#### 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

#### **NO TRESPASSING ON COUNTY OWNED PROPERTIES**

KENOSHA COUNTY ORDINANCES AND WISCONSIN STATUTES WILL BE STRICTLY ENFORCED AND CARRY FINES (\$1000 OR MORE) AND POSSIBLE JAIL TIME (3-9 MONTHS DEPENDING ON TRESPASS) Sealed bids will be accepted up to 2:00 p.m., on Wednesday, May 1, 2024, and will be opened at 3:00 p.m. Bids may be delivered or mailed to the Office of the County Clerk any time prior to the auction date and Must be received no later than 2:00 p.m., Wednesday, May 1, 2024, at the Office of the County Clerk.

#### **TERMS AND CONDITIONS:**

- 1. **Minimum Bid:** In accordance with Section 75.69 of the Wisconsin Statutes all bids under the stated minimum price will be rejected. Also, the County is not required to accept the highest bid but has the discretion to accept the bid most advantageous to the County above the value established by the Kenosha County Finance Committee. This may include how the property will be used, and whether the land will be subject to real estate taxes. The determination of which bid is most advantageous to the County must be made in good faith without fraud. The County reserves the right to reject all bids and may withdraw an auction listing at any time.
- 2. NOTE: Per the County Board Finance Committee anyone who desires to purchase one of the County's tax delinquent parcels must not be delinquent in any of their real estate taxes.
- 3. **Terms:** All bids and the **SIGNED DISCLAIMER** shall be **sealed in an envelope** with the **parcel number clearly** written on the outside of the envelope. Each bid requires an individual envelope. Sealed bids will be accepted up to **2:00 p.m.** on **Wednesday**, **May 1**, **2024**, at the County Clerk's Office, 1010 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.
- 4. 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.
- 6. Upon completing the sale, the buyer will receive a quit claim deed from Kenosha County. No abstract or warranty deed will be given. Please take notice that Kenosha County makes no representations, assurances, or warranties as to without limitation due to enumeration, the buildability, zoning, and environmental condition such as the presence of toxins, contaminants, radon, hazardous wastes, or storage tanks, of and on the properties listed for sale. If the parcel has a restriction that it must be combined with the bidders abutting parcel, the combination will be included on the quit claim deed and completed through the real estate transfer.

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

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

#### **KENOSHA COUNTY TAX DEED AUCTION – May 1, 2024**

NOTE: Per the County Board Finance Committee - anyone who desires to purchase one of the County's tax delinquent parcels must not be delinquent in any of their real estate taxes. **PARCEL NUMBER** AMOUNT OF BID NAME OF BIDDER PHONE NUMBER ZIP **BIDDER'S CURRENT ADDRESS** I UNDERSTAND THAT KENOSHA COUNTY MAKES NO REPRESENTATIONS, ASSURANCE OR WARRANTIES AS TO WITHOUT LIMITATIONS DUE TO ENUMERATION, THE BUILDABILITY, ZONING AND ENVIRONMENTAL CONDITIONS SUCH AS THE PRESENCE OF TOXINS, CONTAMINANTS, RADON, HAZARDOUS WASTES OR STORAGE TANKS OF AND ON THE PROPERTY LISTED FOR SALE OR ANY OTHER DEFERRALS OR ASSESSMENTS PLACED ON THESE PROPERTIES BY OTHER MUNICIPALITIES. I UNDERSTAND AND ACCEPT THESE CONDITIONS, AND I FURTHER HOLD KENOSHA COUNTY HARMLESS IF ANY OTHER MUNICIPALITY DOES INFACT HAVE CURRENT ASSESSMENTS ON ANY PROPERTY PURCHASED BY ME. SUBMIT SIGNED DISCLAIMER WITH BID FORM. SIGNATURE OF BIDDER/BUYER 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** 

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.** 

**Zip Code** 

THANK YOU
REGI WALIGORA, KENOSHA COUNTY CLERK

State

**Address** 

City

## **COUNTY CLERK**

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

PLEASE SUBMIT THE REQUIRED SIGNED DISCLAIMER WITH OFFER TO PURCHASE.

## **DISCLAIMER**

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

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

Parcel No.	
Signature	Date

01-122-01-154-006

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

PROPERTY ADDRESS: 6309 30th Ave, Kenosha

LOT SIZE: 51' x 42' Vacant Land

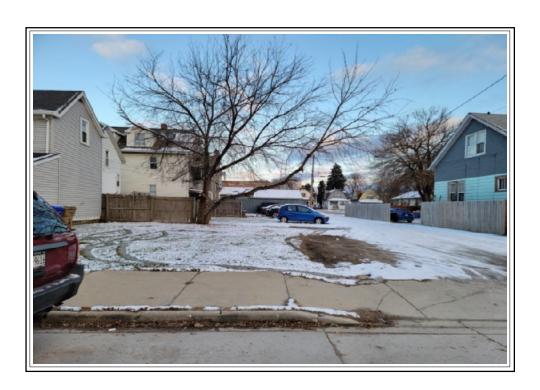
\$13,000 SOLD AS IS







## **APPRAISAL OF**



## LOCATED AT:

6309 30th Ave Kenosha, WI 53142

## CLIENT:

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

## AS OF:

November 27, 2023

BY:

Daniel B. Truax

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

File Number: 223-302

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

6309 30th Ave Kenosha, WI 53142

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

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

is:

\$13,000 Thirteen Thousand Dollars

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

Daniel B. Truax

## Elite Appraisals, Inc. Land Appraisal Report

d Appraisal Report File No. 223-302

	raisal report is to provide the cli Iser <b>Kenosha County C</b>	ient with a credible opinion		of the subject property, given I countyclerk@kend			
Client Address 1010		JIEIK		(enosha	Janacounty.org		tip 53140
Additional Intended Use			,				
Intended Use "As-Is"	Portfolio Valuation						
Property Address <b>630</b>	9 30th Ave		City <b>I</b>	Kenosha		State WI Z	ip 53142
	County Of Kenosha		Oity I	CHOSHA		County Kenosha	ιρ <b>00 Ι τ2</b>
\ <u> </u>	S 51 Ft Of Lot 11 Bu	rke's Sub Pt Of Ne	1/4 Sec 1 T1 I	R22 DOC#1227545	5	<u> </u>	
Assessor's Parcel # 0	1-122-01-154-006		Tax Y	ear <b>2022</b>		R.E. Taxes \$ 304.0	00
Neighborhood Name F				Reference 29404		Census Tract 0015	.00
Property Rights Apprais	<del></del>		describe)				
My research X did Prior Sale/Transfer:	Date 01/06/2023	les or transfers of the subje Price <b>\$10,20</b>		ree years prior to the effect e(s) Assessor's Rec			
	transfer history of the subject p						ay Deed for a
	sessed value) of \$10,2						
4	offered for sale on the				, , , , , , , , , , , , , , , , , , ,		
<u> </u>							
5							
Offerings, options and c	ontracts as of the effective date	of the appraisal Not I	isted publicly o	offered for sale with	nin past 12 mo	nths.	
Neighbort	hood Characteristics		One-Unit Housing	Trends	One-Unit	Housing Pro	esent Land Use %
Location X Urban	Suburban Rural	Property Values		Stable Declinin		AGE One-Ur	
Built-Up X Over 75%				In Balance Over Su	~	(yrs) 2-4 Uni	
Growth Rapid	X Stable Slow		Under 3 mths	3-6 mths Over 6 n		<u> </u>	
Neighborhood Boundar	ies See Attached Add				350+ H		*
					<b>215</b> P		10 %
	on There are no appa						
	n average to good bas	sis. Amenities and	conveniences :	such as schools, sh	nopping, recre	ation and emplo	yment are
readily available.		L : \ Desidentie	l manufest in acce	una na visitala avina alve a		roletivo bolonoo	Dramanti
	uding support for the above con to modestly increasing						
	entage from these trai						ales occur, the
Dimensions 42x51	g-	Area 2142 s		Shape Rectang		View Resider	ntial
Specific Zoning Classific	cation RG-1	Zoning Descrip	ption See Attach	ed Addendum			
		nforming (Grandfathered U					
•	the subject property Higher					rrent zoning of t	he subject site
	any residential develo	pment, as property					5.111 5.1.1
Utilities Public Electricity X	Other (describe)			her (describe)	Off-site imp	rovements—Type	Public Private
		\Mator	X		Street Cor	ncrete	$\nabla$
		Water Sanitary Sewer	<u> </u>		Street Cor		X
Gas X	nzard Area Yes X No	Sanitary Sewer	X		Alley Gra	ivel	$\overline{\mathbf{X}}$
Gas X FEMA Special Flood Ha	nzard Area Yes X No	Sanitary Sewer	X		Alley Gra		$\overline{\mathbf{X}}$
Gas X FEMA Special Flood Ha		Sanitary Sewer	X	FEMA Map # 550590	Alley Gra	ivel	$\overline{\mathbf{X}}$
Gas X FEMA Special Flood Ha		Sanitary Sewer	X	FEMA Map # 55059C	Alley Gra	ivel	$\overline{\mathbf{X}}$
Gas X FEMA Special Flood Ha		Sanitary Sewer	X	FEMA Map # 550590	Alley Gra	avel FEMA Map Date <b>06</b> -	$\overline{\mathbf{X}}$
Gas X FEMA Special Flood Ha Site Comments See  ITEM Address 6309 30	SUBJECT Oth Ave	Sanitary Sewer FEMA Flood Zone X  COMPARABI 4035 10th Ave	X LE NO. 1	COMPARABL 2208 Roosevelt R	Alley Gra	COMPARA	19-2012 ABLE NO. 3
Gas X FEMA Special Flood Ha Site Comments See  ITEM Address 6309 30 Kenosha, WI 53	SUBJECT Oth Ave	Sanitary Sewer FEMA Flood Zone X  COMPARABI 4035 10th Ave Kenosha, WI 531-	X LE NO. 1	COMPARABL 2208 Roosevelt R Kenosha, WI 5314	Alley Gra	COMPARA 6316 28th Ave Kenosha, WI 5	19-2012 ABLE NO. 3
Gas X  FEMA Special Flood Ha Site Comments See  ITEM  Address 6309 30  Kenosha, WI 53  Proximity to subject	SUBJECT Oth Ave	Sanitary Sewer FEMA Flood Zone X  COMPARABI 4035 10th Ave Kenosha, WI 5314 1.88 miles NE	X (X)	COMPARABL 2208 Roosevelt R Kenosha, WI 5314 0.47 miles SE	Alley Gra	COMPARA	19-2012 ABLE NO. 3
Gas X  FEMA Special Flood Ha Site Comments See  ITEM  Address 6309 30  Kenosha, WI 53  Proximity to subject Sales Price	SUBJECT Oth Ave	Sanitary Sewer FEMA Flood Zone X  COMPARABI 4035 10th Ave Kenosha, WI 531-	E NO. 1 40 16,500	COMPARABL 2208 Roosevelt R Kenosha, WI 5314	Alley Gra C0203D  LE NO. 2 d 43	COMPARA 6316 28th Ave Kenosha, WI 5	19-2012 ABLE NO. 3
Gas X  FEMA Special Flood Ha Site Comments See  ITEM  Address 6309 30  Kenosha, WI 53  Proximity to subject Sales Price Price \$ /	SUBJECT Oth Ave	Sanitary Sewer FEMA Flood Zone X  COMPARABI 4035 10th Ave Kenosha, WI 5314 1.88 miles NE	LE NO. 1 40 5 16,500 5	COMPARABL 2208 Roosevelt R Kenosha, WI 5314 0.47 miles SE	Alley Gra C0203D  LE NO. 2 d 43	COMPARA 6316 28th Ave Kenosha, WI 53	19-2012 ABLE NO. 3 3143 \$ 4,500
Gas X  FEMA Special Flood Ha Site Comments See  ITEM  Address 6309 30  Kenosha, WI 53  Proximity to subject Sales Price	SUBJECT Oth Ave	Sanitary Sewer FEMA Flood Zone X  COMPARABI 4035 10th Ave Kenosha, WI 5314 1.88 miles NE	LE NO. 1 40 5 16,500 5 019;DOM 95	COMPARABL 2208 Roosevelt R Kenosha, WI 5314 0.47 miles SE	Alley Gra C0203D  LE NO. 2  d 43  10,000  5 25;DOM 100	COMPARA 6316 28th Ave Kenosha, WI 5	19-2012 ABLE NO. 3 3143 \$ 4,500 1 24400;DOM 18
Gas X FEMA Special Flood Ha Site Comments See  ITEM  Address 6309 30 Kenosha, WI 53 Proximity to subject Sales Price Price \$ / Data Source	SUBJECT Oth Ave	COMPARABI 4035 10th Ave Kenosha, WI 5314 1.88 miles NE	LE NO. 1 40 5 16,500 5	COMPARABL 2208 Roosevelt Ri Kenosha, WI 5314 0.47 miles SE	Alley Gra C0203D  LE NO. 2  d 43  10,000  5 25;DOM 100  +(-) Adjust	COMPARA 6316 28th Ave Kenosha, WI 53 0.11 miles SE	19-2012 ABLE NO. 3 3143 \$ 4,500
Gas X FEMA Special Flood Ha Site Comments See  ITEM  Address 6309 30 Kenosha, WI 53 Proximity to subject Sales Price Price \$ / Data Source  Date of Sale and	SUBJECT Oth Ave 142  \$ DESCRIPTION  Urban	COMPARABI 4035 10th Ave Kenosha, WI 531- 1.88 miles NE  MetroMLS #18270 DESCRIPTION 03/02/2023 Urban	LE NO. 1 40 5 16,500 5 019;DOM 95	COMPARABL  2208 Roosevelt R Kenosha, WI 5314  0.47 miles SE  MetroMLS #17952  DESCRIPTION	Alley Gra C0203D  LE NO. 2  d 43  10,000  5 25;DOM 100  +(-) Adjust	COMPARA 6316 28th Ave Kenosha, WI 53 0.11 miles SE  MetroMLS #152 DESCRIPTION 05/12/2017 Urban	3143 \$ 4,500 124400;DOM 18 +(·) Adjust.
Gas X FEMA Special Flood Ha Site Comments See  ITEM Address 6309 30 Kenosha, WI 53 Proximity to subject Sales Price Price \$ / Data Source Date of Sale and Time Adjustment	SUBJECT Oth Ave 1142 \$ DESCRIPTION Urban 2142 sf / BusyRoad	COMPARABI 4035 10th Ave Kenosha, WI 531- 1.88 miles NE  MetroMLS #18270 DESCRIPTION 03/02/2023 Urban 3485 sf / Resid	X LE NO. 1 40 5 16,500 5 019;DOM 95 +(-) Adjust.	COMPARABL 2208 Roosevelt Rough Roosha, WI 5314 0.47 miles SE  MetroMLS #17952  DESCRIPTION 12/10/2021	Alley Gra C0203D  LE NO. 2  d 43  10,000  5 25;DOM 100  +(-) Adjust	COMPARA 6316 28th Ave Kenosha, WI 53 0.11 miles SE  MetroMLS #152 DESCRIPTION 05/12/2017 Urban 3960 sf/Comm	3143 \$ 4,500 124400;DOM 18 +(·) Adjust.
Gas X FEMA Special Flood Ha Site Comments See  ITEM  Address 6309 30 Kenosha, WI 53 Proximity to subject Sales Price Price \$ / Data Source Date of Sale and Time Adjustment Location	SUBJECT Oth Ave 142  \$ DESCRIPTION  Urban	COMPARABI 4035 10th Ave Kenosha, WI 531- 1.88 miles NE  MetroMLS #18270 DESCRIPTION 03/02/2023 Urban	X LE NO. 1 40 5 16,500 5 019;DOM 95 +(-) Adjust.	COMPARABL 2208 Roosevelt Roosha, WI 5314 0.47 miles SE  MetroMLS #17952  DESCRIPTION 12/10/2021 Urban	Alley Gra C0203D  LE NO. 2  d 43  10,000  5 25;DOM 100  +(-) Adjust	COMPARA 6316 28th Ave Kenosha, WI 53 0.11 miles SE  MetroMLS #152 DESCRIPTION 05/12/2017 Urban	3143 \$ 4,500 124400;DOM 18 +(·) Adjust.
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Gas X  FEMA Special Flood Ha Site Comments See  ITEM  Address 6309 30  Kenosha, WI 53  Proximity to subject Sales Price Price \$ / Data Source Date of Sale and Time Adjustment Location Site/View	SUBJECT Oth Ave 1142 \$ DESCRIPTION Urban 2142 sf / BusyRoad	COMPARABI 4035 10th Ave Kenosha, WI 531- 1.88 miles NE  MetroMLS #18270 DESCRIPTION 03/02/2023 Urban 3485 sf / Resid	X LE NO. 1 40 5 16,500 5 019;DOM 95 +(-) Adjust.	COMPARABL  2208 Roosevelt Re Kenosha, WI 5314  0.47 miles SE  MetroMLS #17952  DESCRIPTION  12/10/2021  Urban  2142 sf / BsyRd	Alley Gra C0203D  LE NO. 2  d 43  10,000  5 25;DOM 100  +(-) Adjust	COMPARA 6316 28th Ave Kenosha, WI 53 0.11 miles SE  MetroMLS #152 DESCRIPTION 05/12/2017 Urban 3960 sf/Comm	3143 \$ 4,500 124400;DOM 18 +(·) Adjust.
Gas X FEMA Special Flood Ha Site Comments See  ITEM  Address 6309 30 Kenosha, WI 53 Proximity to subject Sales Price Price \$ / Data Source Date of Sale and Time Adjustment Location Site/View Other	SUBJECT Oth Ave 1142 \$ DESCRIPTION Urban 2142 sf / BusyRoad	COMPARABI 4035 10th Ave Kenosha, WI 531- 1.88 miles NE  MetroMLS #18270 DESCRIPTION 03/02/2023 Urban 3485 sf / Resid	X LE NO. 1 40 5 16,500 5 019;DOM 95 +(-) Adjust.	COMPARABL  2208 Roosevelt Re Kenosha, WI 5314  0.47 miles SE  MetroMLS #17952  DESCRIPTION  12/10/2021  Urban  2142 sf / BsyRd	Alley Gra C0203D  LE NO. 2  d 43  10,000 5 25;DOM 100 +(-) Adjust	COMPARA 6316 28th Ave Kenosha, WI 53 0.11 miles SE  MetroMLS #152 DESCRIPTION 05/12/2017 Urban 3960 sf/Comm	3143 \$ 4,500 124400;DOM 18 +(·) Adjust.
Gas X  FEMA Special Flood Ha Site Comments See  ITEM  Address 6309 30  Kenosha, WI 53  Proximity to subject Sales Price Price \$ / Data Source Date of Sale and Time Adjustment Location Site/View	SUBJECT Oth Ave 1142 \$ DESCRIPTION Urban 2142 sf / BusyRoad	COMPARABI 4035 10th Ave Kenosha, WI 531- 1.88 miles NE  MetroMLS #18270 DESCRIPTION 03/02/2023 Urban 3485 sf / Resid	X LE NO. 1 40 5 16,500 5 019;DOM 95 +(-) Adjust.	COMPARABL  2208 Roosevelt Re Kenosha, WI 5314  0.47 miles SE  MetroMLS #17952  DESCRIPTION  12/10/2021  Urban  2142 sf / BsyRd	Alley Gra C0203D  LE NO. 2  d 43  10,000 5 25;DOM 100 +(-) Adjust	COMPARA 6316 28th Ave Kenosha, WI 53 0.11 miles SE  MetroMLS #152 DESCRIPTION 05/12/2017 Urban 3960 sf/Comm	3143 \$ 4,500 124400;DOM 18 +(·) Adjust.
Gas X FEMA Special Flood Ha Site Comments See  ITEM  Address 6309 30 Kenosha, WI 53 Proximity to subject Sales Price Price \$ / Data Source Date of Sale and Time Adjustment Location Site/View Other	SUBJECT Oth Ave 1142 \$ DESCRIPTION Urban 2142 sf / BusyRoad	COMPARABI 4035 10th Ave Kenosha, WI 531- 1.88 miles NE  MetroMLS #18270 DESCRIPTION 03/02/2023 Urban 3485 sf / Resid	ENO. 1  40  5 16,500  5 019;DOM 95  +(-) Adjust.	COMPARABL  2208 Roosevelt Re Kenosha, WI 5314  0.47 miles SE  MetroMLS #17952  DESCRIPTION  12/10/2021  Urban  2142 sf / BsyRd	Alley Gra 20203D  LE NO. 2 d 43  10,000 5 25;DOM 100 +(-) Adjust. 1,700	COMPARA 6316 28th Ave Kenosha, WI 53 0.11 miles SE  MetroMLS #152 DESCRIPTION 05/12/2017 Urban 3960 sf/Comm	3143 \$ 4,500 124400;DOM 18 +(·) Adjust.
Gas X FEMA Special Flood Ha Site Comments See  ITEM  Address 6309 30 Kenosha, WI 53 Proximity to subject Sales Price Price \$ / Data Source Date of Sale and Time Adjustment Location Site/View Other  Sales or Financing Concessions	SUBJECT Oth Ave 1142 \$ DESCRIPTION Urban 2142 sf / BusyRoad	COMPARABI 4035 10th Ave Kenosha, WI 531- 1.88 miles NE  MetroMLS #18270 DESCRIPTION 03/02/2023 Urban 3485 sf / Resid RXR	ENO. 1  40  5 16,500  5 019;DOM 95  +(-) Adjust.	COMPARABL  2208 Roosevelt R Kenosha, WI 5314  0.47 miles SE  MetroMLS #17952  DESCRIPTION  12/10/2021  Urban  2142 sf / BsyRd  Commercial	Alley Gra C0203D  LE NO. 2  d 43  10,000 5 25;DOM 100 +(-) Adjust. 1,700	COMPAR/ 6316 28th Ave Kenosha, WI 5: 0.11 miles SE  MetroMLS #152 DESCRIPTION 05/12/2017 Urban 3960 sf/Comm RXR	\$ 4,500 124400;DOM 18 +(-) Adjust 2,600 \$ 2,600
Gas X  FEMA Special Flood Ha Site Comments See  ITEM  Address 6309 30 Kenosha, WI 53 Proximity to subject Sales Price Price \$ / Data Source Date of Sale and Time Adjustment Location Site/View Other  Sales or Financing Concessions Net Adj. (Total) Indicated Value of Subject	SUBJECT Oth Ave 142  \$ DESCRIPTION  Urban 2142 sf / BusyRoad RXR	COMPARABI 4035 10th Ave Kenosha, WI 531- 1.88 miles NE  MetroMLS #18270 DESCRIPTION 03/02/2023 Urban 3485 sf / Resid RXR  Net Adj. 4.9% Gross Adj4.9%	X LE NO. 1 40 5 16,500 5 5 019;DOM 95 +(·) Adjust. -800	COMPARABL  2208 Roosevelt	Alley Gra 20203D  LE NO. 2 d 43 10,000 5 25;DOM 100 +(-) Adjust. 1,700	COMPARA 6316 28th Ave Kenosha, WI 5: 0.11 miles SE  MetroMLS #152 DESCRIPTION 05/12/2017 Urban 3960 sf/Comm RXR	X
Gas X  FEMA Special Flood Ha Site Comments See  ITEM  Address 6309 30 Kenosha, WI 53 Proximity to subject Sales Price Price \$ / Data Source Date of Sale and Time Adjustment Location Site/View Other  Sales or Financing Concessions Net Adj. (Total) Indicated Value of Subject	SUBJECT Oth Ave 1142 \$ DESCRIPTION Urban 2142 sf / BusyRoad	COMPARABI 4035 10th Ave Kenosha, WI 531- 1.88 miles NE  MetroMLS #18270 DESCRIPTION 03/02/2023 Urban 3485 sf / Resid RXR  Net Adj. 4.9% Gross Adj4.9%	X LE NO. 1 40 5 16,500 5 5 019;DOM 95 +(·) Adjust. -800	COMPARABL  2208 Roosevelt	Alley Gra 20203D  LE NO. 2 d 43 10,000 5 25;DOM 100 +(-) Adjust. 1,700	COMPARA 6316 28th Ave Kenosha, WI 5: 0.11 miles SE  MetroMLS #152 DESCRIPTION 05/12/2017 Urban 3960 sf/Comm RXR	X
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Gas X  FEMA Special Flood Ha Site Comments See  ITEM  Address 6309 30 Kenosha, WI 53 Proximity to subject Sales Price Price \$ / Data Source Date of Sale and Time Adjustment Location Site/View Other  Sales or Financing Concessions Net Adj. (Total) Indicated Value of Subject	SUBJECT Oth Ave 142  \$ DESCRIPTION  Urban 2142 sf / BusyRoad RXR	COMPARABI 4035 10th Ave Kenosha, WI 531- 1.88 miles NE  MetroMLS #18270 DESCRIPTION 03/02/2023 Urban 3485 sf / Resid RXR  Net Adj. 4.9% Gross Adj4.9%	X LE NO. 1 40 5 16,500 5 5 019;DOM 95 +(·) Adjust. -800	COMPARABL  2208 Roosevelt	Alley Gra 20203D  LE NO. 2 d 43 10,000 5 25;DOM 100 +(-) Adjust. 1,700	COMPARA 6316 28th Ave Kenosha, WI 5: 0.11 miles SE  MetroMLS #152 DESCRIPTION 05/12/2017 Urban 3960 sf/Comm RXR	X
Gas X  FEMA Special Flood Ha Site Comments See  ITEM  Address 6309 30 Kenosha, WI 53 Proximity to subject Sales Price Price \$ / Data Source Date of Sale and Time Adjustment Location Site/View Other  Sales or Financing Concessions Net Adj. (Total) Indicated Value of Subject	SUBJECT Oth Ave 142  \$ DESCRIPTION  Urban 2142 sf / BusyRoad RXR	COMPARABI 4035 10th Ave Kenosha, WI 531- 1.88 miles NE  MetroMLS #18270 DESCRIPTION 03/02/2023 Urban 3485 sf / Resid RXR  Net Adj. 4.9% Gross Adj4.9%	X LE NO. 1 40 5 16,500 5 5 019;DOM 95 +(·) Adjust. -800	COMPARABL  2208 Roosevelt	Alley Gra 20203D  LE NO. 2 d 43 10,000 5 25;DOM 100 +(-) Adjust. 1,700	COMPARA 6316 28th Ave Kenosha, WI 5: 0.11 miles SE  MetroMLS #152 DESCRIPTION 05/12/2017 Urban 3960 sf/Comm RXR	X
Gas X  FEMA Special Flood Ha Site Comments See  ITEM  Address 6309 30  Kenosha, WI 53  Proximity to subject Sales Price Price \$ / Data Source Date of Sale and Time Adjustment Location Site/View Other  Sales or Financing Concessions Net Adj. (Total) Indicated Value of Subject Summary of Sales Com	SUBJECT Oth Ave 142  \$ DESCRIPTION  Urban 2142 sf / BusyRoad RXR	COMPARABI 4035 10th Ave Kenosha, WI 5314 1.88 miles NE  MetroMLS #18270 DESCRIPTION 03/02/2023 Urban 3485 sf / Resid RXR  Pet Adj. 4.9% Gross Adj4.9% Gross Add4.9% Gross Add4.9% Sached Addendum	ENO. 1  40  5 16,500 5 019;DOM 95  +(-) Adjust.  -800  5 15,300	COMPARABL  2208 Roosevelt R Kenosha, WI 5314  0.47 miles SE  MetroMLS #17952  DESCRIPTION  12/10/2021  Urban  2142 sf / BsyRd  Commercial  X +	Alley Gra C0203D  LE NO. 2  d 43  10,000 5 25;DOM 100 +(-) Adjust. 1,700  11,700	COMPAR/ 6316 28th Ave Kenosha, WI 5: 0.11 miles SE  MetroMLS #152 DESCRIPTION 05/12/2017 Urban 3960 sf/Comm RXR   X +	ABLE NO. 3  3143  \$ 4,500 124400; DOM 18 +(·) Adjust. 2,600  \$ 2,600  \$ 7,100
Gas X  FEMA Special Flood Ha  Site Comments See  ITEM  Address 6309 30  Kenosha, WI 53  Proximity to subject  Sales Price  Price \$ /  Data Source  Date of Sale and  Time Adjustment  Location  Site/View  Other  Sales or Financing  Concessions  Net Adj. (Total)  Indicated Value  of Subject  Summary of Sales Com  Based on the scope  the subject of this re	SUBJECT Oth Ave 1142 \$  DESCRIPTION  Urban 2142 sf / BusyRoad RXR  parrison Approach See Atta	COMPARABI  4035 10th Ave Kenosha, WI 531- 1.88 miles NE  MetroMLS #18270 DESCRIPTION 03/02/2023 Urban 3485 sf / Resid RXR  Pet Adj. 4.9% Gross Adj4.9% Gross Adj4.9% Sached Addendum	ENO. 1  40  5 16,500 5 019;DOM 95  +(-) Adjust.  -800 5 15,300 5 15,300	COMPARABL  2208 Roosevelt R Kenosha, WI 5314  0.47 miles SE  MetroMLS #17952  DESCRIPTION  12/10/2021  Urban  2142 sf / BsyRd  Commercial  X +	Alley Gra C0203D  LE NO. 2  d 43  10,000 5 25;DOM 100 +(-) Adjust. 1,700  11,700  11,700  on of the defined of a appraisal, is:	COMPARA 6316 28th Ave Kenosha, WI 53 0.11 miles SE  MetroMLS #152 DESCRIPTION 05/12/2017 Urban 3960 sf/Comm RXR   X +	X
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#### **ADDENDUM**

