

**Parcel Number: 93-4-123-183-0440**

Property Address: 2015/2019 91st Street, Pleasant Prairie

Date of Tax Deed: 8/26/2019

**Total Delinquent Tax  
owed to Kenosha County**

General Tax: \$16,271.83

**TOTAL DELINQUENT TAX OWED: \$16,271.83****Total Delinquent Specials  
owed to Pleasant Prairie**

Special Assessments: \$48,396.54

**TOTAL DELINQUENT SPECIALS OWED: \$48,396.54****Cost incurred by Kenosha County in the Tax Deed process**

Treasurer's cost:	Tax Deed Fee	\$112.48
County Clerk costs:	Tax Deed Recording Fee	\$30.00
	Court Eviction Fees/Sheriff Fees	\$449.50
	Corporation Counsel Costs (for Homestead Proceeds only)	\$622.98
	Locksmith Fees	\$0.00
	Utility costs	\$709.28
	Maintenance costs	\$500.00
	Advertising costs	\$100.00
	Personnel costs (Homestead Proceeds only)	\$2,003.39
	Clean Up/Garbage Removal	\$9,420.00
	Market Analysis	\$250.00
	Razing Cost	\$8,000.00
	Other Miscellaneous costs	\$0.00
	<b>TOTAL EXPENSES:</b>	<b>\$22,197.63</b>
	<b>TOTAL AMOUNT GENERAL TAXES:</b>	<b>\$16,271.83</b>
	<b>TOTAL AMOUNT DUE TO KENOSHA COUNTY:</b>	<b>\$38,469.46</b>

<b>Assessment as of:</b>	<b>1/1/2019</b>
Assessed Land:	\$82,700.00
Improvement:	\$101,700.00
<b>Assessment Total:</b>	<b>\$184,400.00</b>

**Total amount paid by the County:****\$38,469.46****Total amount to be paid to Pleasant Pr****\$48,396.54****SPECIAL INSTRUCTIONS/NOTES:**

2015 91st St - small house is non-conforming  
and will need to be razed.

**2019 91st Street**

Year Built: 1945  
Style: Cape Cod  
Total Area: 1232 sq ft  
Bedrooms: 4  
Bathrooms: 1  
Basement: 832 sq ft  
Heating: Gas  
Cooling: n/a

**Total Acreage: 3.749 acres****COUNTY CLERK SUGGESTED AUCTION PRICE:**

Auction \$139,900  
if small house is razed

93-4-123-183-0440	2015 91st St., Pleasant Prairie
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**DISCLAIMER:** This map is neither a legally recorded map nor a survey and is not intended to be used as one. This drawing is a compilation of records, data and information located in various state, county and municipal offices and other sources affecting the area shown and is to be used for reference purposes only. Kenosha County is not responsible for any inaccuracies herein contained. If discrepancies are found, please contact Kenosha County.



### Legend

- Street Centerlines  
 Right-of-Ways  
 Water Features  
 Parcels  
 Certified Survey Maps  
 Condominiums  
 Subdivisions  
 Municipal Boundaries  
 Lots



1 inch = 236 feet

Date Printed: 8/4/2021



# MARKET ANALYSIS

Prepared For: Kenosha CountyPrepared By: Steve Bostrom2019 91st St

Property Address: \_\_\_\_\_

Date: February 19, 2021Owner of Record: County of KenoshaLegal Description: 2348-D-2 PT SW 1/4 SW 1/4 SEC 18 T 1 R 23 BEG 401.4 FT E OF SWCOR 1/4 E 198.6 FT N'LY 1315.2 FT TO PT IN HY 600 FT E OF W LN 1/4 W'LY 198.6 FTAssessed Value: Land 82700 Impr. 101700 Total \$184,400.00Net Taxes: 0 ; 0 Parcel No. 9341231830440 Zoning R5Lot Size: 128 x 1315 Est. Size of Lot (sq. ft. or acres) 3.74Est. House Sq. Ft.: 1232 Est. Age: 76 Gen. Cond.: poor Const.: woodSiding: wood Roof: comp Wall Const: wood Trim: wood Floors: woodAttic: unfinished Garage: 2-car Location: detached Driveway: concreteBasement: full Foundation: concrete Heat: forced air Fuel: oilWater Heater: none Electric: unknown Softner: none A/C: noneWater: municipal Sewer: municipal Well: unknown Septic: noneEasement: unknown Special Assessment Planned: unknown

## Room Schedule: (By Size)

Floor	Living Room	Dining Room	Kitchen	Bedroom	Bath	Other Rms
1st:	<u>12</u> x <u>12</u>	<u>   </u> x <u>   </u>	<u>12</u> x <u>12</u>	# <u>2</u>	# <u>1</u>	<u>   </u>
2nd:	<u>2 bedrooms</u>					

LL: UnfinishedBedroom Sizes: (1)     (2)     (3)     (4)     (5)    

POSITIVE FEATURES: Large Lot, municipal services, average size home, additional house for potential rental income

NEGATIVE FEATURES WHICH WOULD CREATE MARKET RESISTANCE: Possible wetland on the southern portion of the property. Small Cottage is legal non-conforming.

GENERAL COMMENTS: (A brief description of amenities, condition, floor plan, style, design, etc.)

This property consists of 1 1232 sq ft house, 1 400 sq ft legal none conforming house and 1 2 car garage on 3.74 acres. The property is zoned R5 and is not sub-dividable.

