 223-303

Borrower: _____

Property Address: 5312 34th Ave

City: Kenosha County: _____ State: WI Zip Code: 53144

Lender: Kenosha County Clerk

APPRAISAL AND REPORT IDENTIFICATION

This report was prepared under the following USPAP reporting option:

☐ Appraisal Report

A written report prepared under Standards Rule 2-2(a).

☒ 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 subject property at the market value stated in this report is: 45


Additional Certifications

☒ I have performed **NO** services, as an appraiser or in any other capacity, 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, 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

APPRAISER:

Signature: 

Name: Daniel B. Truax

Date Signed: 11/28/2023

State Certification #: 1391-9

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

SUPERVISORY APPRAISER (only if required):

Signature: _____

Name: _____

Date Signed: _____

State Certification #: _____

or State License #: _____

State: _____

Expiration Date of Certification or License: _____

Supervisory Appraiser inspection of Subject Property:

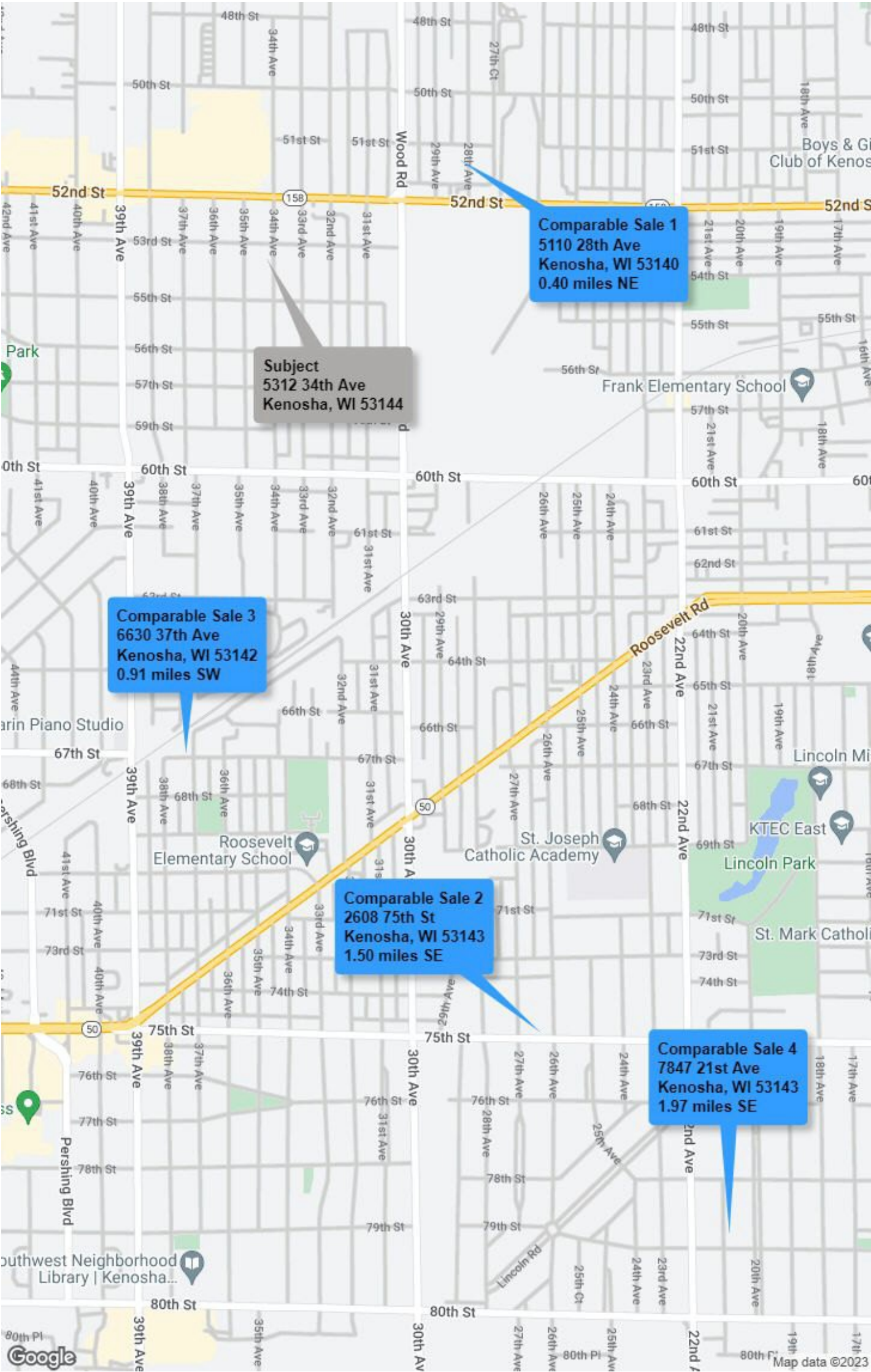
☐ Did Not

☐ Exterior-only from street

☐ Interior and Exterior

LOCATION MAP

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



SUBJECT PROPERTY PHOTO ADDENDUM

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



FRONT VIEW OF
SUBJECT PROPERTY

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



REAR VIEW OF
SUBJECT PROPERTY



STREET SCENE

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



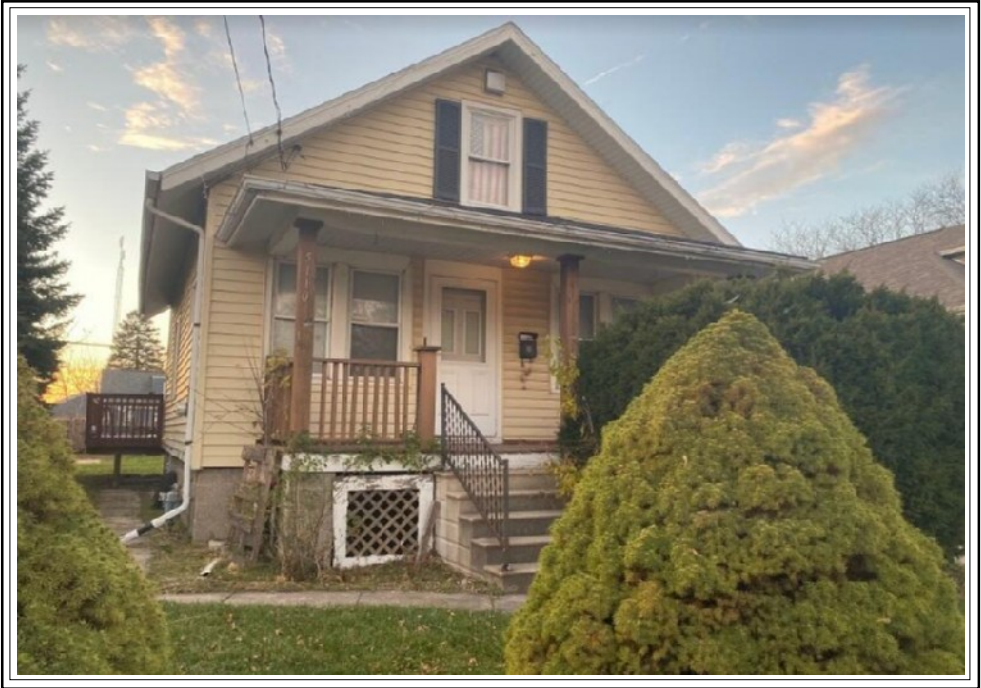
Defective Garage Components
Roof, soffits/fascia, door



Basement Window
Possible vermin/exterior elements infiltration

COMPARABLE PROPERTY PHOTO ADDENDUM

Client: Kenosha County Clerk	File No.: 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

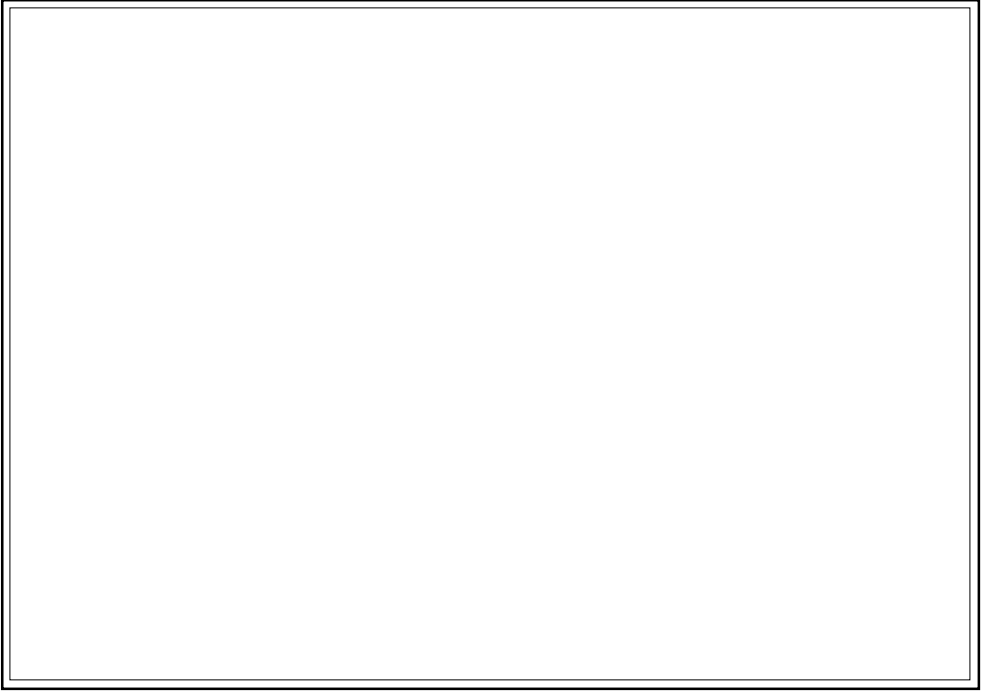
COMPARABLE PROPERTY PHOTO ADDENDUM

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



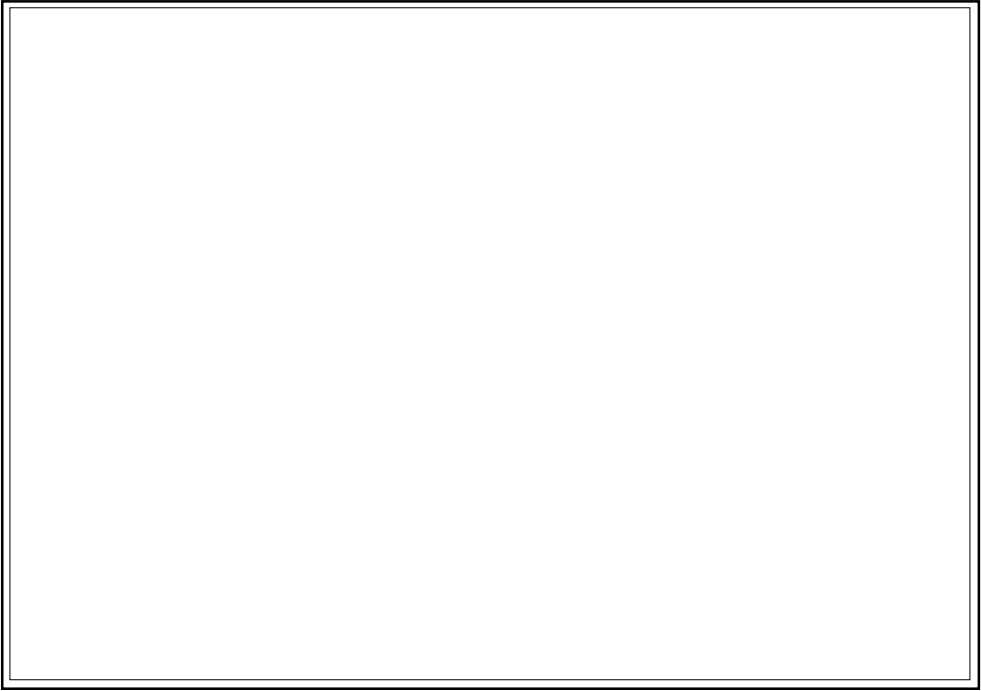
COMPARABLE SALE #4

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: \$

PARCEL #**LEGAL DESCRIPTION****OPENING BID**

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'

\$86,000
SOLD AS IS



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

Elite Appraisals, Inc.
Restricted Appraisal Report

File No. 223-304


PURPOSE	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 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.												
	Client Kenosha County Clerk			E-mail countyclerk@kenoshacounty.org									
	Client Address 1010 56th Street			City Kenosha			State WI			Zip 53140			
	Intended Use "As-Is" Portfolio Valuation												
SUBJECT	Property Address 5722 36th Ave			City Kenosha			State WI			Zip 53144			
	Other Description (APN, Legal, etc.), if applicable 09-222-36-362-010												
	Property Rights Appraised <input checked="" type="checkbox"/> Fee Simple <input type="checkbox"/> Leasehold <input type="checkbox"/> Other (describe)												
	Subject property existing use: Single-Family Residential Use reflected in appraisal: Single-Family Residential												
SALES HISTORY	Highest and Best Use: <input checked="" type="checkbox"/> Existing <input type="checkbox"/> Other:												
	My research <input checked="" type="checkbox"/> did <input type="checkbox"/> did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.												
	Prior Sale/Transfer: Date 01/06/2023 Price \$60,200 Source(s) Assessor's Records / WI Dept of Revenue												
	Analysis of prior sale transfer history of the subject property (and comparable sales, if applicable) The subject last transferred on 01/06/2023 via Tax Deed for a stated value (assessed value) of \$60,200. This is the subject's only sale/transfer within the past 3 years, was distressed in nature and was not publicly offered for sale on the MLS.												
COMMENTS	Offerings, options and contracts as of the effective date of the appraisal Not listed publicly offered for sale within past 12 months.												
	Marketability Comments: The subject generally conforms to the neighborhood in design/style, dwelling square footage, site size, and bedroom/bath count. The subject's of inferior condition in comparison to the predominant housing of the immediate area, as it's been uninhabited for an undetermined period of time but with readily observable forms of significant deferred maintenance which would affect its livability, soundness or structural integrity. 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.												
	Site Comments: The subject site contains approximately 0.13 acres of residential land (50'x117'), basically level with no apparent adverse site conditions or external factors (easements, environmental conditions, land uses, etc.). The subject site is rectangular in shape and typical in size for the area. The subject site is connected to public water, sewer, gas and electric utilities.												
	Improvement Comments: See Attached Addendum												
SALES COMPARISON APPROACH	FEATURE		SUBJECT		COMPARABLE SALE NO. 1			COMPARABLE SALE NO. 2			COMPARABLE SALE NO. 3		
	5722 36th Ave				5914 40th Ave			7702 16th Ave			3715 28th St		
	Address Kenosha, WI 53144				Kenosha, WI 53144			Kenosha, WI 53143			Kenosha, WI 53144		
	Proximity to Subject				0.26 miles SW			1.80 miles SE			2.09 miles NW		
	Sale Price		\$ N/A					\$ 76,000					
	Sale Price/Gross Liv. Area		\$ 0.00 sq. ft.		\$ 119.50 sq. ft.						\$ 128.13 sq. ft.		
	Data Source(s)				Doc#: 1939020;DOM 0			Document #: 1935648; DOM 0			MetroMLS #1817844;DOM 4		
	Verification Source(s)				Assessor's Records			Assessor's Records			Assessor'sRcrds/ListingAgent		
	VALUE ADJUSTMENTS		DESCRIPTION		DESCRIPTION			+(-) \$ Adjustment			DESCRIPTION		
	Sale or Financing				Investor;Cash						Investor;Cash		
	Concessions				None Known						None Known		
	Date of Sale/Time				11/04/2022						08/31/2022		
											5,100		
	Location		Residential		Residential						Residential		
	Leasehold/Fee Simple		Fee Simple		Fee Simple						Fee Simple		
	Site		5850 sf		7138 sf						4264 sf		
	View		Residential		Resid/Comm			4,100			Residential		
	Design (Style)		Ranch		Ranch						Bungalow		
	Quality of Construction		FiberCmnt/Alm/Avg		Vinyl/Average						Frame/Average		
	Actual Age		100a/30e		75a/30e						100a/30e		
	Condition		Average-Fair		Average-Fair						Average-Fair		
	Above Grade		Total Bdrms Baths		Total Bdrms Baths						Total Bdrms Baths		
	Room Count		3 1 1.0		3 1 1.0						3 1 1.0		
	Gross Living Area		20 794 sq. ft.		636 sq. ft.			3,160			640 sq. ft.		
											3,080		
	Basement & Finished		None		None						-5,000		
	Rooms Below Grade		N/A		N/A						None		
	Functional Utility		Typical		Typical						Typical		
	Heating/Cooling		FWA/None		FWA/None						FWA/CAC		
	Energy Efficient Items		None		None						None		
	Garage/Carport		1 Car Garage		1 Car Garage						1 Car Garage		
	Porch/Patio/Deck		Patio		Patio						Porch		
											Deck		
Net Adjustment (Total)				<input checked="" type="checkbox"/> + <input type="checkbox"/> -			\$ 7,260			<input checked="" type="checkbox"/> + <input type="checkbox"/> -			
										\$ 3,180			
Adjusted Sale Price				Net Adj. 9.6%						Net Adj. 3.9%			
of Comparables				Gross Adj. 9.6%			\$ 83,260			Gross Adj. 16.1%			
										\$ 85,180			
Summary of Sales Comparison Approach		See Attached Addendum											
Indicated Value by Sales Comparison Approach \$ 86,000													

File No. 223-304

SALES COMPARISON APPROACH

Elite Appraisals, Inc.
Restricted Appraisal Report

File No. 223-304

RECONCILIATION	Methods and techniques employed: <input checked="" type="checkbox"/> Sales Comparison Approach <input type="checkbox"/> Cost Approach <input type="checkbox"/> Income Approach <input type="checkbox"/> 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 certification, my (our) opinion of the defined value of the real property that is the subject of this report as of <u>11/27/2023</u> , which is the effective date of this appraisal, is: <input checked="" type="checkbox"/> Single point \$ 86,000 <input type="checkbox"/> Range \$ _____ to \$ _____ <input type="checkbox"/> Greater than <input type="checkbox"/> Less than \$ _____ This appraisal is made <input checked="" type="checkbox"/> "as is," <input type="checkbox"/> subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been completed, <input type="checkbox"/> subject to the following repairs or alterations on the basis of a hypothetical condition that the repairs or alterations have been completed <input type="checkbox"/> subject to the following:	
CERTIFICATION	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 <i>Uniform Standards of Professional Appraisal Practice</i> . 8. Unless otherwise noted, the appraiser has made a personal inspection of the property that is the subject of this report. 9. Unless noted, no one provided significant real property appraisal assistance to the appraiser signing this certification. Significant real property appraisal assistance provided by:	
	Additional Certifications:	
TYPE AND DEFINITION OF VALUE	Type of Value: <input checked="" type="checkbox"/> Market Value <input type="checkbox"/> Other Value: _____ Source of Definition: Uniform Standards of Professional Appraisal Practice Definition of Value: 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	APPRAISER Signature: <u></u> 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 or License # _____ or Other (describe): _____ State #: _____ State: WI Expiration Date of Certification or License: 12/14/2023 Date of Signature and Report: 11/28/2023 Date of Property Viewing: 11/27/2023 Degree of property viewing: <input type="checkbox"/> Interior and Exterior <input checked="" type="checkbox"/> Exterior Only <input type="checkbox"/> Did not personally view	CO-APPRAISER Signature: _____ 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: <input type="checkbox"/> Interior and Exterior <input type="checkbox"/> Exterior Only <input type="checkbox"/> Did not personally view

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.

USPAP ADDENDUM

File No. 223-304

Borrower: _____

Property Address: **5722 36th Ave**

City: **Kenosha** County: _____ State: **WI** Zip Code: **53144**

Lender: **Kenosha County Clerk**

APPRAISAL AND REPORT IDENTIFICATION

This report was prepared under the following USPAP reporting option:

☐ Appraisal Report

A written report prepared under Standards Rule 2-2(a).