Client: Kenosha County Clerk	F	ile No.: 223-302
Property Address: 6309 30th Ave	C	ase 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.

## Elite Appraisals, Inc. Land Appraisal Report

#### Scope of Work, Assumptions and Limiting Conditions

Scope of work is defined in the Uniform Standards of Professional Appraisal Practice as " the type and extent of research and analyses in an assignment." In short, scope of work is 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



#### Elite Appraisals, Inc. **Land Appraisal Report**

## File No. 223-302

#### 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:	
Additional Certifications:	
Definition of Value: X Market Value Other Value:	
Source of Definition: Uniform Standards of Professional Appraisal Pract	ice
	etitive and open market under all conditions requisite to a fair sale,
	ssuming the price is not affected by undue stimulus. Implicit in this
	the passing of title from seller to buyer under conditions whereby:
(1) buyer and seller are typically motivated; (2) both parties are w considers his or her own best interest; (3) a reasonable time is all	
terms of cash in U. S. dollars or in terms of financial arrangement	
consideration for the property sold unaffected by special or creative	. , , , ,
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	
10,000	
APPRAISER	SUPERVISORY APPRAISER
Signature: Janial B. Januar	Clanatura
Signature: Name: Daniel B. Truax	Signature: Name:
Company Name: Elite Appraisals, Inc.	Company Name:
Company Address: 9568 42nd Ct	Company Address:
Pleasant Prairie, WI 53158	
Telephone Number: 262.605.0888	Telephone Number:
Email Address: eliteappraisalswi@gmail.com	Email Address:
State Certification # 1391-9	State Certification #
or Citense # or Other (describe): State #:	or License #State:
State: WI	Expiration Date of Certification or License:
Expiration Date of Certification or License: 12/14/2023	Date of Signature:
Date of Signature and Report: 11/28/2023	Date of Property Viewing:
Date of Property Viewing: 11/27/2023	Degree of property viewing:
Degree of property viewing:	Did personally view Did not personally view
X Did personally view Did not personally view	
Produced using ACI software 6	00.234.8727 www.aciweb.com This form Copyright © 2005-2016 ACI, a First American Company. All Rights Reserve



Elite Appraisals, Inc.

### USPAP ADDENDUM

16 1		=: a : ==:::=	
USPAP ADDENI	DUM	File No. 223-302	

Property Address: 6309 30th Ave	
City: Kenosha County: Kenosha	a State: WI Zip Code: 53142
Lender: Kenosha County Clerk	
APPRAISAL AND REPORT IDENTIFICATION	
This report was prepared under the following USPAP rep	orting option:
Appraisal Report A written report prepared un	nder Standards Rule 2-2(a).
X Restricted Appraisal Report A written report prepared un	nder 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	
	soith, regarding the property that is the cubicat of this report within the three year
period immediately preceding acceptance of this assignment.	acity, regarding the property that is the subject of this report within the three-year
☐ I HAVE performed services, as an appraiser or in another capacity	r, regarding the property that is the subject of this report within the three-year
period immediately preceding acceptance of this assignment. Those	
Additional Comments	
APPRAISER:	SUPERVISORY APPRAISER (only if required):
	ouou. in industry only in required).
Signature: Signature:	
Signature:	Signature:
Name: Daniel B. Truax Date Signed: 11/28/2023	Name:
State Certification #: 1391-9	Date Signed: State Certification #:
or State License #:	
or Other (describe): State #:	State:
State: WI 12/14/2022	Expiration Date of Certification or License:
Expiration Date of Certification or License: 12/14/2023  Effective Date of Appraisal: 11/27/2023	Supervisory Appraiser inspection of Subject Property:
Literative Date of Appliation: 11/21/2020	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 N	lo.:
Citv: 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

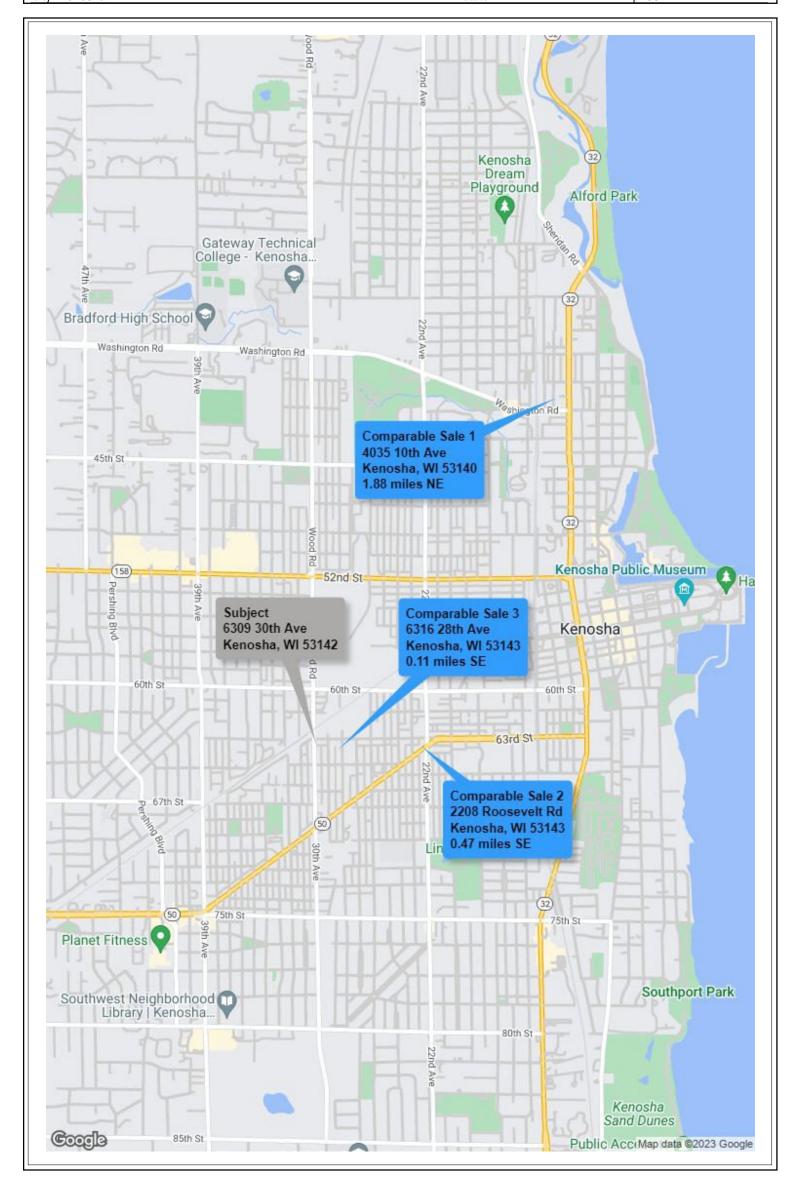
6316 28th Ave Kenosha, WI 53143 Sale Date: 05/12/2017 Sale Price: \$ 4,500

#### **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.

\$78,300 SOLD AS IS



PROPERTY ADDRESS: 1308 69th St

LOT SIZE: 43' x 132'





