

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 56<sup>th</sup> St., Kenosha, WI 53140

Auction Listing Packets are available at the office  
or 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   |
| 12-223-31-277-036 | 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 56<sup>TH</sup> STREET, KENOSHA, WI 53140

[www.kenoshacounty.org](http://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 56<sup>th</sup> 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

\_\_\_\_\_  
Address

\_\_\_\_\_  
City State Zip Code

THIS BID MUST BE RETURNED TO THE COUNTY CLERK AT 1010 56<sup>TH</sup> 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 56<sup>th</sup> 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

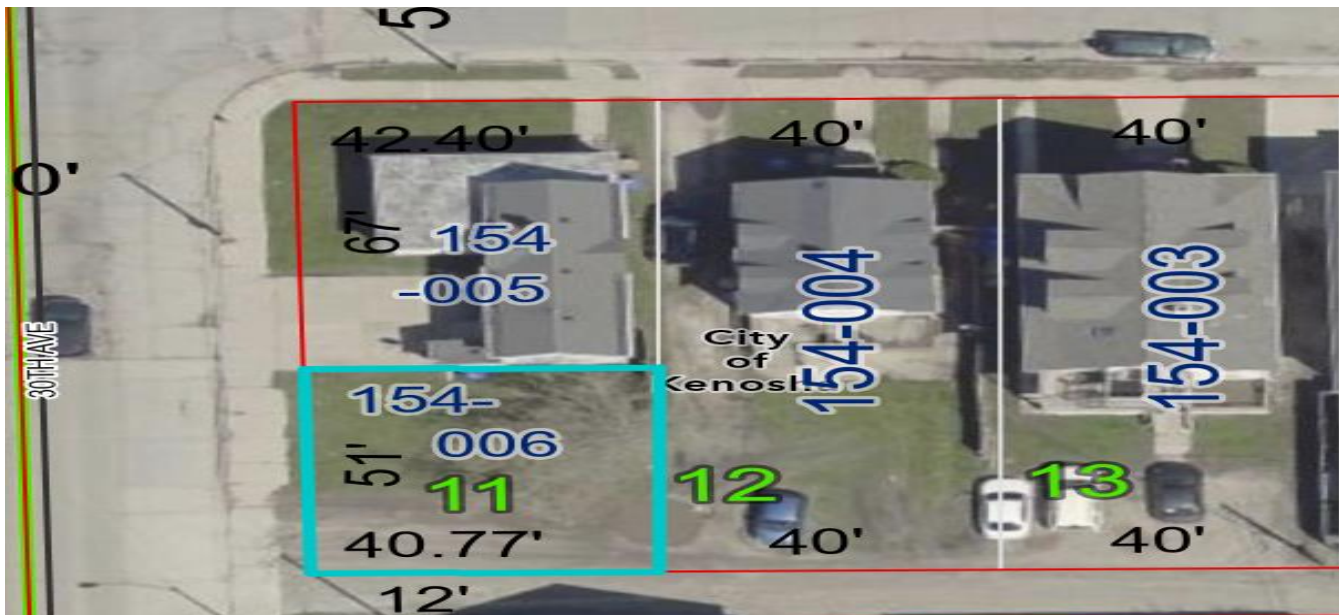
# OPENING BID

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 30<sup>th</sup> 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           | <b>60</b> % |
| 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           | <b>10</b> % |
| 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              | <b>50</b> Low    | <b>0</b>   | Multi-Family       | <b>10</b> % |
| Neighborhood Boundaries      | <b>See Attached Addendum</b>                 |  |                         |  |   | <b>350+</b> High | <b>185</b> | Commercial         | <b>10</b> % |
|                              |  |  |                         |  |   | <b>215</b> Pred. | <b>90</b>  | Other              | <b>10</b> % |

  
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                     | <b>Concrete</b> | <input checked="" type="checkbox"/> <input type="checkbox"/> |
| Gas         | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Sanitary Sewer | <input checked="" type="checkbox"/> | Alley                      | <b>Gravel</b>   | <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  | <b>6309 30th Ave<br/>Kenosha, WI 53142</b> | <b>4035 10th Ave<br/>Kenosha, WI 53140</b>                       |                  | <b>2208 Roosevelt Rd<br/>Kenosha, WI 53143</b>                   |                  | <b>6316 28th Ave<br/>Kenosha, WI 53143</b>                       |                 |
| Proximity to subject   |  | <b>1.88 miles NE</b>   |                  | <b>0.47 miles SE</b>   |                  | <b>0.11 miles SE</b>   |                 |
| Sales Price  | \$   |  | \$ <b>16,500</b> |  | \$ <b>10,000</b> |  | \$ <b>4,500</b> |
| Price \$ /   | <b>0</b>                                   |  | <b>5</b>         |  | <b>5</b>         |  | <b>1</b>        |
| Data Source  |  | <b>MetroMLS #1827019;DOM 95</b>                                  |                  | <b>MetroMLS #179525;DOM 100</b>                                  |                  | <b>MetroMLS #1524400;DOM 18</b>                                  |                 |
| Date of Sale and<br>Time Adjustment                                | DESCRIPTION                                | DESCRIPTION  | +(-) Adjust.     | DESCRIPTION  | +(-) Adjust.     | DESCRIPTION  | +(-) Adjust.    |
|  |  | <b>03/02/2023</b>  |                  | <b>12/10/2021</b>  | <b>1,700</b>     | <b>05/12/2017</b>  | <b>2,600</b>    |
| Location   | <b>Urban</b>                               | <b>Urban</b>   |                  | <b>Urban</b>   |                  | <b>Urban</b>   |                 |
| Site/View  | <b>2142 sf / BusyRoad</b>                  | <b>3485 sf / Resid</b>   | <b>-800</b>      | <b>2142 sf / BsyRd</b>   |                  | <b>3960 sf/Comm</b>  |                 |
| Other  | <b>RXR</b>                                 | <b>RXR</b>   |                  | <b>Commercial</b>  |                  | <b>RXR</b>   |                 |
|  |  |  |                  |  |                  |  |                 |
|  |  |  |                  |  |                  |  |                 |
|  |  |  |                  |  |                  |  |                 |
| Sales or Financing<br>Concessions                                  |  |  |                  |  |                  |  |                 |
| Net Adj. (Total)   |  | <input type="checkbox"/> + <input checked="" type="checkbox"/> - | \$ <b>-800</b>   | <input checked="" type="checkbox"/> + <input type="checkbox"/> - | \$ <b>1,700</b>  | <input checked="" type="checkbox"/> + <input type="checkbox"/> - | \$ <b>2,600</b> |
| Indicated Value<br>of Subject                                      |  | Net Adj. <b>4.9%</b><br>Gross Adj. <b>-4.9%</b>                  | \$ <b>15,300</b> | Net Adj. <b>17.0%</b><br>Gross Adj. <b>17.0%</b>                 | \$ <b>11,700</b> | Net Adj. <b>57.8%</b><br>Gross Adj. <b>57.8%</b>                 | \$ <b>7,100</b> |
| Summary of Sales Comparrison Approach <b>See Attached Addendum</b> |  |  |                  |  |                  |  |                 |
|  |  |  |                  |  |                  |  |                 |
|  |  |  |                  |  |                  |  |                 |
|  |  |  |                  |  |                  |  |                 |

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: KenoshaCounty: KenoshaState: WIZip 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: 

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: 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



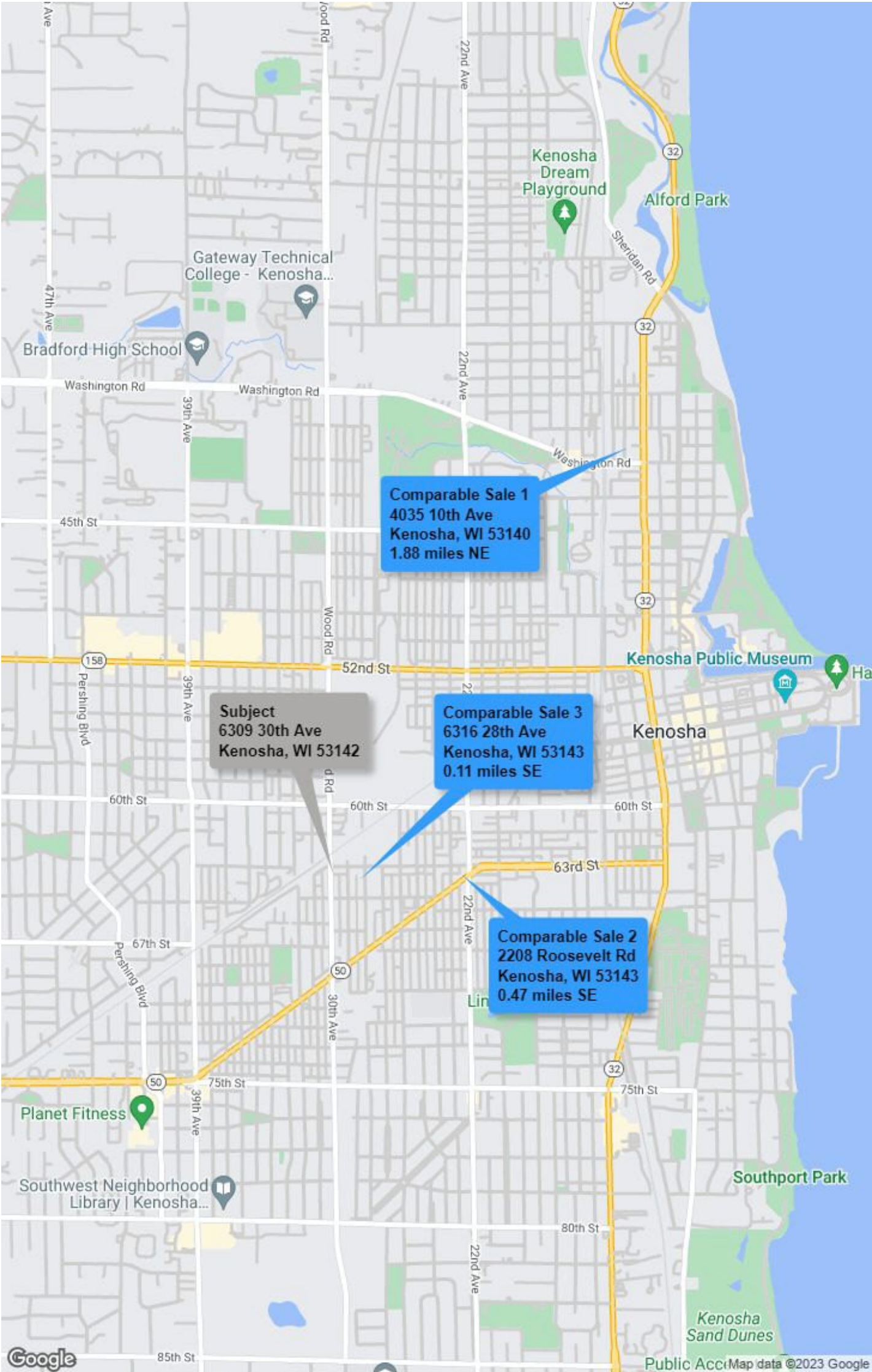
COMPARABLE SALE #3

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 69<sup>th</sup> 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: <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: <b>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.</b>   |   |
|                              | Reconciliation comments: <b>See Attached Addendum</b>  |   |
|                              | 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:<br><input checked="" type="checkbox"/> Single point \$ <u>87,000</u> <input type="checkbox"/> Range \$ _____ to \$ _____ <input type="checkbox"/> Greater than <input type="checkbox"/> Less than \$ _____<br>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                | <b>Appraiser's Certification</b><br>The appraiser(s) certifies that, to the best of the appraiser's knowledge and belief:<br>1. The statements of fact contained in this report are true and correct.<br>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.<br>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.<br>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.<br>5. The appraiser's engagement in this assignment was not contingent upon developing or reporting predetermined results.<br>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.<br>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> .<br>8. Unless otherwise noted, the appraiser has made a personal inspection of the property that is the subject of this report.<br>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: _____<br>Source of Definition: <b>Uniform Standards of Professional Appraisal Practice</b><br>Definition of Value: <b>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.</b>   |   |
|                              |  |   |
|                              |  |   |
|                              |  |   |
| SIGNATURE                    | <b>APPRAISER</b><br><br>Signature: <u></u><br>Name: <u>Daniel B. Truax</u><br>Company Name: <u>Elite Appraisals, Inc.</u><br>Company Address: <u>9568 42nd Ct</u><br><u>Pleasant Prairie, WI 53158</u><br>Telephone Number: <u>262.605.0888</u><br>Email Address: <u>eliteappraisalswi@gmail.com</u><br>State Certification # <u>1391-9</u><br>or License # _____<br>or Other (describe): _____ State #: _____<br>State: <u>WI</u><br>Expiration Date of Certification or License: <u>12/14/2023</u><br>Date of Signature and Report: <u>10/04/2023</u><br>Date of Property Viewing: <u>10/03/2023</u><br>Degree of property viewing:<br><input type="checkbox"/> Interior and Exterior <input checked="" type="checkbox"/> Exterior Only <input type="checkbox"/> Did not personally view  | <b>CO-APPRAISER</b><br><br>Signature: _____<br>Name: _____<br>Company Name: _____<br>Company Address: _____<br>Telephone Number: _____<br>Email Address: _____<br>State Certification # _____<br>or License # _____<br>State: _____<br>Expiration Date of Certification or License: _____<br>Date of Signature: _____<br>Date of Property Viewing: _____<br>Degree of property viewing:<br><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   |           | 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:

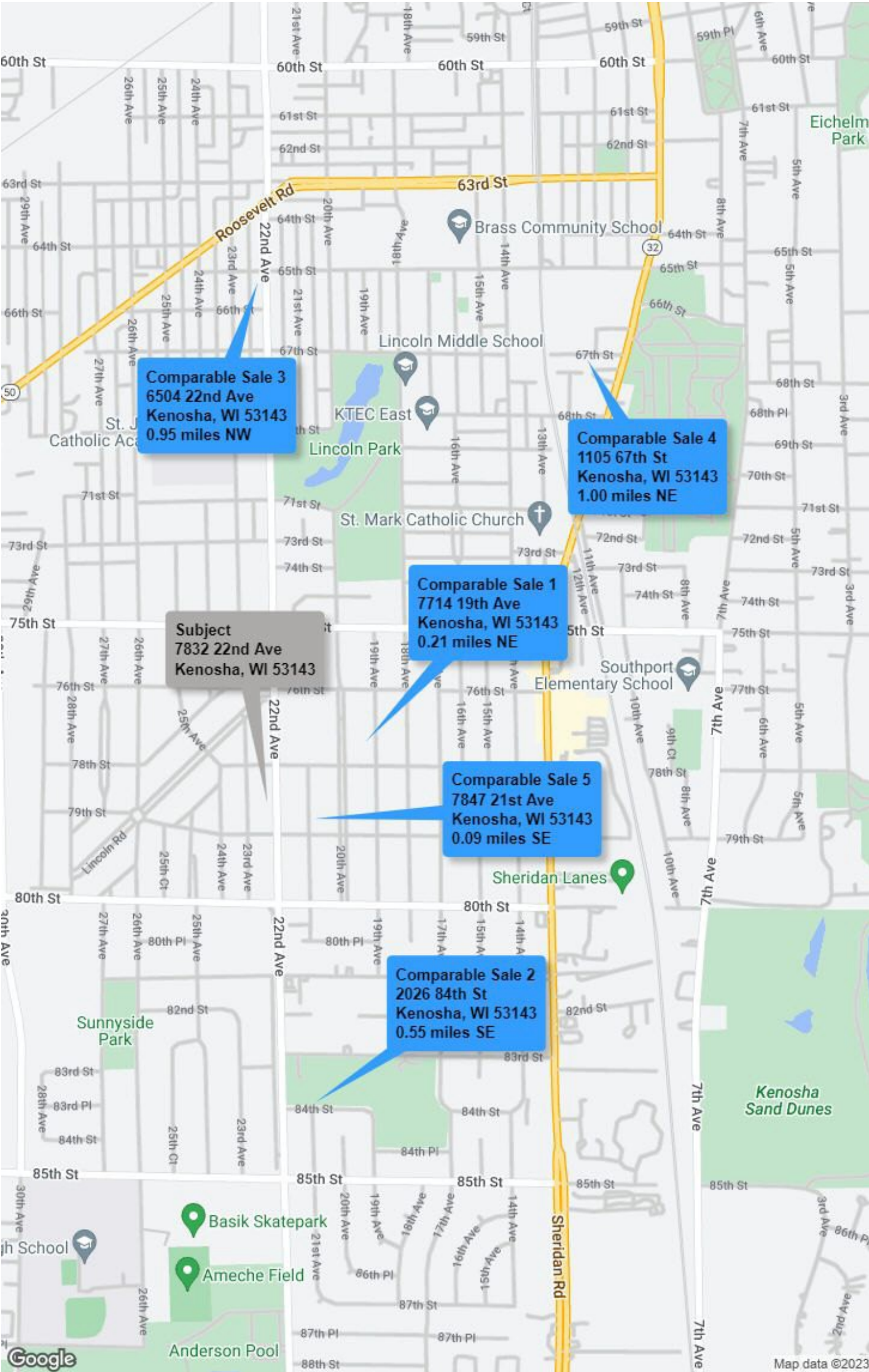
☐ Did Not

☐ 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

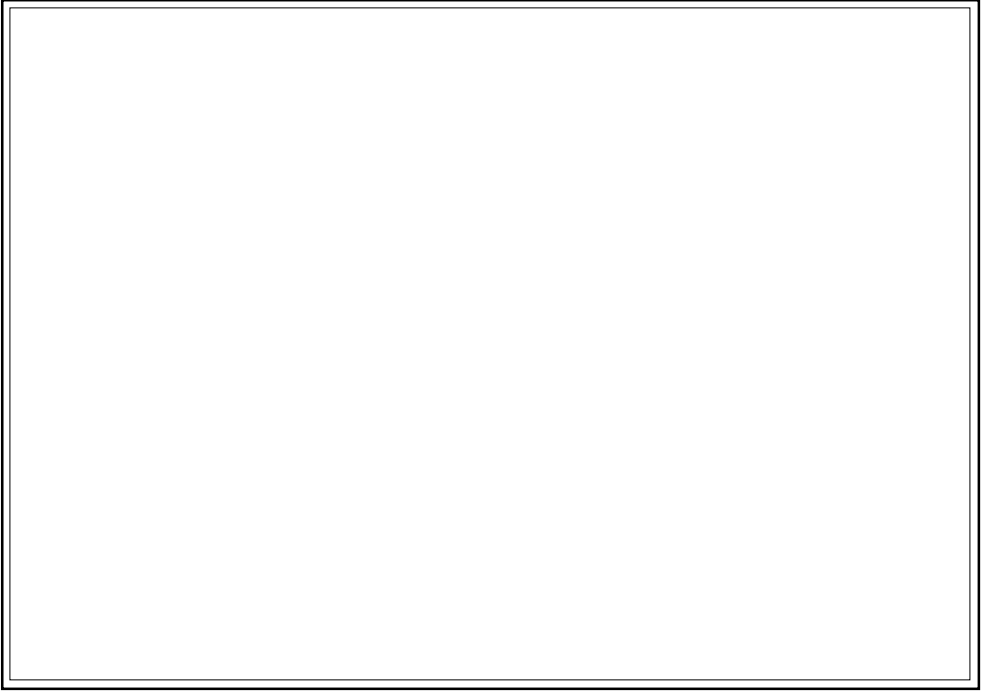
COMPARABLE PROPERTY PHOTO ADDENDUM

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



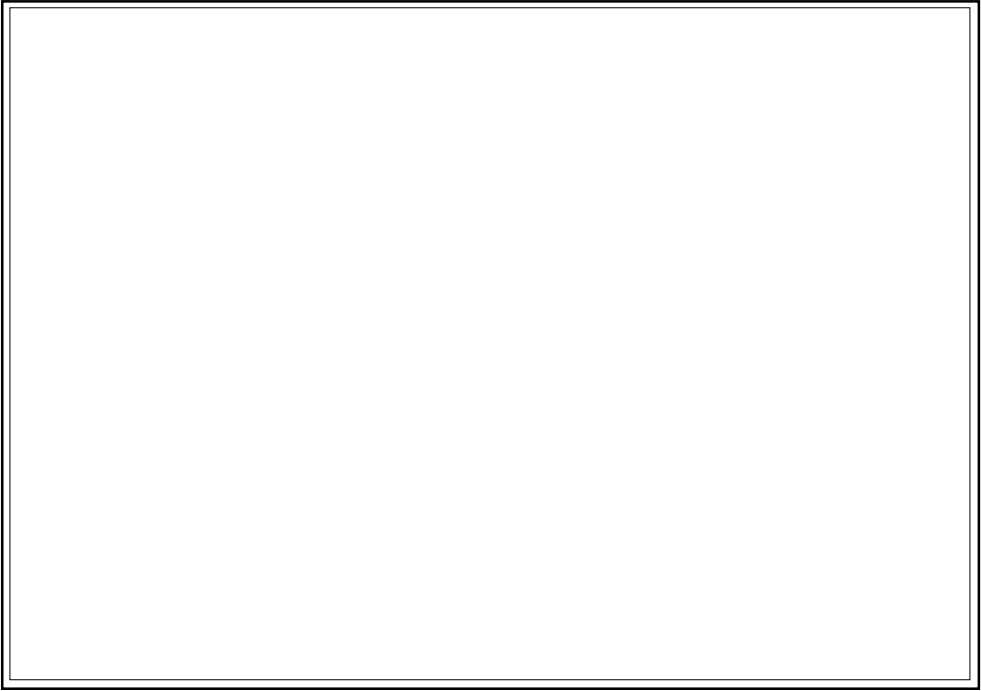
COMPARABLE SALE #4

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

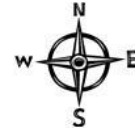
Sale Date:  
Sale Price: \$



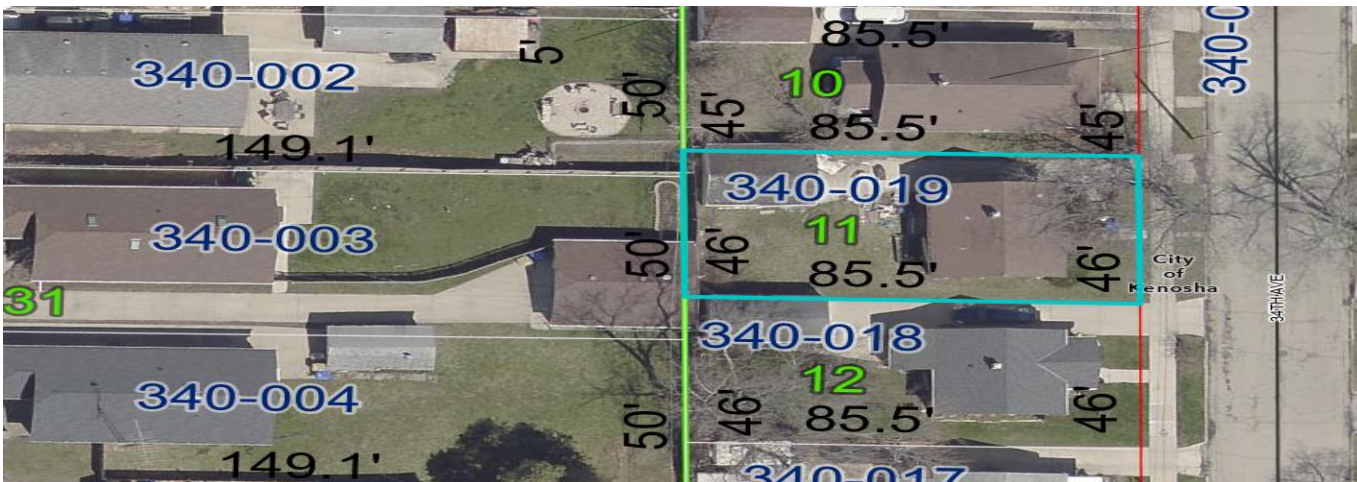
**PARCEL #****LEGAL DESCRIPTION****OPENING BID****09-222-36-340-019**

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 34<sup>th</sup> 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: ☒ 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 \$ 96,000 ☐ 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: <b>Daniel B. Truax</b>  | Name: _____  |
| Company Name: <b>Elite Appraisals, Inc.</b>   | Company Name: _____  |
| Company Address: <b>9568 42nd Ct Pleasant Prairie, WI 53158</b>   | Company Address: _____   |
| Telephone Number: <b>262.605.0888</b>   | Telephone Number: _____  |
| Email Address: <b>eliteappraisalswi@gmail.com</b>   | Email Address: _____   |
| State Certification # <b>1391-9</b>   | State Certification # _____  |
| or License # _____  | or License # _____   |
| or Other (describe): _____ State #: _____   | State: _____   |
| State: <b>WI</b>  | Expiration Date of Certification or License: _____   |
| Expiration Date of Certification or License: <b>12/14/2023</b>  | Date of Signature: _____   |
| Date of Signature and Report: <b>11/28/2023</b>   | Date of Property Viewing: _____  |
| Date of Property Viewing: <b>11/27/2023</b>   | 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.: 223-303 |
| 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: \_\_\_\_\_

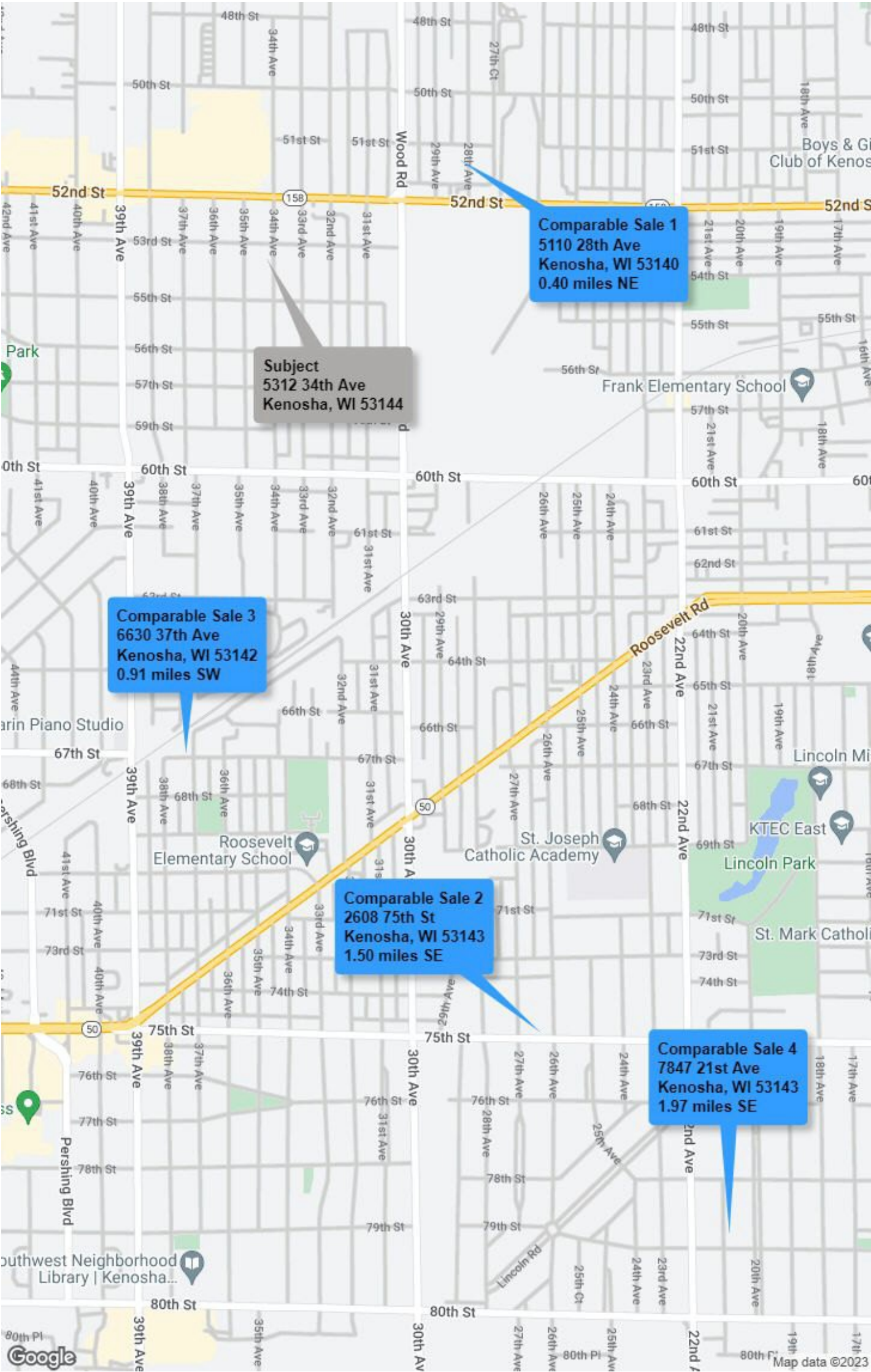
Supervisory Appraiser inspection of Subject Property:

☐ 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



Additional Items of Note

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



Defective Garage Components  
Roof, soffits/fascia, door

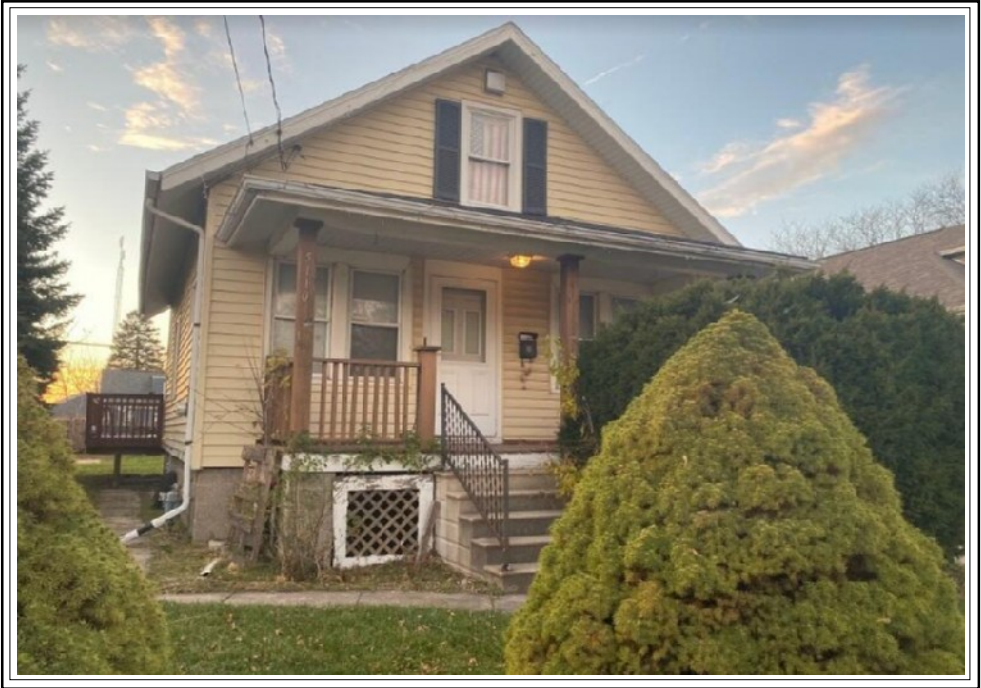


Basement Window  
Possible vermin/exterior elements infiltration



COMPARABLE PROPERTY PHOTO ADDENDUM

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

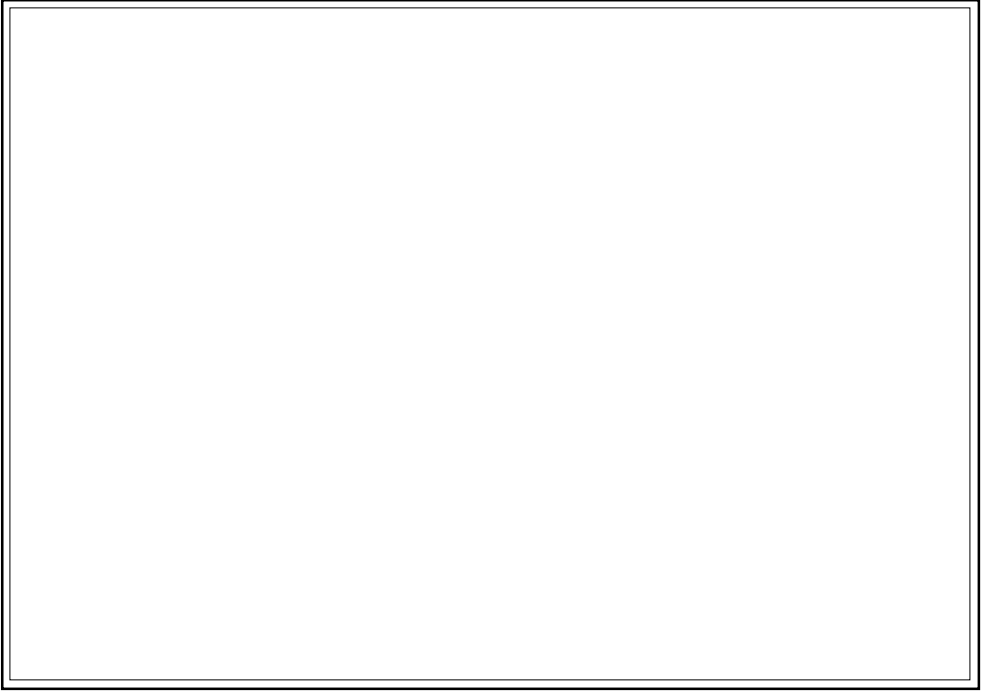
COMPARABLE PROPERTY PHOTO ADDENDUM

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



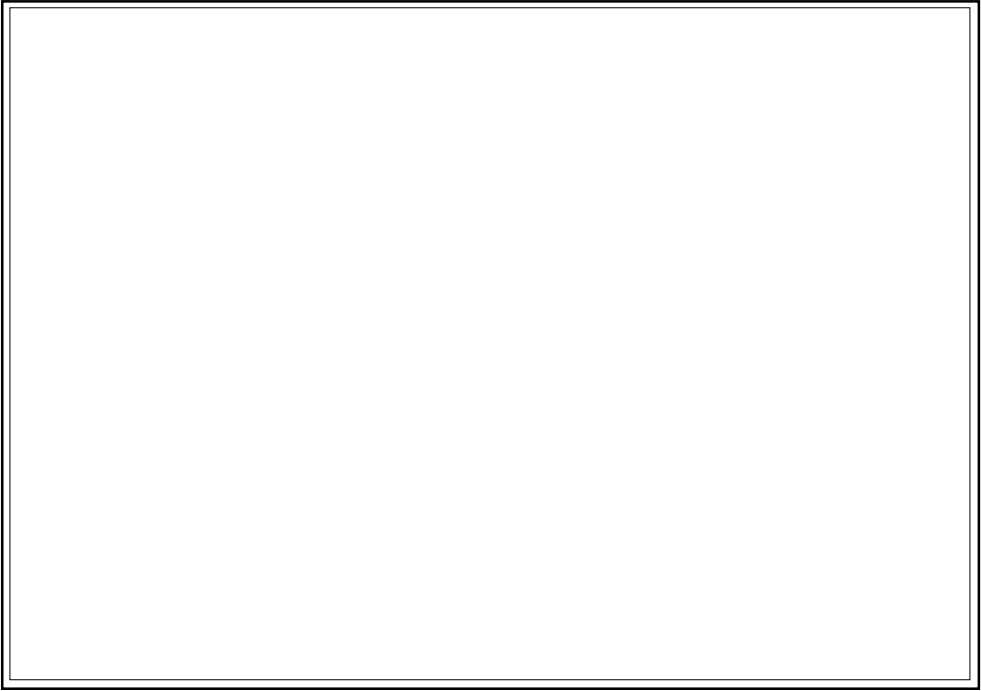
COMPARABLE SALE #4

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 36<sup>th</sup> 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.          |  |  | \$ 87.77 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                  |  |           | +(-) \$ Adjustment |  |  |
|  | 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                      |  |           | 15000 sf           |  |  |
|  | View   |                       | Residential       |  | Resid/Comm            |  |           | 4,100                      |  |  | Residential                  |  |           |                    |  |  |
|  | Design (Style)   |                       | Ranch             |  | Ranch                 |  |           |                            |  |  | Bungalow                     |  |           |                    |  |  |
|  | Quality of Construction  |                       | FiberCmnt/Alm/Avg |  | Vinyl/Average         |  |           |                            |  |  | Frame/Average                |  |           | Vinyl/Stcco/Avg    |  |  |
|  | Actual Age   |                       | 100a/30e          |  | 75a/30e               |  |           |                            |  |  | 100a/30e                     |  |           | 75a/30e            |  |  |
|  | Condition  |                       | Average-Fair      |  | 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                      |  |           | 6 3 1.0            |  |  |
|  | Gross Living Area  |                       | 20 794 sq. ft.    |  | 636 sq. ft.           |  |           | 3,160                      |  |  | 640 sq. ft.                  |  |           | 3,080              |  |  |
|  | Basement & Finished  |                       | None              |  | None                  |  |           |                            |  |  | Full                         |  |           | -5,000             |  |  |
|  | Rooms Below Grade  |                       | N/A               |  | N/A                   |  |           |                            |  |  | *Unfinished                  |  |           |                    |  |  |
|  | 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                 |  |           | 2 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: <b>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.</b>   |   |
|                              | Reconciliation comments: <b>See Attached Addendum</b>  |   |
|                              | 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:<br><input checked="" type="checkbox"/> Single point \$ <b>86,000</b> <input type="checkbox"/> Range \$ _____ to \$ _____ <input type="checkbox"/> Greater than <input type="checkbox"/> Less than \$ _____<br>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                | <b>Appraiser's Certification</b><br>The appraiser(s) certifies that, to the best of the appraiser's knowledge and belief:<br>1. The statements of fact contained in this report are true and correct.<br>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.<br>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.<br>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.<br>5. The appraiser's engagement in this assignment was not contingent upon developing or reporting predetermined results.<br>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.<br>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> .<br>8. Unless otherwise noted, the appraiser has made a personal inspection of the property that is the subject of this report.<br>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: _____<br>Source of Definition: <b>Uniform Standards of Professional Appraisal Practice</b><br>Definition of Value: <b>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.</b>   |   |
|                              |  |   |
|                              |  |   |
|                              |  |   |
| SIGNATURE                    | <b>APPRAISER</b><br><br>Signature: <u></u><br>Name: <b>Daniel B. Truax</b><br>Company Name: <b>Elite Appraisals, Inc.</b><br>Company Address: <b>9568 42nd Ct Pleasant Prairie, WI 53158</b><br>Telephone Number: <b>262.605.0888</b><br>Email Address: <b>eliteappraisalswi@gmail.com</b><br>State Certification # <b>1391-9</b><br>or License # _____<br>or Other (describe): _____ State #: _____<br>State: <b>WI</b><br>Expiration Date of Certification or License: <b>12/14/2023</b><br>Date of Signature and Report: <b>11/28/2023</b><br>Date of Property Viewing: <b>11/27/2023</b><br>Degree of property viewing:<br><input type="checkbox"/> Interior and Exterior <input checked="" type="checkbox"/> Exterior Only <input type="checkbox"/> Did not personally view  | <b>CO-APPRAISER</b><br><br>Signature: _____<br>Name: _____<br>Company Name: _____<br>Company Address: _____<br>Telephone Number: _____<br>Email Address: _____<br>State Certification # _____<br>or License # _____<br>State: _____<br>Expiration Date of Certification or License: _____<br>Date of Signature: _____<br>Date of Property Viewing: _____<br>Degree of property viewing:<br><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: KenoshaCounty: State: WIZip 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: 