☒ 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 subject property at the market value stated in this report is: **45**


Additional Certifications

☒ I have performed **NO** services, as an appraiser or in any other capacity, 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, 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

APPRAISER:

Signature: 

Name: **Daniel B. Truax**

Date Signed: **11/28/2023**

State Certification #: **1391-9**

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**

SUPERVISORY APPRAISER (only if required):

Signature: _____

Name: _____

Date Signed: _____

State Certification #: _____

or State License #: _____

State: _____

Expiration Date of Certification or License: _____

Supervisory Appraiser inspection of Subject Property:

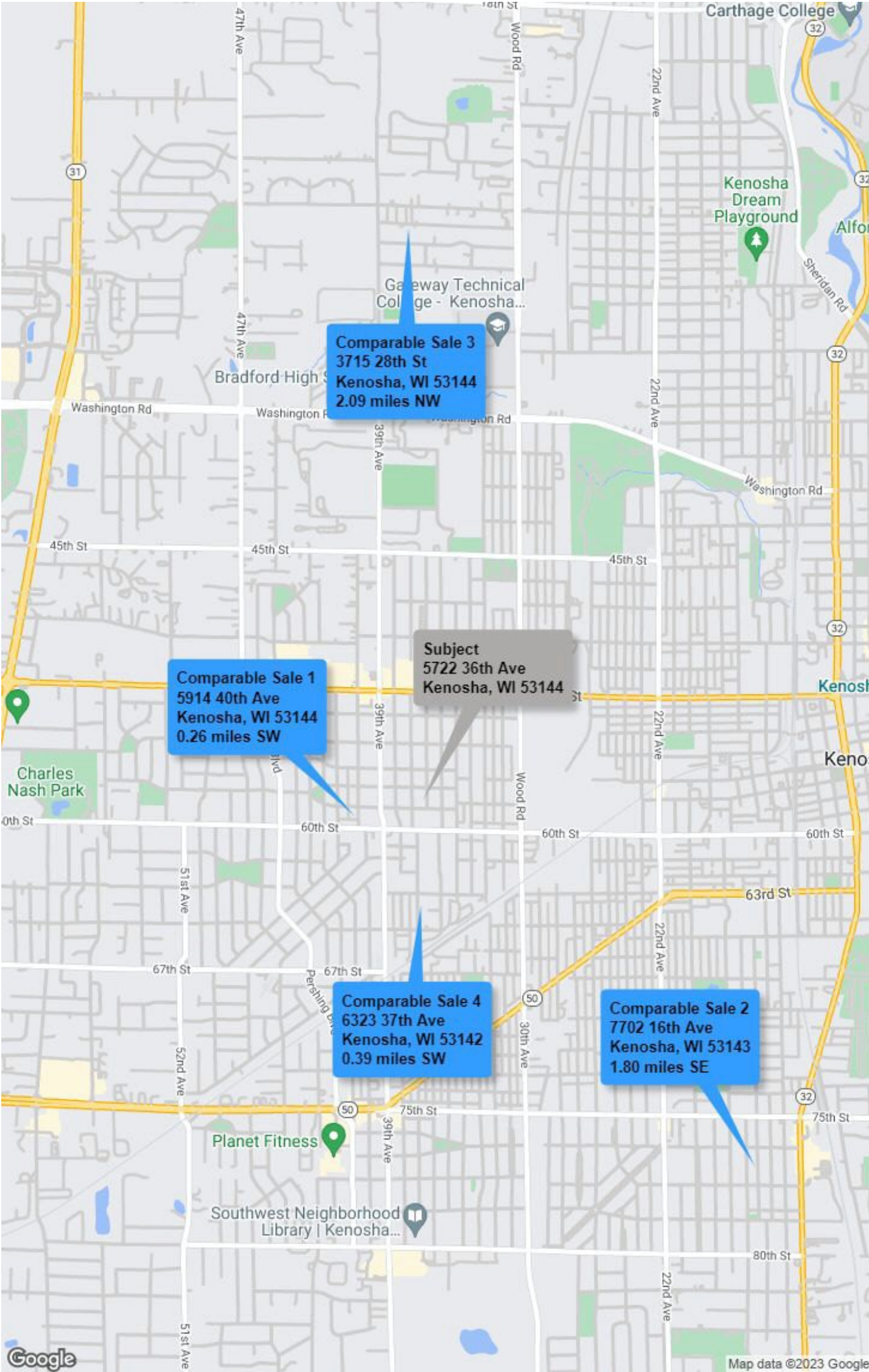
☐ Did Not

☐ Exterior-only from street

☐ Interior and Exterior

LOCATION MAP

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: WI 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.: 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

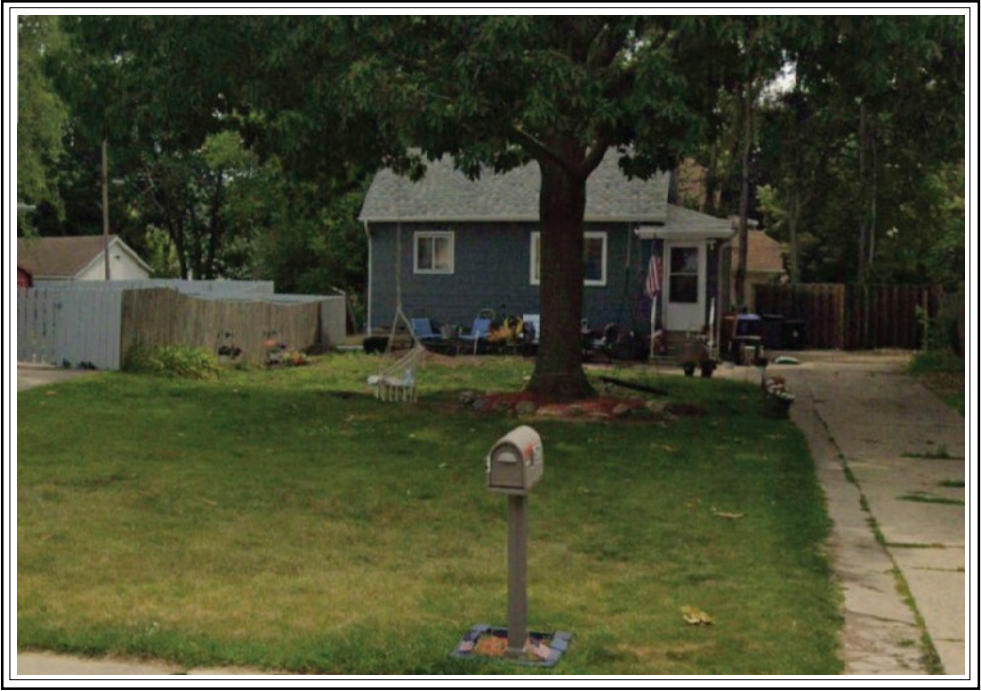


COMPARABLE SALE #3

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

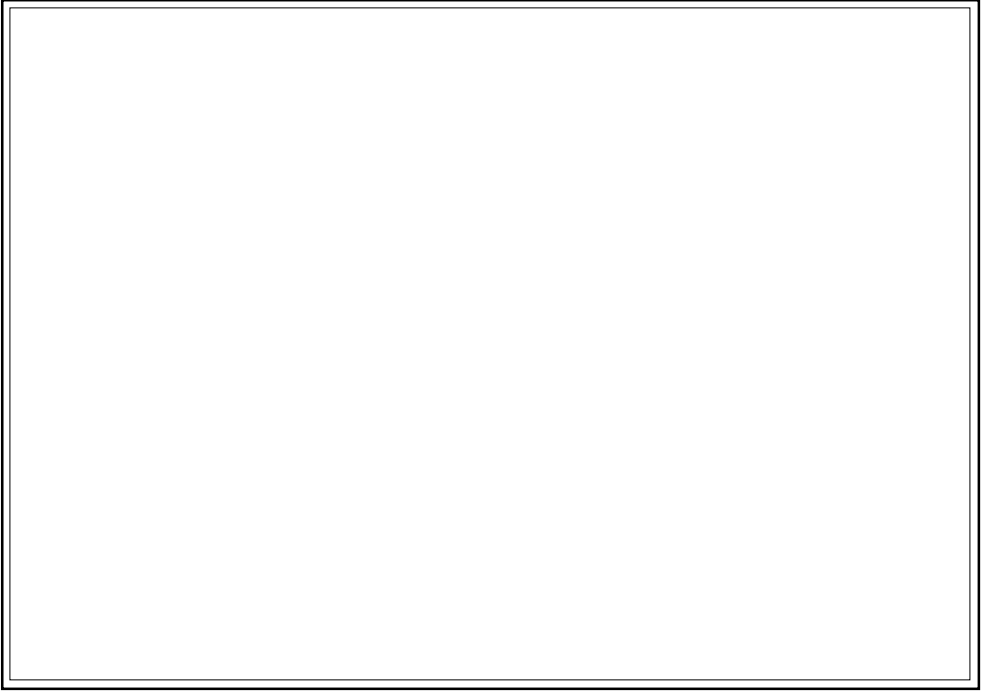
COMPARABLE PROPERTY PHOTO ADDENDUM

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



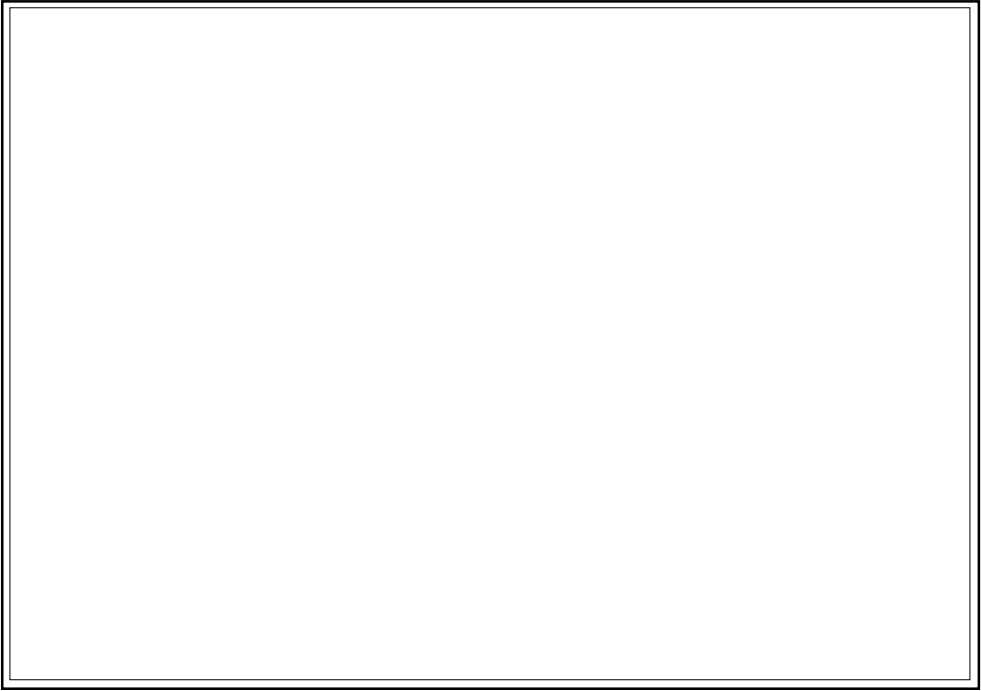
COMPARABLE SALE #4

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: \$

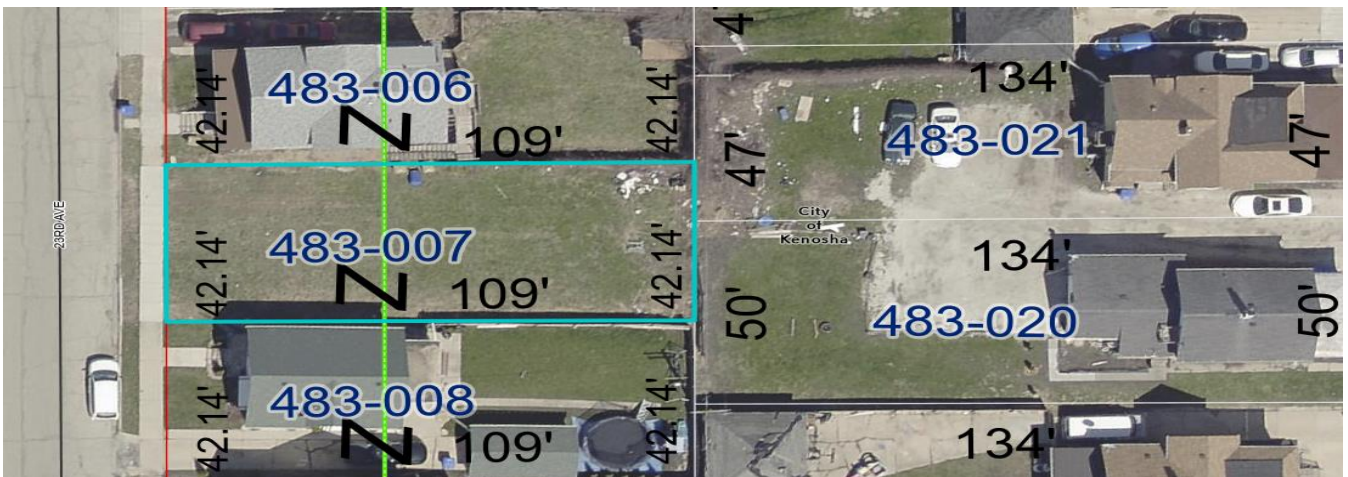
PARCEL #**LEGAL DESCRIPTION****OPENING BID**

09-222-36-483-007

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



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.



Daniel B. Truax

Elite Appraisals, Inc.
Land Appraisal Report

File No. 223-305

PURPOSE

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.
Client Name/Intended User **Kenosha County Clerk** E-mail **countyclerk@kenoshacounty.org**
Client Address **1010 56th Street** City **Kenosha** State **WI** Zip **53140**
Additional Intended User(s)

Intended Use **"As-Is" Portfolio Valuation**

SUBJECT

Property Address **5805 23rd Ave** City **Kenosha** State **WI** Zip **53140**
Owner of Public Record **County Of Kenosha** County **Kenosha**
Legal Description **Pt Of Blk 1 Vetter's Sub Of Pt Of Se 1/4 Sec 36 T 2 R 22 Com 368 4/7 FT1**
Assessor's Parcel # **09-222-36-483-007** Tax Year **2022** R.E. Taxes \$ **944.77**
Neighborhood Name **Columbus** Map Reference **29404** Census Tract **0011.00**
Property Rights Appraised ☒ Fee Simple ☐ Leasehold ☐ Other (describe)

SALES HISTORY

My research ☒ did ☐ did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.
Prior Sale/Transfer: Date **01/06/2023** Price **\$11,900** Source(s) **Assessor's Records / WI Dept of Revenue**
Analysis of prior sale or transfer history of the subject property (and comparable sales, if applicable) **The subject last transferred on 01/06/2023 via Tax Deed for a stated value (assessed value) of \$11,900. This is the subject's only sale/transfer within the past 3 years, was distressed in nature and was not publicly offered for sale on the MLS.**

Offerings, options and contracts as of the effective date of the appraisal **Not listed publicly offered for sale within past 12 months.**

NEIGHBORHOOD

Neighborhood Characteristics			One-Unit Housing Trends			One-Unit Housing		Present Land Use %	
Location	<input checked="" type="checkbox"/> Urban	<input type="checkbox"/> Suburban <input type="checkbox"/> Rural	Property Values	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable <input type="checkbox"/> Declining	PRICE	AGE	One-Unit	60 %
Built-Up	<input checked="" type="checkbox"/> Over 75%	<input type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%	Demand/Supply	<input type="checkbox"/> Shortage	<input checked="" type="checkbox"/> In Balance <input type="checkbox"/> Over Supply	\$(000)	(yrs)	2-4 Unit	10 %
Growth	<input type="checkbox"/> Rapid	<input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow	Marketing Time	<input checked="" type="checkbox"/> Under 3 mths	<input type="checkbox"/> 3-6 mths <input type="checkbox"/> Over 6 mths	50 Low	0	Multi-Family	10 %
Neighborhood Boundaries See Attached Addendum						350+ High	185	Commercial	10 %
						215 Pred.	90	Other	10 %

Neighborhood Description **There are no apparent adverse factors which should affect the subject's marketability. The properties are maintained on an average to good basis. Amenities and conveniences such as schools, shopping, recreation and employment are readily available.**

Market Conditions (including support for the above conclusions) **Residential 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.**

SITE

Dimensions **42x109** Area **4578 sf** Shape **Rectangular** View **Residential**
Specific Zoning Classification **M-1** Zoning Description **See Attached Addendum**
Zoning Compliance ☒ Legal ☐ Legal Nonconforming (Grandfathered Use) ☐ No Zoning ☐ Illegal (describe)
Highest and best use of the subject property **Highest and best use was determined as light manufacturing, commercial and/or retail uses under current zoning as this meets the 4 tests (legal, feasible, possible, max. production).**

Utilities	Public	Other (describe)	Public	Other (describe)	Off-site Improvements—Type	Public	Private
Electricity	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Water	<input checked="" type="checkbox"/>	Street Asphalt	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Gas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Sanitary Sewer	<input checked="" type="checkbox"/>	Alley	<input type="checkbox"/>	<input type="checkbox"/>

FEMA Special Flood Hazard Area ☐ Yes ☒ No FEMA Flood Zone **X** FEMA Map # **55059C0204D** FEMA Map Date **06-19-2012**
Site Comments **See Attached Addendum**

MARKET DATA ANALYSIS

ITEM	SUBJECT	COMPARABLE NO. 1		COMPARABLE NO. 2		COMPARABLE NO. 3	
Address	5805 23rd Ave Kenosha, WI 53140	6721 14th Ave Kenosha, WI 53143		4001 13th Ave Kenosha, WI 53140		2624 63rd St Kenosha, WI 53143	
Proximity to subject		0.82 miles SE		1.40 miles NE		0.37 miles SW	
Sales Price	\$		\$ 18,000		\$ 40,000		\$ 19,900
Price \$ /	0		3		6		1
Data Source		MetroMLS #1821777;DOM 215		MetroMLS #179525;DOM 100		MetroMLS #1524400;DOM 18	
Date of Sale and	DESCRIPTION	DESCRIPTION	+(-) Adjust.	DESCRIPTION	+(-) Adjust.	DESCRIPTION	+(-) Adjust.
Time Adjustment		08/25/2023		04/27/2022	3,200	12/12/2017	5,900
Location	Urban	Urban		Urban		Urban	
Site/View	4578sf / Res/Com	6600sf/Res/Com	0	6224sf/RXR/Com		13362sf/Res/Com	-4,400
Zoning	M-1	M-2		M-1		M-1	
Sales or Financing							
Concessions							
Net Adj. (Total)		<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 0	<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 3,200	<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 1,500
Indicated Value		Net Adj. 0.0%		Net Adj. 8.0%		Net Adj. 7.5%	
of Subject		Gross Adj. 0.0%	\$ 18,000	Gross Adj. 8.0%	\$ 36,800	Gross Adj. 51.8%	\$ 21,400
Summary of Sales Comparrison Approach See Attached Addendum							

RECONCILIATION

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 the subject of this report as of **11/27/2023**, which is the effective date of this appraisal, is:
☒ Single point \$ **25,000** ☐ Range \$ _____ to \$ _____ ☐ Greater than ☐ Less than \$ _____
This appraisal is made ☒ "as is," ☐ subject to the following: _____

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 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: ☒ 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.

ADDRESS OF THE PROPERTY APPRAISED:

5805 23rd Ave

Kenosha, WI 53140

EFFECTIVE DATE OF THE APPRAISAL: 11/27/2023

APPRAISED VALUE OF THE SUBJECT PROPERTY \$ 25,000

APPRAISER

Signature: Daniel B. Truax

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

or License #

or Other (describe): State #:

State: WI

Expiration Date of Certification or License: 12/14/2023

Date of Signature and Report: 11/28/2023

Date of Property Viewing: 11/27/2023

Degree of property viewing:

☒ Did personally view ☐ Did not personally view

SUPERVISORY APPRAISER

Signature:

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:

☐ Did personally view ☐ Did not personally view

USPAP ADDENDUM

File No. 223-305

Borrower: _____

Property Address: 5805 23rd Ave

City: KenoshaCounty: KenoshaState: WIZip Code: 53140

Lender: Kenosha County Clerk

APPRAISAL AND REPORT IDENTIFICATION

This report was prepared under the following USPAP reporting option:

☐ Appraisal Report

A written report prepared under Standards Rule 2-2(a).

☒ 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 subject property at the market value stated in this report is: 65


Additional Certifications

☒ I have performed NO services, as an appraiser or in any other capacity, 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, 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

APPRAISER:

Signature: 

Name: Daniel B. Truax

Date Signed: 11/28/2023

State Certification #: 1391-9

or State License #: _____

or Other (describe): _____ State #: _____

State: WI

Expiration Date of Certification or License: 12/14/2023

Effective Date of Appraisal: 11/27/2023

SUPERVISORY APPRAISER (only if required):

Signature: _____

Name: _____

Date Signed: _____

State Certification #: _____

or State License #: _____

State: _____

Expiration Date of Certification or License: _____

Supervisory Appraiser inspection of Subject Property:

☐ Did Not

☐ Exterior-only from street

☐ Interior and Exterior

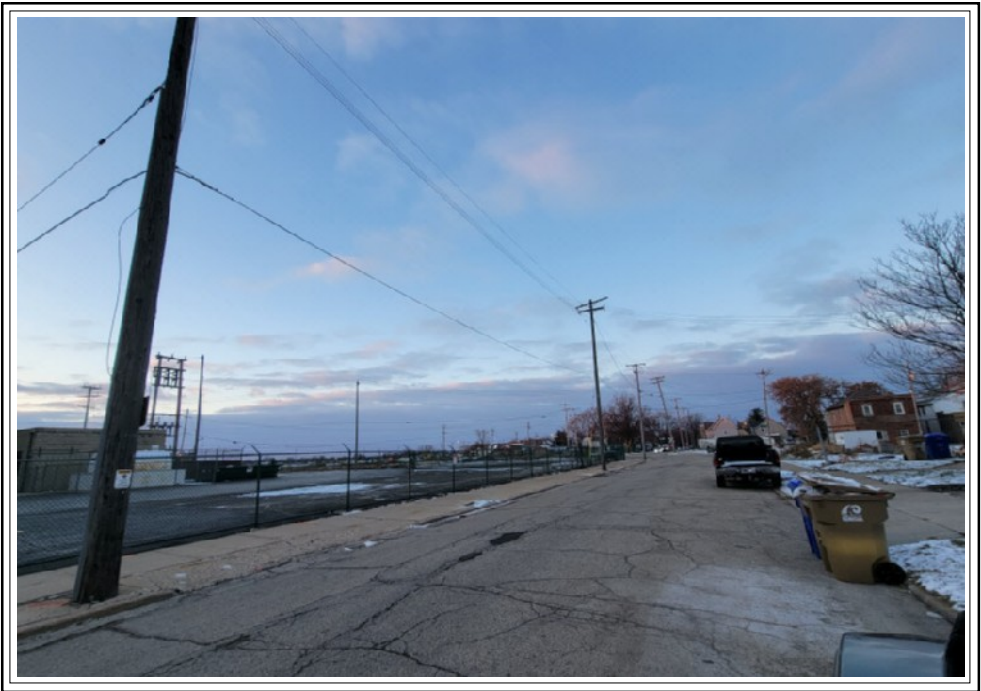
SUBJECT PROPERTY PHOTO ADDENDUM

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



FRONT VIEW OF
SUBJECT PROPERTY

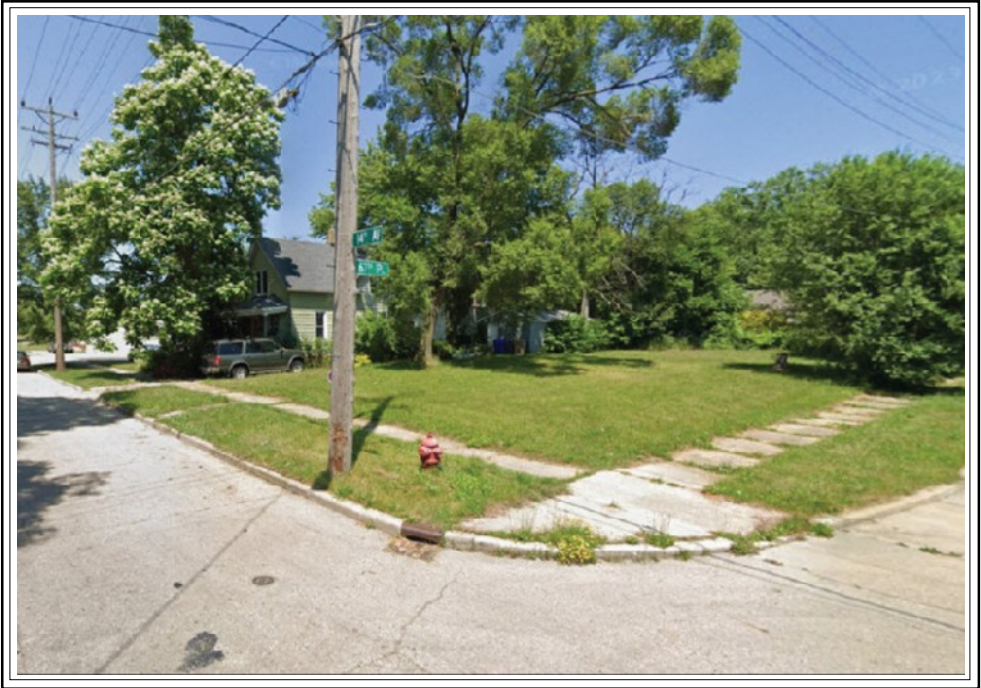
Appraised Date: November 27, 2023
Appraised Value: \$ 25,000