## **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

This report is limited to the sole								-			
information in the appraiser's volume Client Kenosha Cou			ippraisarreportis	s to provide the	E-mai			enoshacounty.		eduseoi ine app	raisai.
Client Address 1010 56	_					(enosha	<i>y</i> 0.0 0		State WI	Zip	53140
Intended Use "As-Is" Po					-					•	
Property Address 1308 6			05.400.00	040.045	City <b>I</b>	<u>Kenosha</u>			State WI	Zip	53143
Other Description (APN, Leg	gal, etc.), if	applicable	05-123-06	-313-015							
Property Rights Appraised	XFee	Simple	Leasehold	Other (c	describe)						
Subject property existing us					describe)	Use refle	ected in appra	isal: Single-Fa	milv Res	sidential	
Highest and Best Use:	X Exist		Other:	·-			остои п. аррга	<u> </u>			
My research X did	did not rev	eal any prior s	ales or transfe	s of the subje	ect property for the th	ree years pri	or to the effec	tive date of this appra	aisal.		
y ————————————————————————————————————	te 01/06/			ce <b>\$74,20</b>				cords / WI Dep			
Analysis of prior sale transfe							•	ansferred on C			
stated value (asses				is the sub	ject's only sale	e/transfer	within the	past 3 years,	was dis	tressed in	nature and
was not publicly off	erea ioi	sale on tr	ie ivilo.								
Offerings, options and contr	acts as of th	ne effective da	te of the apprai	sal <b>Not I</b>	isted publicly o	ffered fo	r sale with	nin past 12 mo	nths.		
g-, -p								- 0.01			
Marketability Comments:	The sub	ject gener	ally confor	ms to the	neighborhood	in desig	n/style, dv	velling square	footage,	site size,	and
bedroom/bath coun		-			•						
uninhabited for an u											
livability, soundness											
values are stable to		_								essed sale	s occur, the
low volume/percent Site Comments: The su										ant advers	o site
conditions or extern											
in size for the area.									oguic	onape	and typical
Improvement Comments:	See At	tached Ac	ldendum								
-											
FEATURE	CII	IBJECT		MPARABLE S	SALENO 1	CO	MPARABLE S	CALE NO 2	C	OMPARABLE S	CALENO 2
1308 69th St		IDJECI	1621 61		SALE NO. I	1105 67		SALE NO. 2	6711 29		DALE NO. 3
Address <b>Kenosha</b> , W	1 53143			a, WI 531	43		a, WI 531	43		na, WI 531	43
Proximity to Subject			0.21 mil			1.00 mil			0.55 mi		
Sale Price	\$	N/A	_	\$	85,000		\$	85,000		\$	121,000
Sale Price/Gross Liv. Area	\$	0.00 sq. ft.		)7 sq. ft.		\$ 60.7	71 sq. ft.		\$ 99.	02 sq. ft.	
Data Source(s)					230;DOM 7			126;DOM 51			513;DOM 7
Verification Source(s)					ListingAgent			ListingAgent			ListingAgent
VALUE ADJUSTMENTS	DESC	CRIPTION		RIPTION	+(-) \$ Adjustment		RIPTION	+(-) \$ Adjustment		RIPTION	+(-) \$ Adjustment
Sale or Financing			Investor	•		REO;Ca None Kı			Investo	•	
Concessions Date of Sale/Time			None Kr 08/02/20			04/07/20			None K 09/08/2		
Location	Resider	ntial	Residen			Residen			Reside		-4,300
Leasehold/Fee Simple	Fee Sin		Fee Sim			Fee Sim			Fee Sir		4,000
Site	5650 sf		6250 sf	-		6650 sf			7260 sf		
View	Resider	ntial	Residen	tial		Residen	ntial		Reside	ntial	
Design (Style)	Colonia		Bungalo			Colonial			Bungal		
Quality of Construction	Vinyl/A		Asbesto			Vinyl/Av			Alumin		
Actual Age	133a/40		123a/40			127a/40			105a/3		-12,100 **
Condition Above Crade	Fair-Po	1	Fair-Poo			Fair-Poo			Averag		**
Above Grade Room Count	Total Bdrms	. Baths <b>1.0</b>	Total Bdrms.	Baths 1.0		Total Bdrms.	2.0	-4,500	Total Bdrms	. Baths 1.0	
Gross Living Area 20		1,108 sq. ft.		,213 sq. ft.	-2,100		,400 sq. ft.	-5,840		1,222 sq. ft.	-2,280
	Partial	., эч.н.	Full	, • oq. ii.	2,100	Full	. ,	0,040	Full	.,—— 39.11.	2,200
Basement & Finished Rooms Below Grade	*Unfinis	shed	*Unfinis	ned		*Unfinis	hed		*Unfinis	shed	
Functional Utility	Typical		Typical			Typical			Typical		
Heating/Cooling	FWA/N	one	FWA/CA	\C		FWA/CA	AC		FWA/C	AC	
Energy Efficient Items	None		None			None		0.00	None		
Garage/Carport	None		1 Car G	arage	-1,500	2 Car G	arage	-3,000			
Porch/Patio/Deck	Patio		Porch			Porch			Porch		
Net Adjustment (Total)			+	X - \$	3,600	+	X - \$	13,340	+	X - \$	18,680
Adjusted Sale Price			Net Adj.	-4.2%	,		-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 Compari	ison Approa	ch See A	ttached Add	lendum							
Indicated Value by Sales Co	mnarison A	nnrnach \$ 87	7 000								



FEATURE	SUBJECT	COMPARABLE S	DALE NO. 4	COWPARABLE	SALE NO. 3	COWPARABLE 3	ALE NO. 0
1308 69th St		6504 22nd Ave					
Address <b>Kenosha</b> , W	/I 53143	Kenosha, WI 5314	43				
	77 001 10		10				
Proximity to Subject		0.95 miles NW					
Sale Price	\$ N/A	\$	95,000	\$		\$	
Sale Price/Gross Liv. Area	\$ 0.00 sq. ft.	\$ 95.67 sq. ft.		\$ sq. ft.		\$ sq. ft.	
-	\$ 0.00 sq. n.		004-DOM 405	ψ 3q. π.		ψ 3q. π.	
Data Source(s)		MetroMLS #18218					
Verification Source(s)		Assessor'sRcrds/l	_istingAgent				
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment
	BESSIII IISI		r() # rujustinent	DEGOTAL TION	T() \$ rujustinent	BESSIAII TION	r() \$ ridjustinent
Sale or Financing		Distressed;Conv					
Concessions		None Known					
Date of Sale/Time		08/01/2023					
	Desidential		4 000				
Location	Residential	Residential/Busy	4,800				
Leasehold/Fee Simple	Fee Simple	Fee Simple					
Site	5650 sf	3150 sf					
View	Residential	Residential					
Design (Style)	Colonial	Bungalow					
Quality of Construction	Vinyl/Average	Vinyl/Average					
			0.500				
Actual Age	133a/40e	119a/30e	-9,500				
Condition	Fair-Poor	Average-Fair	**				
Above Grade				Total Delema Datha		Total Diame Daths	
	Total Bdrms. Baths	Total Bdrms. Baths	. = -	Total Bdrms. Baths	<del>                                     </del>	Total Bdrms. Baths	
Room Count	6 3 1.0	5 2 1.0	1,500				
Gross Living Area 20	1,108 sq. ft.	<b>993</b> sq. ft.	2,300	sq. ft.		sq. ft.	
Basement & Finished	Partial	Full	_,555	54. 16		54.70	
Rooms Below Grade	*Unfinished	*Unfinished					
Functional Utility	Typical	Typical					
					<u> </u>		
Heating/Cooling	FWA/None	FWA/None			-		
Energy Efficient Items	None	None					
Garage/Carport	None	1 Car Garage	-1,500				
	<u> </u>		-1,500				
Porch/Patio/Deck	Patio	Porch					
Net Adjustment (Total)		+ X- \$	2,400	X + - \$		+ - \$	
Adjusted Sale Price				Net Adj. %		Net Adj. %	
of Comparables		Gross Adj. 20.6% \$	92,600	Gross Adj. % \$		Gross Adj. % \$	
	ison Approach **Due 1				(		
				ar effective age dif	rerentiai was a	polied to reflect the	marker
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Methods and techniques employed: X Sales Comparison Approach Cost App	
Discussion of methods and techniques employed, including reason for excluding an approach to	o 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	
<u>-</u>	
Based on the scope of work, assumptions, limiting conditions and appraiser's o	cortification, my (our) oninion of the defined value of the real property that is
	hich is the effective date of this appraisal, is:
X Single point \$ 87,000 Range \$ to \$	Greater than Less than \$
This appraisal is made X "as is," subject to completion per plans and specifications	on the basis of a hypothetical condition that the improvements have been completed,
subject to the following repairs or alterations on the basis of a hypothetical condition that the	e repairs or alterations have been completed subject to the following:
_ , , , , , , , , , , , , , , , , , , ,	
Appraiser's Certification	
• •	
The appraiser(s) certifies that, to the best of the appraiser's knowledge and belief:	
1. The statements of fact contained in this report are true and correct.	
2. The reported analyses, opinions, and conclusions are limited only by the reported assumption	ns and limiting conditions and are the appraiser's personal, impartial, and unbiased
professional analyses, opinions, and conclusions.	
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	ne parties involved with this assignment.
5. The appraiser's engagement in this assignment was not contingent upon developing or repor	rting predetermined results.
6. The appraiser's compensation for completing this assignment is not contingent upon the deve	01
the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence	e of a subsequent event directly related to the intended use of this appraisal.
7. The appraiser's analyses, opinions, and conclusions were developed, and this report has been	
8. Unless otherwise noted, the appraiser has made a personal inspection of the property that is	
9. Unless noted, no one provided significant real property appraisal assistance to the appraiser	signing this certification. Significant real property appraisal assistance provided by:
Additional Certifications:	
Turn of Volume V Market Volume Other Volume	
Type of Value: X Market Value Other Value:	
Source of Definition: Uniform Standards of Professional Appraisal Practice of Professional Appraisal Practice of Definition:	
Source of Definition: Uniform Standards of Professional Appraisal Practice Medical Professional Professional Appraisal Practice Medical Professional Profe	ng in a competitive and open market under all conditions requisite to
Source of Definition: Uniform Standards of Professional Appraisal Practice Definition of Value: The most probable price which a property should bring a fair sale, the buyer and seller, each acting prudently, knowledges	ng in a competitive and open market under all conditions requisite to ably and assuming the price is not affected by undue stimulus.
Source of Definition: Uniform Standards of Professional Appraisal Practice Definition of Value: The most probable price which a property should bring a fair sale, the buyer and seller, each acting prudently, knowledges Implicit in this definition is the consummation of a sale as of a specific professional Appraisal Practice Professional Professional Appraisal Practice Professional P	ng in a competitive and open market under all conditions requisite to ably and assuming the price is not affected by undue stimulus. Stified date and the passing of title from seller to buyer under
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Source of Definition: Uniform Standards of Professional Appraisal Practice of Value: The most probable price which a property should bring a fair sale, the buyer and seller, each acting prudently, knowledgest Implicit in this definition is the consummation of a sale as of a specton conditions whereby: (1) buyer and seller are typically motivated; (2) what he or she considers his or her own best interest; (3) a reasonal professional Appraisal Practice of Professional	ng in a competitive and open market under all conditions requisite to ably and assuming the price is not affected by undue stimulus. cified date and the passing of title from seller to buyer under both parties are well informed or well advised, and each acting in able time is allowed for exposure in the open market; (4) payment is
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Source of Definition: Uniform Standards of Professional Appraisal Prace Definition of Value: The most probable price which a property should brid a fair sale, the buyer and seller, each acting prudently, knowledgeat Implicit in this definition is the consummation of a sale as of a spect conditions whereby: (1) buyer and seller are typically motivated; (2) what he or she considers his or her own best interest; (3) a reasonate made in terms of cash in U. S. dollars or in terms of financial arran normal consideration for the property sold unaffected by special or associated with the sale.  APPRAISER  Signature:	ng in a competitive and open market under all conditions requisite to ably and assuming the price is not affected by undue stimulus. Stified date and the passing of title from seller to buyer under both parties are well informed or well advised, and each acting in able time is allowed for exposure in the open market; (4) payment is gements comparable thereto; and (5) the price represents the creative financing or sales concessions granted by anyone  CO-APPRAISER  Signature:
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#### Scope of Work, Assumptions and Limiting Conditions