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:

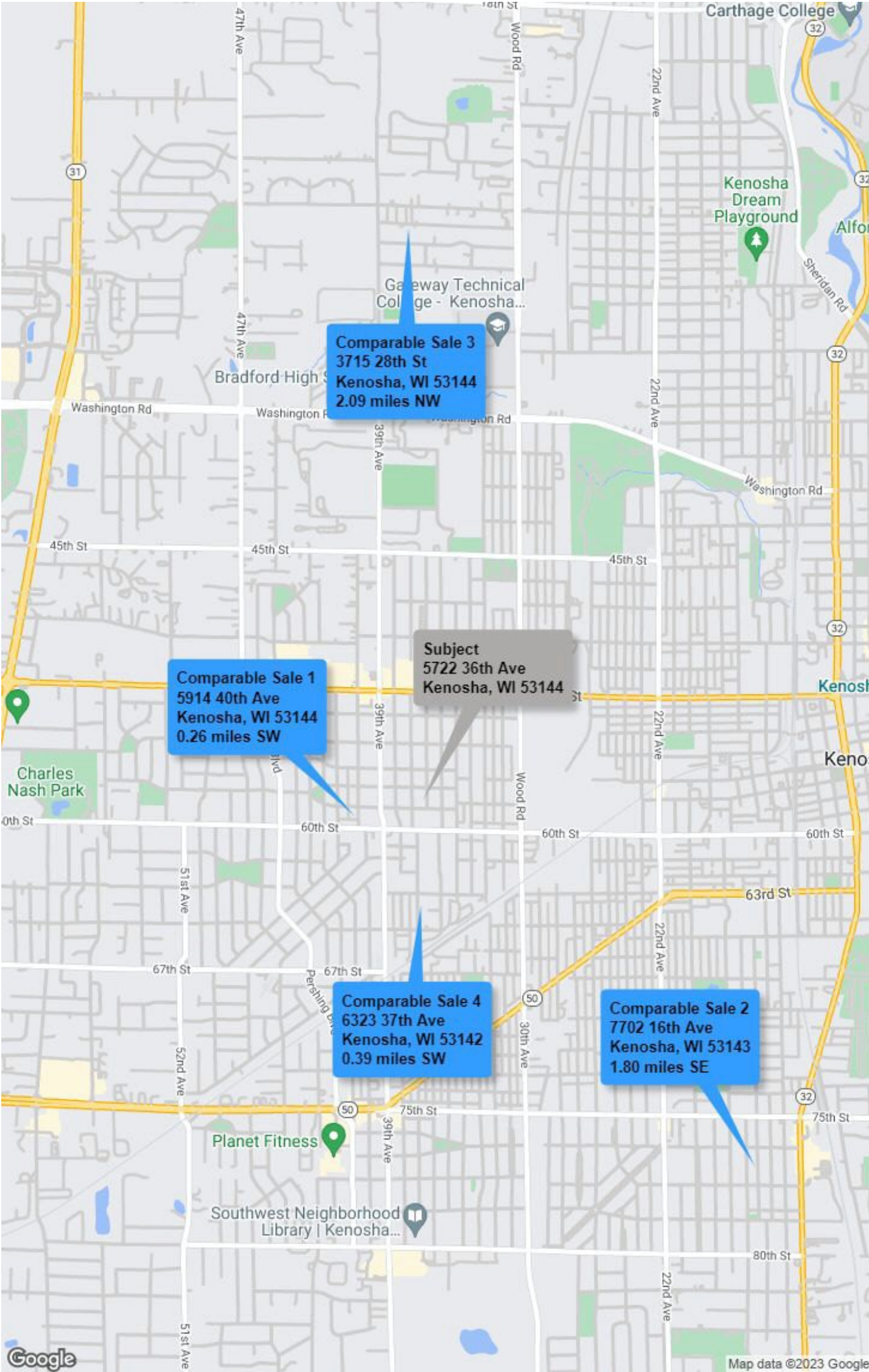
☐ Did Not

☐ Exterior-only from street

☐ Interior and Exterior

LOCATION MAP

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

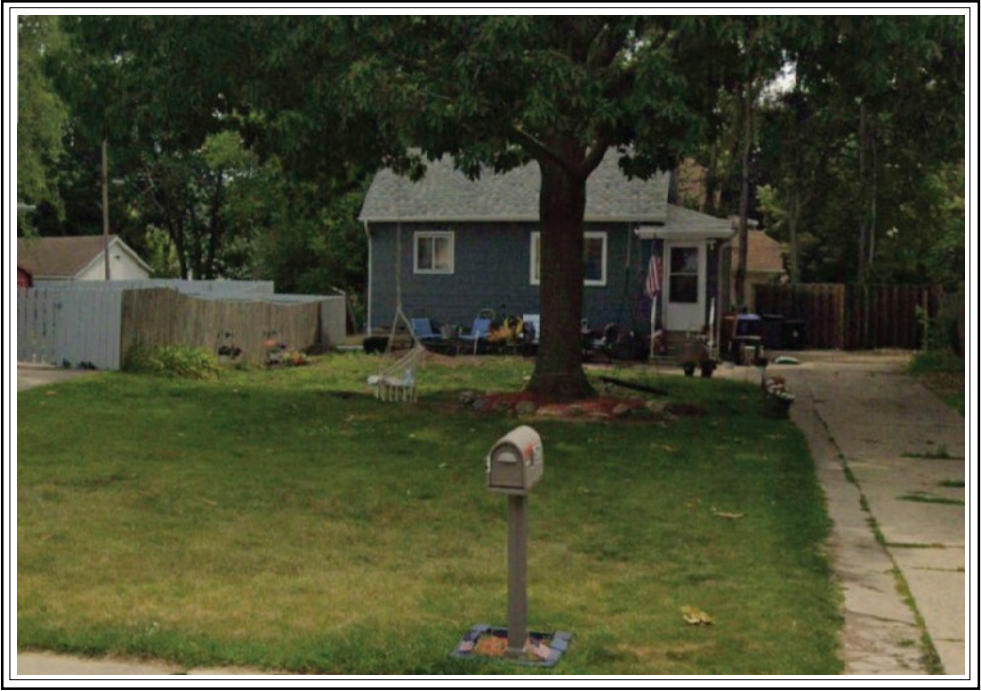


COMPARABLE SALE #3

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

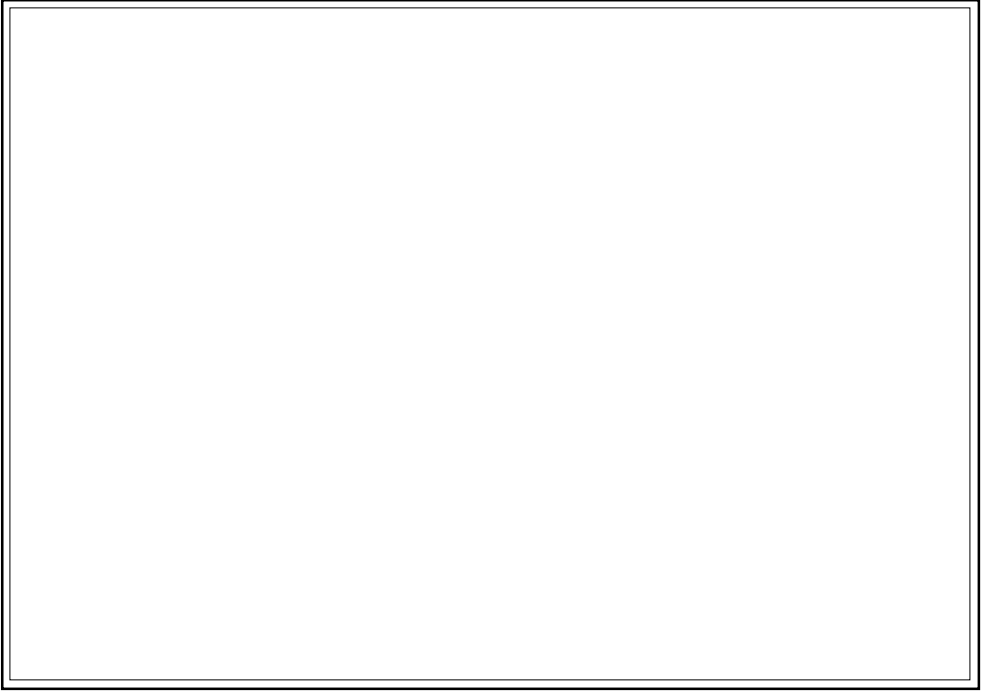
COMPARABLE PROPERTY PHOTO ADDENDUM

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



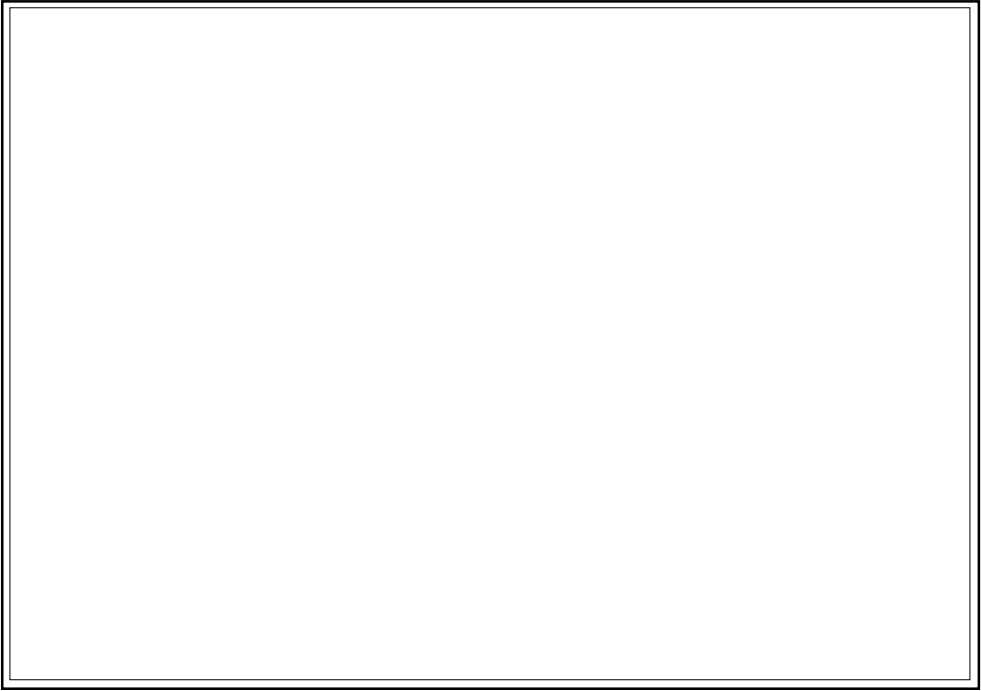
COMPARABLE SALE #4

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: \$



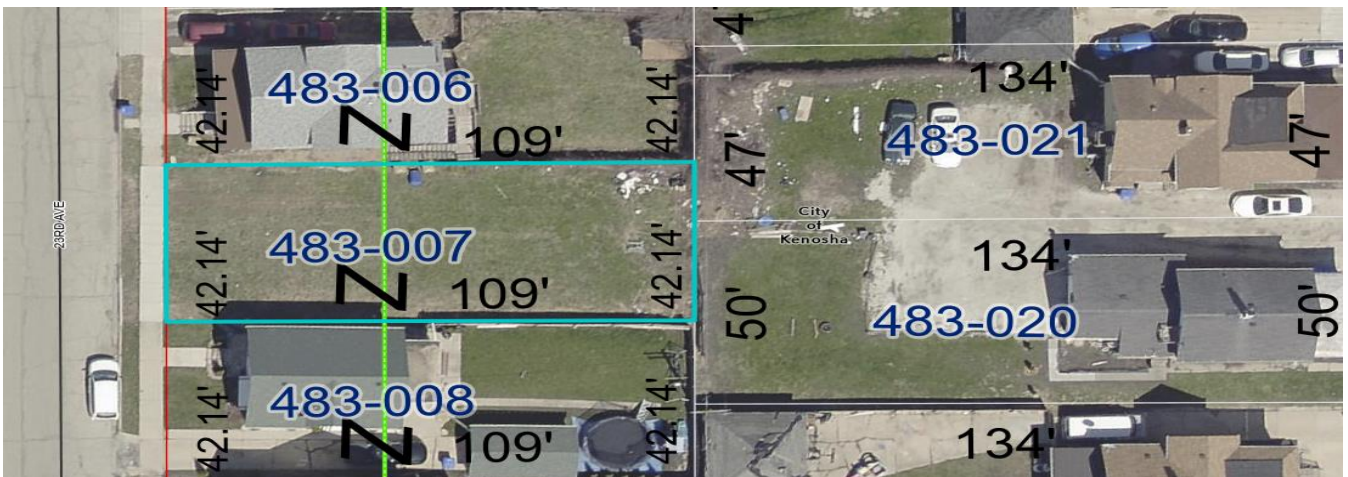
**PARCEL #****LEGAL DESCRIPTION****OPENING BID**

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 23<sup>rd</sup> 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           | <b>60</b> % |
| 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           | <b>10</b> % |
| 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              | <b>50</b> Low    | <b>0</b>   | Multi-Family       | <b>10</b> % |
| Neighborhood Boundaries <b>See Attached Addendum</b> |  |  |                         |  |   | <b>350+</b> High | <b>185</b> | Commercial         | <b>10</b> % |
|  |  |  |                         |  |   | <b>215</b> Pred. | <b>90</b>  | Other              | <b>10</b> % |

  
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 <b>Asphalt</b>      | <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              | <b>5805 23rd Ave<br/>Kenosha, WI 53140</b> | <b>6721 14th Ave<br/>Kenosha, WI 53143</b>                       |                  | <b>4001 13th Ave<br/>Kenosha, WI 53140</b>                       |                  | <b>2624 63rd St<br/>Kenosha, WI 53143</b>                        |                  |
| Proximity to subject |  | <b>0.82 miles SE</b>   |                  | <b>1.40 miles NE</b>   |                  | <b>0.37 miles SW</b>   |                  |
| Sales Price          | \$   |  | \$ <b>18,000</b> |  | \$ <b>40,000</b> |  | \$ <b>19,900</b> |
| Price \$ /           | <b>0</b>                                   |  | <b>3</b>         |  | <b>6</b>         |  | <b>1</b>         |
| Data Source          |  | <b>MetroMLS #1821777;DOM 215</b>                                 |                  | <b>MetroMLS #179525;DOM 100</b>                                  |                  | <b>MetroMLS #1524400;DOM 18</b>                                  |                  |
| Date of Sale and     | DESCRIPTION                                | DESCRIPTION  | +(-) Adjust.     | DESCRIPTION  | +(-) Adjust.     | DESCRIPTION  | +(-) Adjust.     |
| Time Adjustment      |  | <b>08/25/2023</b>  |                  | <b>04/27/2022</b>  | <b>3,200</b>     | <b>12/12/2017</b>  | <b>5,900</b>     |
| Location             | <b>Urban</b>                               | <b>Urban</b>   |                  | <b>Urban</b>   |                  | <b>Urban</b>   |                  |
| Site/View            | <b>4578sf / Res/Com</b>                    | <b>6600sf/Res/Com</b>  | <b>0</b>         | <b>6224sf/RXR/Com</b>  |                  | <b>13362sf/Res/Com</b>   | <b>-4,400</b>    |
| Zoning               | <b>M-1</b>                                 | <b>M-2</b>   |                  | <b>M-1</b>   |                  | <b>M-1</b>   |                  |
|                      |  |  |                  |  |                  |  |                  |
|                      |  |  |                  |  |                  |  |                  |
|                      |  |  |                  |  |                  |  |                  |
| Sales or Financing   |  |  |                  |  |                  |  |                  |
| Concessions          |  |  |                  |  |                  |  |                  |
| Net Adj. (Total)     |  | <input checked="" type="checkbox"/> + <input type="checkbox"/> - | \$ <b>0</b>      | <input checked="" type="checkbox"/> + <input type="checkbox"/> - | \$ <b>3,200</b>  | <input checked="" type="checkbox"/> + <input type="checkbox"/> - | \$ <b>1,500</b>  |
| Indicated Value      |  | Net Adj. <b>0.0%</b>   |                  | Net Adj. <b>8.0%</b>   |                  | Net Adj. <b>7.5%</b>   |                  |
| of Subject           |  | Gross Adj. <b>0.0%</b>   | \$ <b>18,000</b> | Gross Adj. <b>8.0%</b>   | \$ <b>36,800</b> | Gross Adj. <b>51.8%</b>  | \$ <b>21,400</b> |

  
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: 

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: 

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: 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