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



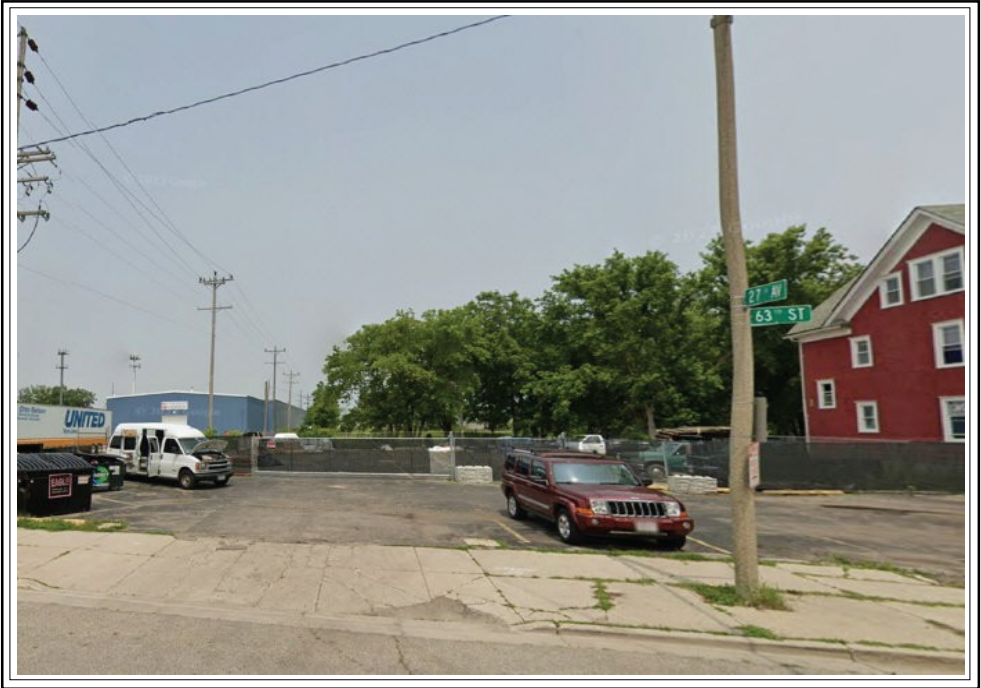
COMPARABLE SALE #1

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

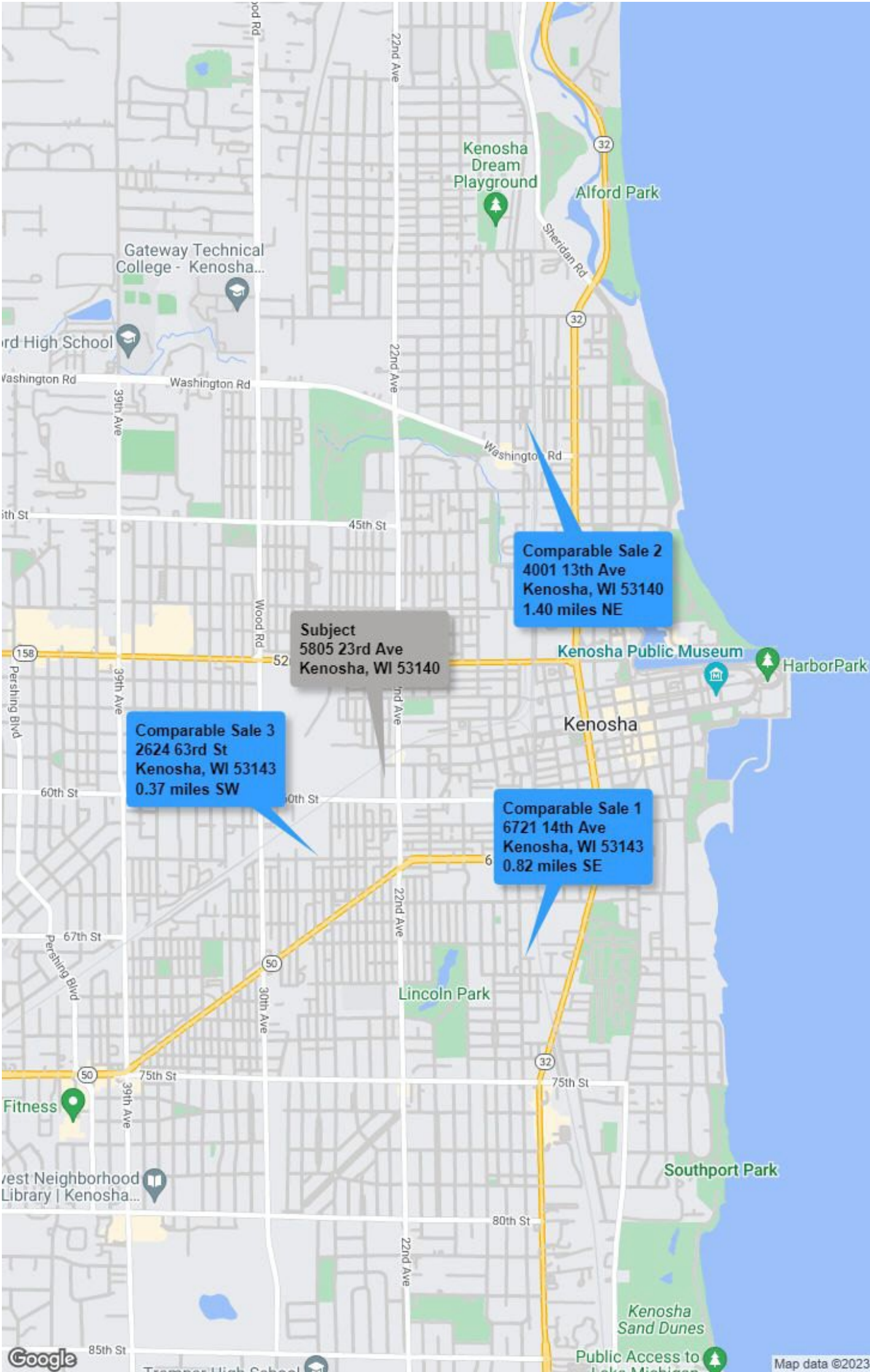


COMPARABLE SALE #3

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

LOCATION MAP

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

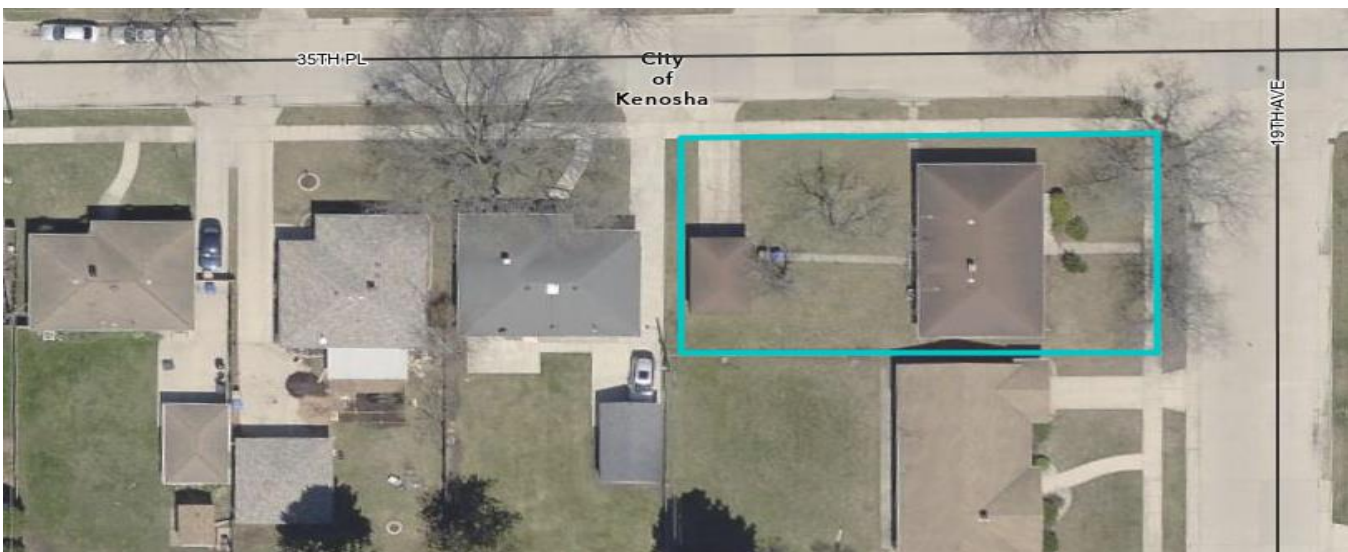


PARCEL #**LEGAL DESCRIPTION****OPENING BID****11-223-30-254-014**

Lot Twelve (12), Block Two (2) of GARDEN HOMES UNIT 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'

\$198,000
SOLD AS IS



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

Elite Appraisals, Inc.
Restricted Appraisal Report

File No. 223-306

PURPOSE

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 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.

Client Kenosha County ClerkE-mail countyclerk@kenoshacounty.org

Client Address 1010 56th StreetCity KenoshaState WIZip 53140

Intended Use "As-Is" Portfolio Valuation

SUBJECT

Property Address 3538 19th AveCity KenoshaState WIZip 53140

Other Description (APN, Legal, etc.), if applicable 11-223-30-254-014

Property Rights Appraised ☒ Fee Simple ☐ Leasehold ☐ Other (describe)

Subject property existing use: Single-Family ResidentialUse reflected in appraisal: Single-Family Residential

Highest and Best Use: ☒ Existing ☐ Other:

SALES HISTORY

My research ☒ did ☐ did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.

Prior Sale/Transfer: Date 01/06/2023Price \$137,000Source(s) Assessor's Records / WI Dept of Revenue

Analysis of prior sale transfer history of the subject property (and comparable sales, if applicable) The subject last transferred on 01/06/2023 via Tax Deed for a stated value (assessed value) of \$137,000. This is the subject's only sale/transfer within the past 3 years, was distressed in nature and was not publicly offered for sale on the MLS.

Offerings, options and contracts as of the effective date of the appraisal Not listed publicly offered for sale within past 12 months.

COMMENTS

Marketability Comments: The subject generally conforms to the neighborhood in design/style, dwelling square footage, site size, and bedroom/bath count. The subject's of inferior condition in comparison to the predominant housing of the immediate area, as it's been uninhabited for an undetermined period of time but with readily observable forms of significant deferred maintenance which would affect its livability, soundness or structural integrity. 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.

Site Comments: The subject site contains approximately 0.19 acres of residential land (68'x120'), basically level with no apparent adverse site conditions or external factors (easements, environmental conditions, land uses, etc.). The subject site is rectangular in shape and typical in size for the area. The subject site is connected to public water, sewer, gas and electric utilities.

Improvement Comments: See Attached Addendum

SALES COMPARISON APPROACH

FEATURE	SUBJECT	COMPARABLE SALE NO. 1			COMPARABLE SALE NO. 2			COMPARABLE SALE NO. 3		
3538 19th Ave		3550 Sheridan Rd			3602 18th Ave			1514 22nd St		
Address Kenosha, WI 53140		Kenosha, WI 53140			Kenosha, WI 53140			Kenosha, WI 53140		
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 #1819558;DOM 2			MetroMLS #1802518;DOM 6			MetroMLS #1816488;DOM 8		
Verification Source(s)		Assessor'sRcrds/Appraisal			Assssr'sRcrds/ListingAgent			Assssr'sRcrds/ListingAgent		
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+() \$ Adjustment	DESCRIPTION	+() \$ Adjustment	DESCRIPTION	+() \$ Adjustment			
Sale or Financing		Estate;Conv		Estate;VA		Estate;Conv				
Concessions		None Known		\$10,000	-10,000	None Known				
Date of Sale/Time		12/03/2022		12/16/2022		12/09/2022				
Location	Residential	Resid/BusyRoad	10,000	Residential		Residential				
Leasehold/Fee Simple	Fee Simple	Fee Simple		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 Area20	1,296 sq. ft.	1,134 sq. ft.	3,240	1,915 sq. ft.	-12,380	1,106 sq. ft.	3,800			
Basement & Finished	Full	Full		Full		Full				
Rooms Below Grade	*Unfinished	*Unfinished		*Unfinished		*Unfinished				
Functional Utility	Typical	Typical		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	Patio	-1,500	Porch/Patio	-3,000			
Net Adjustment (Total)	<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 8,740	<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ 31,380	<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ 2,200				
Adjusted Sale Price	Net Adj. 4.4%		Net Adj. -14.3%		Net Adj. -1.0%					
of Comparables	Gross Adj. 8.9%	\$ 208,640	Gross Adj. 14.3%	\$ 188,620	Gross Adj. 14.6%	\$ 212,800				
Summary of Sales Comparison Approach A value range was established from \$152,100 to \$212,800. 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. *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.										
Indicated Value by Sales Comparison Approach \$ 198,000										

File No. 223-306

SALES COMPARISON APPROACH

Elite Appraisals, Inc.
Restricted Appraisal Report

File No. 223-306

RECONCILIATION

Methods and techniques employed: ☒ Sales Comparison Approach ☐ Cost Approach ☐ 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 certification, my (our) opinion of the defined value of the real property that is the subject of this report as of 11/27/2023, which is the effective date of this appraisal, is:

☒ Single point \$ **198,000** ☐ Range \$ _____ to \$ _____ ☐ Greater than ☐ Less than \$ _____

This appraisal is made ☒ "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 the repairs or alterations have been completed ☐ subject to the following:

CERTIFICATION

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 assumptions 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 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 the parties involved with this assignment.
- The appraiser's engagement in this assignment was not contingent upon developing or reporting predetermined results.
- 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.
- 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*.
- Unless otherwise noted, the appraiser has made a personal inspection of the property that is the subject of this report.
- Unless noted, no one provided significant real property appraisal assistance to the appraiser signing this certification. Significant real property appraisal assistance provided by:

Additional Certifications:


TYPE AND DEFINITION OF VALUE

Type of Value: ☒ Market Value ☐ Other Value: _____

Source of Definition: **Uniform Standards of Professional Appraisal Practice**

Definition of Value: **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

APPRAISER	CO-APPRAISER
Signature: 	Signature: _____
Name: Daniel B. Truax	Name: _____
Company Name: Elite Appraisals, Inc.	Company Name: _____
Company Address: 9568 42nd Ct Pleasant Prairie, WI 53158	Company Address: _____
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: WI	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: <input type="checkbox"/> Interior and Exterior <input type="checkbox"/> Exterior Only <input type="checkbox"/> Did not personally view
Degree of property viewing: <input type="checkbox"/> Interior and Exterior <input checked="" type="checkbox"/> Exterior Only <input type="checkbox"/> Did not personally view	

ADDENDUM

Client: Kenosha County Clerk		File No.: 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.

USPAP ADDENDUM

File No. 223-306

Borrower: _____

Property Address: 3538 19th Ave

City: Kenosha County: _____ State: WI Zip Code: 53140

Lender: Kenosha County Clerk

APPRAISAL AND REPORT IDENTIFICATION

This report was prepared under the following USPAP reporting option:

☐ Appraisal Report

A written report prepared under Standards Rule 2-2(a).

☒ 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 subject property at the market value stated in this report is: 45


Additional Certifications

☒ I have performed NO services, as an appraiser or in any other capacity, 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, 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

APPRAISER:

Signature: 

Name: Daniel B. Truax

Date Signed: 11/28/2023

State Certification #: 1391-9

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

SUPERVISORY APPRAISER (only if required):

Signature: _____

Name: _____

Date Signed: _____

State Certification #: _____

or State License #: _____

State: _____

Expiration Date of Certification or License: _____

Supervisory Appraiser inspection of Subject Property:

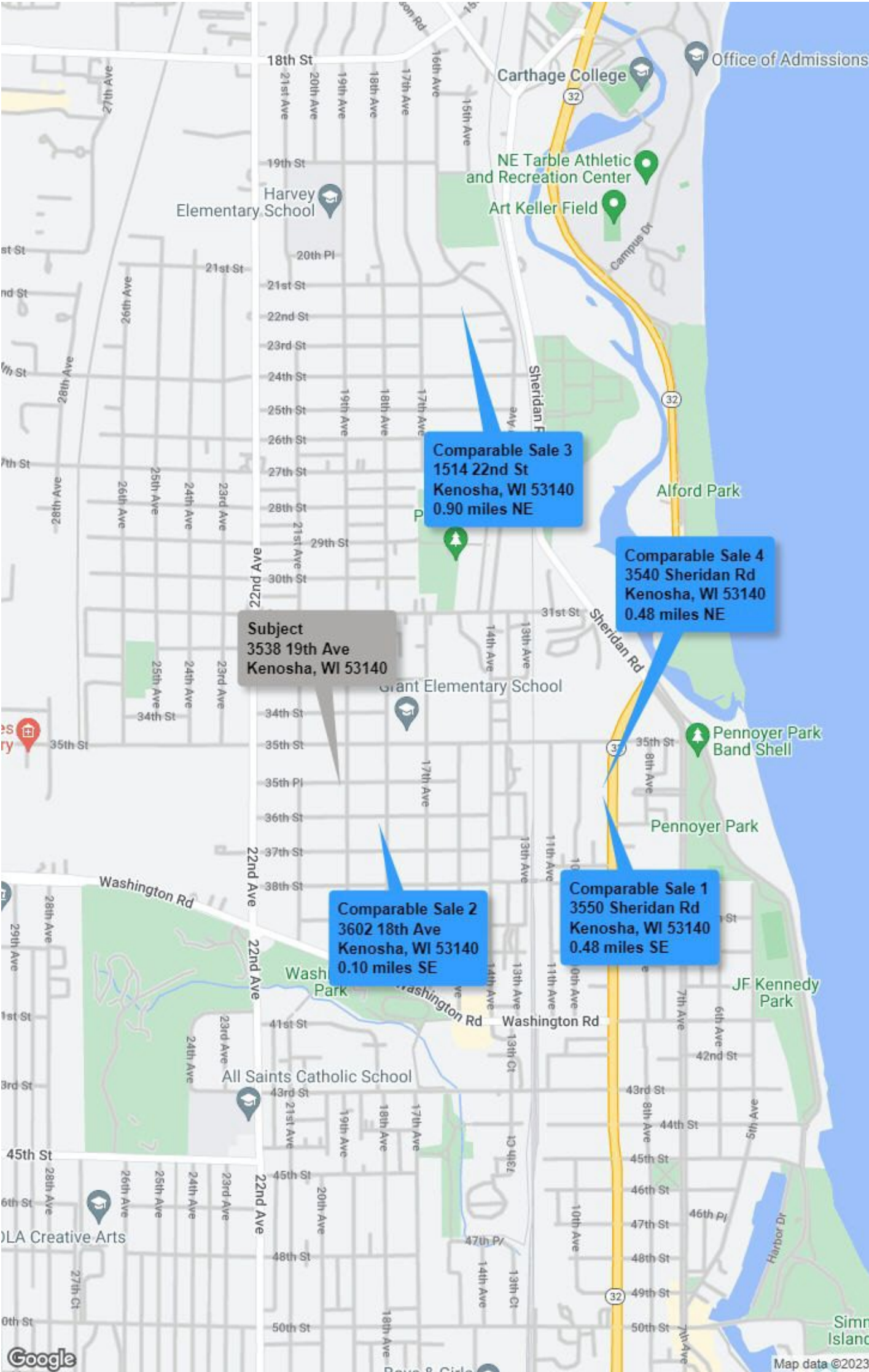
☐ Did Not

☐ Exterior-only from street

☐ Interior and Exterior

LOCATION MAP

Client: Kenosha County Clerk	File No.: 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	State: WI Zip: 53140



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	Case No.:
City: Kenosha	State: WI Zip: 53140



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

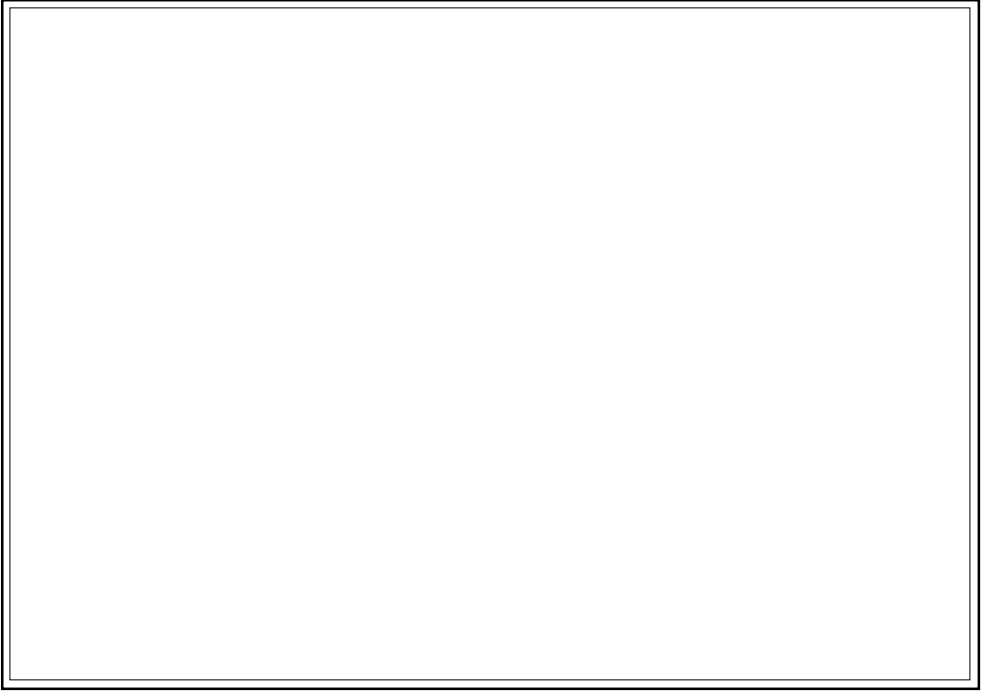
COMPARABLE PROPERTY PHOTO ADDENDUM

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



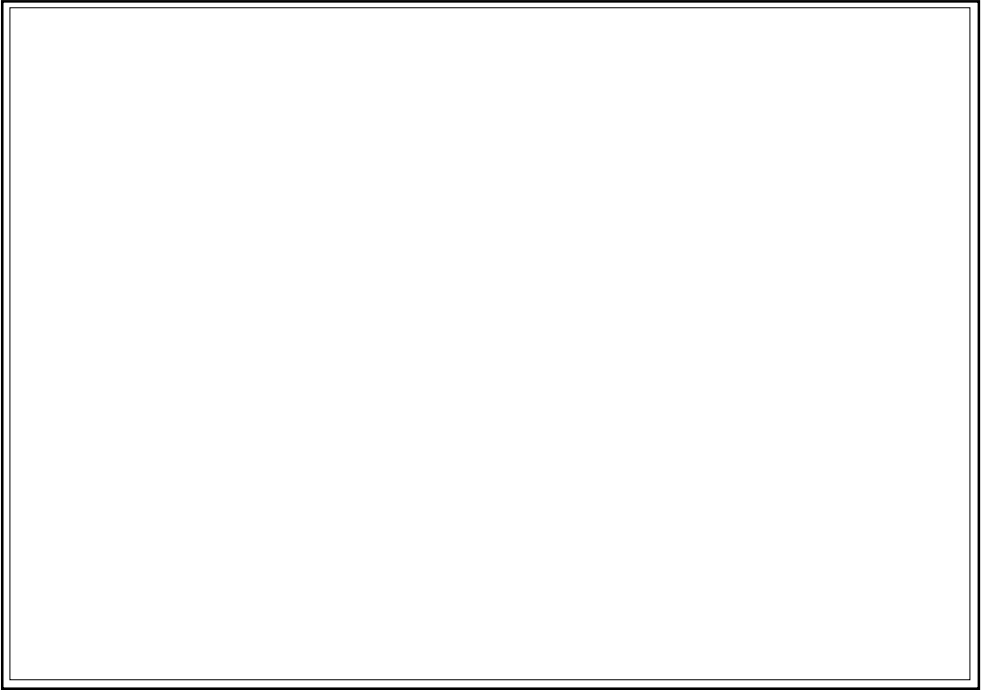
COMPARABLE SALE #4

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

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.