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

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

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

- 1. The appraiser assumes no responsibility for matters of a legal nature affecting the property appraised or title thereto, nor does the appraiser render any opinion as to the title, which is assumed to be good and marketable. The property is appraised as though under responsible ownership.
- 2. Any sketch in this report may show approximate dimensions and is included only to assist the reader in visualizing the property. The appraiser has made no survey of the property.
- 3. The appraiser is not required to give testimony or appear in court because of having made the appraisal with reference to the property in question, unless arrangements have been previously made thereto.
- 4. Neither all, nor any part of the content of this report, copy or other media thereof (including conclusions as to the property value, the identity of the appraiser, professional designations, or the firm with which the appraiser is connected), shall be used for any purposes by anyone but the client and other intended users as identified in this report, nor shall it be conveyed by anyone to the public through advertising, public relations, news, sales, or other media, without the written consent of the appraiser.
- 5. The appraiser will not disclose the contents of this appraisal report unless required by applicable law or as specified in the Uniform Standards of Professional Appraisal Practice.
- 6. Information, estimates, and opinions furnished to the appraiser, and contained in the report, were obtained from sources considered reliable and believed to be true and correct. However, no responsibility for accuracy of such items furnished to the appraiser is assumed by the appraiser.
- 7. The appraiser assumes that there are no hidden or unapparent conditions of the property, subsoil, or structures, which would render it more or less valuable. The appraiser assumes no responsibility for such conditions, or for engineering or testing, which might be required to discover such factors. This appraisal is not a home inspection or environmental assessment of the property and should not be considered as such.
- 8. The appraiser specializes in the valuation of real property and is not a home inspector, building contractor, structural engineer, or similar "expert", unless otherwise noted. The appraiser did not conduct the intensive type of field observations of the kind intended to seek and discover property defects. The viewing of the property and any improvements is for purposes of developing an opinion of the defined value of the property, given the intended use of this assignment. Statements regarding condition are based on surface observations only. The appraiser claims no special expertise regarding issues including, but not limited to: foundation settlement, basement moisture problems, wood destroying (or other) insects, pest infestation, radon 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		223-253	
Property Address: 1308 69th St	Case No	D.:	
City: Kenosha	State: WI	Zip: 53143	

#### **Quality and Condition of Property**

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

#### **Comments on Sales Comparison**

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

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

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

#### **Final Reconciliation**

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

Elite Appraisals, Inc.

### USPAP ADDENDUM

File No	). <b>223-253</b>	

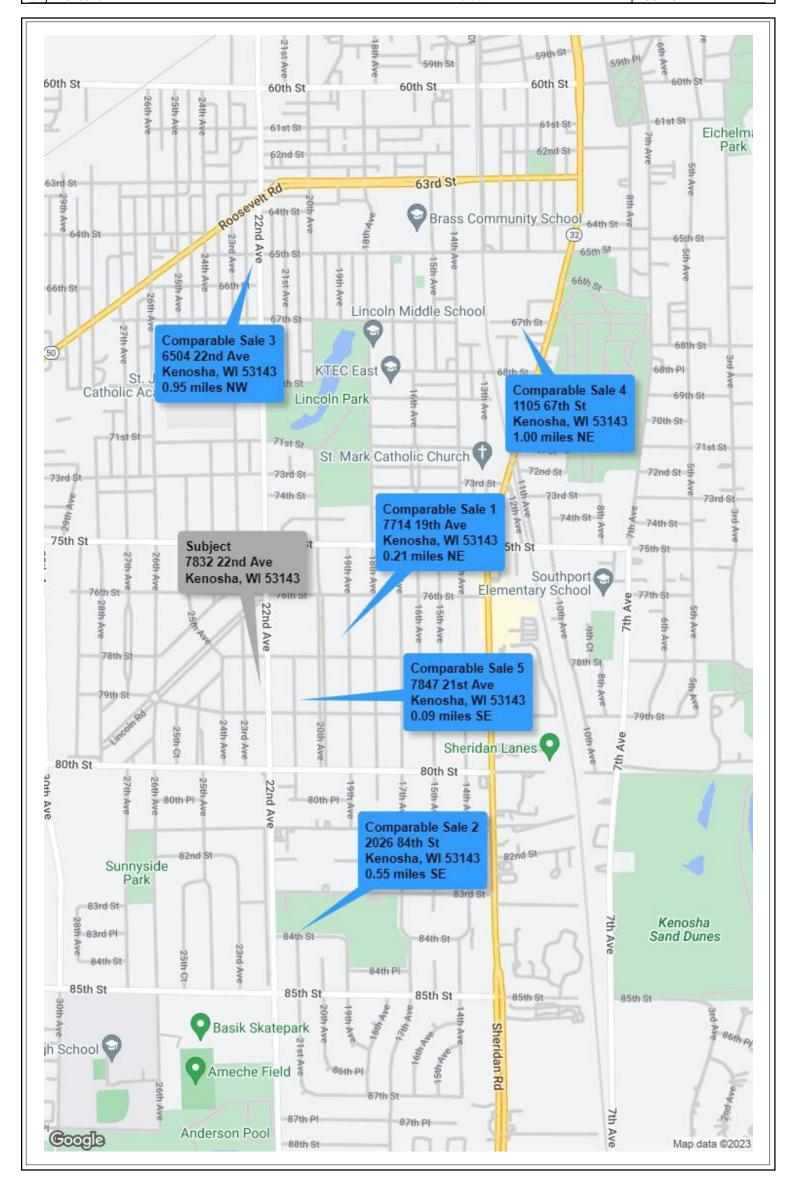
	USPAP	ADDENDON		
Borrower:				
Property Address: 1308 69th St				
City: Kenosha	County:	State:	WI	Zip Code: 53143
Lender: Kenosha County Clerk				
	TIFICATION			
APPRAISAL AND REPORT IDEN				
This report was prepared under the	ne following USPAP report	ting option:		
Appraisal Report	A written report prepared under	Standards Rule 2-2(a).		
X Restricted Appraisal Report	A written report prepared under	Standards Rule 2-2(h)		
in testiloted applaisal report	77 William report prepared under	Standards Raic 2 2(b).		
Reasonable Exposure Time				
My opinion of a reasonable exposure time	for the cubiect property at the ma	rkat valua statad in this r	opartie: 60	
wy opinion of a reasonable exposure time	for the subject property at the ma	rket value stateu III tilis i	epoit is. <u>••</u>	
Additional Certifications				
I have performed <b>NO</b> services, as an		,, regarding the property	that is the subj	ect of this report within the three-year
period immediately preceding accepta	ance of this assignment.			
I HAVE performed services, as an a	onraiser or in another canacity, re	narding the property that	is the subject (	of this report within the three-year
period immediately preceding accepta				
ponou immountely processing accepts	und deergranierik ringes ee			0.0.1.
Additional Comments				
Additional Commonts				
APPRAISER:		SUPERVISORY A	APPRAISER (c	only if required):
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Signature:	4			
Signature:	<u>huose</u>			
Name: Daniel B. Truax	-			
Date Signed: 10/04/2023				
or State License #: or Other (describe):	Ctato #-	_ or State License		
or Other (describe): State: <b>WI</b>	State #:	_ State:	of Cartification	or License:
Expiration Date of Certification or License				n of Subject Property:
Effective Date of Appraisal: October 3,	2023			ly 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

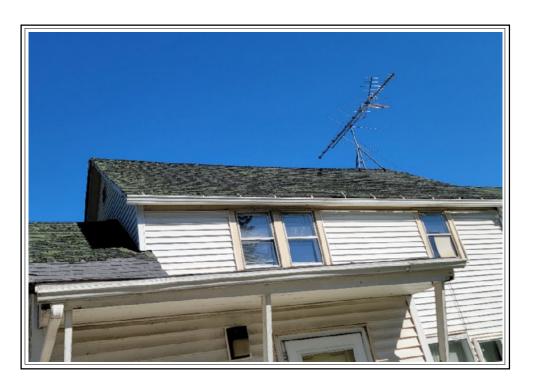


## REAR VIEW OF SUBJECT PROPERTY



## STREET SCENE

Client: Kenosha County Clerk	File No.: 223-253
Property Address: 1308 69th St	Case No.:
City: Kenosha	State: WI 7in: 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 7in: 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: \$ 09-222-36-340-019

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

\$96,000 SOLD AS IS



PROPERTY ADDRESS: 5312 34th Ave, Kenosha

LOT SIZE: 46' x 86'





## **APPRAISAL OF**



## LOCATED AT:

5312 34th Ave Kenosha, WI 53144

## CLIENT:

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

## AS OF:

November 27, 2023

BY:

Daniel B. Truax

·	and exclusive use of the client.				-	· · · ·	
information in the appraiser's v		oraisal report is to provide the					aisal.
Client Kenosha Cou Client Address 1010 56			E-mai	ı countyclerk@ke (enosha	inosnacounty.		53140
Intended Use "As-Is" Po			City P	Ceriosna		State VVI Zip C	00140
interface 636 7 to 10 1	ornono varaanon						
Property Address 5312 3	34th Ave		City <b>k</b>	Kenosha		State WI Zip 5	53144
Other Description (APN, Le	gal, etc.), if applicable $0$	9-222-36-340-019					
Dana arta Diakta Arrasia ad							
Property Rights Appraised		Leasehold Other (d	lescribe)				
Subject property existing us				Use reflected in apprai	sal: Single-Fa	mily Residential	
Highest and Best Use:  My research X did		Other:	at proporty for the th	roo waara priar ta tha affaat	ive data of this oppr	alaal	
	did not reveal any prior sal te 01/06/2023	es or transfers of the subjet Price \$61,90		e(s) Assessor's Rec			
Analysis of prior sale transfer						1/06/2023 via Tax	Deed for a
stated value (asses							
was not publicly off			,		<u> </u>		
Offerings, options and contr	acts as of the effective date	of the appraisal Not li	isted publicly c	offered for sale with	in past 12 mo	nths.	
Marketability Comments:							
bedroom/bath coun							
uninhabited for an u							
affect its livability, so Property values are							
occur, the low volum							JOG JUIGS
Site Comments: The su							nt adverse
site conditions or ex							
typical in size for th	e area. The subject	site is connected	to public water	, sewer, gas and e	lectric utilities.		
Improvement Comments:	See Attached Add	endum					
FEATURE	SUBJECT	COMPARABLE S	CALENO 1	COMPARABLE S	MENO 2	COMPARABLE S	MENO 2
5312 34th Ave	SUBJECT	5110 28th Ave	DALE NO. I	2608 75th St	PALE NO. 2	6630 37th Ave	BALE NO. 3
Address <b>Kenosha</b> , W	'I 53144	Kenosha, WI 5314	40	Kenosha, WI 5314	43	Kenosha, WI 531	42
Proximity to Subject		0.40 miles NE		1.50 miles SE	.0	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 #1818		Document #: 1944		MetroMLS #18289	
Verification Source(s)		Assessor'sRcrds/I	ListingAgent	Assessor'sRcrds/	Appraisal	Assessor'sRcrds/I	_istingAgent
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment
Sale or Financing		Investor;Cash		Investor;Cash		REO;Cash	
Concessions  Date of Sale/Time		None Known 09/22/2023		None Known 03/28/2023		None Known 04/27/2023	
Location	Residential	Residential		Resid/BusyRoad	4 400	Residential	
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple	4,400	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 Room Count	Total         Bdrms.         Baths           4         2         1.0	Total Bdrms. Baths 4 2 1.0	0	Total         Bdrms.         Baths           4         2         1.0		Total Bdrms. Baths 6 3 1.0	-1,500
Gross Living Area 20	572 sq. ft.	660 sq. ft.	0	720 sq. ft.		1,127 sq. ft.	-1,500
Basement & Finished	Full	Full		Full		Full	11,100
Rooms Below Grade	*Unfinished	*Unfinished		*Unfinished		*Unfinished	
Functional Utility	Typical	Typical		Typical		Typical	
Heating/Cooling	FWA/None	FWA/None		FWA/None		FWA/CAC	*
Energy Efficient Items	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)		X + - \$	0	X +  - \$	5,900	+ X- \$	14,100
Adjusted Sale Price		Net Adj. 0.0%	<u> </u>	Net Adj. 6.7%	5,000	Net Adj11.3%	, 100
of Comparables							
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							
Jaica value by Jaics CO	parison ripproacit \$ 30,0						