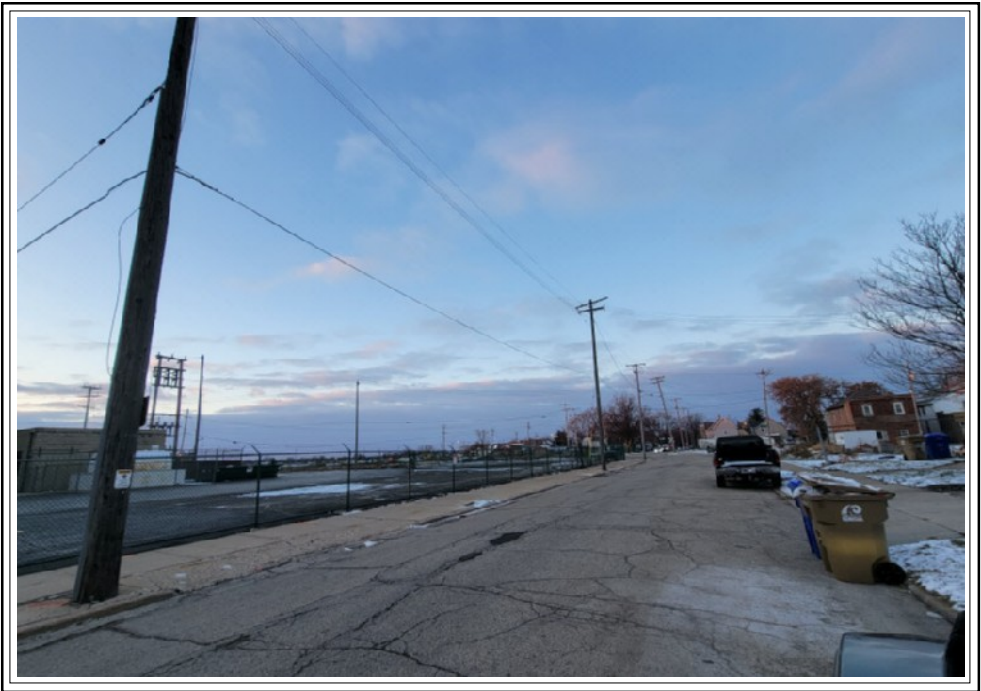
SUBJECT PROPERTY PHOTO ADDENDUM

|                                 |                      |
|---------------------------------|----------------------|
| 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

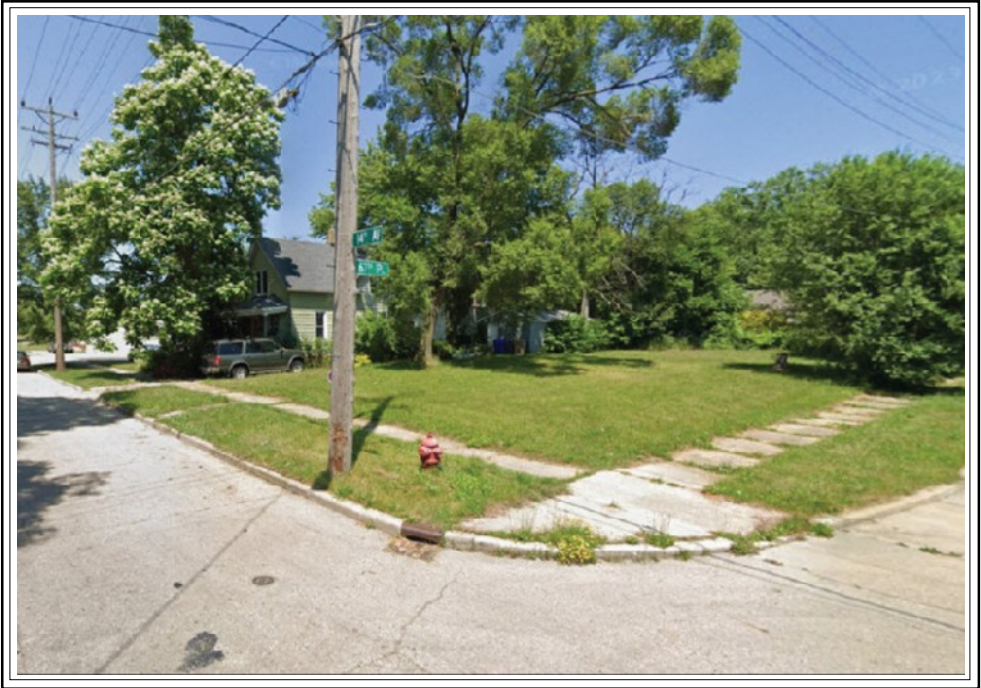


STREET SCENE



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 |



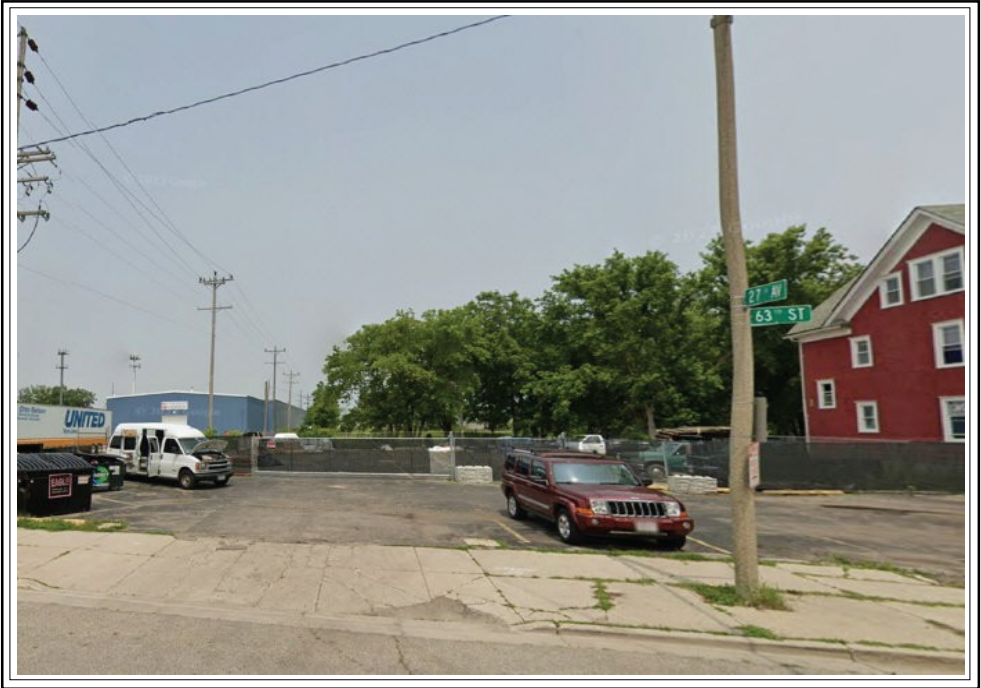
COMPARABLE SALE #1

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



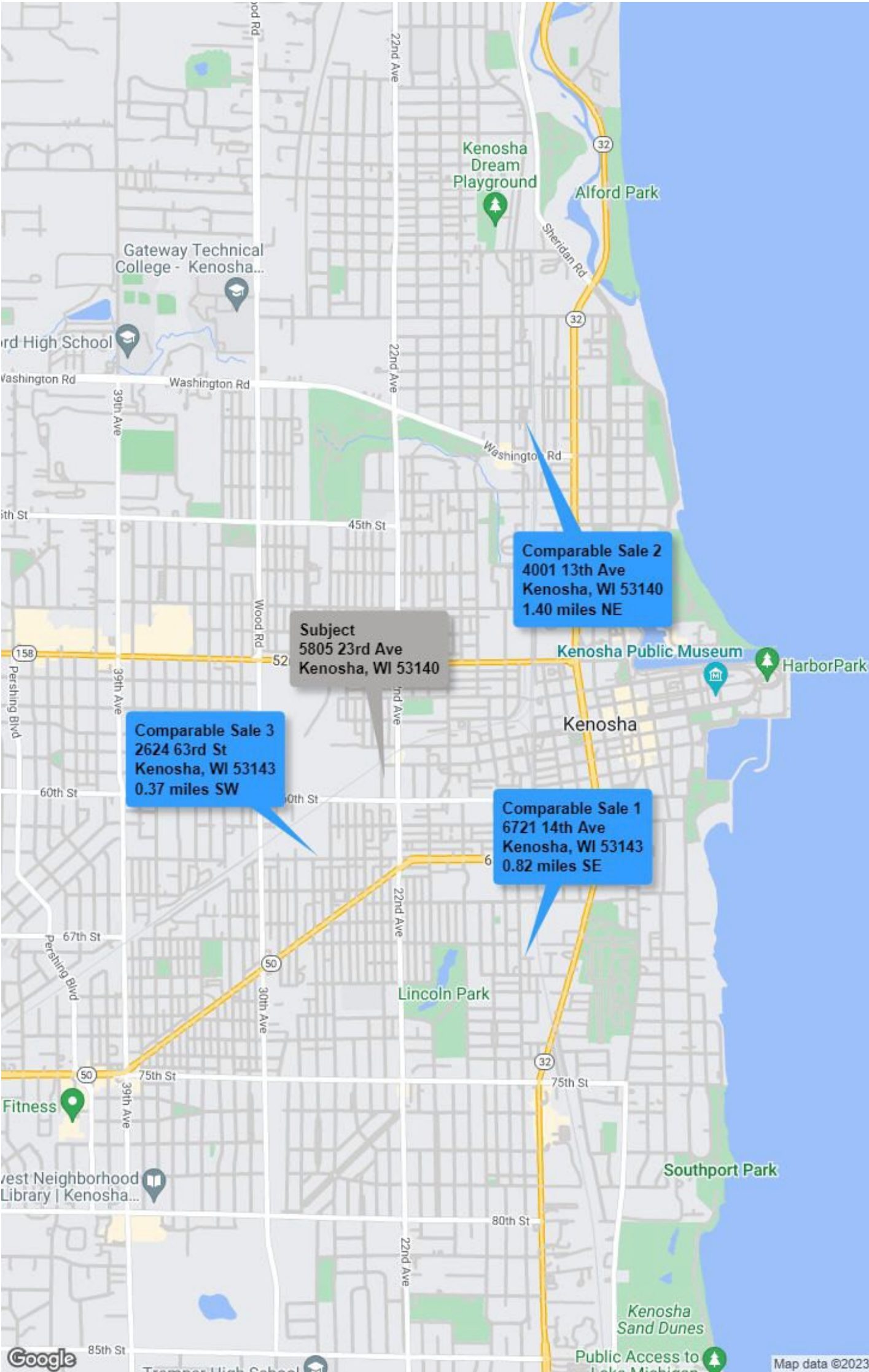
COMPARABLE SALE #3

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 |



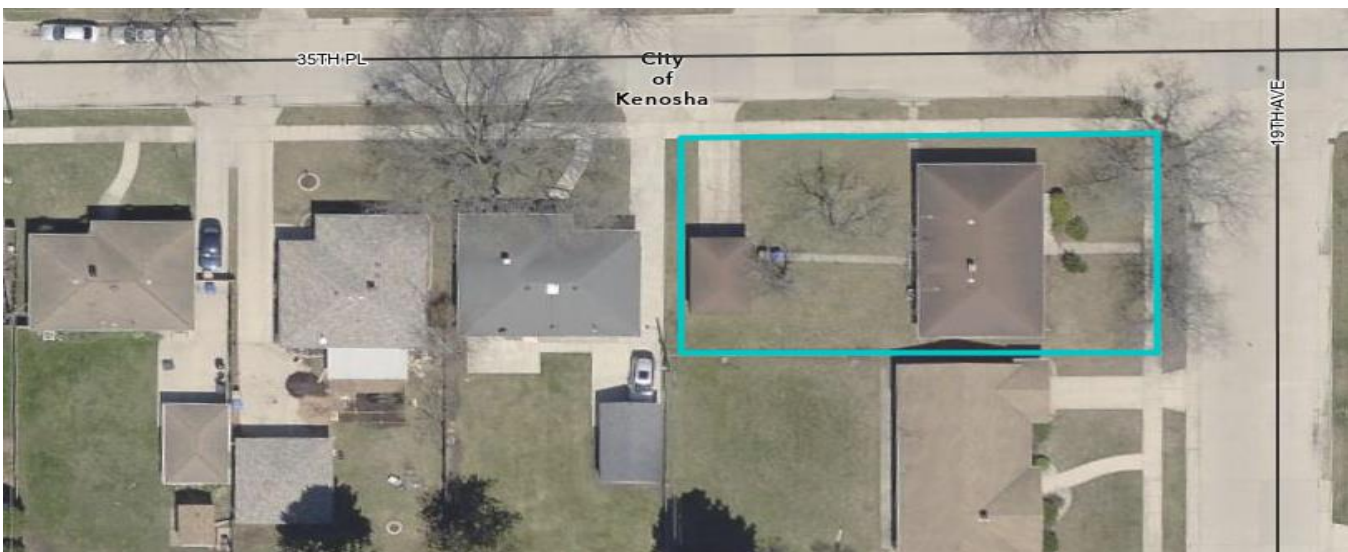
**PARCEL #****LEGAL DESCRIPTION****OPENING BID**

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 19<sup>th</sup> 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: <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: <b>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.</b>   |   |
|                              | Reconciliation comments: <b>See Attached Addendum</b>  |   |
|                              | 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:<br><input checked="" type="checkbox"/> Single point \$ <b>198,000</b> <input type="checkbox"/> Range \$ _____ to \$ _____ <input type="checkbox"/> Greater than <input type="checkbox"/> Less than \$ _____<br>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                | <b>Appraiser's Certification</b><br>The appraiser(s) certifies that, to the best of the appraiser's knowledge and belief:<br>1. The statements of fact contained in this report are true and correct.<br>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.<br>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.<br>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.<br>5. The appraiser's engagement in this assignment was not contingent upon developing or reporting predetermined results.<br>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.<br>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> .<br>8. Unless otherwise noted, the appraiser has made a personal inspection of the property that is the subject of this report.<br>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: _____<br>Source of Definition: <b>Uniform Standards of Professional Appraisal Practice</b><br>Definition of Value: <b>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.</b>   |   |
|                              |  |   |
|                              |  |   |
|                              |  |   |
| SIGNATURE                    | <b>APPRAISER</b><br><br>Signature: <u></u><br>Name: <b>Daniel B. Truax</b><br>Company Name: <b>Elite Appraisals, Inc.</b><br>Company Address: <b>9568 42nd Ct Pleasant Prairie, WI 53158</b><br>Telephone Number: <b>262.605.0888</b><br>Email Address: <b>eliteappraisalswi@gmail.com</b><br>State Certification # <b>1391-9</b><br>or License # _____<br>or Other (describe): _____ State #: _____<br>State: <b>WI</b><br>Expiration Date of Certification or License: <b>12/14/2023</b><br>Date of Signature and Report: <b>11/28/2023</b><br>Date of Property Viewing: <b>11/27/2023</b><br>Degree of property viewing:<br><input type="checkbox"/> Interior and Exterior <input checked="" type="checkbox"/> Exterior Only <input type="checkbox"/> Did not personally view  | <b>CO-APPRAISER</b><br><br>Signature: _____<br>Name: _____<br>Company Name: _____<br>Company Address: _____<br>Telephone Number: _____<br>Email Address: _____<br>State Certification # _____<br>or License # _____<br>State: _____<br>Expiration Date of Certification or License: _____<br>Date of Signature: _____<br>Date of Property Viewing: _____<br>Degree of property viewing:<br><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.: 223-306 |
| 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: 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:

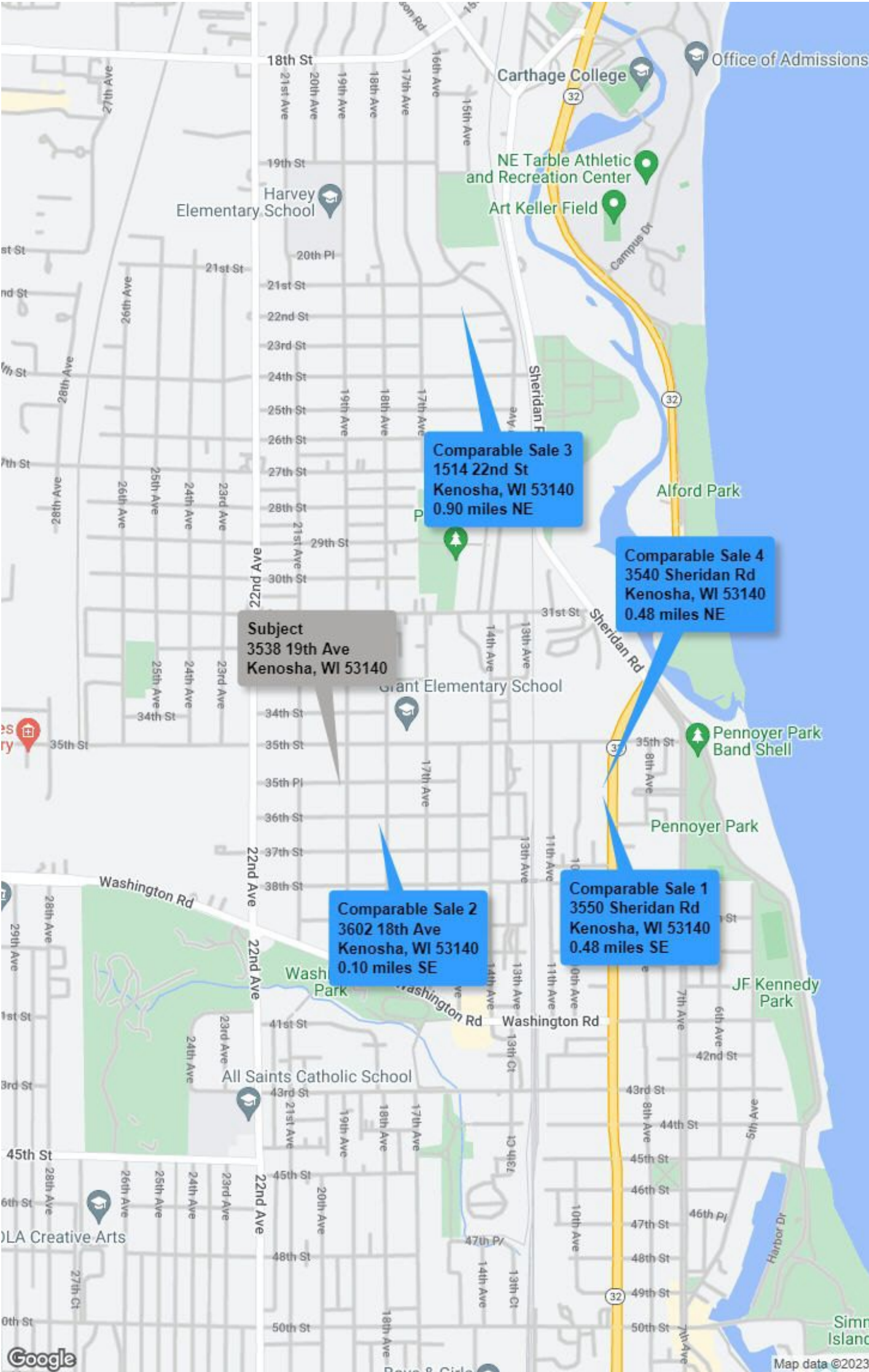
☐ Did Not

☐ Exterior-only from street

☐ Interior and Exterior

LOCATION MAP

|                                 |                      |
|---------------------------------|----------------------|
| Client: Kenosha County Clerk    | File No.: 223-306    |
| 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