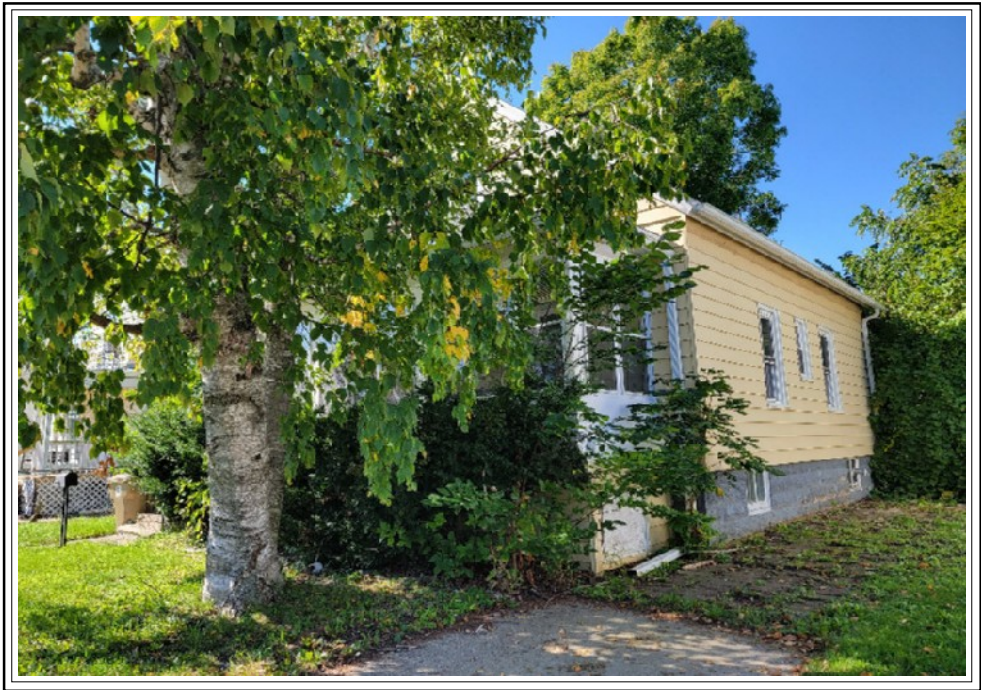
PROPERTY ADDRESS: 4710 18th Ave

LOT SIZE: 50 X 118

**\$113,400
SOLD AS IS**



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

Elite Appraisals, Inc.
Restricted Appraisal Report

File No. 223-256

PURPOSE

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 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.

Client Kenosha County ClerkE-mail countyclerk@kenoshacounty.org

Client Address 1010 56th StreetCity KenoshaState WIZip 53140

Intended Use "As-Is" Portfolio Valuation

SUBJECT

Property Address 4710 18th AveCity KenoshaState WIZip 53140

Other Description (APN, Legal, etc.), if applicable 12-223-31-236-022

Property Rights Appraised ☒ Fee Simple ☐ Leasehold ☐ Other (describe)

Subject property existing use: Single-Family ResidentialUse reflected in appraisal: Single-Family Residential

Highest and Best Use: ☒ Existing ☐ Other:

SALES HISTORY

My research ☒ did ☐ did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.

Prior Sale/Transfer: Date 01/06/2023Price \$87,500Source(s) Assessor's Records / WI Dept of Revenue

Analysis of prior sale transfer history of the subject property (and comparable sales, if applicable) The subject last transferred on 01/06/2023 via Tax Deed for a stated value (assessed value) of \$87,500. This is the subject's only sale/transfer within the past 3 years, was distressed in nature and was not publicly offered for sale on the MLS.

Offerings, options and contracts as of the effective date of the appraisal Not listed publicly offered for sale within past 12 months.

COMMENTS

Marketability Comments: The subject generally conforms to the neighborhood in design/style, dwelling square footage, site size, and bedroom/bath count. The subject's of inferior condition in comparison to the predominant housing of the immediate area, as it's been uninhabited for an undetermined period of time but with readily observable forms of significant deferred maintenance which would affect its livability, soundness or structural integrity. 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.

Site Comments: The subject site contains approximately 0.14 acres of residential land (50'x118'), basically level with no apparent adverse site conditions or external factors (easements, environmental conditions, land uses, etc.). The subject site is rectangular in shape and typical in size for the area. The subject site is connected to public water, sewer, gas and electric utilities.

Improvement Comments: See Attached Addendum

SALES COMPARISON APPROACH

FEATURE	SUBJECT	COMPARABLE SALE NO. 1		COMPARABLE SALE NO. 2		COMPARABLE SALE NO. 3	
4710 18th Ave		6807 27th Ave		1703 59th St		5041 33rd Ave	
Address Kenosha, WI 53143		Kenosha, WI 53143		Kenosha, WI 53140		Kenosha, WI 53144	
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 #1823480;DOM 12		MetroMLS #1846517;DOM 22		MetroMLS #1836022;DOM 43	
Verification Source(s)		Assessor'sRcrds/ListingAgent		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		Vinyl/Average		Vinyl/Average	
Actual Age	98a/30e	106a/30e		115a/30e		106a/35e	6,300
Condition	Average-Fair	Average-Fair		Average-Fair		Fair	**
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 Area20	1,269 sq. ft.	1,236 sq. ft.		1,233 sq. ft.		1,152 sq. ft.	2,340
Basement & Finished	Full	Full		Full		Full	
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	Patio/Deck	
Net Adjustment (Total)	<input checked="" type="checkbox"/> + <input type="checkbox"/> -	<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 0	<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ 3,000	<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 7,140
Adjusted Sale Price		Net Adj. 0.0%		Net Adj. -3.2%		Net Adj. 5.7%	
of Comparables		Gross Adj. 2.3%	\$ 130,200	Gross Adj. 6.3%	\$ 92,000	Gross Adj. 8.1%	\$ 132,140
Summary of Sales Comparison Approach A value range was established from \$113,000 to \$130,500. 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. *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.							
Indicated Value by Sales Comparison Approach \$ 126,000							

Elite Appraisals, Inc.
Restricted Appraisal Report

File No. 223-256

SALES COMPARISON APPROACH

FEATURE	SUBJECT			COMPARABLE SALE NO. 4				COMPARABLE SALE NO. 5				COMPARABLE SALE NO. 6			
4710 18th Ave				4439 17th Ave				5014 14th Ave							
Address Kenosha, WI 53143				Kenosha, WI 53140				Kenosha, WI 53140							
Proximity to Subject				0.15 miles NE				0.25 miles SE							
Sale Price		\$ N/A				\$ 92,000				\$ 137,000				\$	
Sale Price/Gross Liv. Area		\$ 0.00 sq. ft.		\$ 67.75 sq. ft.				\$ 77.49 sq. ft.				\$		sq. ft.	
Data Source(s)				MetroMLS #1816301;DOM 3				MetroMLS #1830054;DOM 43							
Verification Source(s)				Assessor'sRcrds/ListingAgent				Assessor'sRcrds/ListingAgent							
VALUE ADJUSTMENTS		DESCRIPTION		DESCRIPTION		+(-) \$ Adjustment		DESCRIPTION		+(-) \$ Adjustment		DESCRIPTION		+(-) \$ Adjustment	
Sale or Financing Concessions				Investor;Cash None Known				Investor;Cash None Known							
Date of Sale/Time				11/09/2022				05/22/2023							
Location		Residential		Residential				Resid/Complex		6,900					
Leasehold/Fee Simple		Fee Simple		Fee Simple				Fee Simple							
Site		5900 sf		11718 sf		-2,000		5280 sf							
View		Residential		Residential				N;Res;							
Design (Style)		Bungalow		Colonial				Colonial							
Quality of Construction		Aluminum/Avg		Vinyl/Average				Vinyl/Average							
Actual Age		98a/30e		122a/35e		4,600		116a/30e							
Condition		Average-Fair		Fair		**		Average-Fair							
Above Grade		Total	Bdrms.	Baths	Total	Bdrms.	Baths		Total	Bdrms.	Baths		Total	Bdrms.	Baths
Room Count		6	3	1.0	6	3	1.1		10	6	2.0	-7,500			
Gross Living Area		20 1,269 sq. ft.		1,358 sq. ft.				1,768 sq. ft.		-9,980		sq. ft.			
Basement & Finished Rooms Below Grade		Full *Unfinished		Full *Unfinished				Full *Unfinished							
Functional Utility		Typical		Typical				Typical							
Heating/Cooling		FWA/None		FWA/CAC				FWA/None							
Energy Efficient Items		None		None				Furnace, Etc.							
Garage/Carport		1 Car Garage		2 Car Garage		-1,500		1dw		1,500					
Porch/Patio/Deck		Porch/Patio		Deck/Patio				Porch		1,500					
Net Adjustment (Total)				<input checked="" type="checkbox"/> + <input type="checkbox"/> -		\$ 1,100		<input type="checkbox"/> + <input checked="" type="checkbox"/> -		\$ 7,580		<input type="checkbox"/> + <input type="checkbox"/> -		\$	
Adjusted Sale Price of Comparables				Net Adj. 1.2%				Net Adj. -5.5%				Net Adj. %			
				Gross Adj. 8.8%		\$ 93,100		Gross Adj. 20.0%		\$ 129,420		Gross Adj. %		\$	
Summary of Sales Comparison Approach															

Elite Appraisals, Inc.
Restricted Appraisal Report

File No. 223-256

RECONCILIATION

Methods and techniques employed: ☒ Sales Comparison Approach ☐ Cost Approach ☐ 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 certification, my (our) opinion of the defined value of the real property that is the subject of this report as of 10/03/2023, which is the effective date of this appraisal, is:

☒ Single point \$ 126,000 ☐ Range \$ _____ to \$ _____ ☐ Greater than ☐ Less than \$ _____

This appraisal is made ☒ "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 the repairs or alterations have been completed ☐ subject to the following:

CERTIFICATION

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 assumptions 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 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 the parties involved with this assignment.
- The appraiser's engagement in this assignment was not contingent upon developing or reporting predetermined results.
- 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.
- 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*.
- Unless otherwise noted, the appraiser has made a personal inspection of the property that is the subject of this report.
- Unless noted, no one provided significant real property appraisal assistance to the appraiser signing this certification. Significant real property appraisal assistance provided by:

Additional Certifications:


TYPE AND DEFINITION OF VALUE

Type of Value: ☒ Market Value ☐ Other Value: _____

Source of Definition: **Uniform Standards of Professional Appraisal Practice**

Definition of Value: **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

APPRAISER	CO-APPRAISER
Signature: 	Signature: _____
Name: Daniel B. Truax	Name: _____
Company Name: Elite Appraisals, Inc.	Company Name: _____
Company Address: 9568 42nd Ct Pleasant Prairie, WI 53158	Company Address: _____
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: WI	Expiration Date of Certification or License: _____
Expiration Date of Certification or License: 12/14/2023	Date of Signature: _____
Date of Signature and Report: 10/04/2023	Date of Property Viewing: _____
Date of Property Viewing: 10/03/2023	Degree of property viewing: <input type="checkbox"/> Interior and Exterior <input type="checkbox"/> Exterior Only <input type="checkbox"/> Did not personally view
Degree of property viewing: <input type="checkbox"/> Interior and Exterior <input checked="" type="checkbox"/> Exterior Only <input type="checkbox"/> Did not personally view	

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 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.

USPAP ADDENDUM

File No. 223-256

Borrower: _____

Property Address: 4710 18th Ave

City: Kenosha County: _____ State: WI Zip Code: 53140

Lender: Kenosha County Clerk

APPRAISAL AND REPORT IDENTIFICATION

This report was prepared under the following USPAP reporting option:

☐ Appraisal Report A written report prepared under Standards Rule 2-2(a).

☒ 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 subject property at the market value stated in this report is: 65


Additional Certifications

☒ I have performed NO services, as an appraiser or in any other capacity, 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, 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

APPRAISER:

Signature: 

Name: Daniel B. Truax

Date Signed: 10/04/2023

State Certification #: 1391-9

or State License #: _____

or Other (describe): _____ State #: _____

State: WI

Expiration Date of Certification or License: 12/14/2023

Effective Date of Appraisal: October 3, 2023

SUPERVISORY APPRAISER (only if required):

Signature: _____

Name: _____

Date Signed: _____

State Certification #: _____

or State License #: _____

State: _____

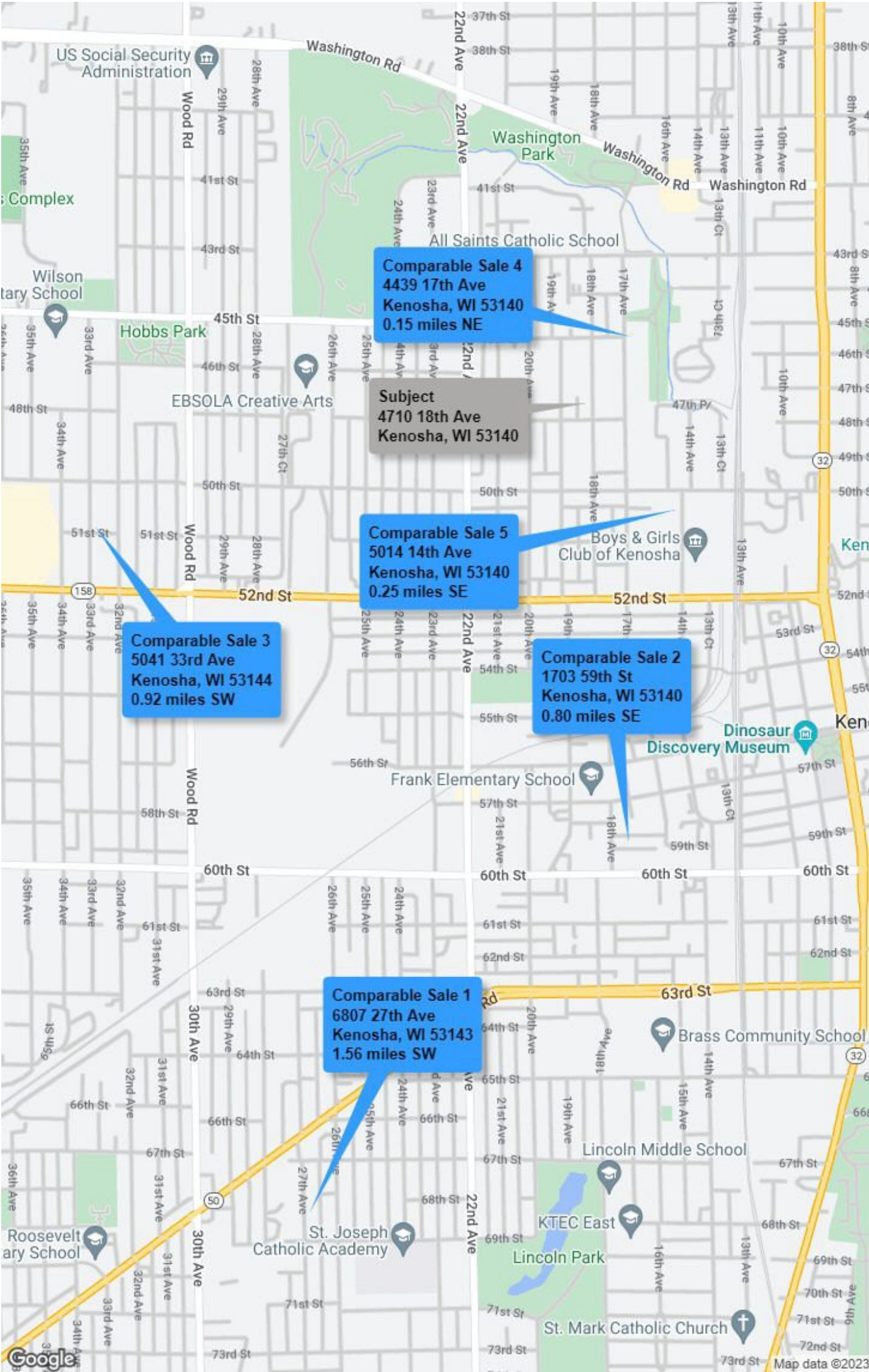
Expiration Date of Certification or License: _____

Supervisory Appraiser inspection of Subject Property:

☐ Did Not ☐ Exterior-only from street ☐ Interior and Exterior

LOCATION MAP

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



SUBJECT PROPERTY PHOTO ADDENDUM

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

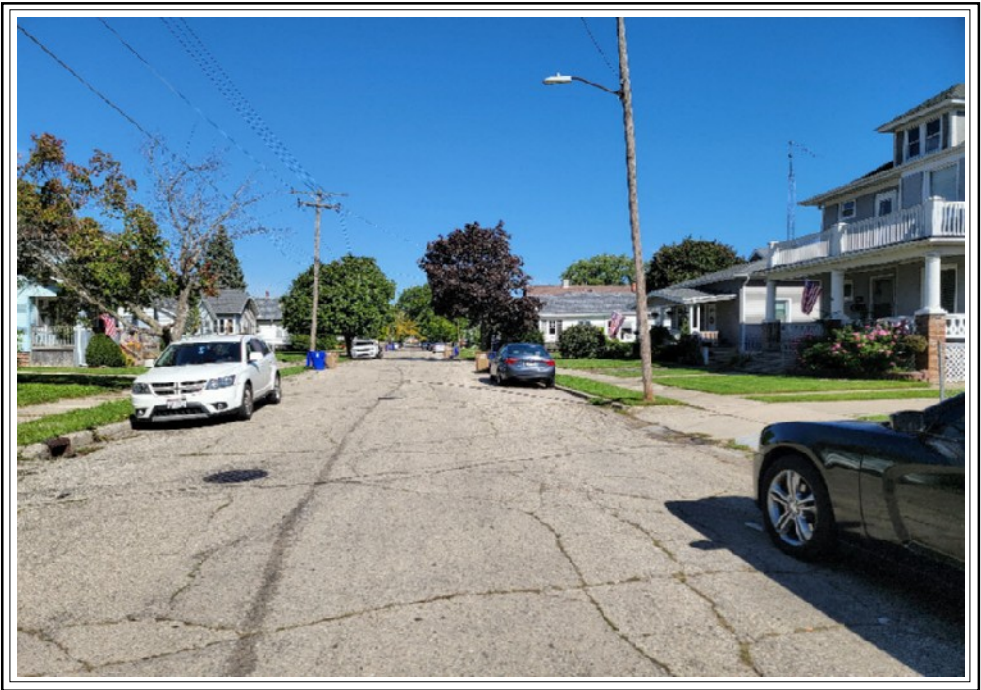


FRONT VIEW OF
SUBJECT PROPERTY

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



REAR VIEW OF
SUBJECT PROPERTY



STREET SCENE

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



Defective Approach Steps



Defective Approach Steps

COMPARABLE PROPERTY PHOTO ADDENDUM

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



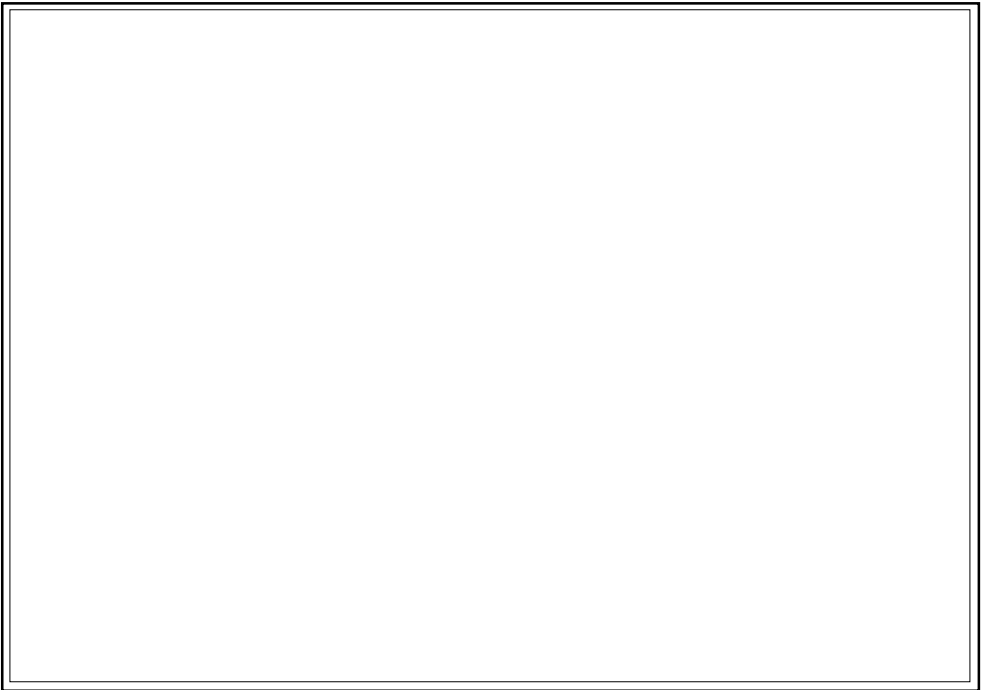
COMPARABLE SALE #4

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**



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.
Restricted Appraisal Report