FEATURE	SOBJECT	CONPARABLE 3	ALE NO. 4	COWPARABLE	JALL NO. J	COWPARABLE 3	ALE NO. 0
5312 34th Ave		7847 21st Ave					
Address Kenosha, W	/I 53144	Kenosha, WI 5314	13				
Proximity to Subject		1.97 miles SE	-				
	A 81/4		20.000				
Sale Price	\$ N/A	\$	90,000	\$		\$	
Sale Price/Gross Liv. Area	\$ 0.00 sq. ft.	\$ <b>77.45</b> sq. ft.		\$ sq. ft.		\$ sq. ft.	
Data Source(s)		MetroMLS #18005	80.DOM 184				
Verification Source(s)		Assessor'sRcrds/L	ListingAgent		1		
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment
Sale or Financing		ShortSale;Cash					
-							
Concessions		None Known					
Date of Sale/Time		01/31/2023					
Location	Residential	Residential					
Leasehold/Fee Simple	Fee Simple	Fee Simple					
Site	3956 sf	5400 sf					
View	Residential	Residential					
Design (Style)	Bungalow	Cape Cod					
Quality of Construction	Vinyl/Average	Aluminum/Avg					
Actual Age	99a/30e	74a/30e					
Condition	Average-Fair	Average-Fair			1		
Above Grade	Total Bdrms. Baths	Total Bdrms. Baths		Total Bdrms. Baths		Total Bdrms. Baths	
Room Count	4 2 1.0	6 3 1.0	-1,500				
Gross Living Area 20	572 sq. ft.	1,162 sq. ft.	-11,800	a		۵~ ۵	
			-11,000	sq. ft.	1	sq. ft.	
Basement & Finished	Full	Full					
Rooms Below Grade	*Unfinished	*Unfinished					
	Typical	Typical					
Functional Utility					+		
Heating/Cooling	FWA/None	FWA/None					
Energy Efficient Items	None	None	<del></del>				
Garage/Carport	2 Car Garage	2 Car Garage			1		
Porch/Patio/Deck	Porch	Patio					
					1		
Net Adjustment (Total)			13,300	X + - \$		+ - \$	
			10,000				
Adjusted Sale Price of Comparables		Net Adj14.8%		Net Adj. %		Net Adj. %	
of Comparables		Gross Adj. 14.8% \$	76,700	Gross Adj. % \$		Gross Adj. % \$	
Summary of Sales Compar	ison Annroach	<u> </u>	•	<u> </u>			
	ison Approach						



Elite Appraisals, Inc. **Restricted Appraisal Report** File No. 223-303 Methods and techniques employed: X 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: Range \$ \_ X Single point \$ 96,000 to \$ \_\_\_\_\_ Greater than Less than \$ This appraisal is made X "as is," subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been completed, subject to the following repairs or alterations on the basis of a hypothetical condition that the repairs or alterations have been completed subject to the following: Appraiser's Certification The appraiser(s) certifies that, to the best of the appraiser's knowledge and belief: 1. The statements of fact contained in this report are true and correct. 2. The reported analyses, opinions, and conclusions are limited only by the reported 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, no one provided significant real property appraisal assistance to the appraiser signing this certification. Significant real property appraisal assistance provided by: Additional Certifications: Other Value: 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. APPRAISER CO-APPRAISER apil B. Toware Signature: Signature: Name: Daniel B. Truax Company Name: Elite Appraisals, Inc. Company Name: Company Address: 9568 42nd Ct Company Address: Pleasant Prairie, WI 53158 Telephone Number: Telephone Number: 262.605.0888 Email Address: eliteappraisalswi@gmail.com Email Address: State Certification # \_\_ State Certification # 1391-9 or License #



or Other (describe): \_\_\_\_

Date of Property Viewing:

Degree of property viewing:

Interior and Exterior

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

11/27/2023

X Exterior Only

Date of Signature and Report: 11/28/2023

State #:

Did not personally view

State:

Date of Signature:

Date of Property Viewing: Degree of property viewing:

\_\_\_\_Interior and Exterior

Expiration Date of Certification or License: \_

Exterior Only

Did not personally view

#### **ADDENDUM**

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

#### **Quality and Condition of Property**

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

#### **Final Reconciliation**

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

#### Scope of Work, Assumptions and Limiting Conditions

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

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

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

- 1. The appraiser assumes no responsibility for matters of a legal nature affecting the property appraised or title thereto, nor does the appraiser render any opinion as to the title, which is assumed to be good and marketable. The property is appraised as though under responsible ownership.
- 2. Any sketch in this report may show approximate dimensions and is included only to assist the reader in visualizing the property. The appraiser has made no survey of the property.
- 3. The appraiser is not required to give testimony or appear in court because of having made the appraisal with reference to the property in question, unless arrangements have been previously made thereto.
- 4. Neither all, nor any part of the content of this report, copy or other media thereof (including conclusions as to the property value, the identity of the appraiser, professional designations, or the firm with which the appraiser is connected), shall be used for any purposes by anyone but the client and other intended users as identified in this report, nor shall it be conveyed by anyone to the public through advertising, public relations, news, sales, or other media, without the written consent of the appraiser.
- 5. The appraiser will not disclose the contents of this appraisal report unless required by applicable law or as specified in the Uniform Standards of Professional Appraisal Practice.
- 6. Information, estimates, and opinions furnished to the appraiser, and contained in the report, were obtained from sources considered reliable and believed to be true and correct. However, no responsibility for accuracy of such items furnished to the appraiser is assumed by the appraiser.
- 7. The appraiser assumes that there are no hidden or unapparent conditions of the property, subsoil, or structures, which would render it more or less valuable. The appraiser assumes no responsibility for such conditions, or for engineering or testing, which might be required to discover such factors. This appraisal is not a home inspection or environmental assessment of the property and should not be considered as such.
- 8. The appraiser specializes in the valuation of real property and is not a home inspector, building contractor, structural engineer, or similar "expert", unless otherwise noted. The appraiser did not conduct the intensive type of field observations of the kind intended to seek and discover property defects. The viewing of the property and any improvements is for purposes of developing an opinion of the defined value of the property, given the intended use of this assignment. Statements regarding condition are based on surface observations only. The appraiser claims no special expertise regarding issues including, but not limited to: foundation settlement, basement moisture problems, wood destroying (or other) insects, pest infestation, radon gas, lead based paint, mold or environmental issues. Unless otherwise indicated, mechanical systems were not activated or tested.

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

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

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

- 9. Appraisals involving hypothetical conditions related to completion of new construction, repairs or alteration are based on the assumption that such completion, alteration or repairs will be competently performed
- 10. Unless the intended use of this appraisal specifically includes issues of property insurance coverage, this appraisal should not be used for such purposes. Reproduction or Replacement cost figures used in the cost approach are for valuation purposes only, given the intended use of the assignment. The Definition of Value used in this assignment is not consistent with the definition of Market Value for property insurance coverage/use unless otherwise stated by the appraiser.

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

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



	Elite /	Appraisals, Inc.	
	USPAI	P ADDENDUM	File No. <b>223-303</b>
Borrower: Property Address: 5312 34th Ave City: Kenosha Lender: Kenosha County Clerk	County:	State: WI	Zip Code: <u>53144</u>
APPRAISAL AND REPORT IDEN	TIFICATION		
This report was prepared under the			
<ul><li>☑ Appraisal Report</li><li>☒ Restricted Appraisal Report</li></ul>	A written report prepared under A written report prepared under		
Reasonable Exposure Time My opinion of a reasonable exposure time	for the subject property at the m	arket value stated in this report is: 45	
Additional Certifications			
X I have performed <b>NO</b> services, as an period immediately preceding accepta		ity, regarding the property that is the sub	ject of this report within the three-year
		egarding the property that is the subject services are described in the comments t	
Additional Comments			

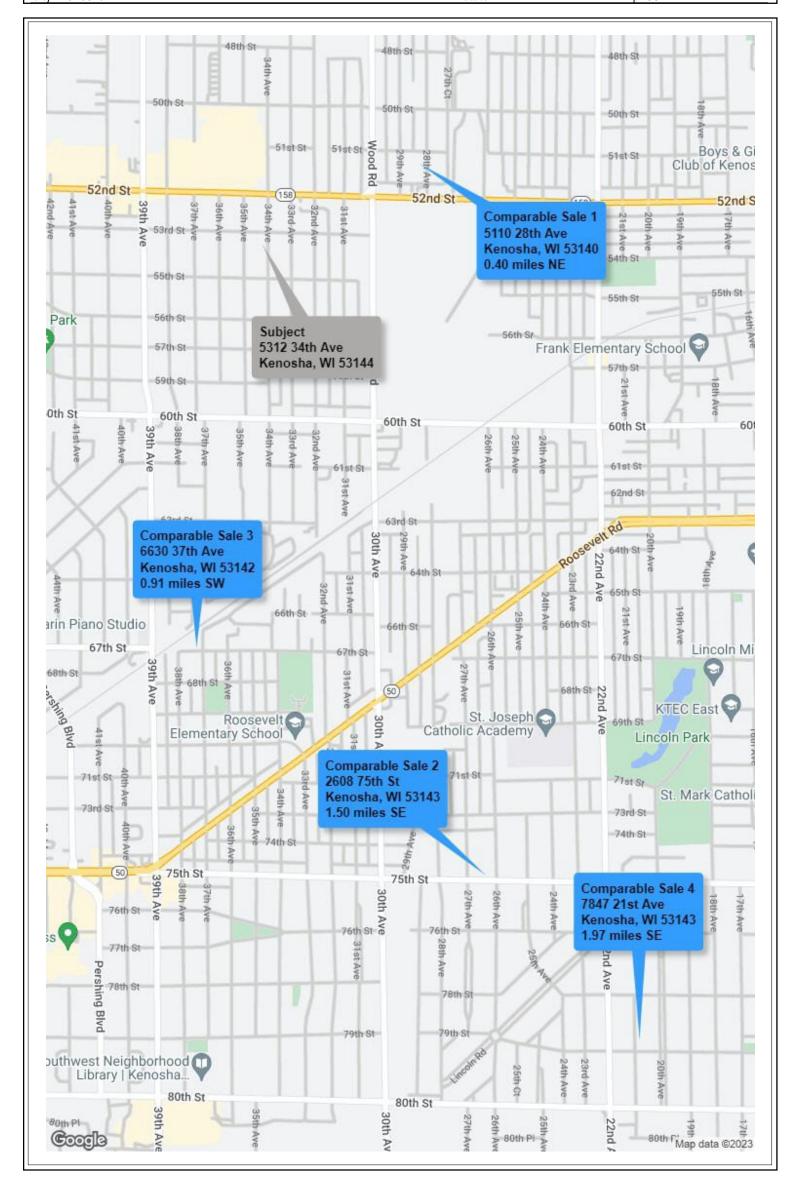
APPRAISER: SUPERVISORY APPRAISER (only if required):	
Signature:  Name: Daniel B. Truax  Date Signed: 11/28/2023  State Certification #: 1391-9  or State License #:  or Other (describe):  State:  State:  Expiration Date of Certification or License: 12/14/2023  Effective Date of Appraisal: November 27, 2023  Signature:  Name:  Name:  Date Signed:  State Certification #:  or State License #:  State:  Expiration Date of Certification or License:  Supervisory Appraiser inspection of Subject Proper  Did Not  Exterior-only from street	erty:

#### **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

File No.: 223-303 Case No.: Client: Kenosha County Clerk Property Address: 5312 34th Ave 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 7in: 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 7in: 53144



### COMPARABLE SALE #4

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

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<b>I</b> I	
<b>I</b> I	
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11	
II	

#### COMPARABLE SALE #5

Sale Date: Sale Price: \$

### COMPARABLE SALE #6

Sale Date: Sale Price: \$ 09-222-36-362-010

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

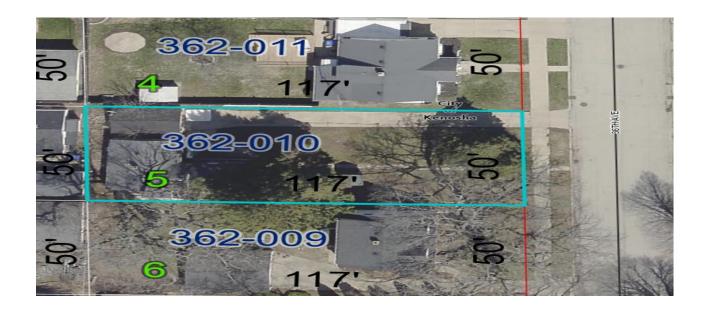
\$86,000 SOLD AS IS



PROPERTY ADDRESS: 5722 36th Ave, Kenosha

LOT SIZE: 50' x 117'