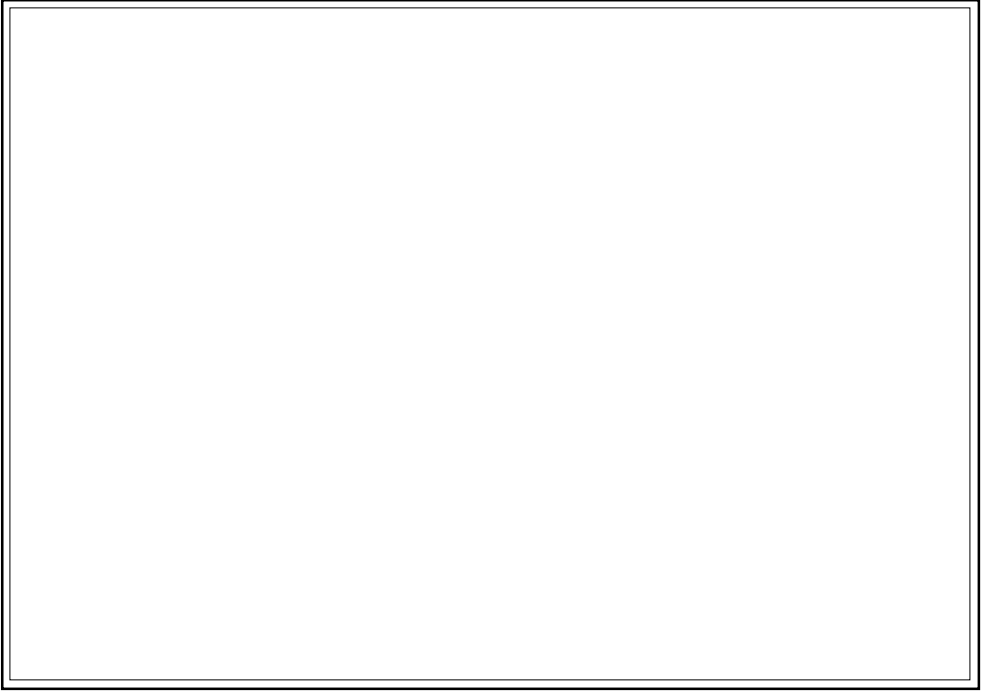
COMPARABLE PROPERTY PHOTO ADDENDUM

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



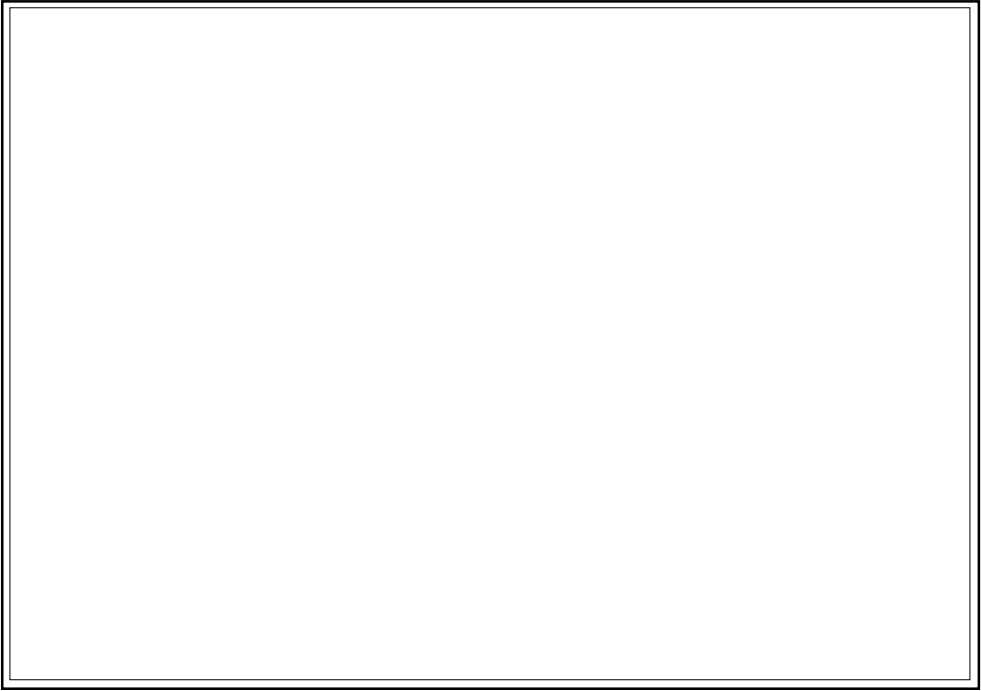
COMPARABLE SALE #4

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**

12-223-31-277-036

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 14<sup>th</sup> 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


|   |   |  |                                |  |  |  |                                  |     |                         |  |
|---|---|--|--------------------------------|--|--|--|----------------------------------|-----|-------------------------|--|
| <b>PURPOSE</b>  | 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 <b>Kenosha County Clerk</b>  |  |                                |  | E-mail <b>countyclerk@kenoshacounty.org</b>                  |  |                                  |     |                         |  |
|   | Client Address <b>1010 56th Street</b>  |  |                                |  | City <b>Kenosha</b>  |  | State <b>WI</b> Zip <b>53140</b> |     |                         |  |
|   | Intended Use <b>"As-Is" Portfolio Valuation</b>   |  |                                |  |  |  |                                  |     |                         |  |
| <b>SUBJECT</b>  | Property Address <b>5106 14th Ave</b>   |  |                                |  | City <b>Kenosha</b>  |  | State <b>WI</b> Zip <b>53140</b> |     |                         |  |
|   | Other Description (APN, Legal, etc.), if applicable <b>12-223-31-277-036</b>  |  |                                |  |  |  |                                  |     |                         |  |
|   | Property Rights Appraised <input checked="" type="checkbox"/> Fee Simple <input type="checkbox"/> Leasehold <input type="checkbox"/> Other (describe)   |  |                                |  |  |  |                                  |     |                         |  |
|   | Subject property existing use: <b>Single-Family Residential</b>   |  |                                |  | Use reflected in appraisal: <b>Single-Family Residential</b> |  |                                  |     |                         |  |
| <b>SALES HISTORY</b>  | 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 <b>01/06/2023</b>   |  | Price <b>\$26,100</b>          |  | Source(s) <b>Assessor's Records / WI Dept of Revenue</b>     |  |                                  |     |                         |  |
|   | Analysis of prior sale transfer history of the subject property (and comparable sales, if applicable) <b>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.</b>   |  |                                |  |  |  |                                  |     |                         |  |
|   | Offerings, options and contracts as of the effective date of the appraisal <b>Not listed publicly offered for sale within past 12 months.</b>   |  |                                |  |  |  |                                  |     |                         |  |
|   |   |  |                                |  |  |  |                                  |     |                         |  |
| <b>COMMENTS</b>   | Marketability Comments: <b>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.</b> |  |                                |  |  |  |                                  |     |                         |  |
|   | Site Comments: <b>See Attached Addendum</b>   |  |                                |  |  |  |                                  |     |                         |  |
|   |   |  |                                |  |  |  |                                  |     |                         |  |
|   | Improvement Comments: <b>See Attached Addendum</b>  |  |                                |  |  |  |                                  |     |                         |  |
| <b>SALES COMPARISON APPROACH</b>                                  | FEATURE   |  | SUBJECT                        |  | COMPARABLE SALE NO. 1  |  | COMPARABLE SALE NO. 2            |     | COMPARABLE SALE NO. 3   |  |
|   | 5106 14th Ave   |  | 6912 30th Ave                  |  | 4811 16th Ave  |  | 1504 69th St                     |     | Kenosha, WI 53143       |  |
|   | Address <b>Kenosha, WI 53143</b>  |  | Kenosha, WI 53142              |  | Kenosha, WI 53140  |  | Kenosha, WI 53143                |     | Kenosha, WI 53143       |  |
|   | Proximity to Subject  |  | 1.54 miles SW                  |  | 0.22 miles NW  |  | 1.27 miles SE                    |     |                         |  |
|   | Sale Price  |  | \$ <b>N/A</b>                  |  | \$ <b>35,000</b>   |  | \$ <b>50,000</b>                 |     | \$ <b>45,000</b>        |  |
|   | Sale Price/Gross Liv. Area  |  | \$ <b>0.00</b> sq. ft.         |  | \$ <b>28.14</b> sq. ft.                                      |  | \$ <b>34.01</b> sq. ft.          |     | \$ <b>34.30</b> 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                    |     | Investor;Cash           |  |
|   | Concessions   |  | None Known                     |  | 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"/> - \$ <b>4,180</b> |                                | <input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ <b>5,000</b> |  | <input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ <b>5,300</b> |                                  |     |                         |  |
| Adjusted Sale Price of Comparables                                |   | Net Adj. <b>11.9%</b><br>Gross Adj. <b>20.5%</b> \$ <b>39,180</b>                |                                | Net Adj. <b>-10.0%</b><br>Gross Adj. <b>22.0%</b> \$ <b>45,000</b>               |  | Net Adj. <b>-11.8%</b><br>Gross Adj. <b>25.1%</b> \$ <b>39,700</b>               |                                  |     |                         |  |
| Summary of Sales Comparison Approach <b>See Attached Addendum</b> |   |  |                                |  |  |  |                                  |     |                         |  |
|   |   |  |                                |  |  |  |                                  |     |                         |  |
|   |   |  |                                |  |  |  |                                  |     |                         |  |
|   |   |  |                                |  |  |  |                                  |     |                         |  |
|   |   |  |                                |  |  |  |                                  |     |                         |  |
| Indicated Value by Sales Comparison Approach \$ <b>45,000</b>     |   |  |                                |  |  |  |                                  |     |                         |  |



## 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: <b>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.</b>   |  |
|                              | 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 | <b>Appraiser's Certification</b><br>The appraiser(s) certifies that, to the best of the appraiser's knowledge and belief:<br>1. The statements of fact contained in this report are true and correct.<br>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.<br>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.<br>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.<br>5. The appraiser's engagement in this assignment was not contingent upon developing or reporting predetermined results.<br>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.<br>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> .<br>8. Unless otherwise noted, the appraiser has made a personal inspection of the property that is the subject of this report.<br>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: _____<br>Source of Definition: <u>Uniform Standards of Professional Appraisal Practice</u><br>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                    | <b>APPRaiser</b><br>Signature: <u></u><br>Name: <u>Daniel B. Truax</u><br>Company Name: <u>Elite Appraisals, Inc.</u><br>Company Address: <u>9568 42nd Ct</u><br><u>Pleasant Prairie, WI 53158</u><br>Telephone Number: <u>262.605.0888</u><br>Email Address: <u>eliteappraisalswi@gmail.com</u><br>State Certification # <u>1391-9</u><br>or License # _____<br>or Other (describe): _____ State #: _____<br>State: <u>WI</u><br>Expiration Date of Certification or License: <u>12/14/2023</u><br>Date of Signature and Report: <u>10/10/2023</u><br>Date of Property Viewing: <u>10/03/2023</u><br>Degree of property viewing:<br><input type="checkbox"/> Interior and Exterior <input checked="" type="checkbox"/> Exterior Only <input type="checkbox"/> Did not personally view  |  |
|                              | <b>CO-APPRAISER</b><br>Signature: _____<br>Name: _____<br>Company Name: _____<br>Company Address: _____<br>Telephone Number: _____<br>Email Address: _____<br>State Certification # _____<br>or License # _____<br>State: _____<br>Expiration Date of Certification or License: _____<br>Date of Signature: _____<br>Date of Property Viewing: _____<br>Degree of property viewing:<br><input type="checkbox"/> Interior and Exterior <input type="checkbox"/> Exterior Only <input type="checkbox"/> Did not personally view  |  |
|                              | Signature: _____<br>Name: _____<br>Company Name: _____<br>Company Address: _____<br>Telephone Number: _____<br>Email Address: _____<br>State Certification # _____<br>or License # _____<br>State: _____<br>Expiration Date of Certification or License: _____<br>Date of Signature: _____<br>Date of Property Viewing: _____<br>Degree of property viewing:<br><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: <u>5106 14th Ave</u> |               |                  |                        |
| City: <u>Kenosha</u>                   | County: _____ | State: <u>WI</u> | Zip Code: <u>53140</u> |
| Lender: <u>Kenosha County Clerk</u>    |               |                  |                        |

## 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: \_\_\_\_\_

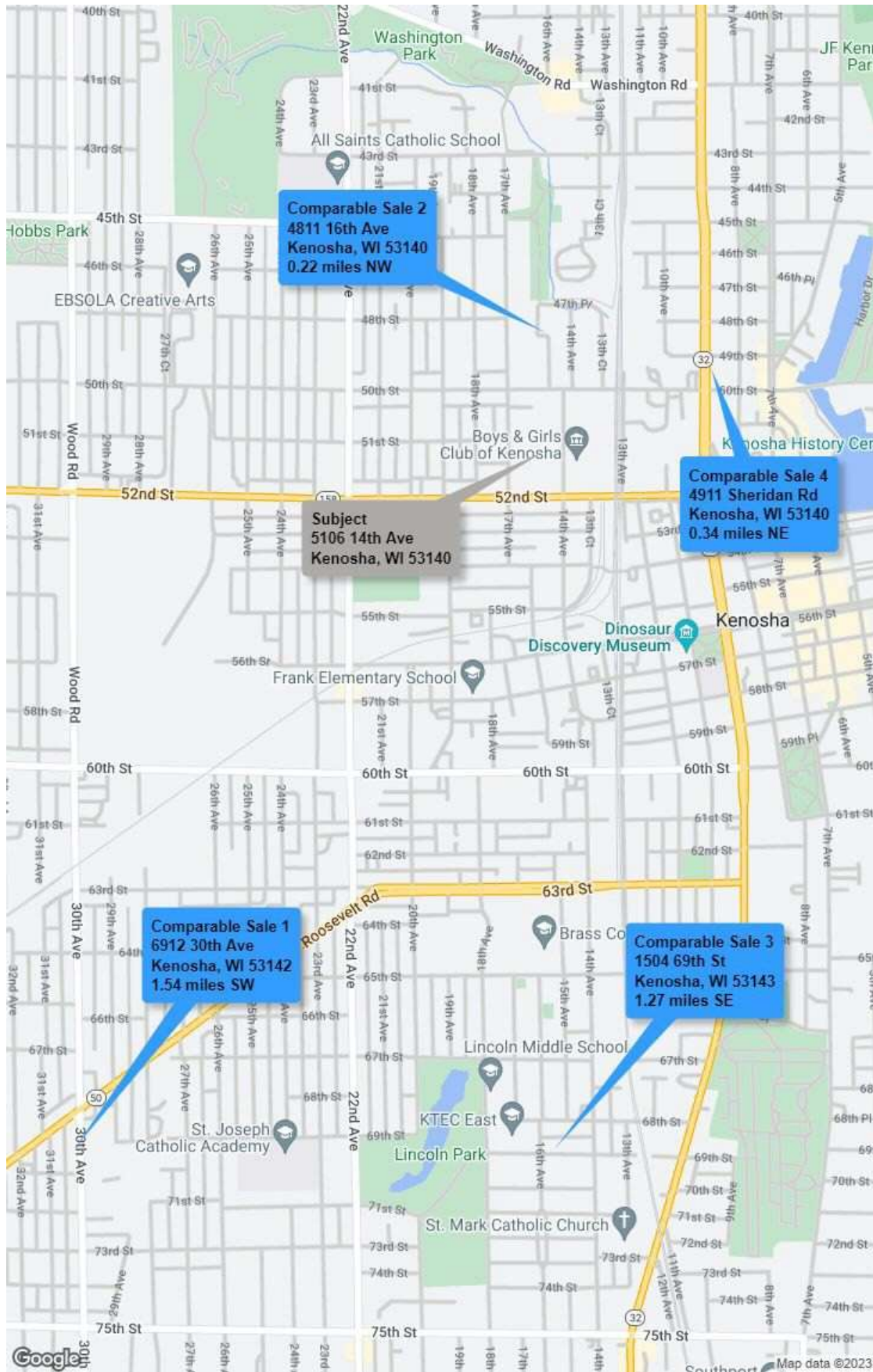
Supervisory Appraiser inspection of Subject Property:

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

# LOCATION MAP

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

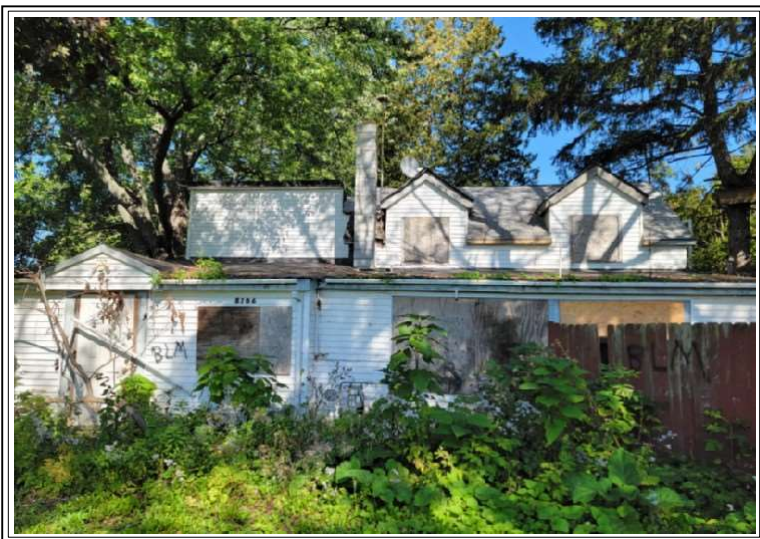
File No.: 223-257  
Case No.:  
State: WI Zip: 53140





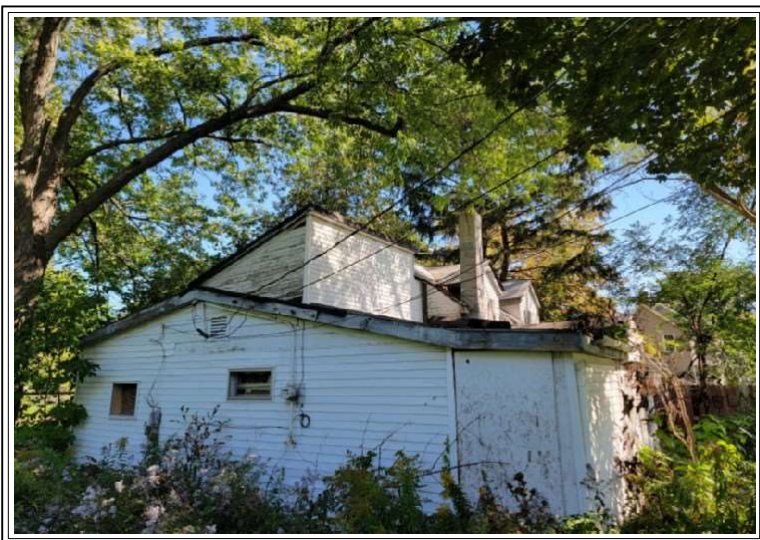
# SUBJECT PROPERTY PHOTO ADDENDUM

|                                 |                      |
|---------------------------------|----------------------|
| 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