File No. 223-257

PURPOSE	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 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.												
PURPOSE	Client Kenosha County Clerk					E-mail countyclerk@kenoshacounty.org							
	Client Address 1010 56th Street					City Kenosha		State WI		Zip 53140			
	Intended Use "As-Is" Portfolio Valuation												
SUBJECT	Property Address 5106 14th Ave					City Kenosha		State WI		Zip 53140			
	Other Description (APN, Legal, etc.), if applicable 12-223-31-277-036												
	Property Rights Appraised <input checked="" type="checkbox"/> Fee Simple <input type="checkbox"/> Leasehold <input type="checkbox"/> Other (describe)												
	Subject property existing use: Single-Family Residential					Use reflected in appraisal: Single-Family Residential							
SALES HISTORY	Highest and Best Use: <input checked="" type="checkbox"/> Existing <input type="checkbox"/> Other:												
	My research <input checked="" type="checkbox"/> did <input type="checkbox"/> did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.												
	Prior Sale/Transfer: Date 01/06/2023		Price \$26,100		Source(s) Assessor's Records / WI Dept of Revenue								
	Analysis of prior sale transfer history of the subject property (and comparable sales, if applicable) The subject last transferred on 01/06/2023 via Tax Deed for a stated value of \$26,100. This is the subject's only sale/transfer within the past 3 years, was distressed in nature and was not publicly offered for sale on the MLS.												
COMMENTS	Offerings, options and contracts as of the effective date of the appraisal Not listed publicly offered for sale within past 12 months.												
	Marketability Comments: The subject generally conforms to the neighborhood in design/style, dwelling square footage, site size, and bedroom/bath count. The subject's of inferior condition in comparison to the predominant housing of the immediate area, as it's been uninhabited for an undetermined period of time but with readily observable forms of significant deferred maintenance which would affect its livability, soundness or structural integrity. 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.												
	Site Comments: See Attached Addendum												
	Improvement Comments: See Attached Addendum												
SALES COMPARISON APPROACH	FEATURE		SUBJECT		COMPARABLE SALE NO. 1			COMPARABLE SALE NO. 2			COMPARABLE SALE NO. 3		
	5106 14th Ave		Kenosha, WI 53143		6912 30th Ave Kenosha, WI 53142			4811 16th Ave Kenosha, WI 53140			1504 69th St Kenosha, WI 53143		
	Proximity to Subject				1.54 miles SW			0.22 miles NW			1.27 miles SE		
	Sale Price		\$ N/A		\$ 35,000			\$ 50,000			\$ 45,000		
	Sale Price/Gross Liv. Area		\$ 0.00 sq. ft.		\$ 28.14 sq. ft.			\$ 34.01 sq. ft.			\$ 34.30 sq. ft.		
	Data Source(s)				MetroMLS #1684936;DOM 158			MetroMLS #1717008;DOM 3			MetroMLS #1783964;DOM 4		
	Verification Source(s)				Assessor's Rcrds/Listing Agent			Assessor's Rcrds/Listing Agent			Assessor's Rcrds/Listing Agent		
	VALUE ADJUSTMENTS		DESCRIPTION		DESCRIPTION			DESCRIPTION			DESCRIPTION		
	Sale or Financing				Investor;Cash			Investor;Cash			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			Residential		
	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		
	Design (Style)		Bungalow		Bungalow			Bungalow			Colonial		
	Quality of Construction		Vinyl/Average		Asbestos/Avg			Brick/Average			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			8 4 2.0			7 4 2.0		
	Gross Living Area 20		1,378 sq. ft.		1,244 sq. ft.			1,470 sq. ft.			1,312 sq. ft.		
	Basement & Finished Rooms Below Grade		Crawl Space		Basement			Basement			Basement		
	Functional Utility		Typical		Typical			Typical			Typical		
	Heating/Cooling		FWA/None		FWA/None			FWA/None			FWA/None		
	Energy Efficient Items		None		None			None			None		
	Garage/Carport		None		None			None			2 Car Garage		
	Porch/Patio/Deck		N/A		N/A			N/A			N/A		
Net Adjustment (Total)				<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 4,180			<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ 5,000			<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ 5,300			
Adjusted Sale Price of Comparables				Net Adj. 11.9% Gross Adj. 20.5% \$ 39,180			Net Adj. -10.0% Gross Adj. 22.0% \$ 45,000			Net Adj. -11.8% Gross Adj. 25.1% \$ 39,700			
Summary of Sales Comparison Approach See Attached Addendum													
Indicated Value by Sales Comparison Approach \$ 45,000													

SALES COMPARISON APPROACH

Elite Appraisals, Inc.
Restricted Appraisal Report

File No. 223-257

RECONCILIATION	Methods and techniques employed: <input checked="" type="checkbox"/> Sales Comparison Approach <input type="checkbox"/> Cost Approach <input type="checkbox"/> Income Approach <input type="checkbox"/> 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: <u>See Attached Addendum</u>	
CERTIFICATION	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 the subject of this report as of <u>10/03/2023</u> , which is the effective date of this appraisal, is:	
	<input checked="" type="checkbox"/> Single point \$ <u>45,000</u> <input type="checkbox"/> Range \$ _____ to \$ _____ <input type="checkbox"/> Greater than <input type="checkbox"/> Less than \$ _____	
	This appraisal is made <input checked="" type="checkbox"/> "as is," <input type="checkbox"/> subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been completed, <input type="checkbox"/> subject to the following repairs or alterations on the basis of a hypothetical condition that the repairs or alterations have been completed <input type="checkbox"/> subject to the following:	
TYPE AND DEFINITION OF VALUE	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 <i>Uniform Standards of Professional Appraisal Practice</i> . 8. Unless otherwise noted, the appraiser has made a personal inspection of the property that is the subject of this report. 9. Unless noted, no one provided significant real property appraisal assistance to the appraiser signing this certification. Significant real property appraisal assistance provided by:	
	Additional Certifications:	
	Type of Value: <input checked="" type="checkbox"/> Market Value <input type="checkbox"/> Other Value: _____ Source of Definition: <u>Uniform Standards of Professional Appraisal Practice</u> Definition of Value: <u>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.</u>	
SIGNATURE	APPRaiser Signature: <u></u> Name: <u>Daniel B. Truax</u> Company Name: <u>Elite Appraisals, Inc.</u> Company Address: <u>9568 42nd Ct</u> <u>Pleasant Prairie, WI 53158</u> Telephone Number: <u>262.605.0888</u> Email Address: <u>eliteappraisalswi@gmail.com</u> State Certification # <u>1391-9</u> or License # _____ or Other (describe): _____ State #: _____ State: <u>WI</u> Expiration Date of Certification or License: <u>12/14/2023</u> Date of Signature and Report: <u>10/10/2023</u> Date of Property Viewing: <u>10/03/2023</u> Degree of property viewing: <input type="checkbox"/> Interior and Exterior <input checked="" type="checkbox"/> Exterior Only <input type="checkbox"/> Did not personally view	
	CO-APPRAISER Signature: _____ 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: <input type="checkbox"/> Interior and Exterior <input type="checkbox"/> Exterior Only <input type="checkbox"/> Did not personally view	
	Signature: _____ 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: <input type="checkbox"/> Interior and Exterior <input type="checkbox"/> Exterior Only <input type="checkbox"/> Did not personally view	

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
Property Address: 5106 14th Ave
City: Kenosha

File No.: 223-257
Case No.:
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.

USPAP ADDENDUM

File No. 223-257

Borrower: _____
 Property Address: 5106 14th Ave
 City: Kenosha County: _____ State: WI Zip Code: 53140
 Lender: Kenosha County Clerk

APPRAISAL AND REPORT IDENTIFICATION

This report was prepared under the following USPAP reporting option:

- ☐ **Appraisal Report** A written report prepared under Standards Rule 2-2(a).
☒ **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 subject property at the market value stated in this report is: 65

Additional Certifications

- ☒ I have performed **NO** services, as an appraiser or in any other capacity, 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, 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

APPRAISER:

Signature: 
 Name: Daniel B. Truax
 Date Signed: 10/10/2023
 State Certification #: 1391-9
 or State License #: _____
 or Other (describe): _____ State #: _____
 State: WI
 Expiration Date of Certification or License: 12/14/2023
 Effective Date of Appraisal: October 3, 2023

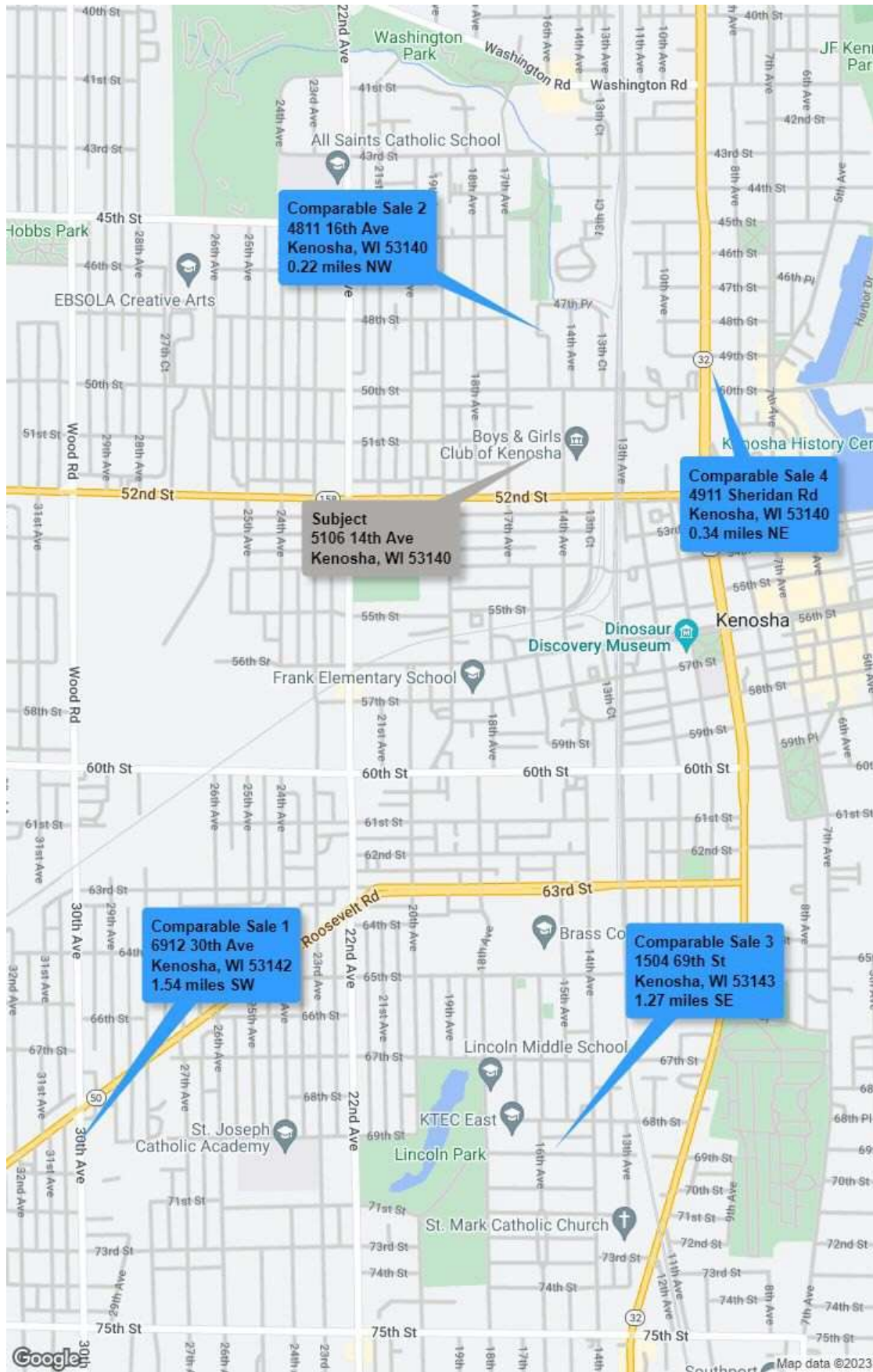
SUPERVISORY APPRAISER (only if required):

Signature: _____
 Name: _____
 Date Signed: _____
 State Certification #: _____
 or State License #: _____
 State: _____
 Expiration Date of Certification or License: _____
 Supervisory Appraiser inspection of Subject Property:
☐ Did Not ☐ Exterior-only from street ☐ Interior and Exterior

LOCATION MAP

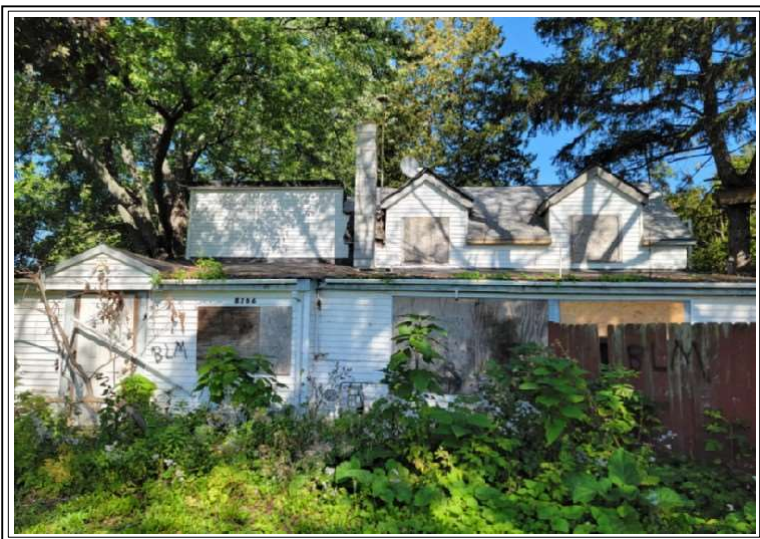
Client: Kenosha County Clerk
Property Address: 5106 14th Ave
City: Kenosha

File No.: 223-257
Case No.:
State: WI Zip: 53140



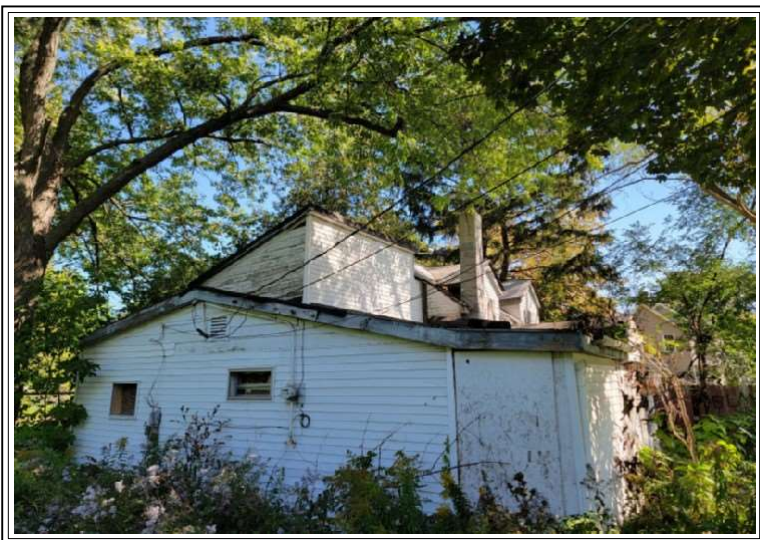
SUBJECT PROPERTY PHOTO ADDENDUM

Client: Kenosha County Clerk	File No.: 223-257
Property Address: 5106 14th Ave	Case 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

Additional Items of Note

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



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

COMPARABLE PROPERTY PHOTO ADDENDUM

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

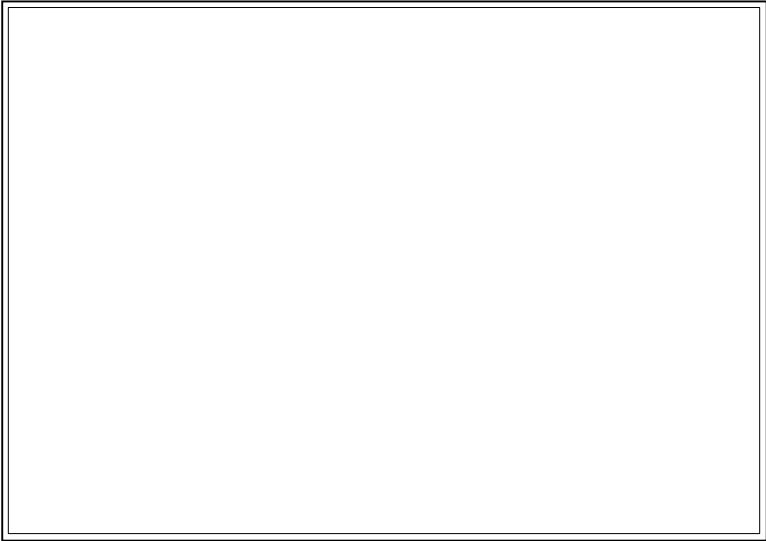
COMPARABLE PROPERTY PHOTO ADDENDUM

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



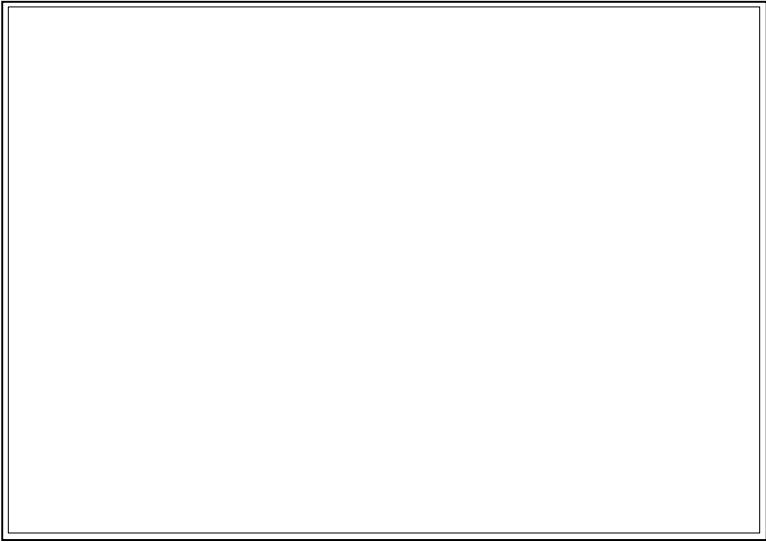
COMPARABLE SALE #4

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: \$

PARCEL #**LEGAL DESCRIPTION****OPENING BID****12-223-31-381-008**

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.

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

\$105,000
SOLD AS IS



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

Elite Appraisals, Inc.
Restricted Appraisal Report

File No. 223-299

PURPOSE

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 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.

Client Kenosha County ClerkE-mail countyclerk@kenoshacounty.org

Client Address 1010 56th StreetCity KenoshaState WIZip 53140

Intended Use "As-Is" Portfolio Valuation

SUBJECT

Property Address 5615 16th AveCity KenoshaState WIZip 53140

Other Description (APN, Legal, etc.), if applicable 12-223-31-381-008

Property Rights Appraised ☒ Fee Simple ☐ Leasehold ☐ Other (describe)

Subject property existing use: 2-Unit / DuplexUse reflected in appraisal: 2-4 Family Residential

Highest and Best Use: ☒ Existing ☐ Other:

SALES HISTORY

My research ☒ did ☐ did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.

Prior Sale/Transfer: Date 01/06/2023Price \$60,800Source(s) Assessor's Records / WI Dept of Revenue

Analysis of prior sale transfer history of the subject property (and comparable sales, if applicable) The subject last transferred on 01/06/2023 via Tax Deed for a stated value (assessed value) of \$60,800. This is the subject's only sale/transfer within the past 3 years, was distressed in nature and was not publicly offered for sale on the MLS.

Offerings, options and contracts as of the effective date of the appraisal Not listed publicly offered for sale within past 12 months.

COMMENTS

Marketability Comments: The subject generally conforms to the neighborhood in design/style, dwelling square footage, site size, and bedroom/bath count. The subject's of inferior condition in comparison to the predominant housing of the immediate area, as it's been uninhabited for an undetermined period of time but with readily observable forms of significant deferred maintenance which would affect its livability, soundness or structural integrity. 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.

Site Comments: See Attached Addendum

Improvement Comments: See Attached Addendum

SALES COMPARISON APPROACH


FEATURE	SUBJECT	COMPARABLE SALE NO. 1		COMPARABLE SALE NO. 2		COMPARABLE SALE NO. 3	
5615 16th Ave		5010 18th Ave		6435 21st Ave		2509 53rd St	
Address Kenosha, WI 53140		Kenosha, WI 53140		Kenosha, WI 53143		Kenosha, WI 53140	
Proximity to Subject		0.51 miles NW		0.60 miles SW		0.61 miles NW	
Sale Price	\$ N/A		\$ 100,000		\$ 100,501		\$ 100,000
Sale Price/Gross Liv. Area	\$ 0.00 sq. ft.	\$ 61.16 sq. ft.		\$ 59.82 sq. ft.		\$ 62.19 sq. ft.	
Data Source(s)		MetroMLS #1832896;DOM 9		MetroMLS #1839983;DOM 2		MetroMLS #1847319;DOM 5	
Verification Source(s)		Assessor'sRcrds/ListingAgent		Assessor'sRcrds/ListingAgent		Assessor'sRcrds/ListingAgent	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+() \$ Adjustment	DESCRIPTION	+() \$ Adjustment	DESCRIPTION	+() \$ Adjustment
Sale or Financing		REO;Cash		Investor;Cash		Investor;Cash	
Concessions		None Known		None Known		None Known	
Date of Sale/Time		05/26/2023		07/14/2023		09/15/2023	
Location	Residential	Residential		Residential		Resid/Cmmrcl	5,000
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple		Fee Simple	
Site	5227 sf	2915 sf		4800 sf		5828 sf	
View	Residential	Residential		Residential		Residential	
Design (Style)	Duplex	Duplex		Duplex		Duplex	
Quality of Construction	Vinyl/Average	Vinyl/Average		Vinyl/Average		Vinyl/Average	
Actual Age	123a/35e	110a/35e		111a/35e		117a/35e	
Condition	Fair	Fair		Fair		Fair	
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	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.		1,608 sq. ft.	
Basement & Finished	Full	Full		Full		Full	
Rooms Below Grade	Unfinished	Unfinished		Unfinished		Unfinished	
Functional Utility	Typical	Typical		Typical		Typical	
Heating/Cooling	FWA/None	FWA/None		FWA/None		FWA/None	
Energy Efficient Items	None	None		None		None	
Garage/Carport	1 Car Garage	None	1,500	None	1,500	None	1,500
Porch/Patio/Deck	2 Porches	Porch	1,500	Porch	1,500	Porch	1,500
Net Adjustment (Total)	<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 4,500	<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 4,500	<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 8,000	
Adjusted Sale Price		Net Adj. 4.5%		Net Adj. 4.5%		Net Adj. 8.0%	
of Comparables		Gross Adj. 4.5%	\$ 104,500	Gross Adj. 4.5%	\$ 105,001	Gross Adj. 8.0%	\$ 108,000
Summary of Sales Comparison Approach A value range was established from \$104,500 to \$108,860. 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, comparable sale 2 underwent a similar recent "incomplete" modernization (like the subject) prior to its sale. No better/closer sales could be found upon which meaningful comparison could be made.							
Indicated Value by Sales Comparison Approach \$ 105,000							

File No. 223-299

SALES COMPARISON APPROACH

Elite Appraisals, Inc.
Restricted Appraisal Report

File No. 223-299

RECONCILIATION	Methods and techniques employed: <input checked="" type="checkbox"/> Sales Comparison Approach <input type="checkbox"/> Cost Approach <input type="checkbox"/> Income Approach <input type="checkbox"/> Other:	
	Discussion of methods and techniques employed, including reason for excluding an approach to value: <u>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. Although the subject is an income property/duplex, due to the uninhabitable condition of the subject, the income approach was deemed unwarranted or applicable.</u>	
	Reconciliation comments: <u>See Attached Addendum</u>	
CERTIFICATION	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 the subject of this report as of <u>11/27/2023</u> , which is the effective date of this appraisal, is:	
	<input checked="" type="checkbox"/> Single point \$ <u>105,000</u> <input type="checkbox"/> Range \$ _____ to \$ _____ <input type="checkbox"/> Greater than <input type="checkbox"/> Less than \$ _____	
	This appraisal is made <input checked="" type="checkbox"/> "as is," <input type="checkbox"/> subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been completed, <input type="checkbox"/> subject to the following repairs or alterations on the basis of a hypothetical condition that the repairs or alterations have been completed <input type="checkbox"/> subject to the following:	
TYPE AND DEFINITION OF VALUE	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 <i>Uniform Standards of Professional Appraisal Practice</i> .	
	8. Unless otherwise noted, the appraiser has made a personal inspection of the property that is the subject of this report.	
SIGNATURE	9. Unless noted, no one provided significant real property appraisal assistance to the appraiser signing this certification. Significant real property appraisal assistance provided by:	
	Additional Certifications:	
Type of Value: <input checked="" type="checkbox"/> Market Value <input type="checkbox"/> Other Value: _____		
Source of Definition: <u>Uniform Standards of Professional Appraisal Practice</u>		
Definition of Value: <u>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.</u>		
APPRaiser		
CO-APPRAISER		
Signature: <u></u>		
Signature: _____		
Name: <u>Daniel B. Truax</u>		
Name: _____		
Company Name: <u>Elite Appraisals, Inc.</u>		
Company Name: _____		
Company Address: <u>9568 42nd Ct</u>		
Company Address: _____		
<u>Pleasant Prairie, WI 53158</u>		
Telephone Number: <u>262.605.0888</u>		
Telephone Number: _____		
Email Address: <u>eliteappraisalswi@gmail.com</u>		
Email Address: _____		
State Certification # <u>1391-9</u>		
State Certification # _____		
or License # _____		
or License # _____		
or Other (describe): _____ State #: _____		
State: <u>WI</u>		
State: _____		
Expiration Date of Certification or License: <u>12/14/2023</u>		
Expiration Date of Certification or License: _____		
Date of Signature and Report: <u>11/28/2023</u>		
Date of Signature and Report: _____		
Date of Property Viewing: <u>11/27/2023</u>		
Date of Property Viewing: _____		
Degree of property viewing:		
<input type="checkbox"/> Interior and Exterior <input checked="" type="checkbox"/> Exterior Only <input type="checkbox"/> Did not personally view		
Degree of property viewing:		
<input type="checkbox"/> Interior and Exterior <input type="checkbox"/> Exterior Only <input type="checkbox"/> Did not personally view		

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.