## **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

oort File No. 223-304

This report is limited to the sole information in the appraiser's v						· · ·	
Client Kenosha Cou		oral surreport is to provide the	E-mai				ursu.
Client Address 1010 56	6th Street			(enosha			53140
Intended Use "As-Is" P	ortfolio Valuation						
Property Address 5722 3		0.000.00.000.040	City <b>I</b>	Kenosha		State WI Zip \$	53144
Other Description (APN, Le	gal, etc.), if applicable <b>U</b>	9-222-36-362-010					
Property Rights Appraised	X Fee Simple	Leasehold Other (d	lescrihe)				
Subject property existing us			ieseribe)	Use reflected in apprai	sal: Single-Fa	mily Residential	
Highest and Best Use:		Other:				,	
My research X did	did not reveal any prior sal			ree years prior to the effect	ive date of this appr	aisal.	
<b>7</b>	te 01/06/2023	Price \$60,20		e(s) Assessor's Red			
Analysis of prior sale transfe						1/06/2023 via Tax	
stated value (asses			ject's only sale	transfer within the	past 3 years,	was distressed in	nature and
was not publicly off	ered for sale on the	NILS.					
Offerings, options and contr	acts as of the effective date	of the appraisal Not Ii	isted nublicly c	offered for sale with	in past 12 mo	nths	
Onerings, options and conti	acts as of the effective date	or the appraisar	iotoa pabiloly c	morea for cale with	past 12 ms	11110.	
Marketability Comments:	The subject genera	Illy conforms to the	neighborhood	in design/style, dw	velling square	footage, site size,	and
bedroom/bath coun	t. The subject's of i	nferior condition in	comparison to	the predominant l	nousing of the	immediate area, a	s it's been
uninhabited for an							
affect its livability, s							
Property values are							ssed sales
occur, the low volui							ant adverse
Site Comments: The su site conditions or ex							
typical in size for th						ito io rectangular II	onape and
.,,,				, , , , , , , , , , , , , , , , , , ,			
Improvement Comments:	See Attached Add	lendum					
	I	Γ					
FEATURE	SUBJECT	COMPARABLE S	SALE NO. 1	COMPARABLE S	SALE NO. 2	COMPARABLE S	SALE NO. 3
5722 36th Ave	II 524.4.4	5914 40th Ave Kenosha, WI 5314	4.4	7702 16th Ave	12	3715 28th St Kenosha, WI 5314	1.4
Address Kenosha, W	1 5 5 1 4 4	0.26 miles SW	44	Kenosha, WI 5314 1.80 miles SE	+3	2.09 miles NW	+4
Proximity to Subject Sale Price	\$ N/A	\$	76,000	1.80 IIIIles SL	82,000	\$	124,900
Sale Price/Gross Liv. Area		\$ 119.50 sq. ft.	7 0,000	\$ 128.13 sq. ft.	02,000	\$ 87.77 sq. ft.	12 1,000
Data Source(s)		Doc#: 1939020;D	OM 0	Document #: 1935	648; DOM 0	MetroMLS #18178	344;DOM 4
Verification Source(s)		Assessor's Record	ds	Assessor's Record	ds	Assessor'sRcrds/I	ListingAgent
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment
Sale or Financing		Investor;Cash		Investor;Cash		Estate;Cash	
Concessions		None Known		None Known	5.400	\$3,747	-3,700
Date of Sale/Time	Residential	11/04/2022 Residential		08/31/2022 Residential	5,100	01/27/2023 Residential	
Location Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple		Fee Simple	
Site	5850 sf	7138 sf		4264 sf		15000 sf	-4,600
View	Residential	Resid/Comm	4.100	Residential		Residential	1,000
Design (Style)	Ranch	Ranch		Bungalow		Ranch	
Quality of Construction	FiberCmnt/Alm/Avg			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		Total Bdrms. Baths	0.000
Room Count	3 1 1.0	3 1 1.0	3,160	3 1 1.0 640 sq. ft.	3,080	6 3 1.0	-3,000 -12,580
Gross Living Area 20 Basement & Finished	794 sq. ft.	636 sq. ft.	3,160	Full	-5,000	1,423 sq. ft. None	-12,580
Rooms Below Grade	N/A	N/A		*Unfinished	5,000	N/A	
Functional Utility	Typical	Typical		Typical		Typical	
Heating/Cooling	FWA/None	FWA/None		FWA/CAC	*	FWA/CAC	*
Energy Efficient Items	None	None		None		None	
Garage/Carport	1 Car Garage	1 Car Garage		1 Car Garage		2 Car Garage	-1,500
Porch/Patio/Deck	Patio	Patio		Porch		Deck	
Not Adjustment (T-1-1)		X + - \$	7,260	X + - \$	3,180	+ X- \$	25,380
Net Adjustment (Total)  Adjusted Sale Price		Net Adj. 9.6%	1,200	Net Adj. 3.9%	3,100	Net Adj20.3%	25,300
of Comparables		Gross Adj. 9.6% \$	83,260	,	85.180	Gross Adj. 20.3% \$	99,520
Summary of Sales Compar	ison Approach See Att	tached Addendum					,
	<del></del>						



# Elite Appraisals, Inc. Restricted Appraisal Report

File No. **223-304** 

FEATURE	SUBJECT	COWPARABLES	DALE NO. 4	COMPARABLE	SALE NO. 3	COWPARABLE 3	ALE NO. 0
5722 36th Ave		6323 37th Ave					
Address Kenosha, W	/I 531 <u>4</u> 4	Kenosha, WI 5314	42			<u></u>	
Proximity to Subject		0.39 miles SW					
Sale Price	\$ N/A	\$	65,000				
			03,000	\$		\$	
Sale Price/Gross Liv. Area	\$ 0.00 sq. ft.	\$ 126.95 sq. ft.		\$ sq. ft.		\$ sq. ft.	
Data Source(s)		Document #: 1928	3578; DOM 0				
Verification Source(s)		Assessor's Record	ds				
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment
	DESCRIPTION		+(-) \$ Aujustinent	DESCRIPTION	+(-) \$ Aujustinent	DESCRIPTION	+(-) \$ Aujustinent
Sale or Financing		Investor;Cash					
Concessions		None Known					
Date of Sale/Time		05/22/2023	4,900				
Location	Residential	Residential	,				
		Fee Simple					
Leasehold/Fee Simple	Fee Simple						
Site	5850 sf	6250 sf					
View	Residential	Residential					
Design (Style)	Ranch	Bungalow					
Quality of Construction	FiberCmnt/Alm/Avg						
Actual Age	100a/30e	103a/30e					
Condition	Average-Fair	Average-Fair					
Above Grade	Total Bdrms. Baths	Total Bdrms. Baths		Total Bdrms. Baths		Total Bdrms. Baths	
Room Count	3 1 1.0	3 1 1.0		50.00			
			F 040	<del>                                     </del>			
Gross Living Area 20	<b>794</b> sq. ft.	<b>512</b> sq. ft.	5,640	sq. f		sq. ft.	
Basement & Finished	None	Full	-5,000				
Rooms Below Grade	N/A	*Unfinished					
Functional Utility	Typical	Typical					
			*		+		
Heating/Cooling	FWA/None	FWA/CAC			-		
Energy Efficient Items	None	None					
Garage/Carport	1 Car Garage	None	1,500				
Porch/Patio/Deck	Patio	Patio	,				
1 OTCH/1 allo/DCCK	1 aug	1 allo					
Net Adjustment (Total)		X + - \$	7,040	X + - \$	1	+  - \$	
			7,040				
Adjusted Sale Price		Net Adj. 10.8%		Net Adj. %		Net Adj. %	
of Comparables		Gross Adj. 26.2% \$	72,040	Gross Adj. % \$		Gross Adj. % \$	
Summary of Sales Compar	ison Approach						
,	11						
8							
<b>]</b>							
-							



Elite Appraisals, Inc. **Restricted Appraisal Report** File No. 223-304 Methods and techniques employed: X 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: Range \$ \_ X Single point \$ 86,000 to \$ \_\_\_\_\_ Greater than Less than \$ This appraisal is made X "as is," subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been completed, subject to the following repairs or alterations on the basis of a hypothetical condition that the repairs or alterations have been completed subject to the following: Appraiser's Certification The appraiser(s) certifies that, to the best of the appraiser's knowledge and belief: 1. The statements of fact contained in this report are true and correct. 2. The reported analyses, opinions, and conclusions are limited only by the reported 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, no one provided significant real property appraisal assistance to the appraiser signing this certification. Significant real property appraisal assistance provided by: Additional Certifications: Other Value: 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. APPRAISER CO-APPRAISER apil B. Towar Signature: Signature: Name: Daniel B. Truax Company Name: Elite Appraisals, Inc. Company Name: Company Address: 9568 42nd Ct Company Address: Pleasant Prairie, WI 53158 Telephone Number: Telephone Number: 262.605.0888 Email Address: eliteappraisalswi@gmail.com Email Address: State Certification # \_\_ State Certification # 1391-9



or License #

or Other (describe): \_\_\_\_

Date of Property Viewing:

Degree of property viewing:

Interior and Exterior

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

11/27/2023

X Exterior Only

Date of Signature and Report: 11/28/2023

State #:

Did not personally view

State:

Date of Signature:

Date of Property Viewing: Degree of property viewing:

\_\_\_\_Interior and Exterior

Expiration Date of Certification or License: \_

Exterior Only

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.



Elite Appraisals, Inc.

## **USPAP ADDENDUM**

File No. 223-304	

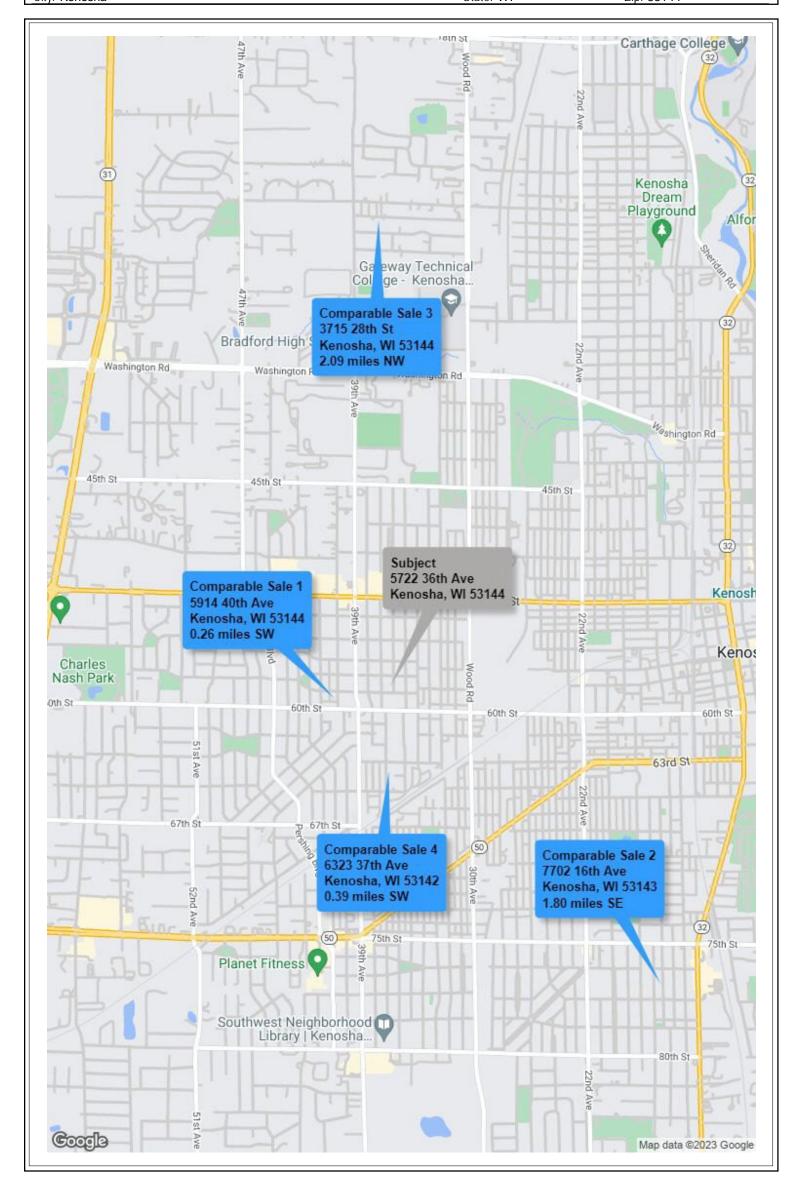
Borrower:	
Property Address: 5722 36th Ave	State. IVII 7:n Code FOLAA
City: Kenosha County:	State: WI Zip Code: 53144
APPRAISAL AND REPORT IDENTIFICATION	
This report was prepared under the following USPAP reporting	option:
Appraisal Report A written report prepared under Sta	•
Restricted Appraisal Report     A written report prepared under Sta	
Nestricted Appraisant report - A written report prepared under sta	indirus ivaic 2 2(b).
Descenshia Evnecura Timo	
Reasonable Exposure Time  My opinion of a reasonable exposure time for the subject property at the market	value stated in this report is: 45
y - p	
Additional Certifications	
🗓 I have performed NO services, as an appraiser or in any other capacity, re	garding 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, regard	
period immediately preceding acceptance of this assignment. Those service	es are described in the comments below.
Additional Comments	
APPRAISER:	SUPERVISORY APPRAISER (only if required):
AFFRAISER.	SUPERVISORT APPRAISER (UIII) II Tequileu).
Signature: Signature:	Signaturo
Name: Daniel B. Truax	Signature: Name:
Date Signed: 11/28/2023	Date Signed:
State Certification #: 1391-9 or State License #:	State Certification #: or State License #:
or Other (describe): State #:	State:
State: WI Expiration Date of Certification or License: 12/14/2023	Expiration Date of Certification or License: Supervisory Appraiser inspection of Subject Property:
Effective Date of Appraisal: November 27, 2023	☐ Did Not ☐ Exterior-only from street ☐ Interior and Exterior