\*NOTE: THIS IS NOT AN APPRAISAL

WISCONSIN REALTORS® ASSOCIATION, 4801 Forest Run Road, Madison, WI 53704, Phone (608) 241-2047 Fax (608) 241-5168



## SIMILAR PROPERTIES RECENTLY SOLD

Page 2 of 2

Address	Style	Sq. Ft.	Rooms	Bedrooms	Baths	Date Sold	List Price	Sale Price
#1: 9610 39th ave	ranc	1008	5	2	1	05/15/2	179,900.00	185,000.00
#2: 5818 springbrook	cap	1055	5	3	1	06/12/2	195,000.00	195,000.00
#3: 2601 104th st	ranc	1056	5	3	1	01/22/2	209,900.00	209,900.00
#4: 9835 28th ave	ranc	1161	7	2	2	10/14/2	224,900.00	226,000.00
#5: 2322 springbrook	cap	1489	7	3	2.5	07/24/2	229,000.00	222,000.00

Note: Sales Price may include costs paid by Seller on behalf of Buyer for financing etc.

GENERAL COMMENTS: All properties are small, starter type homes with a little land (.5 acre to 1 acre). All in move in ready condition.

## COMPETITIVE PROPERTIES ON THE MARKET NOW

Address	Style	Sq. Ft.	Rooms	Bedrooms	Baths	List Price
#1: 116 115th st	ranc	1040	5	3	1	149,900.00
#2: 9903 3rd ave	ranc	1073	6	3	1	224,900.00
#3: 8911 22nd ave	cap	1044	7	2	1	249,900.00
#4: 9829 29th ave	cap	1186	7	4	1.5	249,900.00
#5: 10606 22nd ave	ranc	1384	5	3	1.5	299,900.00

GENERAL COMMENTS: All are small, starter type homes. Listing 3, 4 and 5 all have lot sizes between 1.5 and 2.5 acres. Listings 1 and 2 are typical "City Lots"

## ESTIMATED REPLACEMENT COST

Above Ground:	Sq. Ft. @	<u>n/a</u>	Per Sq. Ft. =	\$	<u>          </u>
Lower Level:	Sq. Ft. @	<u>n/a</u>	Per Sq. Ft. =	\$	<u>          </u>
Total Basic Improvements:				\$	<u>0.00</u>
Add: Extras		\$	<u>          </u>		
Estimated Total Cost				\$	<u>0.00</u>
Less: Est. Depreciation		\$	<u>          </u>		
Estimated Present Value of Improvements				\$	<u>0.00</u>
Add: Present Value of Land		\$	<u>          </u>		
Estimated Value By Cost Approach				\$	<u>0.00</u>

RECOMMENDED IMPROVEMENTS: None

RECOMMENDED TERMS: no concessions, Cash or Conventional loan Buyers only.

## ESTIMATED PRICE RANGE

REALTOR  \$120,000.00 to \$140,000.00  
 Suggest Asking Price: \$139,900.00  
 DATE: 2-16-21

Note: This form is not an appraisal but the REALTOR's estimation of a value range.

## Market Analysis Summary Page

Subject Property consists of 3.74 Acres of land, a 1232 sq ft Cap Cod Home, a 400 sq ft Cottage style home and a 2 car detached Garage. Subject's condition is poor and is in need of significant repair. The 400 sq ft Cottage on the property is Legal Non-conforming, which means it will be allowed to stay provided it remains in habitable condition. Because it is non-conforming, structural repairs such as Roof Rafters, Supporting Wall replacement or Foundation Repairs are only allowed based on 50% of the property's value when it became non-conforming. This property likely became non-conforming sometime between 1975 and 1990, so the amount of structural repairs allowed by the Village of Pleasant Prairie will likely not exceed 20-25K and therefore any Buyer must assume that the Village will likely make the owner raze the property at some point. The parcel is not wide enough to split into 2 separate parcels as the R5 Zoning calls for a minimum of 75 FT of Road Frontage per lot.

The Market Analysis and Value Computation is based on what the property may sell for in today's market if it is completely renovated. I used this approach as opposed to a traditional "Comparable" approach because there are no properties on the Market Currently or that have Sold recently in a similar condition as the Subject Property. Therefore, determining what the finished product would sell for, then backing out the cost to renovate and the Investors profit will give us a likely sales price in "As-Is" condition.

Demand for Single Family Homes in Kenosha County is very strong with an under supply of available homes for sale. Smaller homes with a lot size larger than a typical subdivision lot are in extremely short supply and very Hot demand. As demonstrated by the Comparable Listed and Sold properties, a 1000-1500 sq ft home with a lot size between 1-3 acres will sell for anywhere between \$195,000.00-\$250,000 depending on the size of lot and interior finishes. Based on this factor, I believe the likely Buyer is an Investor that will renovate the property to sell at a profit. At a sales price of 130K and a renovation cost of \$50 per sq ft, a Buyer's investment in this property will be approximately \$192,000.00 with a profit potential up to 60K. If the Village requires the Cottage to be razed, I'd estimate the cost at approximately 10K. If the County failed to clear the property of all the personal property left inside and out, I would estimate an Investor would discount their purchase of the property between 15-25K depending on their appetite for removing the personal property. By removing this personal property, the County not only increased the value of the property, but likely increased the number of potential Buyers willing to purchase this property.































Building Inspection Department  
Michael Kaprelian

July 23, 2020

To Whom it Concerns

I've inspected the detached garage at 2019 91<sup>st</sup> Street in Pleasant Prairie apparently the structure had a fire in the garage. The garage is CMU block construction with rafters with plywood roof and asphalt shingles the structure itself looks intact on the West side there is a crack that looks repairable the roof and roof sheathing I couldn't inspect due to the fact of debris in the garage any other inspection should be conducted by an Engineer.

Sincerely

Michael Kaprelian