USPAP ADDENDUM

File No. 223-299

Borrower:

Property Address: 5615 16th Ave

City: KenoshaCounty: State: WIZip Code: 53140

Lender: Kenosha County Clerk

APPRAISAL AND REPORT IDENTIFICATION

This report was prepared under the following USPAP reporting option:

☐ Appraisal Report

A written report prepared under Standards Rule 2-2(a).

☒ 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 subject property at the market value stated in this report is: 45

Additional Certifications

☒ I have performed NO services, as an appraiser or in any other capacity, 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, 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

APPRAISER:

Signature:

Daniel B. Truax

Name: Daniel B. Truax

Date Signed: 11/28/2023

State Certification #: 1391-9

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

SUPERVISORY APPRAISER (only if required):

Signature:

Name:

Date Signed:

State Certification #:

or State License #:

State:

Expiration Date of Certification or License:

Supervisory Appraiser inspection of Subject Property:

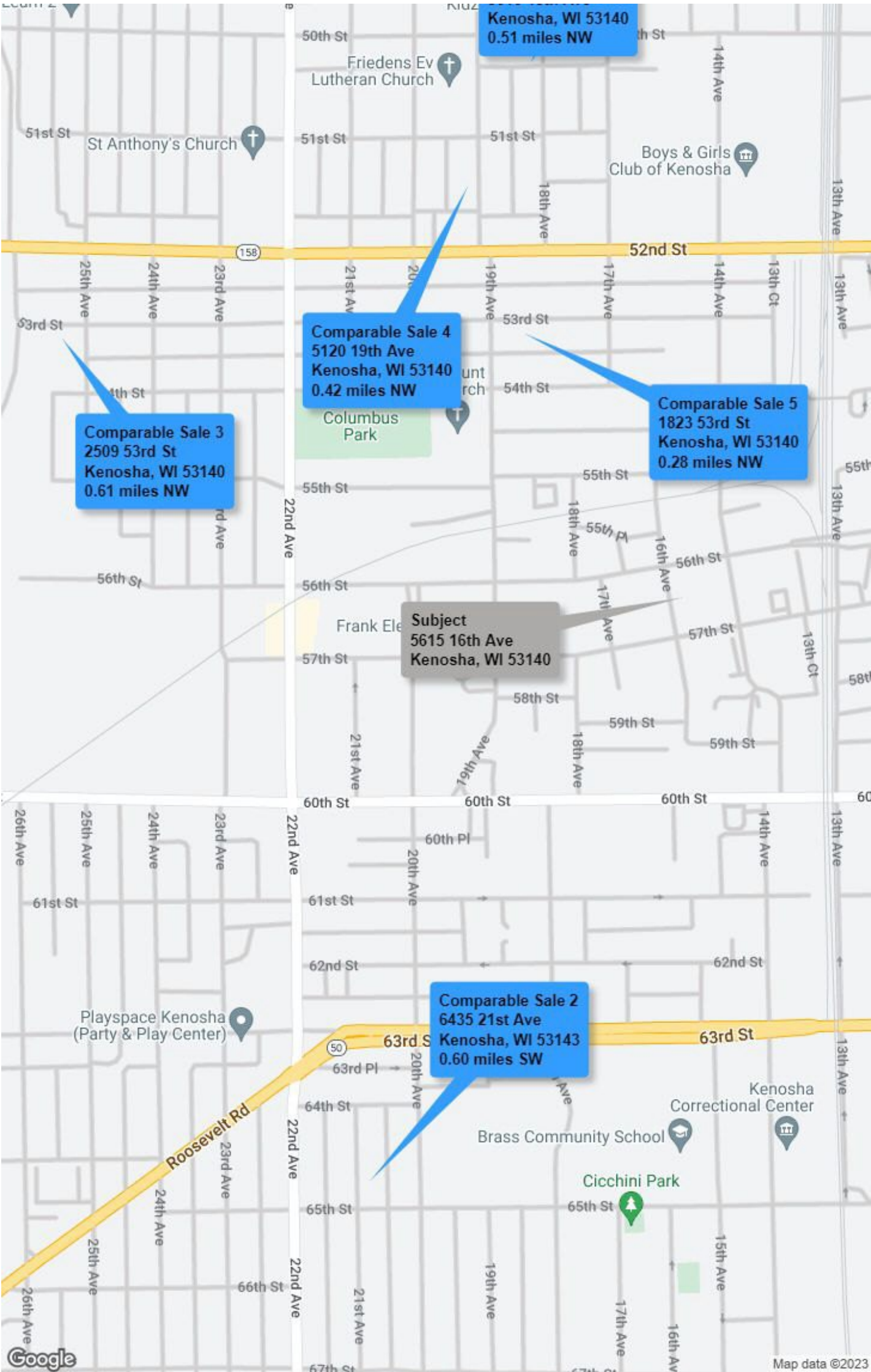
☐ Did Not

☐ Exterior-only from street

☐ Interior and Exterior

LOCATION MAP

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



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



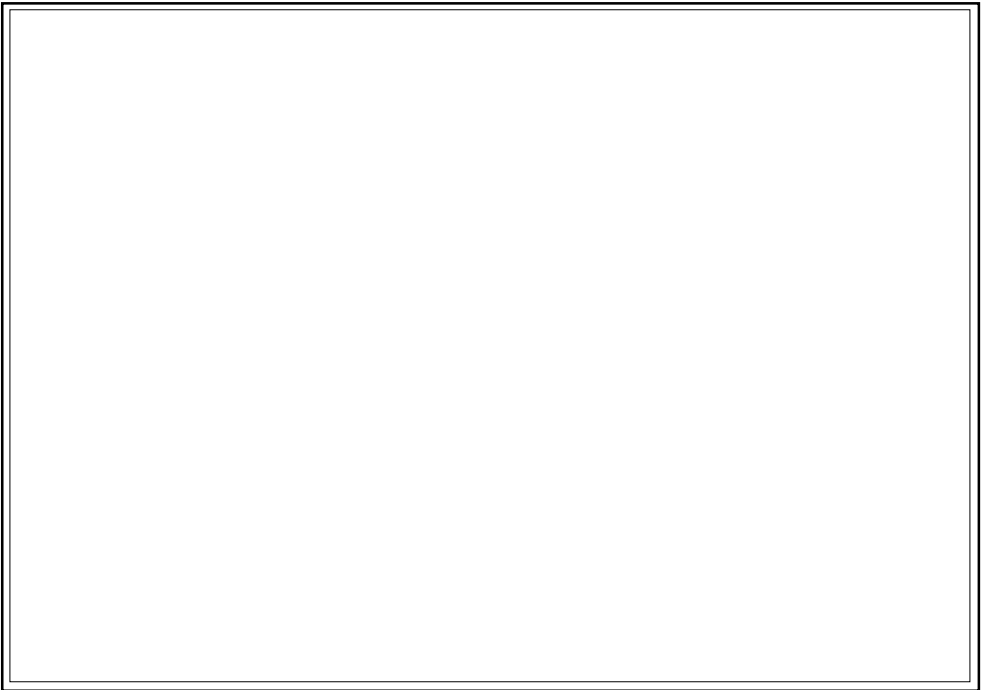
COMPARABLE SALE #4

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: \$

PARCEL #**LEGAL DESCRIPTION****OPENING BID****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'

\$82,000
SOLD AS IS



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

Elite Appraisals, Inc.
Restricted Appraisal Report

File No. 223-300

PURPOSE	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 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.													
	Client Kenosha County Clerk				E-mail countyclerk@kenoshacounty.org									
	Client Address 1010 56th Street				City Kenosha				State WI		Zip 53140			
	Intended Use "As-Is" Portfolio Valuation													
SUBJECT	Property Address 6315 245th Ave				City Paddock Lake				State WI		Zip 53168			
	Other Description (APN, Legal, etc.), if applicable 40-4-120-022-3100; Although the subject has a Town of Salem mailing address, it's physically located in and taxed by the Village of Pleasant Prairie.													
	Property Rights Appraised <input checked="" type="checkbox"/> Fee Simple <input type="checkbox"/> Leasehold <input type="checkbox"/> Other (describe)													
	Subject property existing use: Single-Family Residential Use reflected in appraisal: Single-Family Residential													
Highest and Best Use: <input checked="" type="checkbox"/> Existing <input type="checkbox"/> Other:														
SALES HISTORY	My research <input checked="" type="checkbox"/> did <input type="checkbox"/> did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.													
	Prior Sale/Transfer: Date 01/06/2023 Price \$87,200 Source(s) Assessor's Records / WI Dept of Revenue													
	Analysis of prior sale transfer history of the subject property (and comparable sales, if applicable) The subject last transferred on 01/06/2023 via Tax Deed for a stated value (assessed value) of \$87,200. This is the subject's only sale/transfer within the past 3 years, was distressed in nature and was not publicly offered for sale on the MLS.													
	Offerings, options and contracts as of the effective date of the appraisal Not listed publicly offered for sale within past 12 months.													
COMMENTS	Marketability Comments: The subject generally conforms to the neighborhood in design/style, dwelling square footage, site size, and bedroom/bath count. The subject's of inferior condition in comparison to the predominant housing of the immediate area, as it's been uninhabited for an undetermined period of time, but with readily observable forms of significant deferred maintenance which would affect its livability, soundness or structural integrity. 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.													
	Site Comments: See Attached Addendum													
Improvement Comments: See Attached Addendum														
SALES COMPARISON APPROACH	FEATURE		SUBJECT			COMPARABLE SALE NO. 1			COMPARABLE SALE NO. 2			COMPARABLE SALE NO. 3		
	6315 245th Ave					6915 317th Ave			24921 70th Ave			6315 246th Ave		
	Address Paddock Lake, WI 53168					Wheatland, WI 53168			Paddock Lake, WI 53168			Paddock Lake, WI 53168		
	Proximity to Subject					4.53 miles SW			0.57 miles SW			0.06 miles SW		
	Sale Price		\$ N/A			\$ 82,500			\$ 85,000			\$ 83,000		
	Sale Price/Gross Liv. Area		\$ 0.00 sq. ft.			\$ 92.08 sq. ft.			\$ 92.79 sq. ft.			\$ 129.69 sq. ft.		
	Data Source(s)					MetroMLS #1816534;DOM 1			MetroMLS #1824023;DOM 31			MetroMLS #1852806;DOM 4		
	Verification Source(s)					Assessor'sRcrds/ListingAgent			Assessor'sRcrds/ListingAgent			Assessor'sRcrds/ListingAgent		
	VALUE ADJUSTMENTS		DESCRIPTION			DESCRIPTION			+			+		
	Sale or Financing					Auction;Cash			REO;Cash			Estate;Cash		
	Concessions					None Known			None Known			None Known		
	Date of Sale/Time					02/03/2023			03/27/2023			10/25/2023		
	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		
	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.		
	Basement & Finished		None			None			None			None		
	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		
	Porch/Patio/Deck		None			Porch			-1,500 None			None		
Net Adjustment (Total)					<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ 1,500			<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ 500			<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ 1,780			
Adjusted Sale Price					Net Adj. -1.8%			Net Adj. -0.6%			Net Adj. -2.1%			
of Comparables					Gross Adj. 1.8% \$ 81,000			Gross Adj. 4.1% \$ 84,500			Gross Adj. 17.9% \$ 81,220			
Summary of Sales Comparison Approach See Attached Addendum														
Indicated Value by Sales Comparison Approach \$ 82,000														

File No. 223-300

SALES COMPARISON APPROACH

Elite Appraisals, Inc.
Restricted Appraisal Report

File No. 223-300

RECONCILIATION

Methods and techniques employed: ☒ Sales Comparison Approach ☐ Cost Approach ☐ 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 certification, my (our) opinion of the defined value of the real property that is the subject of this report as of **11/27/2023**, which is the effective date of this appraisal, is:

☒ Single point \$ **82,000** ☐ Range \$ _____ to \$ _____ ☐ Greater than ☐ Less than \$ _____

This appraisal is made ☒ "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 the repairs or alterations have been completed ☐ subject to the following:

CERTIFICATION

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 assumptions 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 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 the parties involved with this assignment.
- The appraiser's engagement in this assignment was not contingent upon developing or reporting predetermined results.
- 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.
- 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*.
- Unless otherwise noted, the appraiser has made a personal inspection of the property that is the subject of this report.
- Unless noted, no one provided significant real property appraisal assistance to the appraiser signing this certification. Significant real property appraisal assistance provided by:

Additional Certifications:


TYPE AND DEFINITION OF VALUE

Type of Value: ☒ Market Value ☐ Other Value: _____

Source of Definition: **Uniform Standards of Professional Appraisal Practice**

Definition of Value: **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

APPRAISER	CO-APPRAISER
Signature: 	Signature: _____
Name: Daniel B. Truax	Name: _____
Company Name: Elite Appraisals, Inc.	Company Name: _____
Company Address: 9568 42nd Ct Pleasant Prairie, WI 53158	Company Address: _____
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: WI	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: <input type="checkbox"/> Interior and Exterior <input type="checkbox"/> Exterior Only <input type="checkbox"/> Did not personally view
Degree of property viewing: <input type="checkbox"/> Interior and Exterior <input checked="" type="checkbox"/> Exterior Only <input type="checkbox"/> Did not personally view	

ADDENDUM

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

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.

USPAP ADDENDUM

File No. 223-300

Borrower: _____

Property Address: 6315 245th Ave

City: Paddock Lake County: _____ State: WI Zip Code: 53168

Lender: Kenosha County Clerk

APPRAISAL AND REPORT IDENTIFICATION

This report was prepared under the following USPAP reporting option:

☐ Appraisal Report

A written report prepared under Standards Rule 2-2(a).

☒ 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 subject property at the market value stated in this report is: 45


Additional Certifications

☒ I have performed NO services, as an appraiser or in any other capacity, 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, 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

APPRAISER:

Signature: 

Name: Daniel B. Truax

Date Signed: 11/28/2023

State Certification #: 1391-9

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

SUPERVISORY APPRAISER (only if required):

Signature: _____

Name: _____

Date Signed: _____

State Certification #: _____

or State License #: _____

State: _____

Expiration Date of Certification or License: _____

Supervisory Appraiser inspection of Subject Property:

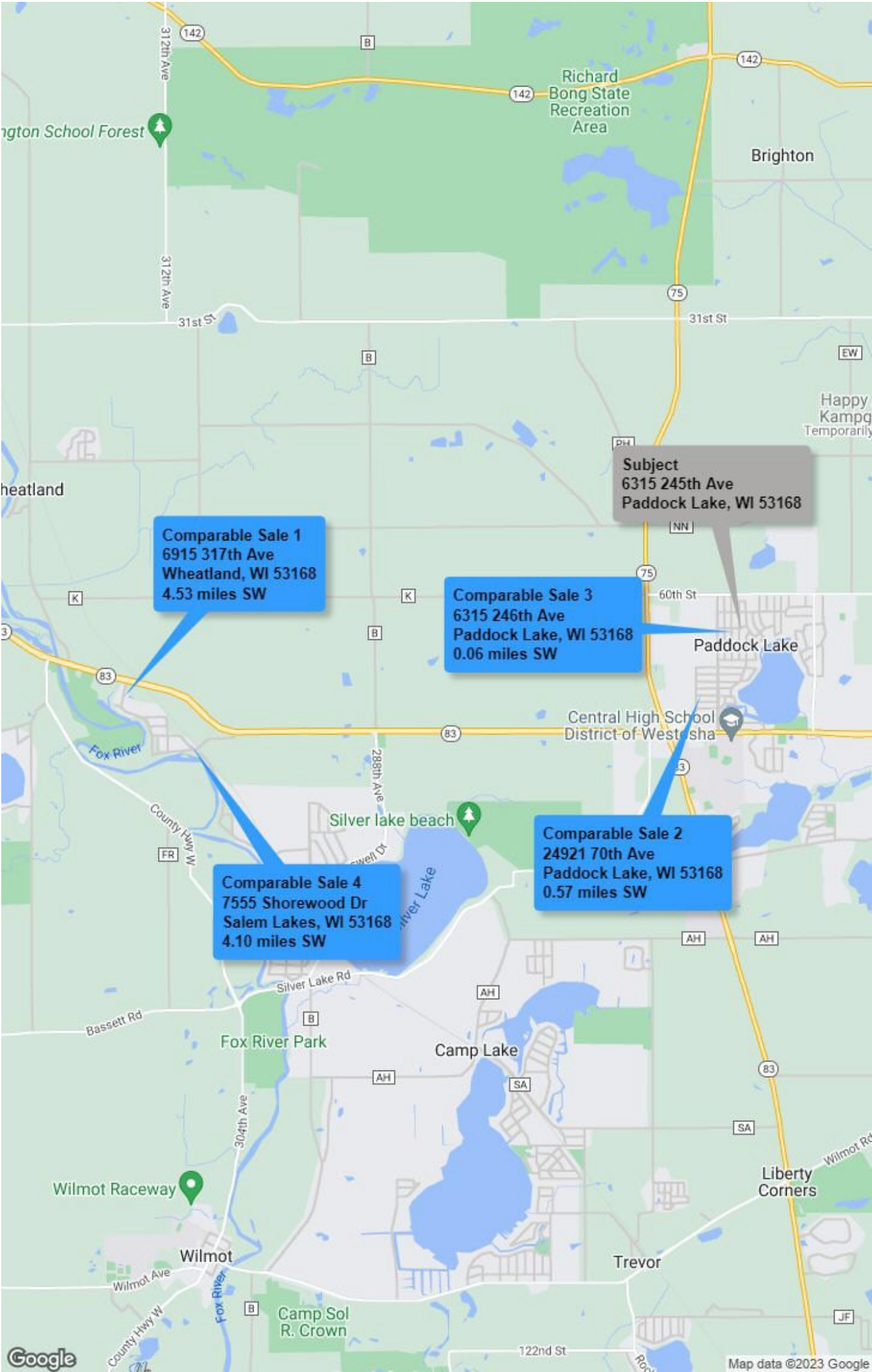
☐ Did Not

☐ 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

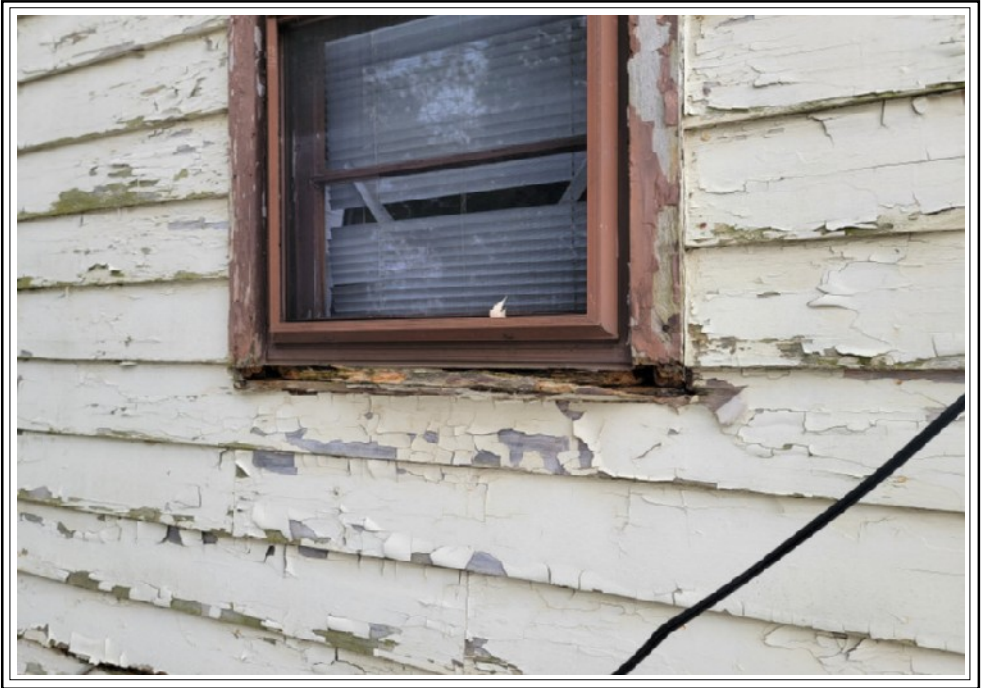
Client: Kenosha County Clerk	File No.: 223-300
Property Address: 6315 245th Ave	Case No.:
City: Paddock Lake	State: WI Zip: 53168



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

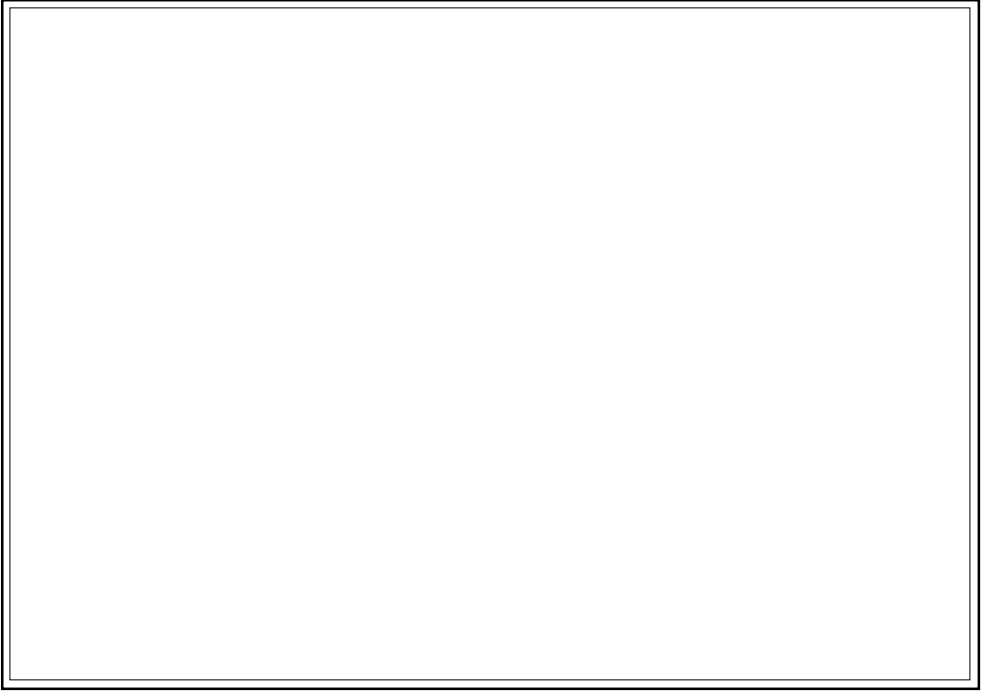
COMPARABLE PROPERTY PHOTO ADDENDUM

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



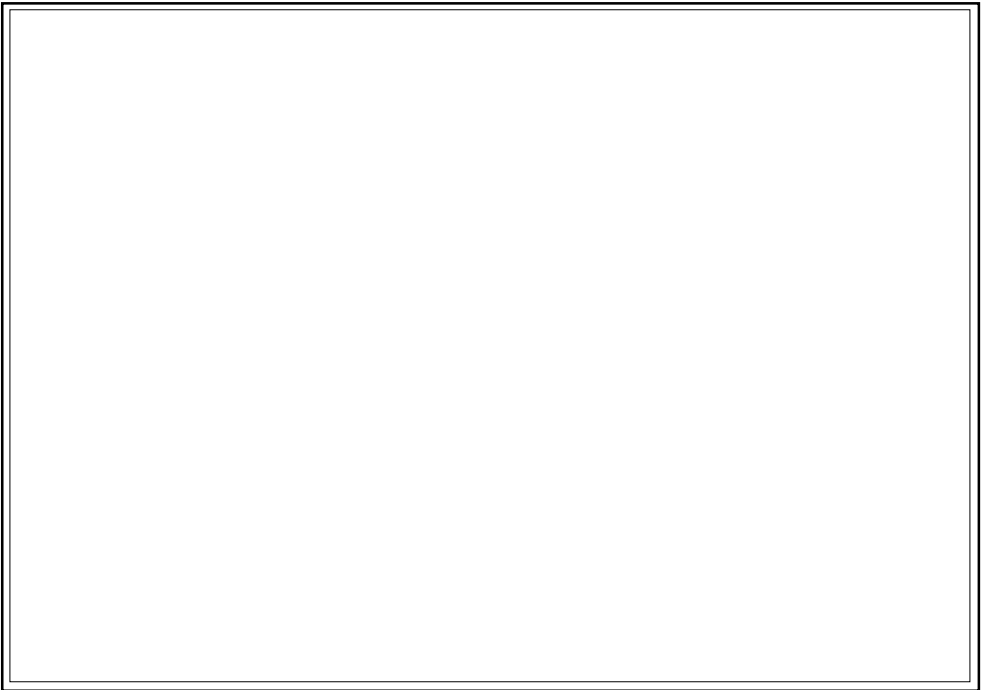
COMPARABLE SALE #4

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: \$

PARCEL #**LEGAL DESCRIPTION****OPENING BID****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



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

Elite Appraisals, Inc.
Restricted Appraisal Report

File No. 223-301

PURPOSE

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 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.