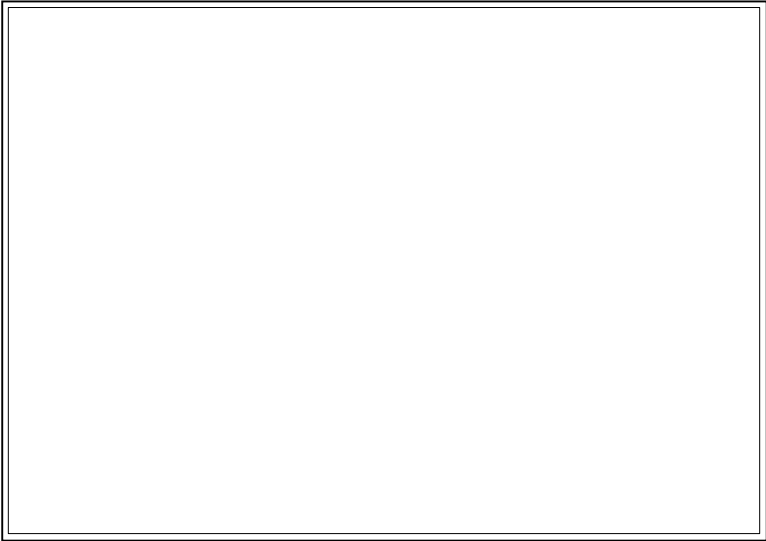
COMPARABLE PROPERTY PHOTO ADDENDUM

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



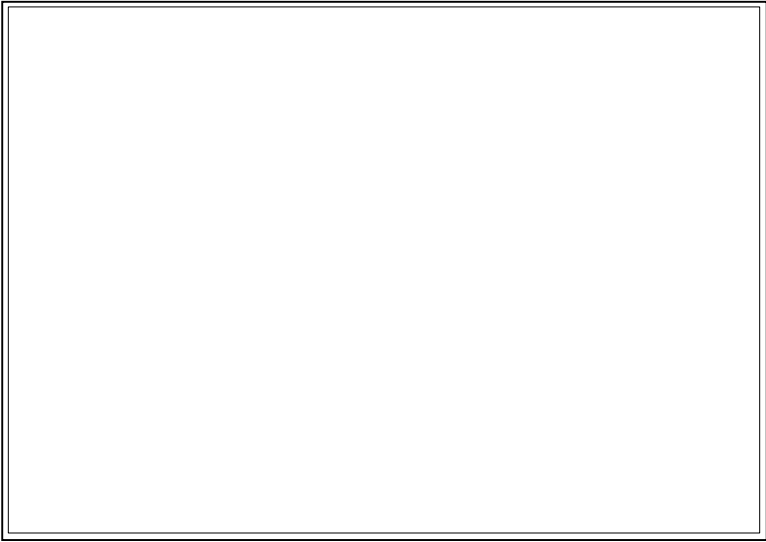
COMPARABLE SALE #4

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 16<sup>th</sup> 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   |  |                              |  |                              |  |                              |                    |

Elite Appraisals, Inc.  
Restricted Appraisal Report


File No. 223-299

SALES COMPARISON APPROACH

| FEATURE  | SUBJECT |                 |        | COMPARABLE SALE NO. 4  |       |                    |       | COMPARABLE SALE NO. 5  |       |                    |       | COMPARABLE SALE NO. 6                                 |       |                    |       |
|--|---------|-----------------|--------|--|-------|--------------------|-------|--|-------|--------------------|-------|---|-------|--------------------|-------|
| 5615 16th Ave  |         |                 |        | 5120 19th Ave  |       |                    |       | 1823 53rd St   |       |                    |       |   |       |                    |       |
| Address Kenosha, WI 53140  |         |                 |        | Kenosha, WI 53140  |       |                    |       | Kenosha, WI 53140  |       |                    |       |   |       |                    |       |
| Proximity to Subject   |         |                 |        | 0.42 miles NW  |       |                    |       | 0.28 miles NW  |       |                    |       |   |       |                    |       |
| Sale Price   |         | \$ N/A          |        |  |       | \$ 95,000          |       |  |       | \$ 115,000         |       |   |       | \$                 |       |
| Sale Price/Gross Liv. Area   |         | \$ 0.00 sq. ft. |        | \$ 74.22 sq. ft.   |       |                    |       | \$ 72.60 sq. ft.   |       |                    |       | \$ sq. ft.  |       |                    |       |
| Data Source(s)   |         |                 |        | MetroMLS #1851806;DOM 1  |       |                    |       | MetroMLS #1841675;DOM 2  |       |                    |       |   |       |                    |       |
| Verification Source(s)   |         |                 |        | Assessor'sRcrds/ListingAgent                                     |       |                    |       | Assessor'sRcrds/ListingAgent                                     |       |                    |       |   |       |                    |       |
| VALUE ADJUSTMENTS  |         | DESCRIPTION     |        | DESCRIPTION  |       | +(-) \$ Adjustment |       | DESCRIPTION  |       | +(-) \$ Adjustment |       | DESCRIPTION   |       | +(-) \$ Adjustment |       |
| Sale or Financing Concessions  |         |                 |        | Investor;Cash<br>None Known                                      |       |                    |       | Estate;Cash<br>None Known  |       |                    |       |   |       |                    |       |
| Date of Sale/Time  |         |                 |        | 10/06/2023   |       |                    |       | 07/21/2023   |       |                    |       |   |       |                    |       |
| Location   |         | Residential     |        | Residential  |       |                    |       | Residential  |       |                    |       |   |       |                    |       |
| Leasehold/Fee Simple   |         | Fee Simple      |        | Fee Simple   |       |                    |       | Fee Simple   |       |                    |       |   |       |                    |       |
| Site   |         | 5227 sf         |        | 6050 sf  |       |                    |       | 6970 sf  |       |                    |       |   |       |                    |       |
| View   |         | Residential     |        | Residential  |       |                    |       | Residential  |       |                    |       |   |       |                    |       |
| Design (Style)   |         | Duplex          |        | Duplex   |       |                    |       | Duplex   |       |                    |       |   |       |                    |       |
| Quality of Construction  |         | Vinyl/Average   |        | Aluminum/Avg   |       |                    |       | Asbestos/Avg   |       |                    |       |   |       |                    |       |
| Actual Age   |         | 123a/35e        |        | 113a/35e   |       |                    |       | 126a/25e   |       | -11,500            |       |   |       |                    |       |
| Condition  |         | Fair            |        | Fair   |       |                    |       | Average  |       | **                 |       |   |       |                    |       |
| Above Grade  |         | Total           | Bdrms. | Baths  | Total | Bdrms.             | Baths |  | Total | Bdrms.             | Baths |   | Total | Bdrms.             | Baths |
| Room Count   |         | 9               | 4      | 2.0  | 7     | 3                  | 2.0   | 1,500  | 9     | 3                  | 2.0   | 1,500   |       |                    |       |
| Gross Living Area20  |         | 1,702 sq. ft.   |        | 1,280 sq. ft.  |       | 8,440              |       | 1,584 sq. ft.  |       | 2,360              |       | sq. ft.   |       |                    |       |
| Basement & Finished Rooms Below Grade  |         | Full Unfinished |        | Full Unfinished  |       |                    |       | Full Unfinished  |       |                    |       |   |       |                    |       |
| Functional Utility   |         | Typical         |        | Typical  |       |                    |       | Typical  |       |                    |       |   |       |                    |       |
| Heating/Cooling  |         | FWA/None        |        | FWA/None   |       |                    |       | FWA/CAC  |       |                    |       |   |       |                    |       |
| Energy Efficient Items   |         | None            |        | None   |       |                    |       | Furnace, Etc.  |       |                    |       |   |       |                    |       |
| Garage/Carport   |         | 1 Car Garage    |        | 1 Car Garage   |       |                    |       | None   |       | 1,500              |       |   |       |                    |       |
| Porch/Patio/Deck   |         | 2 Porches       |        | Porch  |       | 1,500              |       | 2 Porches  |       |                    |       |   |       |                    |       |
|  |         |                 |        |  |       |                    |       |  |       |                    |       |   |       |                    |       |
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|  |         |                 |        |  |       |                    |       |  |       |                    |       |   |       |                    |       |
| Net Adjustment (Total)   |         |                 |        | <input checked="" type="checkbox"/> + <input type="checkbox"/> - |       | \$ 11,440          |       | <input type="checkbox"/> + <input checked="" type="checkbox"/> - |       | \$ 6,140           |       | <input type="checkbox"/> + <input type="checkbox"/> - |       | \$                 |       |
| Adjusted Sale Price of Comparables   |         |                 |        | Net Adj. 12.0%   |       |                    |       | Net Adj. -5.3%   |       |                    |       | Net Adj. %  |       |                    |       |
|  |         |                 |        | Gross Adj. 12.0%   |       | \$ 106,440         |       | Gross Adj. 14.7%   |       | \$ 108,860         |       | Gross Adj. %  |       | \$                 |       |
| Summary of Sales Comparison Approach A 10% condition adjustment was necessary for comparable sale 5 since its lesser physical depreciation gave it a younger effective age, thus making it superior in condition to that of the subject, although it was utilized due to its close proximity to the subject, thus demonstrating the marketability of the immediate subject area. |         |                 |        |  |       |                    |       |  |       |                    |       |   |       |                    |       |
| **Due to the 5% / 5-year effective age differential adjustment being applied (to reflect the market reaction for the superior condition of comparable sale 5) in the "age/effective age" field of the sales grid, no adjustment was warranted in the "condition" field, as this would be redundant.  |         |                 |        |  |       |                    |       |  |       |                    |       |   |       |                    |       |
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Elite Appraisals, Inc.  
Restricted Appraisal Report

File No. 223-299

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| 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>  |  |
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| 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:                                       |  |
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| 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:   |  |
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|  | Additional Certifications:   |  |
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| 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> |  |  |
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| 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 #: _____  |  |  |
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| 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:  |  |  |
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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

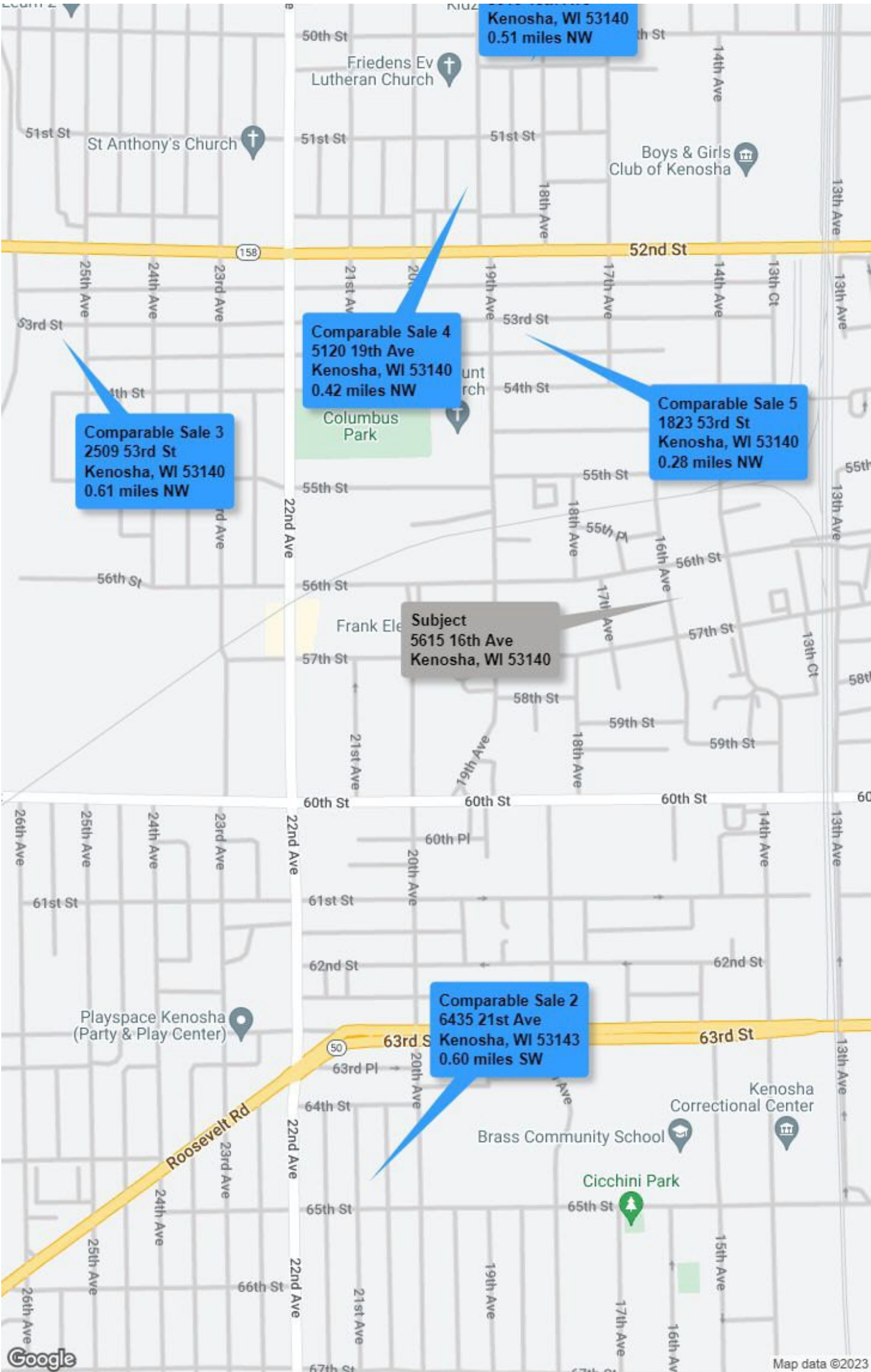
☐ Exterior-only from street

☐ 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 |



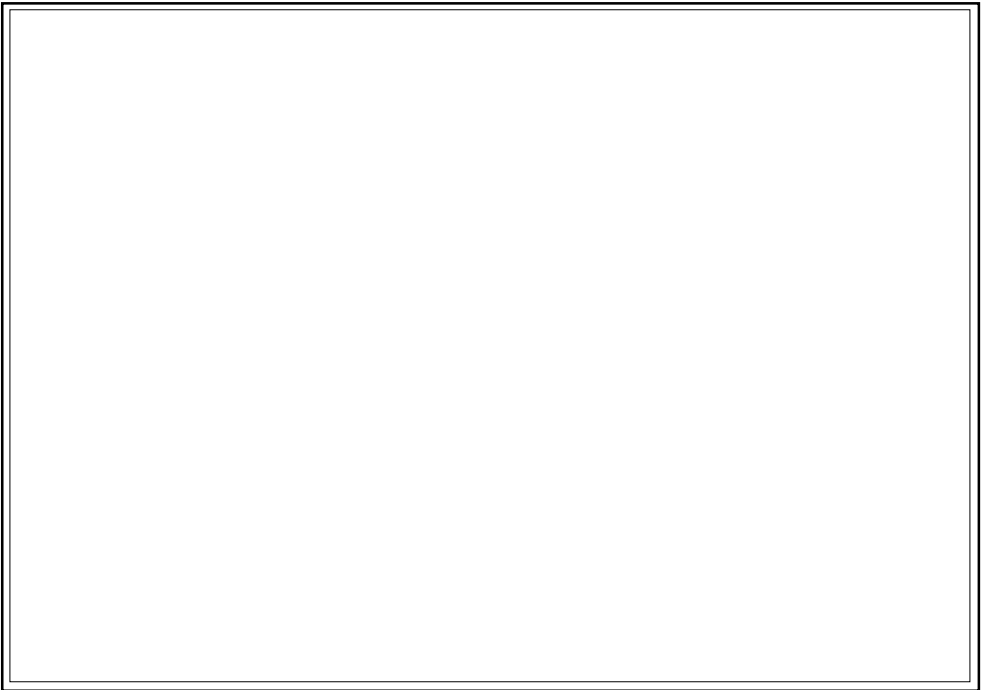
COMPARABLE SALE #4

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: \$



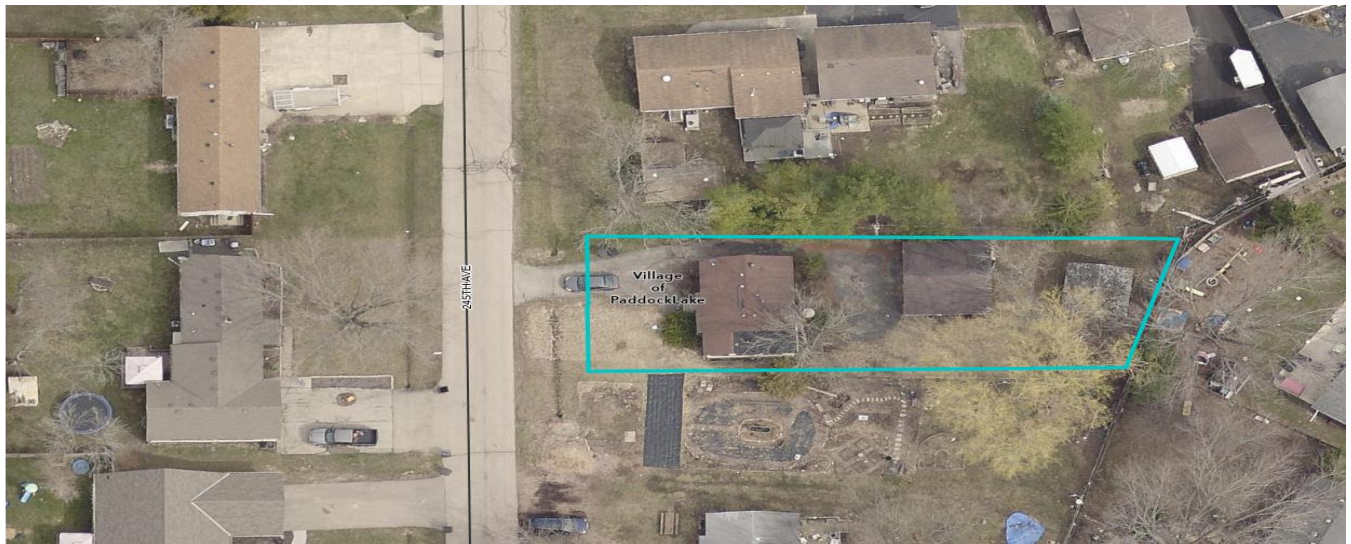
**PARCEL #****LEGAL DESCRIPTION****OPENING BID**

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 245<sup>th</sup> 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 ClerkE-mail countyclerk@kenoshacounty.org