Client Kenosha County ClerkE-mail countyclerk@kenoshacounty.org

Client Address 1010 56th StreetCity KenoshaState WIZip 53140

Intended Use "As-Is" Portfolio Valuation

SUBJECT

Property Address 39910 97th StCity RandallState WIZip 53128

Other Description (APN, Legal, etc.), if applicable 60-4-119-191-0640; Although the subject has a Genoa City mailing address, it's physically located in and taxed by the Town of Randall.

Property Rights Appraised ☒ Fee Simple ☐ Leasehold ☐ Other (describe)

Subject property existing use: Single-Family ResidentialUse reflected in appraisal: Single-Family Residential

Highest and Best Use: ☒ Existing ☐ Other:

SALES HISTORY

My research ☒ did ☐ did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.

Prior Sale/Transfer: Date 01/06/2023Price \$262,100Source(s) Assessor's Records / WI Dept of Revenue

Analysis of prior sale transfer history of the subject property (and comparable sales, if applicable) The subject last transferred on 01/06/2023 via Tax Deed for a stated value (assessed value) of \$262,100. This is the subject's only sale/transfer within the past 3 years, was distressed in nature and was not publicly offered for sale on the MLS.

Offerings, options and contracts as of the effective date of the appraisal Not listed publicly offered for sale within past 12 months.

COMMENTS

Marketability Comments: The subject generally conforms to the neighborhood in design/style, dwelling square footage, site size, and bedroom/bath count. The subject's of inferior condition in comparison to the predominant housing of the immediate area, as it's been uninhabited for an undetermined period of time, but with readily observable forms of significant deferred maintenance which would affect its livability, soundness or structural integrity. 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.

Site Comments: See Attached Addendum

Improvement Comments: See Attached Addendum

SALES COMPARISON APPROACH

FEATURE	SUBJECT	COMPARABLE SALE NO. 1		COMPARABLE SALE 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 53128		Greenfield, WI 53221		Bristol, WI 53104	
Proximity to Subject		0.25 miles NW		34.73 miles NE		12.95 miles NE	
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 #1842646;DOM 28		WirexMLS #1954729;DOM 101		MetroMLS #1820815;DOM 10	
Verification Source(s)		Assessor'sRcrds/ListingAgent		Assessor'sRcrds/ListingAgent		Assessor'sRcrds/ListingAgent	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+() \$ Adjustment	DESCRIPTION	+() \$ Adjustment	DESCRIPTION	+() \$ Adjustment
Sale or Financing		Investor;Conv		REO;Cash		ShortSale;Cash	
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	33106 sf	-2,400
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	
Room Count	7 4 3.0	7 4 2.0	3,000	8 5 2.1		6 3 2.1	3,000
Gross Living Area20	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	Full	-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	-3,000	4 Car Garage	-6,000	2 Car Garage	-3,000
Porch/Patio/Deck	Patio/Deck	Deck	1,500	Porch/Deck		Deck	1,500
Fence/Fireplace	Fence/Fireplace	Fireplace	1,500	Fireplace	1,500	Fireplace	1,500
Net Adjustment (Total)		<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ 1,060	<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 12,400	<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ 16,020
Adjusted Sale Price		Net Adj. -0.5%		Net Adj. 7.5%		Net Adj. -6.2%	
of Comparables		Gross Adj. 12.1%	\$ 228,940	Gross Adj. 20.7%	\$ 178,400	Gross Adj. 25.7%	\$ 243,980
Summary of Sales Comparison Approach	See Attached Addendum						
Indicated Value by Sales Comparison Approach	\$ 212,000						

Elite Appraisals, Inc.
Restricted Appraisal Report

File No. 223-301


SALES COMPARISON APPROACH

FEATURE		SUBJECT		COMPARABLE SALE NO. 4			COMPARABLE SALE NO. 5			COMPARABLE SALE NO. 6			
39910 97th St				3412 Kensington Ct			1549 Fox Run Dr			W145 Hilltop Rd			
Address		Randall, WI 53128		Elmwood Park, WI 53405			Twin Lakes, WI 53181			Bloomfield, WI 53128			
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		\$ 0.00 sq. ft.		\$ 103.44 sq. ft.			\$ 145.61 sq. ft.			\$ 62.43 sq. ft.			
Data Source(s)				MetroMLS #1820786;DOM 88			MetroMLS #1819663;DOM 18			MetroMLS #1820935;DOM 98			
Verification Source(s)				Assessor'sRcrds/ListingAgent			Assessor'sRcrds/ListingAgent			Assessor'sRcrds/ListingAgent			
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		Fee Simple		Fee Simple			Fee Simple			Fee Simple			
Site		28314 sf		22355 sf		3,000	26136 sf			8755 sf		9,800	
View		Residential		Residential			Residential			Residential			
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	Total	Bdrms.	Baths	Total	Bdrms.	Baths	Total	Bdrms.	Baths
Room Count		7	4	3.0	7	3	1.1	4	2	1.0	7	4	2.1
Gross Living Area		202,705 sq. ft.		1,858 sq. ft.		16,940	2,014 sq. ft.		13,820	1,762 sq. ft.		18,860	
Basement & Finished		None		Full		-10,000	Full		-10,000	None			
Rooms Below Grade		N/A		Unfinished			75% Finished		-7,500	N/A			
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		-3,000	3 Car Garage		-4,500	None			
Porch/Patio/Deck		Patio/Deck		None		3,000	2Porches/Deck		-3,000	Porch/Patio			
Fence/Fireplace		Fence/Fireplace		Fireplace		1,500	None		3,000	Fireplace		1,500	
Net Adjustment (Total)				<input checked="" type="checkbox"/> + <input type="checkbox"/> -		\$ 9,140	<input type="checkbox"/> + <input checked="" type="checkbox"/> -		\$ 69,180	<input checked="" type="checkbox"/> + <input type="checkbox"/> -		\$ 53,660	
Adjusted Sale Price				Net Adj. 4.8%			Net Adj. -23.6%			Net Adj. 48.8%			
of Comparables				Gross Adj. 26.9%		\$ 201,340	Gross Adj. 39.2%		\$ 224,070	Gross Adj. 48.8%		\$ 163,660	

Summary of Sales Comparison Approach												

Elite Appraisals, Inc.
Restricted Appraisal Report

File No. 223-301

RECONCILIATION	Methods and techniques employed: <input checked="" type="checkbox"/> Sales Comparison Approach <input type="checkbox"/> Cost Approach <input type="checkbox"/> Income Approach <input type="checkbox"/> 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 certification, my (our) opinion of the defined value of the real property that is the subject of this report as of <u>11/27/2023</u> , which is the effective date of this appraisal, is: <input checked="" type="checkbox"/> Single point \$ <u>212,000</u> <input type="checkbox"/> Range \$ _____ to \$ _____ <input type="checkbox"/> Greater than <input type="checkbox"/> Less than \$ _____ This appraisal is made <input checked="" type="checkbox"/> "as is," <input type="checkbox"/> subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been completed, <input type="checkbox"/> subject to the following repairs or alterations on the basis of a hypothetical condition that the repairs or alterations have been completed <input type="checkbox"/> subject to the following:	
CERTIFICATION	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 <i>Uniform Standards of Professional Appraisal Practice</i> . 8. Unless otherwise noted, the appraiser has made a personal inspection of the property that is the subject of this report. 9. Unless noted, no one provided significant real property appraisal assistance to the appraiser signing this certification. Significant real property appraisal assistance provided by:	
	Additional Certifications:	
TYPE AND DEFINITION OF VALUE	Type of Value: <input checked="" type="checkbox"/> Market Value <input type="checkbox"/> Other Value: _____ Source of Definition: Uniform Standards of Professional Appraisal Practice Definition of Value: 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	APPRAISER Signature: <u></u> Name: <u>Daniel B. Truax</u> Company Name: <u>Elite Appraisals, Inc.</u> Company Address: <u>9568 42nd Ct</u> <u>Pleasant Prairie, WI 53158</u> Telephone Number: <u>262.605.0888</u> Email Address: <u>eliteappraisalswi@gmail.com</u> State Certification # <u>1391-9</u> or License # _____ or Other (describe): _____ State #: _____ State: <u>WI</u> Expiration Date of Certification or License: <u>12/14/2023</u> Date of Signature and Report: <u>11/28/2023</u> Date of Property Viewing: <u>11/27/2023</u> Degree of property viewing: <input type="checkbox"/> Interior and Exterior <input checked="" type="checkbox"/> Exterior Only <input type="checkbox"/> Did not personally view	CO-APPRAISER Signature: _____ 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: <input type="checkbox"/> Interior and Exterior <input type="checkbox"/> Exterior Only <input type="checkbox"/> Did not personally view

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 from the surrounding Counties of Walworth, Racine and Milwaukee in order to "bracket"/demonstrate the marketability of these 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.
- 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.

USPAP ADDENDUM

File No. 223-301

Borrower: _____

Property Address: 39910 97th St

City: Randall County: _____ State: WI Zip Code: 53128

Lender: Kenosha County Clerk

APPRAISAL AND REPORT IDENTIFICATION

This report was prepared under the following USPAP reporting option:

☐ Appraisal Report A written report prepared under Standards Rule 2-2(a).

☒ 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 subject property at the market value stated in this report is: 45


Additional Certifications

☒ I have performed NO services, as an appraiser or in any other capacity, 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, 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

APPRAISER:

Signature: 

Name: Daniel B. Truax

Date Signed: 11/28/2023

State Certification #: 1391-9

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

SUPERVISORY APPRAISER (only if required):

Signature: _____

Name: _____

Date Signed: _____

State Certification #: _____

or State License #: _____

State: _____

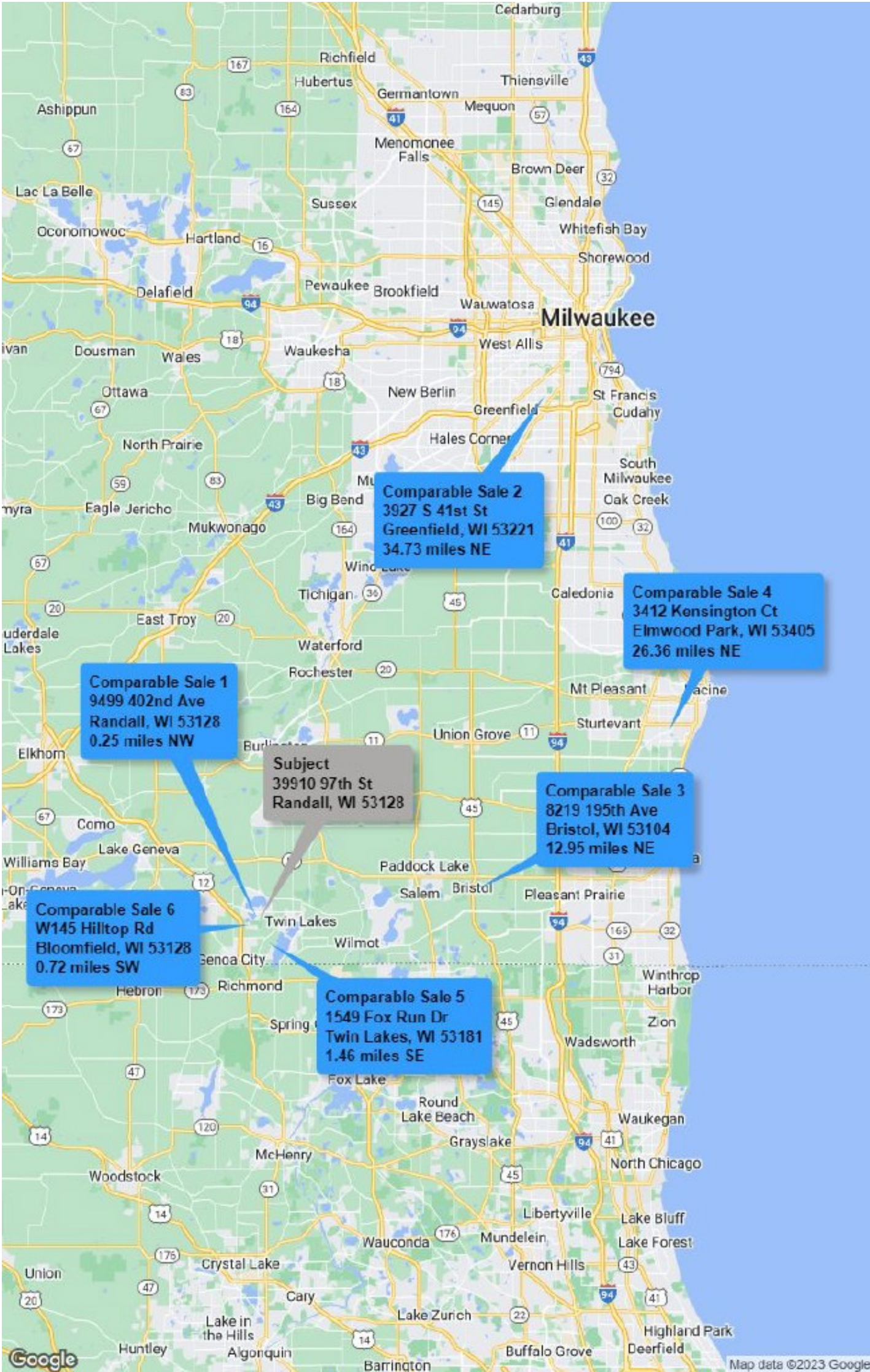
Expiration Date of Certification or License: _____

Supervisory Appraiser inspection of Subject Property:

☐ Did Not ☐ Exterior-only from street ☐ Interior and Exterior

LOCATION MAP

Client: Kenosha County Clerk	File No.: 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 No.: 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 No.:
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

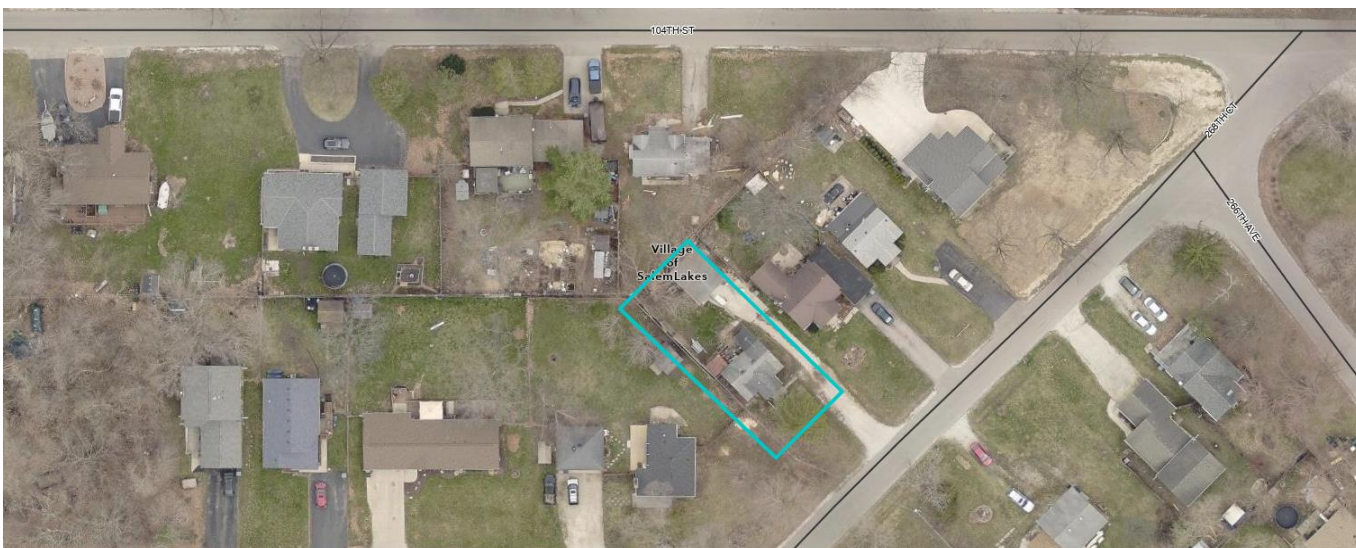
W145 Hilltop Rd
Bloomfield, WI 53128
Sale Date: 04/26/2023
Sale Price: \$ 110,000

PARCEL #**LEGAL DESCRIPTION****OPENING BID****70-4-120-281-0345**

Lot 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'

\$115,000
SOLD AS IS



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

Elite Appraisals, Inc.
Restricted Appraisal Report

File No. 223-307

PURPOSE

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 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.

Client Kenosha County ClerkE-mail countyclerk@kenoshacounty.org

Client Address 1010 56th StreetCity KenoshaState WIZip 53140

Intended Use "As-Is" Portfolio Valuation

SUBJECT

Property Address 10424 268th CtCity Salem LakesState WIZip 53179

Other Description (APN, Legal, etc.), if applicable 70-4-120-281-0345; Although the subject has a Town of Trevor mailing address, it's physically located in and taxed by the Village of Salem Lakes.

Property Rights Appraised ☒ Fee Simple ☐ Leasehold ☐ Other (describe)

Subject property existing use: Single-Family ResidentialUse reflected in appraisal: Single-Family Residential

Highest and Best Use: ☒ Existing ☐ Other:

SALES HISTORY

My research ☒ did ☐ did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.

Prior Sale/Transfer: Date 01/06/2023Price \$72,300Source(s) Assessor's Records / WI Dept of Revenue

Analysis of prior sale transfer history of the subject property (and comparable sales, if applicable) The subject last transferred on 01/06/2023 via Tax Deed for a stated value (assessed value) of \$72,300. This is the subject's only sale/transfer within the past 3 years, was distressed in nature and was not publicly offered for sale on the MLS.

Offerings, options and contracts as of the effective date of the appraisal Not listed publicly offered for sale within past 12 months.

COMMENTS

Marketability Comments: The subject generally conforms to the neighborhood in design/style, dwelling square footage, site size, and bedroom/bath count. The subject's of inferior condition in comparison to the predominant housing of the immediate area, as it's been uninhabited for an undetermined period of time, but with readily observable forms of significant deferred maintenance which would affect its livability, soundness or structural integrity. 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.

Site Comments: See Attached Addendum


Improvement Comments: See Attached Addendum

SALES COMPARISON APPROACH

FEATURE	SUBJECT	COMPARABLE SALE NO. 1			COMPARABLE SALE NO. 2			COMPARABLE SALE NO. 3		
10424 268th Ct		27605 113th St			611 S Cogswell Dr			23507 124th Pl		
Address Salem Lakes, WI 53179		Salem Lakes, WI 53179			Salem Lakes, WI 53170			Salem Lakes, WI 53179		
Proximity to Subject		0.94 miles SW			2.23 miles NW			2.65 miles SE		
Sale Price	\$ N/A		\$ 100,000		\$ 130,000		\$ 127,500			
Sale Price/Gross Liv. Area	\$ 0.00 sq. ft.	\$ 156.25 sq. ft.		\$ 181.06 sq. ft.		\$ 151.79 sq. ft.				
Data Source(s)		MetroMLS #1812916;DOM 71			MetroMLS #1852806;DOM 4			MetroMLS #1853184;DOM 7		
Verification Source(s)		Assessor'sRcrds/ListingAgent			Assessor'sRcrds/ListingAgent			Assessor'sRcrds/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		12/21/2022		06/02/2023		10/30/2023				
Location	Residential	Residential		Resid/BusyRd	6,500	Residential				
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple		Fee Simple				
Site	6250 sf	10019 sf	-1,900	6250 sf		8000 sf				
View	Residential	Residential		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				
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 Area20	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	N/A		N/A		N/A				
Functional Utility	Typical	Typical		Typical		Typical				
Heating/Cooling	FWA/None	FWA/None		FWA/CAC*		FWA/None				
Energy Efficient Items	None	None		None		None				
Garage/Carport	1 Car Garage	2 Car Garage	-1,500	None	1,500	2 Car Garage	-1,500			
Porch/Patio/Deck	Patio/Deck	Deck	1,500	Patio	1,500	Deck	1,500			
Net Adjustment (Total)		<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ 400	<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 6,560	<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ 10,280			
Adjusted Sale Price		Net Adj. -0.4%		Net Adj. 5.0%		Net Adj. -8.1%				
of Comparables		Gross Adj. 6.4%	\$ 99,600	Gross Adj. 9.6%	\$ 136,560	Gross Adj. 12.8%	\$ 117,220			
Summary of Sales Comparison Approach	See Attached Addendum									
Indicated Value by Sales Comparison Approach	\$ 115,000									

Elite Appraisals, Inc.
Restricted Appraisal Report

File No. 223-307

RECONCILIATION	Methods and techniques employed: <input checked="" type="checkbox"/> Sales Comparison Approach <input type="checkbox"/> Cost Approach <input type="checkbox"/> Income Approach <input type="checkbox"/> 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 certification, my (our) opinion of the defined value of the real property that is the subject of this report as of <u>11/27/2023</u> , which is the effective date of this appraisal, is: <input checked="" type="checkbox"/> Single point \$ 115,000 <input type="checkbox"/> Range \$ _____ to \$ _____ <input type="checkbox"/> Greater than <input type="checkbox"/> Less than \$ _____ This appraisal is made <input checked="" type="checkbox"/> "as is," <input type="checkbox"/> subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been completed, <input type="checkbox"/> subject to the following repairs or alterations on the basis of a hypothetical condition that the repairs or alterations have been completed <input type="checkbox"/> subject to the following:	
CERTIFICATION	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 <i>Uniform Standards of Professional Appraisal Practice</i> . 8. Unless otherwise noted, the appraiser has made a personal inspection of the property that is the subject of this report. 9. Unless noted, no one provided significant real property appraisal assistance to the appraiser signing this certification. Significant real property appraisal assistance provided by:	
	Additional Certifications:	
TYPE AND DEFINITION OF VALUE	Type of Value: <input checked="" type="checkbox"/> Market Value <input type="checkbox"/> Other Value: _____ Source of Definition: Uniform Standards of Professional Appraisal Practice Definition of Value: 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	APPRAISER Signature: <u></u> 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 or License # _____ or Other (describe): _____ State #: _____ State: WI Expiration Date of Certification or License: 12/14/2023 Date of Signature and Report: 11/28/2023 Date of Property Viewing: 11/27/2023 Degree of property viewing: <input type="checkbox"/> Interior and Exterior <input checked="" type="checkbox"/> Exterior Only <input type="checkbox"/> Did not personally view	CO-APPRAISER Signature: _____ 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: <input type="checkbox"/> Interior and Exterior <input type="checkbox"/> Exterior Only <input type="checkbox"/> Did not personally view

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.
 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.

USPAP ADDENDUM

File No. 223-307

Borrower:

Property Address: 10424 268th Ct

City: Salem LakesCounty: State: WIZip Code: 53179

Lender: Kenosha County Clerk

APPRAISAL AND REPORT IDENTIFICATION

This report was prepared under the following USPAP reporting option:

☐ Appraisal Report

A written report prepared under Standards Rule 2-2(a).

☒ 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 subject property at the market value stated in this report is: 45

Additional Certifications

☒ I have performed NO services, as an appraiser or in any other capacity, 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, 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

APPRAISER:

Signature: Daniel B. Truax

Name: Daniel B. Truax

Date Signed: 11/28/2023

State Certification #: 1391-9

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

SUPERVISORY APPRAISER (only if required):

Signature:

Name:

Date Signed:

State Certification #:

or State License #:

State:

Expiration Date of Certification or License:

Supervisory Appraiser inspection of Subject Property:

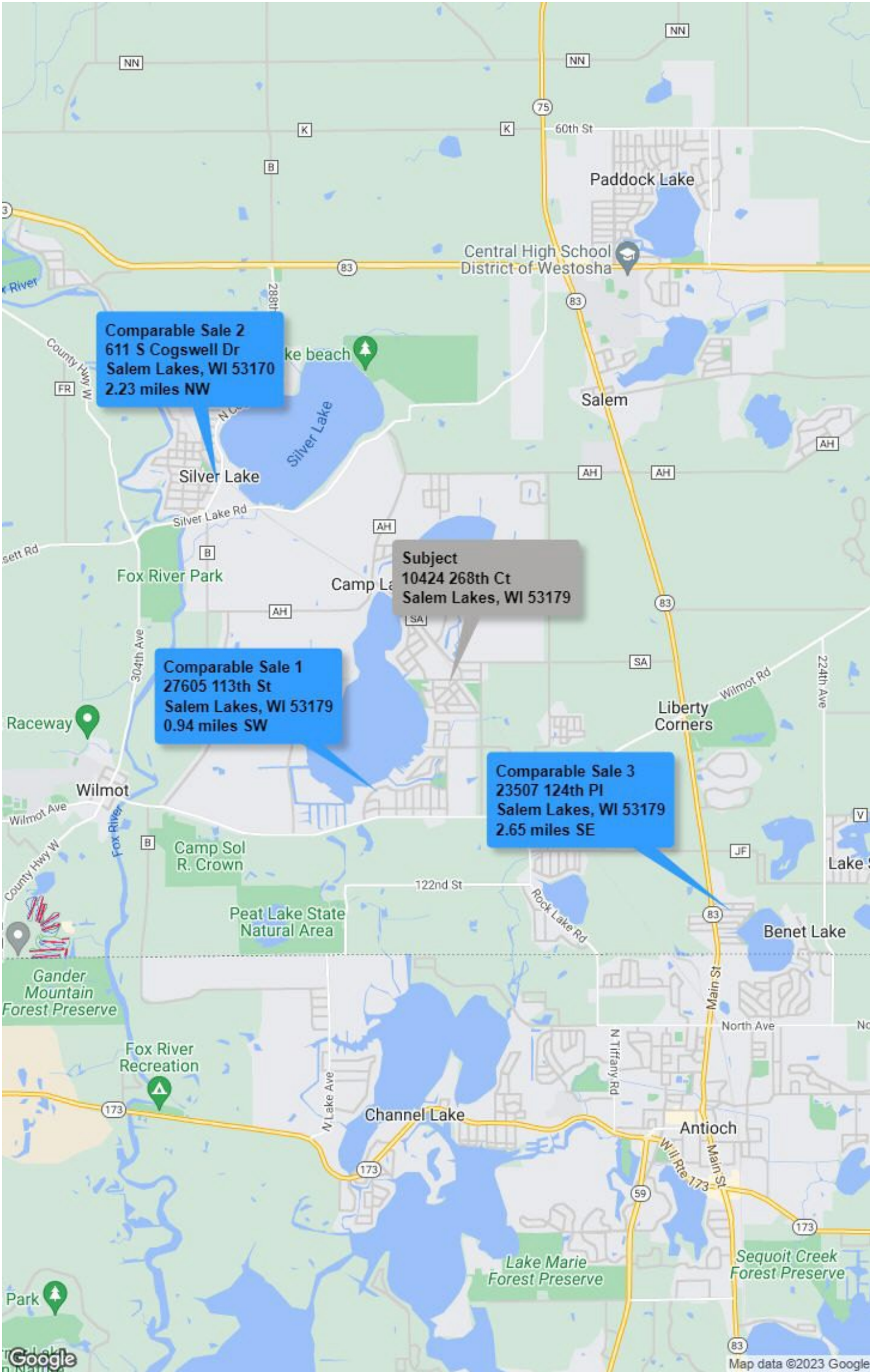
☐ Did Not

☐ Exterior-only from street

☐ Interior and Exterior

LOCATION MAP

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

PARCEL #**LEGAL DESCRIPTION****OPENING BID**

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'

\$133,000
SOLD AS IS



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

PURPOSE

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 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.

Client Kenosha County ClerkE-mail countyclerk@kenoshacounty.org

Client Address 1010 56th StreetCity KenoshaState WIZip 53140

Intended Use "As-Is" Portfolio Valuation

SUBJECT

Property Address 8937 26th AveCity Pleasant PrairieState WIZip 53143

Other Description (APN, Legal, etc.), if applicable 91-4-122-134-0520; Although the subject has a City of Kenosha mailing address, it's physically located in and taxed by the Village of Pleasant Prairie.

Property Rights Appraised ☒ Fee Simple ☐ Leasehold ☐ Other (describe)

Subject property existing use: Single-Family ResidentialUse reflected in appraisal: Single-Family Residential

Highest and Best Use: ☒ Existing ☐ Other:

SALES HISTORY

My research ☒ did ☐ did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.

Prior Sale/Transfer: Date 01/06/2023Price \$167,700Source(s) Assessor's Records / WI Dept of Revenue

Analysis of prior sale transfer history of the subject property (and comparable sales, if applicable) The subject last transferred on 01/06/2023 via Tax Deed for a stated value (assessed value) of \$167,700. This is the subject's only sale/transfer within the past 3 years, was distressed in nature and was not publicly offered for sale on the MLS.

Offerings, options and contracts as of the effective date of the appraisal Not listed publicly offered for sale within past 12 months.

COMMENTS

Marketability Comments: The subject generally conforms to the neighborhood in design/style, dwelling square footage, site size, and bedroom/bath count. The subject's of inferior condition in comparison to the predominant housing of the immediate area, as it's been uninhabited for an undetermined period of time, but with readily observable forms of significant deferred maintenance which would affect its livability, soundness or structural integrity. 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.

Site Comments: See Attached Addendum

Improvement Comments: See Attached Addendum

SALES COMPARISON APPROACH

FEATURE	SUBJECT	COMPARABLE SALE NO. 1			COMPARABLE SALE NO. 2			COMPARABLE SALE NO. 3		
8937 26th Ave		8010 111th Ave			1407 87th St			3540 Sheridan Rd		
Address Pleasant Prairie, WI 53143		Pleasant Prairie, WI 53158			Kenosha, WI 53143			Kenosha, WI 53140		
Proximity to Subject		5.44 miles NW			0.67 miles NE			4.35 miles NE		
Sale Price	\$ N/A		\$	101,000		\$	175,000		\$	134,000
Sale Price/Gross Liv. Area	\$ 0.00 sq. ft.	\$ 125.47 sq. ft.			\$ 192.31 sq. ft.			\$ 135.90 sq. ft.		
Data Source(s)		MetroMLS #1827852;DOM 2			MetroMLS #1824865;DOM 4			MetroMLS #1854211;DOM 2		
Verification Source(s)		Assessor'sRcrds/ListingAgent			Assessor'sRcrds/ListingAgent			Assessor'sRcrds/ListingAgent		
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		
Quality of Construction	PermaStone/Avg	Alum/Frame/Avg			Vinyl/Average			Brick/Average	-6,700	
Actual Age	60a/40e	66a/40e			58a/25e	-26,500		62a/35e	-6,700	
Condition	Fair-Poor	Fair-Poor			Average	**		Fair	**	
Above Grade	Total Bdrms Baths	Total Bdrms Baths			Total Bdrms Baths			Total Bdrms Baths		
Room Count	5 3 1.0	4 2 1.0	1,500		5 3 1.0			4 2 1.0	1,500	
Gross Living Area	20 988 sq. ft.	805 sq. ft.	3,660		910 sq. ft.			986 sq. ft.		
Basement & Finished	Basement	None	8,000		Basement			Basement		
Rooms Below Grade	*Finished	N/A			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		None	1,500		None	1,500	
Fence/Fireplace	Fence	Fireplace			Fence			None	1,500	
Net Adjustment (Total)		<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 18,360		<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ 23,700		<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 2,200	
Adjusted Sale Price of Comparables		Net Adj. 18.2% Gross Adj. 21.1%	\$ 119,360		Net Adj. -13.5% Gross Adj. 21.8%	\$ 151,300		Net Adj. 1.6% Gross Adj. 23.9%	\$ 136,200	
Summary of Sales Comparison Approach	See Attached Addendum									
Indicated Value by Sales Comparison Approach	\$ 133,000									

File No. 223-298

SALES COMPARISON APPROACH

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

File No. 223-298

RECONCILIATION	Methods and techniques employed: <input checked="" type="checkbox"/> Sales Comparison Approach <input type="checkbox"/> Cost Approach <input type="checkbox"/> Income Approach <input type="checkbox"/> 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 certification, my (our) opinion of the defined value of the real property that is the subject of this report as of <u>11/27/2023</u> , which is the effective date of this appraisal, is: <input checked="" type="checkbox"/> Single point \$ <u>133,000</u> <input type="checkbox"/> Range \$ _____ to \$ _____ <input type="checkbox"/> Greater than <input type="checkbox"/> Less than \$ _____ This appraisal is made <input checked="" type="checkbox"/> "as is," <input type="checkbox"/> subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been completed, <input type="checkbox"/> subject to the following repairs or alterations on the basis of a hypothetical condition that the repairs or alterations have been completed <input type="checkbox"/> subject to the following:	
CERTIFICATION	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 <i>Uniform Standards of Professional Appraisal Practice</i> . 8. Unless otherwise noted, the appraiser has made a personal inspection of the property that is the subject of this report. 9. Unless noted, no one provided significant real property appraisal assistance to the appraiser signing this certification. Significant real property appraisal assistance provided by:	
	Additional Certifications:	
TYPE AND DEFINITION OF VALUE	Type of Value: <input checked="" type="checkbox"/> Market Value <input type="checkbox"/> Other Value: _____ Source of Definition: Uniform Standards of Professional Appraisal Practice Definition of Value: 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	APPRAISER Signature: <u></u> Name: <u>Daniel B. Truax</u> Company Name: <u>Elite Appraisals, Inc.</u> Company Address: <u>9568 42nd Ct</u> <u>Pleasant Prairie, WI 53158</u> Telephone Number: <u>262.605.0888</u> Email Address: <u>eliteappraisalswi@gmail.com</u> State Certification # <u>1391-9</u> or License # _____ or Other (describe): _____ State #: _____ State: <u>WI</u> Expiration Date of Certification or License: <u>12/14/2023</u> Date of Signature and Report: <u>11/28/2023</u> Date of Property Viewing: <u>11/27/2023</u> Degree of property viewing: <input type="checkbox"/> Interior and Exterior <input checked="" type="checkbox"/> Exterior Only <input type="checkbox"/> Did not personally view	CO-APPRAISER Signature: _____ 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: <input type="checkbox"/> Interior and Exterior <input type="checkbox"/> Exterior Only <input type="checkbox"/> Did not personally view

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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- 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.

USPAP ADDENDUM

File No. 223-298

Borrower: _____

Property Address: 8937 26th Ave

City: Pleasant PrairieCounty: _____State: WIZip Code: 53143

Lender: Kenosha County Clerk

APPRAISAL AND REPORT IDENTIFICATION

This report was prepared under the following USPAP reporting option:

☐ Appraisal Report

A written report prepared under Standards Rule 2-2(a).

☒ 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 subject property at the market value stated in this report is: 45


Additional Certifications

☒ I have performed NO services, as an appraiser or in any other capacity, 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, 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

APPRAISER:

Signature: 

Name: Daniel B. Truax

Date Signed: 11/28/2023

State Certification #: 1391-9

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

SUPERVISORY APPRAISER (only if required):

Signature: _____

Name: _____

Date Signed: _____

State Certification #: _____

or State License #: _____

State: _____

Expiration Date of Certification or License: _____

Supervisory Appraiser inspection of Subject Property:

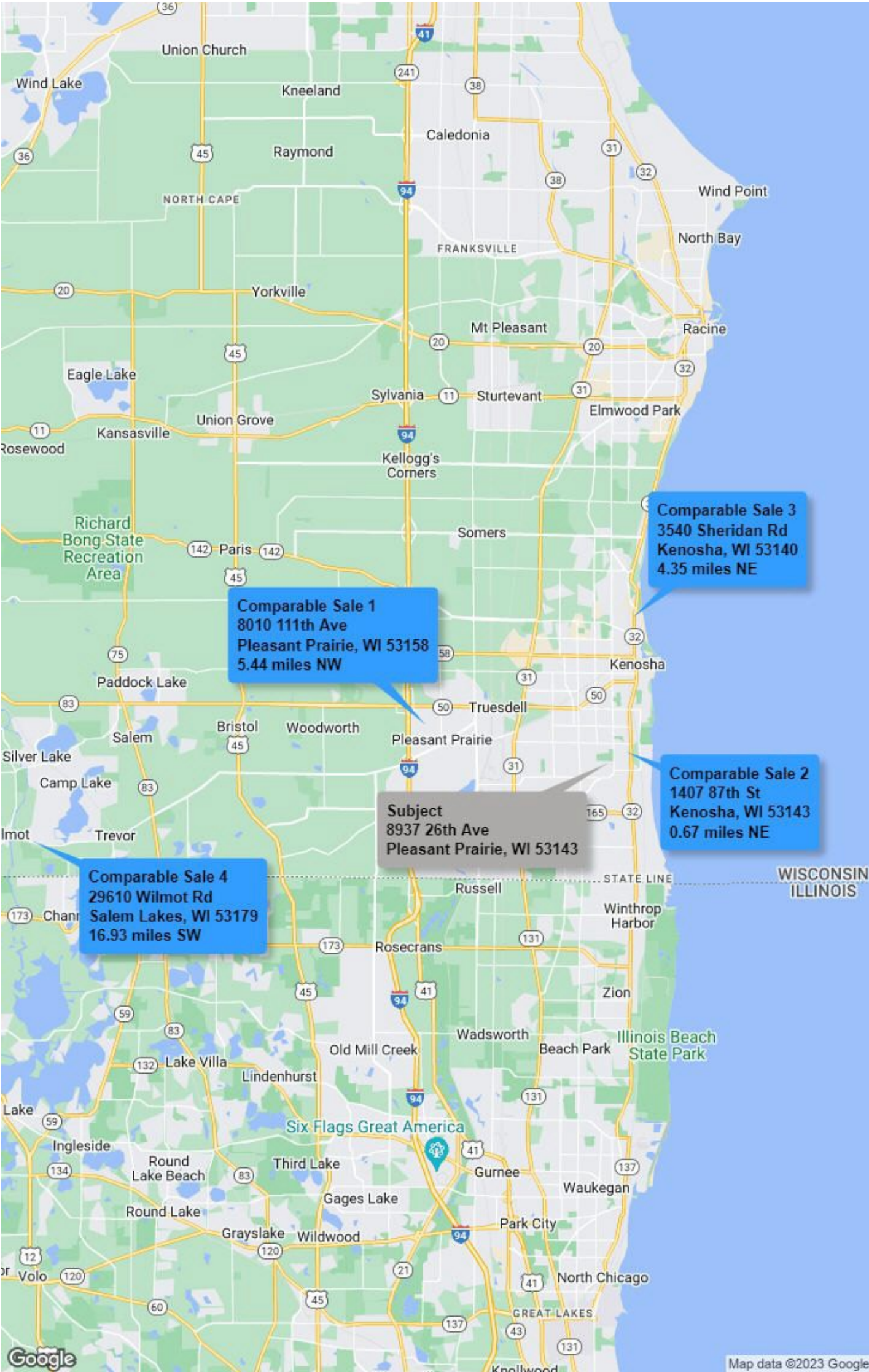
☐ Did Not

☐ Exterior-only from street

☐ Interior and Exterior

LOCATION MAP

Client: Kenosha County Clerk	File No.: 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 No.: 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

Client: Kenosha County Clerk		File 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

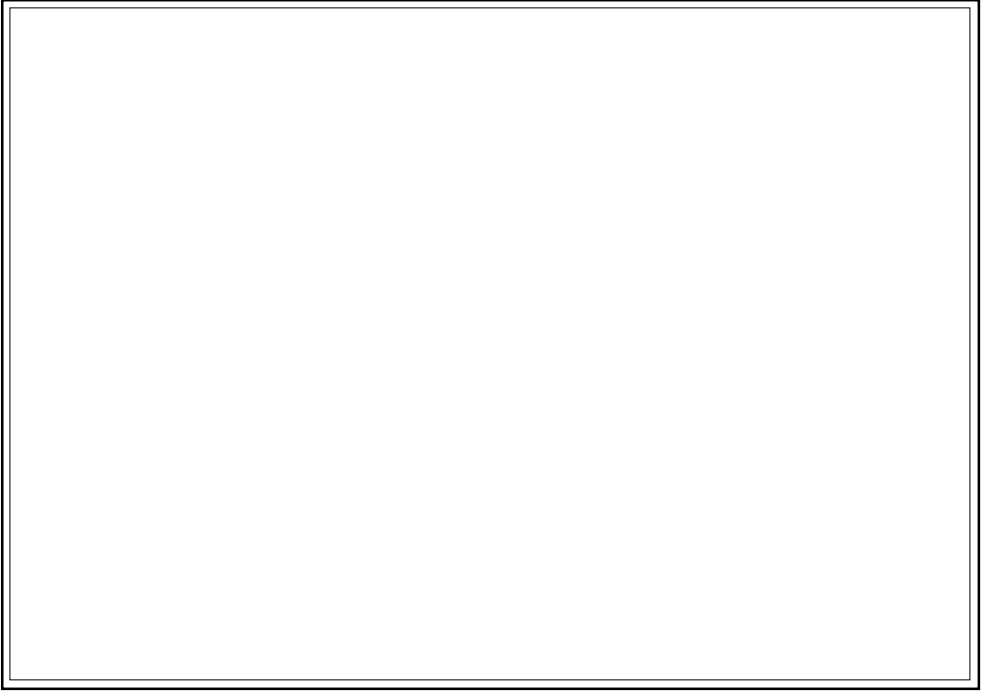
COMPARABLE PROPERTY PHOTO ADDENDUM

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



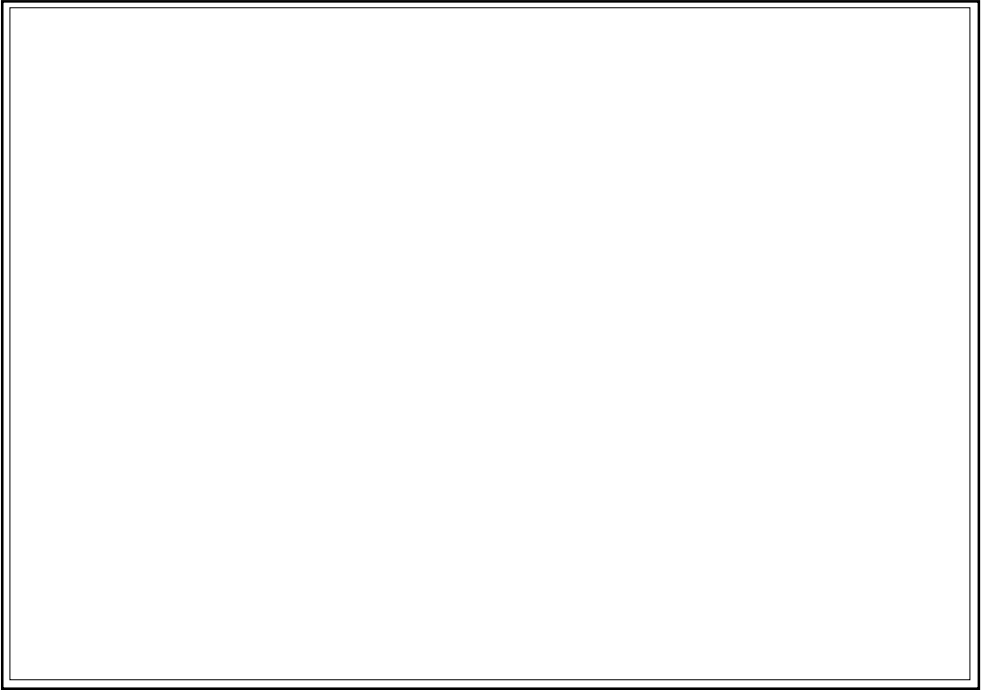
COMPARABLE SALE #4

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: \$