Client Address 1010 56th StreetCity KenoshaState WIZip 53140

Intended Use "As-Is" Portfolio Valuation

SUBJECT

Property Address 6315 245th AveCity Paddock LakeState WIZip 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 ☒ 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 \$87,200Source(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 \$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                  | +      | (-) \$ Adjustment | DESCRIPTION                  | +      | (-) \$ Adjustment | DESCRIPTION                  | +     | (-) \$ Adjustment |
| 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                      |       | -8,300            |
| Condition                                    | Poor                  | Poor                         |        |                   | Poor                         |        |                   | Poor                         |       |                   |
| Above Grade                                  | Total Bdrms Baths     | Total Bdrms Baths            |        |                   | Total Bdrms Baths            |        |                   | Total Bdrms Baths            |       |                   |
| Room Count                                   | 4 2 1.0               | 4 2 1.0                      |        |                   | 4 2 1.0                      |        |                   | 5 2 1.0                      |       |                   |
| Gross Living Area20                          | 816 sq. ft.           | 896 sq. ft.                  |        |                   | 916 sq. ft.                  | -2,000 |                   | 640 sq. ft.                  | 3,520 |                   |
| 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                         | 3,000 |                   |
| Porch/Patio/Deck                             | None                  | Porch                        | -1,500 |                   | None                         |        |                   | None                         |       |                   |
|  |                       |                              |        |                   |                              |        |                   |                              |       |                   |
|  |                       |                              |        |                   |                              |        |                   |                              |       |                   |
|  |                       |                              |        |                   |                              |        |                   |                              |       |                   |
| Net Adjustment (Total)                       |                       | + -                          | \$     | 1,500             | + -                          | \$     | 500               | + -                          | \$    | 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: <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: <b>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.</b>   |   |
|                              | Reconciliation comments: <b>See Attached Addendum</b>  |   |
|                              | 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:<br><input checked="" type="checkbox"/> Single point \$ <u>82,000</u> <input type="checkbox"/> Range \$ _____ to \$ _____ <input type="checkbox"/> Greater than <input type="checkbox"/> Less than \$ _____<br>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                | <b>Appraiser's Certification</b><br>The appraiser(s) certifies that, to the best of the appraiser's knowledge and belief:<br>1. The statements of fact contained in this report are true and correct.<br>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.<br>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.<br>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.<br>5. The appraiser's engagement in this assignment was not contingent upon developing or reporting predetermined results.<br>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.<br>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> .<br>8. Unless otherwise noted, the appraiser has made a personal inspection of the property that is the subject of this report.<br>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: _____<br>Source of Definition: <b>Uniform Standards of Professional Appraisal Practice</b><br>Definition of Value: <b>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.</b>   |   |
|                              |  |   |
|                              |  |   |
|                              |  |   |
| SIGNATURE                    | <b>APPRAISER</b><br><br>Signature: <u></u><br>Name: <u>Daniel B. Truax</u><br>Company Name: <u>Elite Appraisals, Inc.</u><br>Company Address: <u>9568 42nd Ct</u><br><u>Pleasant Prairie, WI 53158</u><br>Telephone Number: <u>262.605.0888</u><br>Email Address: <u>eliteappraisalswi@gmail.com</u><br>State Certification # <u>1391-9</u><br>or License # _____<br>or Other (describe): _____ State #: _____<br>State: <u>WI</u><br>Expiration Date of Certification or License: <u>12/14/2023</u><br>Date of Signature and Report: <u>11/28/2023</u><br>Date of Property Viewing: <u>11/27/2023</u><br>Degree of property viewing:<br><input type="checkbox"/> Interior and Exterior <input checked="" type="checkbox"/> Exterior Only <input type="checkbox"/> Did not personally view  | <b>CO-APPRAISER</b><br><br>Signature: _____<br>Name: _____<br>Company Name: _____<br>Company Address: _____<br>Telephone Number: _____<br>Email Address: _____<br>State Certification # _____<br>or License # _____<br>State: _____<br>Expiration Date of Certification or License: _____<br>Date of Signature: _____<br>Date of Property Viewing: _____<br>Degree of property viewing:<br><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.: 223-300    |
| 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.
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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. 223-300

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:

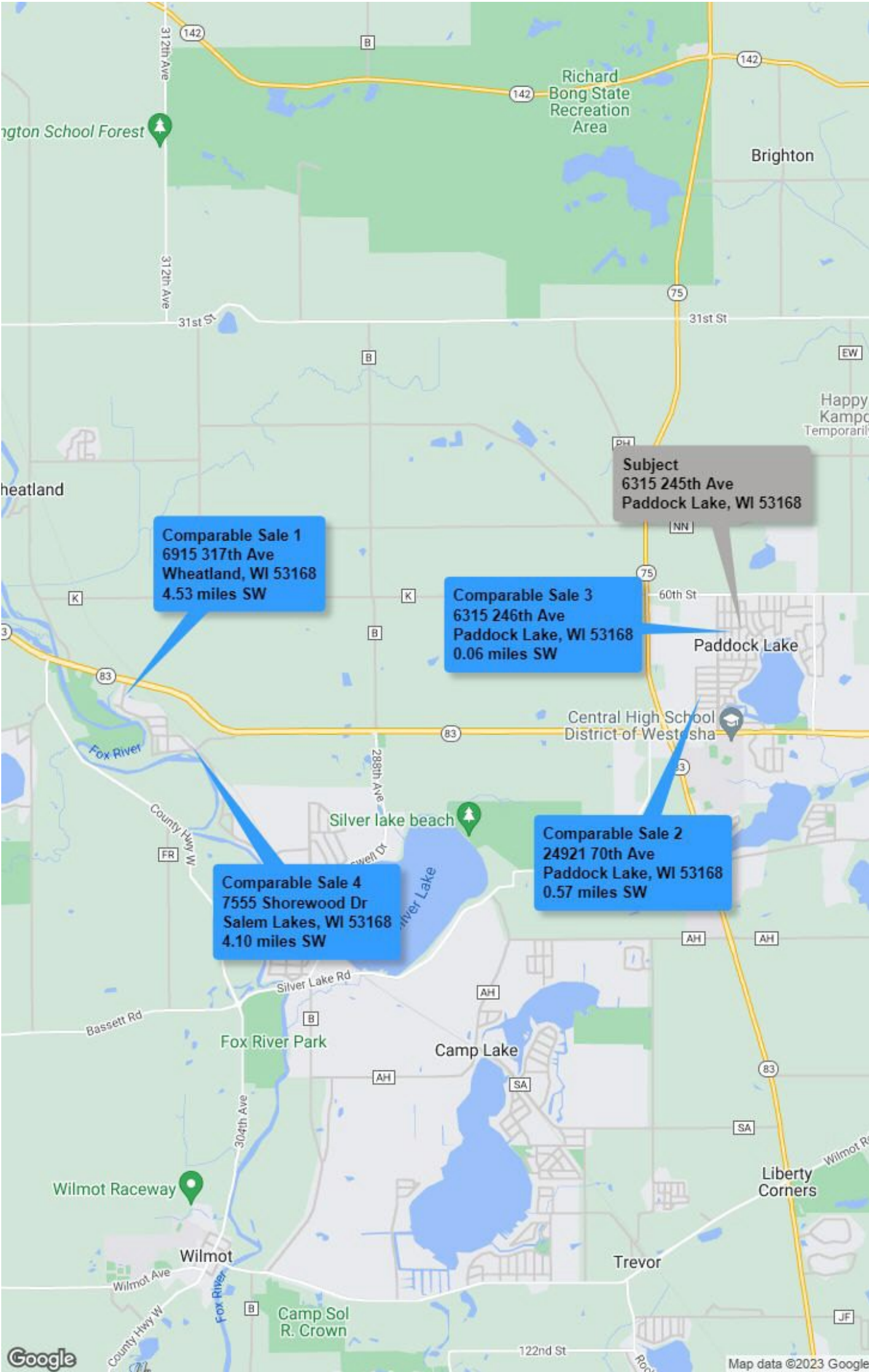
☐ Did Not

☐ 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



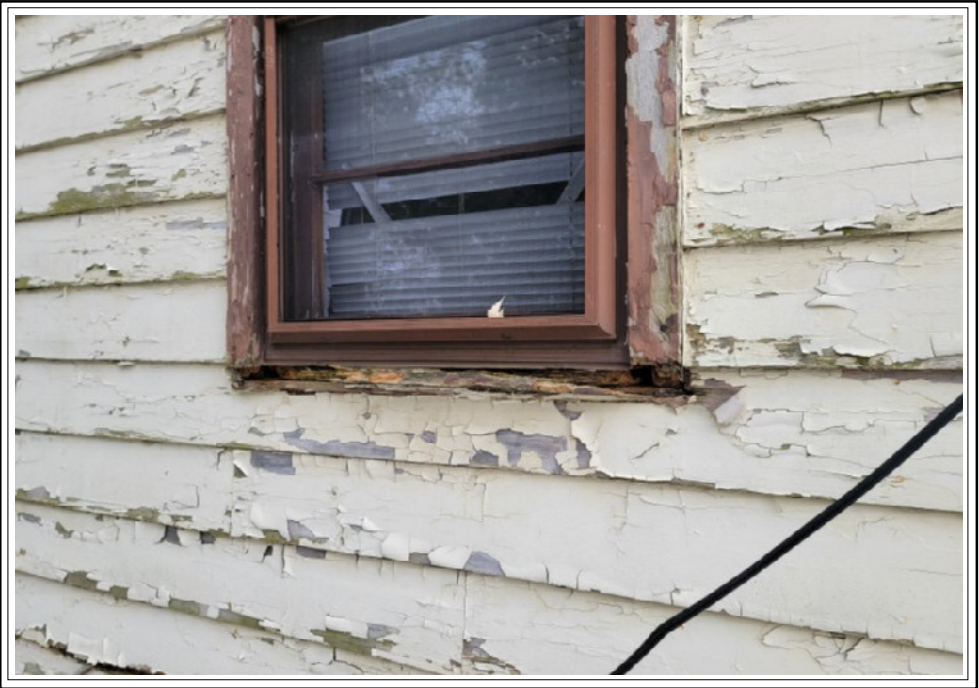
|                                  |                      |
|----------------------------------|----------------------|
| Client: Kenosha County Clerk     | File No.: 223-300    |
| Property Address: 6315 245th Ave | Case No.:            |
| City: Paddock Lake               | State: WI Zip: 53168 |



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



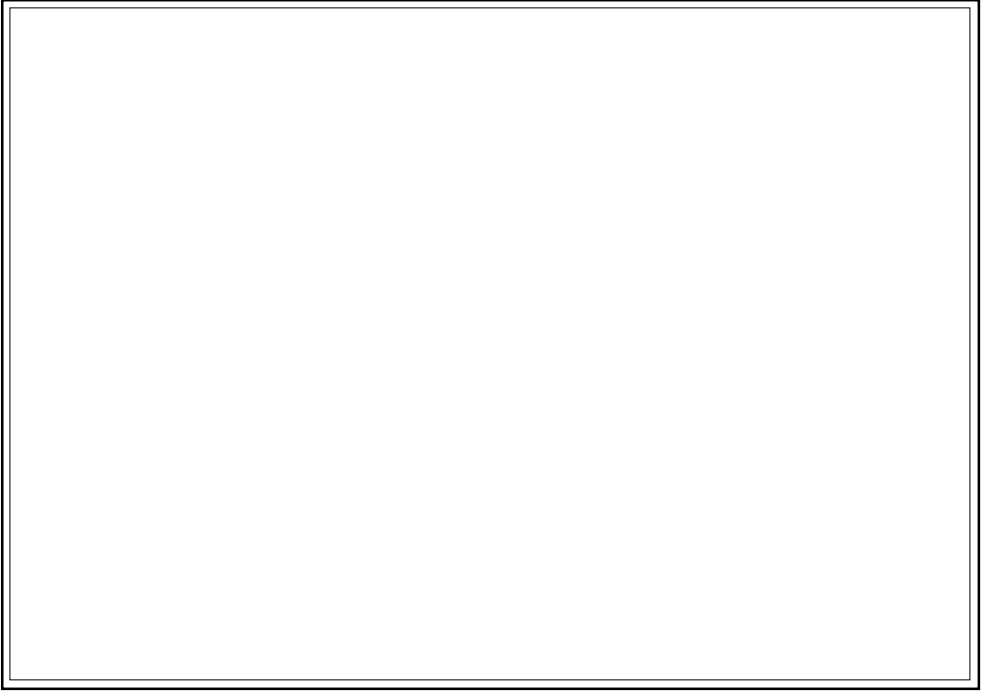
COMPARABLE PROPERTY PHOTO ADDENDUM

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



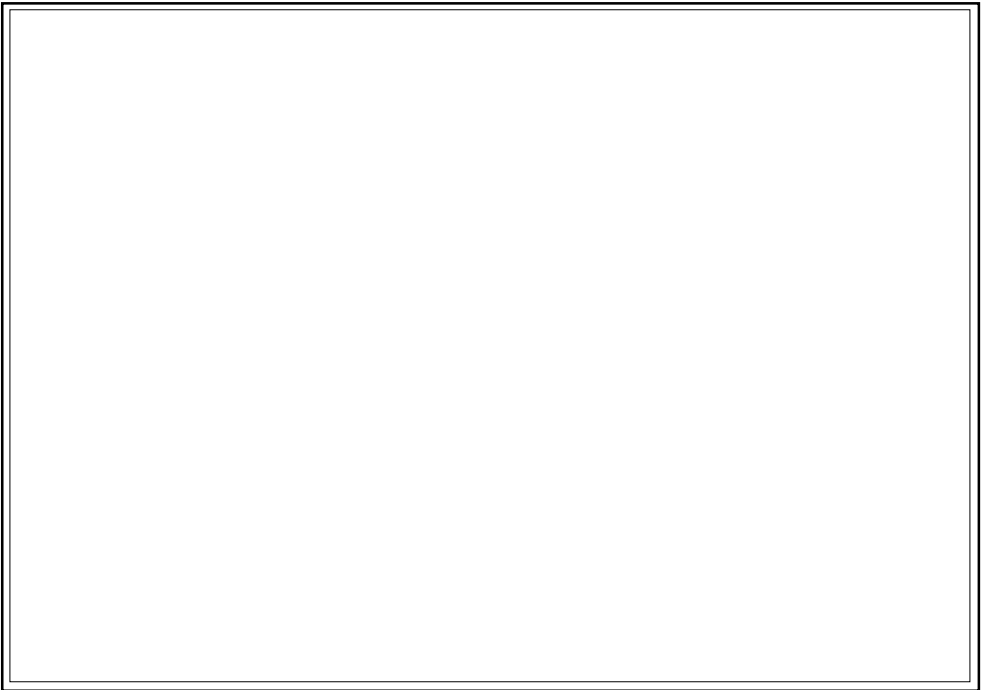
COMPARABLE SALE #4

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 Northwesternly and having a radius of 474.28 feet for a distance of 40.40 feet; thence Northwesternly 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 Northwesternly 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 Northwesternly 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 Northwesternly 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 Northwesternly and having a radius of 474.28 feet for a distance of 40.40 feet; thence Northwesternly for distance of 149.93 feet to a point in the Northerly line of Lot 8 that is 50.00 feet Northeasterly of the Northwesternly 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 Northwesternly 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 Area                            | 20 2,705 sq. ft.      | 2,508 sq. ft.  | 3,940              | 2,768 sq. ft.  |                    | 1,736 sq. ft.  | 19,380             |
| Basement & Finished                          | None                  | None   |                    | Partial  | -5,000             | 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            |  |                    |  |                    |  |                    |

## File No. 223-301

## 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: <b>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.</b>   |   |
|                              | Reconciliation comments: <b>See Attached Addendum</b>  |   |
|                              | 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:<br><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 \$ _____<br>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                | <b>Appraiser's Certification</b><br>The appraiser(s) certifies that, to the best of the appraiser's knowledge and belief:<br>1. The statements of fact contained in this report are true and correct.<br>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.<br>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.<br>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.<br>5. The appraiser's engagement in this assignment was not contingent upon developing or reporting predetermined results.<br>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.<br>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> .<br>8. Unless otherwise noted, the appraiser has made a personal inspection of the property that is the subject of this report.<br>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: _____<br>Source of Definition: <b>Uniform Standards of Professional Appraisal Practice</b><br>Definition of Value: <b>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.</b>   |   |
|                              |  |   |
|                              |  |   |
|                              |  |   |
| SIGNATURE                    | <b>APPRAISER</b><br><br>Signature: <u></u><br>Name: <u>Daniel B. Truax</u><br>Company Name: <u>Elite Appraisals, Inc.</u><br>Company Address: <u>9568 42nd Ct</u><br><u>Pleasant Prairie, WI 53158</u><br>Telephone Number: <u>262.605.0888</u><br>Email Address: <u>eliteappraisalswi@gmail.com</u><br>State Certification # <u>1391-9</u><br>or License # _____<br>or Other (describe): _____ State #: _____<br>State: <u>WI</u><br>Expiration Date of Certification or License: <u>12/14/2023</u><br>Date of Signature and Report: <u>11/28/2023</u><br>Date of Property Viewing: <u>11/27/2023</u><br>Degree of property viewing:<br><input type="checkbox"/> Interior and Exterior <input checked="" type="checkbox"/> Exterior Only <input type="checkbox"/> Did not personally view  | <b>CO-APPRAISER</b><br><br>Signature: _____<br>Name: _____<br>Company Name: _____<br>Company Address: _____<br>Telephone Number: _____<br>Email Address: _____<br>State Certification # _____<br>or License # _____<br>State: _____<br>Expiration Date of Certification or License: _____<br>Date of Signature: _____<br>Date of Property Viewing: _____<br>Degree of property viewing:<br><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: \_\_\_\_\_

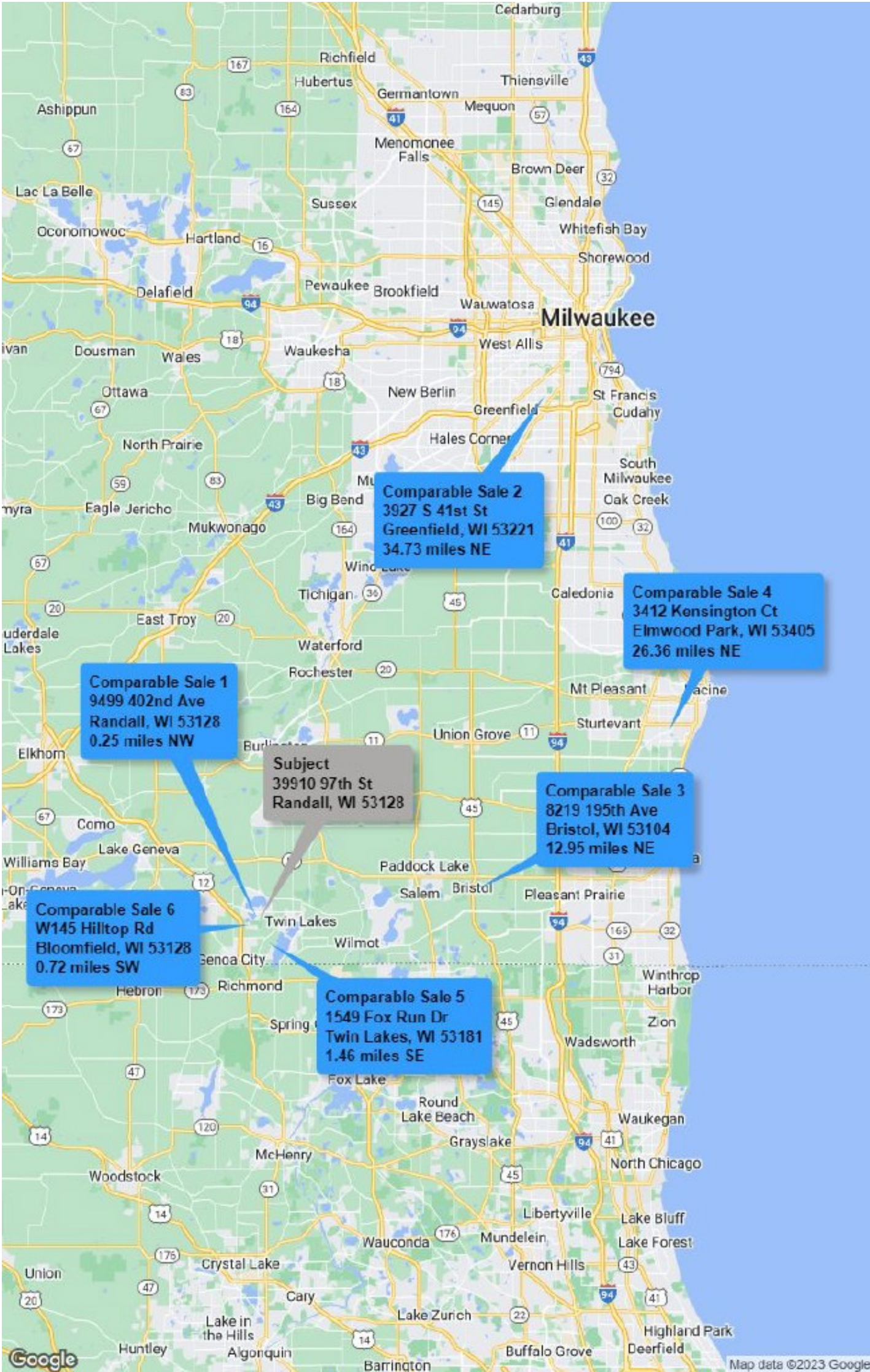
Supervisory Appraiser inspection of Subject Property:

☐ 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 268<sup>th</sup> 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 Area                            | 20 571 sq. ft.        | 640 sq. ft.  |           |                    | 718 sq. ft.  | -2,940     |                    | 840 sq. ft.  | -5,380     |                    |
| Basement & Finished                          | None                  | None   |           |                    | None   |            |                    | None   |            |                    |
| Rooms Below Grade                            | N/A                   | 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: <b>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.</b>   |   |
|                              | Reconciliation comments: <b>See Attached Addendum</b>  |   |
|                              | 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:<br><input checked="" type="checkbox"/> Single point \$ <b>115,000</b> <input type="checkbox"/> Range \$ _____ to \$ _____ <input type="checkbox"/> Greater than <input type="checkbox"/> Less than \$ _____<br>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                | <b>Appraiser's Certification</b><br>The appraiser(s) certifies that, to the best of the appraiser's knowledge and belief:<br>1. The statements of fact contained in this report are true and correct.<br>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.<br>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.<br>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.<br>5. The appraiser's engagement in this assignment was not contingent upon developing or reporting predetermined results.<br>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.<br>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> .<br>8. Unless otherwise noted, the appraiser has made a personal inspection of the property that is the subject of this report.<br>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: _____<br>Source of Definition: <b>Uniform Standards of Professional Appraisal Practice</b><br>Definition of Value: <b>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.</b>   |   |
|                              |  |   |
|                              |  |   |
|                              |  |   |
| SIGNATURE                    | <b>APPRAISER</b><br><br>Signature: <u></u><br>Name: <b>Daniel B. Truax</b><br>Company Name: <b>Elite Appraisals, Inc.</b><br>Company Address: <b>9568 42nd Ct Pleasant Prairie, WI 53158</b><br>Telephone Number: <b>262.605.0888</b><br>Email Address: <b>eliteappraisalswi@gmail.com</b><br>State Certification # <b>1391-9</b><br>or License # _____<br>or Other (describe): _____ State #: _____<br>State: <b>WI</b><br>Expiration Date of Certification or License: <b>12/14/2023</b><br>Date of Signature and Report: <b>11/28/2023</b><br>Date of Property Viewing: <b>11/27/2023</b><br>Degree of property viewing:<br><input type="checkbox"/> Interior and Exterior <input checked="" type="checkbox"/> Exterior Only <input type="checkbox"/> Did not personally view  | <b>CO-APPRAISER</b><br><br>Signature: _____<br>Name: _____<br>Company Name: _____<br>Company Address: _____<br>Telephone Number: _____<br>Email Address: _____<br>State Certification # _____<br>or License # _____<br>State: _____<br>Expiration Date of Certification or License: _____<br>Date of Signature: _____<br>Date of Property Viewing: _____<br>Degree of property viewing:<br><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 Lakes County: \_\_\_\_\_ State: WI Zip 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: 

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

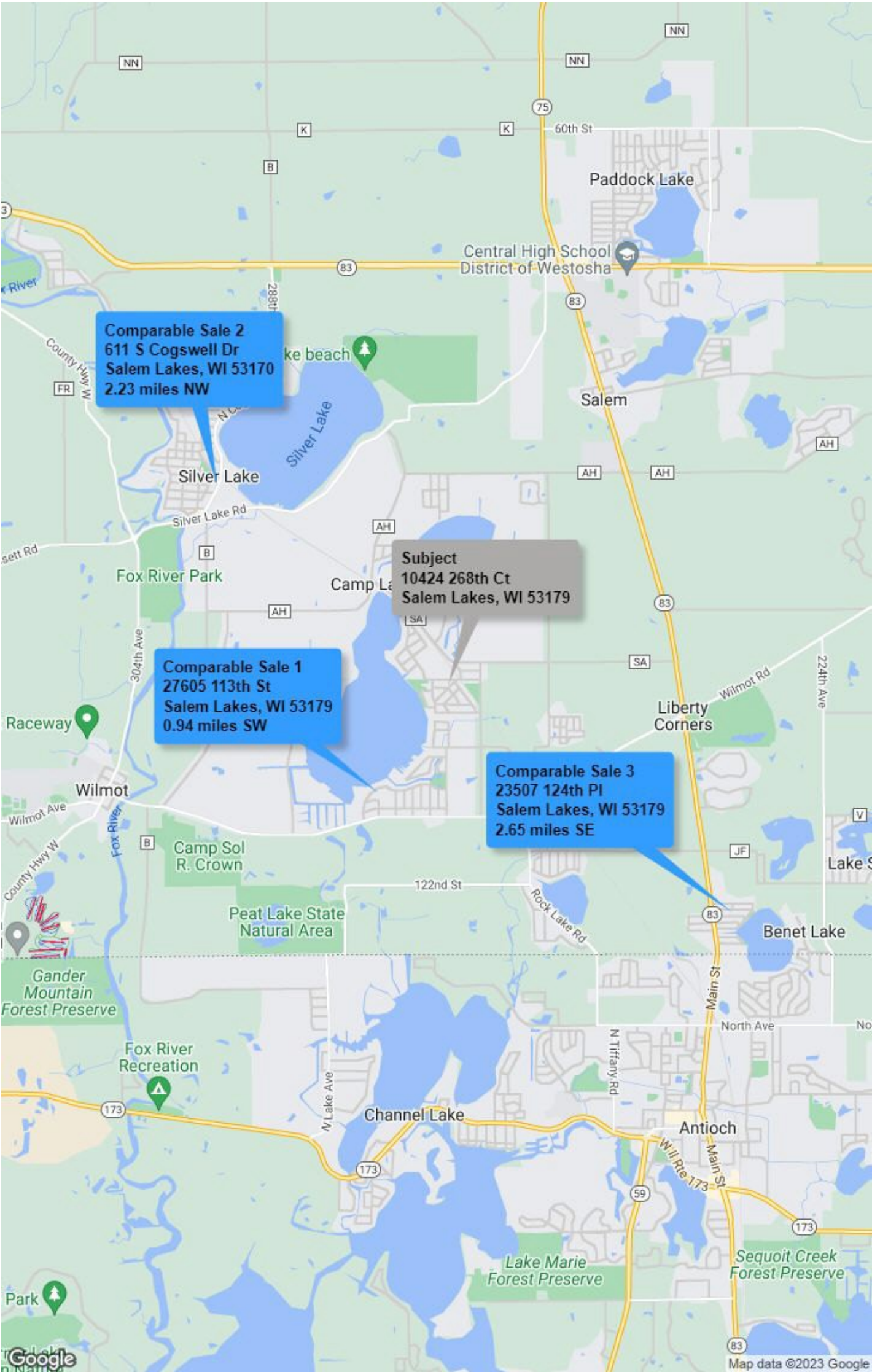
☐ Exterior-only from street

☐ 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 26<sup>th</sup> Ave, Pleasant Prairie**  
**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%   |    |                    | Net Adj. -13.5%  |    |                    | Net Adj. 1.6%  |    |                    |
|  |                       | Gross Adj. 21.1%   | \$ | 119,360            | Gross Adj. 21.8%   | \$ | 151,300            | 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: <b>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.</b>   |   |
|                              | Reconciliation comments: <b>See Attached Addendum</b>  |   |
|                              | 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:<br><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 \$ _____<br>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                | <b>Appraiser's Certification</b><br>The appraiser(s) certifies that, to the best of the appraiser's knowledge and belief:<br>1. The statements of fact contained in this report are true and correct.<br>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.<br>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.<br>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.<br>5. The appraiser's engagement in this assignment was not contingent upon developing or reporting predetermined results.<br>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.<br>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> .<br>8. Unless otherwise noted, the appraiser has made a personal inspection of the property that is the subject of this report.<br>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: _____<br>Source of Definition: <b>Uniform Standards of Professional Appraisal Practice</b><br>Definition of Value: <b>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.</b>   |   |
|                              |  |   |
|                              |  |   |
|                              |  |   |
| SIGNATURE                    | <b>APPRAISER</b><br><br>Signature: <u></u><br>Name: <u>Daniel B. Truax</u><br>Company Name: <u>Elite Appraisals, Inc.</u><br>Company Address: <u>9568 42nd Ct</u><br><u>Pleasant Prairie, WI 53158</u><br>Telephone Number: <u>262.605.0888</u><br>Email Address: <u>eliteappraisalswi@gmail.com</u><br>State Certification # <u>1391-9</u><br>or License # _____<br>or Other (describe): _____ State #: _____<br>State: <u>WI</u><br>Expiration Date of Certification or License: <u>12/14/2023</u><br>Date of Signature and Report: <u>11/28/2023</u><br>Date of Property Viewing: <u>11/27/2023</u><br>Degree of property viewing:<br><input type="checkbox"/> Interior and Exterior <input checked="" type="checkbox"/> Exterior Only <input type="checkbox"/> Did not personally view  | <b>CO-APPRAISER</b><br><br>Signature: _____<br>Name: _____<br>Company Name: _____<br>Company Address: _____<br>Telephone Number: _____<br>Email Address: _____<br>State Certification # _____<br>or License # _____<br>State: _____<br>Expiration Date of Certification or License: _____<br>Date of Signature: _____<br>Date of Property Viewing: _____<br>Degree of property viewing:<br><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.

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

☒ Restricted Appraisal ReportA 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: \_\_\_\_\_

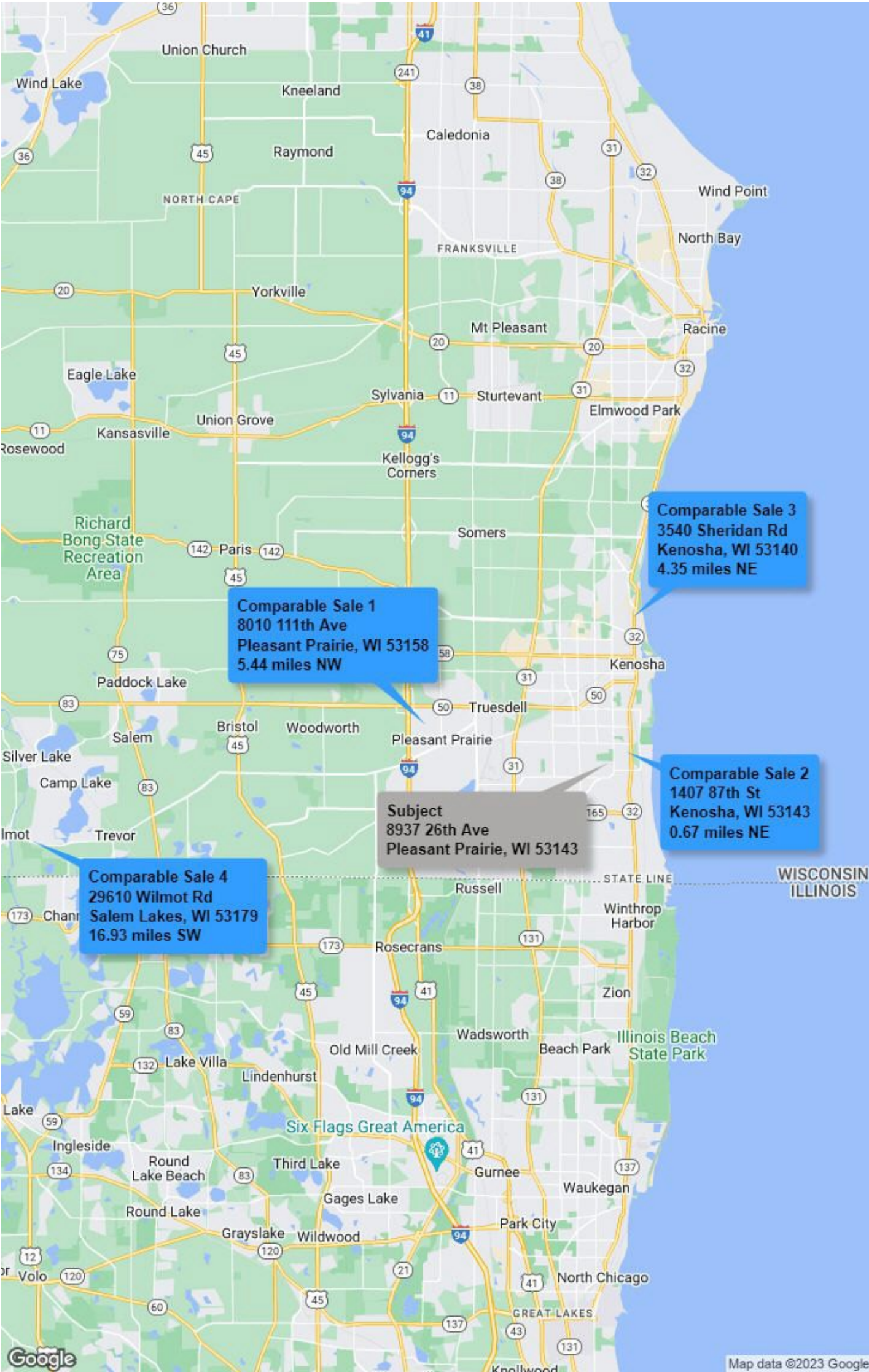
Expiration Date of Certification or License: \_\_\_\_\_

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



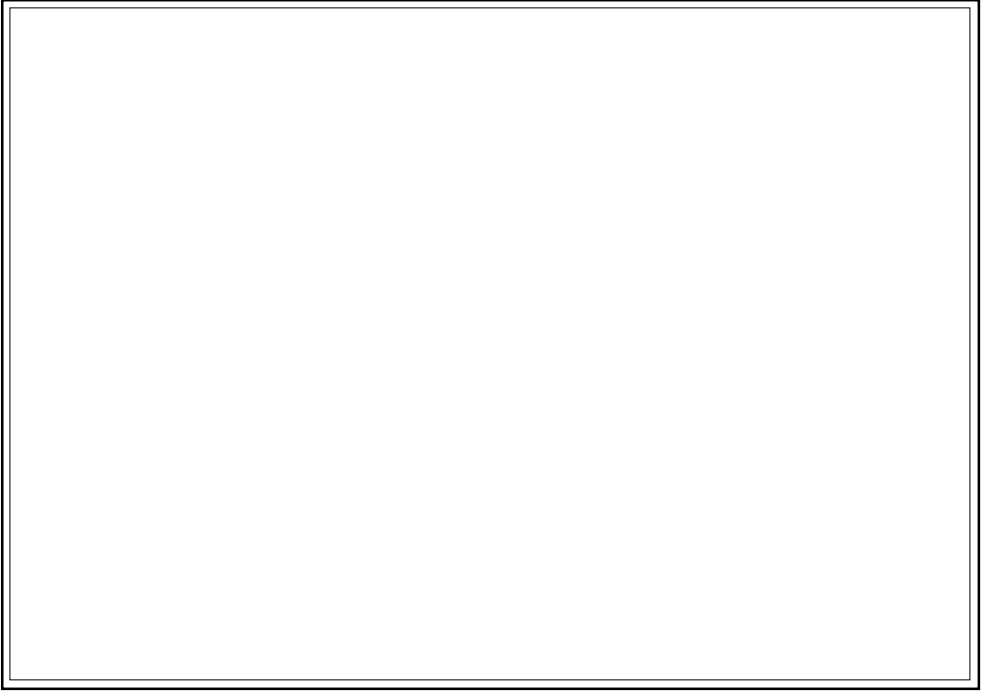
COMPARABLE PROPERTY PHOTO ADDENDUM

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



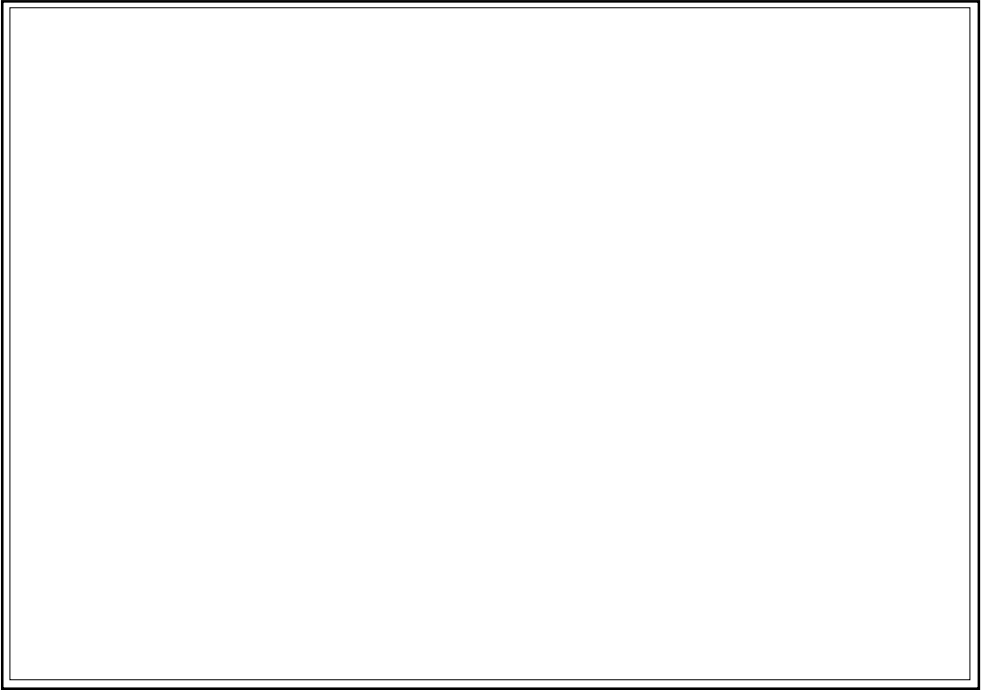
COMPARABLE SALE #4

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: \$