#### **LOCATION MAP**

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

 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 7in: 53144



### COMPARABLE SALE #4

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

#### COMPARABLE SALE #5

Sale Date: Sale Price: \$

### COMPARABLE SALE #6

Sale Date: Sale Price: \$ 09-222-36-483-007

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

\$25,000 SOLD AS IS



PROPERTY ADDRESS: 5805 23rd Ave, Kenosha

LOT SIZE: 42' x 109' Vacant Land





## **APPRAISAL OF**



## LOCATED AT:

5805 23rd Ave Kenosha, WI 53140

## CLIENT:

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

## AS OF:

November 27, 2023

BY:

Daniel B. Truax

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

File Number: 223-305

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

5805 23rd Ave Kenosha, WI 53140

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

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

is:

\$25,000 Twenty-Five Thousand Dollars

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

Daniel B. Truax

## Elite Appraisals, Inc. Land Appraisal Report

File No. 223-305

Client Name/Intended U					of the subject property, give			
Client Address 1010			летк		∥ countyclerk@ken Kenosha	osnacounty.or		53140
Additional Intended Use					<del>-</del>			
	D4f - 13	:- \/- 4:						
Intended Use "As-Is"	Portion	io valuation						
Property Address 580	5 23rd <i>A</i>	Ave		City I	Kenosha		State WI Zip	53140
Owner of Public Record			V.D. 010 1110				County <b>Kenosha</b>	
Legal Description Pt C Assessor's Parcel # 09			of Pt Of Se 1/4 Se		Com 368 4/7 FT1 Tear 2022		R.E. Taxes \$ <b>944.77</b>	
Neighborhood Name C					Reference <b>29404</b>		Census Tract <b>0011.0</b>	0
Property Rights Apprais	ed X	Fee Simple	Leasehold Other	(describe)				
My research X did					ree years prior to the effec			
Prior Sale/Transfer:		/06/2023	Price \$11,9		e(s) Assessor's Rec The subject last to			Deed for a
					transfer within the			
was not publicly								
Offerings, options and c	ontracts as	of the effective date	of the appraisal Not	listed publicly o	offered for sale with	nin past 12 mo	nths	
Offerings, options and c	omiacis as	of the chective date	or the appraisar	noted publicly t	onered for sale with	iii past 12 1110	11113.	
	$\overline{}$	acteristics		One-Unit Housing		One-Unit	Housing Prese	ent Land Use %
Location X Urban	_=:::	urban Rural	Property Values		Stable Declinir	<u> </u>	AGE One-Unit	60 %
Built-Up X Over 75% Growth Rapid	25-7 X Stak			Shortage X Under 3 mths	In Balance Over Su		yrs) 2-4 Unit  Multi-Fami	10 % ily 10 %
Neighborhood Boundar				z y ondor o milito		350+ H		*
						<b>215</b> P	red. 90 Other	10 %
					d affect the subject			
maintained on ar readily available.		ye io good bas	ols. Affierlities and	conveniences	such as schools, s	nopping, recre	auon and employn	ieni are
		ort for the above con	clusions) Residenti	al market is ave	erage with supply a	and demand in	relative balance. F	Property
					are favorable and			es occur, the
	entage f	from these trar			ul factor in the curr			-1
Dimensions 42x109 Specific Zoning Classific	ration M-	1	Area 4578	sı ription See Attach	Shape Rectang	guiar	View Residentia	al
	X Legal		forming (Grandfathered					
-					as light manufactu	ıring, commerc	cial and/or retail us	es under
		eets the 4 test	s (legal, feasible,	possible, max.	production).			
Utilities Public				5		o		5 5
	Other (	(describe)	Water		her (describe)		provements—Type	Public Private
Flectricity  Gas  X	Other (	(describe)	Water Sanitary Sewe	X [	her (describe)	Off-site Imp Street Asp Alley		Public Private X
Electricity X  Gas X  FEMA Special Flood Ha	azard Area	Yes X No	Sanitary Sewe	r X		Street <b>Asp</b> Alley		X
Electricity X Gas X	azard Area	Yes X No	Sanitary Sewe	r X		Street <b>Asp</b> Alley	phalt	X
Electricity X  Gas X  FEMA Special Flood Ha	azard Area	Yes X No	Sanitary Sewe	r X		Street <b>Asp</b> Alley	phalt	X
Electricity X  Gas X  FEMA Special Flood Ha	azard Area • Attache	Yes X No	Sanitary Sewe	X [ r X [		Street Asp Alley C0204D	phalt	-2012
Electricity X  Gas X  FEMA Special Flood Ha  Site Comments See	azard Area Attache	Yes X No ed Addendum	Sanitary Sewe	X [ r X [	FEMA Map # 550590	Street Asp Alley C0204D	Phalt FEMA Map Date 06-19	-2012
Electricity X Gas X FEMA Special Flood Ha Site Comments See	azard Area Attache	Yes X No ed Addendum	Sanitary Sewe FEMA Flood Zone X COMPARAE 6721 14th Ave Kenosha, WI 53	X [r X] (	COMPARAB 4001 13th Ave Kenosha, WI 531	Street Asp Alley C0204D	COMPARAB 2624 63rd St Kenosha, WI 531	-2012 LE NO. 3
Electricity X Gas X FEMA Special Flood Ha Site Comments See  ITEM  Address 5805 23 Kenosha, WI 53 Proximity to subject	Attache  Sard Ave	Yes X No ed Addendum	COMPARAE 6721 14th Ave Kenosha, WI 53	X ( r X (	COMPARAB 4001 13th Ave Kenosha, WI 531 1.40 miles NE	Street Asp Alley C0204D LE NO. 2	COMPARAB 2624 63rd St Kenosha, WI 531 0.37 miles SW	-2012 LE NO. 3
Electricity X Gas X FEMA Special Flood Ha Site Comments See  ITEM  Address 5805 23 Kenosha, WI 53 Proximity to subject Sales Price	azard Area Attache	Yes X No ed Addendum	COMPARAE 6721 14th Ave Kenosha, WI 53	X (X X X X X X X X X X X X X X X X X X	COMPARAB 4001 13th Ave Kenosha, WI 531 1.40 miles NE	Street Asp Alley C0204D	COMPARAB 2624 63rd St Kenosha, WI 531 0.37 miles SW	-2012 LE NO. 3
Electricity X Gas X FEMA Special Flood Ha Site Comments See  ITEM  Address 5805 23 Kenosha, WI 53 Proximity to subject	Attache  Sard Ave	Yes X No ed Addendum	COMPARAE 6721 14th Ave Kenosha, WI 53 0.82 miles SE	X (X X X X X X X X X X X X X X X X X X	COMPARAB 4001 13th Ave Kenosha, WI 531 1.40 miles NE	Street Asp Alley C0204D LE NO. 2 40	COMPARAB 2624 63rd St Kenosha, WI 531 0.37 miles SW	X
Electricity X Gas X FEMA Special Flood Ha Site Comments See  ITEM  Address 5805 23 Kenosha, WI 53 Proximity to subject Sales Price Price \$ /	s Attache  Sard Ave	Yes X No ed Addendum	COMPARAE 6721 14th Ave Kenosha, WI 53 0.82 miles SE  MetroMLS #1821 DESCRIPTION	X (X X X X X X X X X X X X X X X X X X	COMPARABI 4001 13th Ave Kenosha, WI 531 1.40 miles NE  MetroMLS #17952  DESCRIPTION	Street Asp Alley C0204D LE NO. 2 40 40,000 6 25;DOM 100 +(-) Adjust.	COMPARAB 2624 63rd St Kenosha, WI 531 0.37 miles SW  MetroMLS #1524 DESCRIPTION	X
Electricity X Gas X FEMA Special Flood Ha Site Comments See  ITEM  Address 5805 23 Kenosha, WI 53 Proximity to subject Sales Price Price \$ / Data Source Date of Sale and Time Adjustment	sard Area  Attache  Sard Ave 140	Yes X No ed Addendum  SUBJECT  0	COMPARAE 6721 14th Ave Kenosha, WI 53' 0.82 miles SE  MetroMLS #1821 DESCRIPTION 08/25/2023	X (X X X X X X X X X X X X X X X X X X	COMPARAB 4001 13th Ave Kenosha, WI 531 1.40 miles NE  MetroMLS #17952 DESCRIPTION 04/27/2022	Street Asp Alley C0204D LE NO. 2 40 40,000 6 25;DOM 100 +(-) Adjust.	COMPARAB 2624 63rd St Kenosha, WI 531 0.37 miles SW  MetroMLS #1524 DESCRIPTION 12/12/2017	X
Electricity X Gas X FEMA Special Flood Ha Site Comments See  ITEM  Address 5805 23 Kenosha, WI 53 Proximity to subject Sales Price Price \$ / Data Source Date of Sale and Time Adjustment Location	sard Area Attache Sard Ave 140 \$ Urban	Yes X No ed Addendum  SUBJECT  0  ESCRIPTION	COMPARAE 6721 14th Ave Kenosha, WI 53* 0.82 miles SE  MetroMLS #1821 DESCRIPTION 08/25/2023 Urban	X (X	COMPARAB  4001 13th Ave Kenosha, WI 531  1.40 miles NE  MetroMLS #17952  DESCRIPTION  04/27/2022  Urban	Street Asp Alley C0204D LE NO. 2 40 40,000 6 25;DOM 100 +(-) Adjust.	COMPARAB 2624 63rd St Kenosha, WI 531 0.37 miles SW  MetroMLS #1524 DESCRIPTION 12/12/2017 Urban	X
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Electricity X Gas X FEMA Special Flood Ha Site Comments See  ITEM  Address 5805 23 Kenosha, WI 53 Proximity to subject Sales Price Price \$ / Data Source Date of Sale and Time Adjustment Location Site/View	sazard Area e Attache  Sard Ave 140  Urban 4578sf	Yes X No ed Addendum  SUBJECT  0  ESCRIPTION	COMPARAE 6721 14th Ave Kenosha, WI 53* 0.82 miles SE  MetroMLS #1821  DESCRIPTION 08/25/2023 Urban 6600sf/Res/Com	X (X	COMPARAB 4001 13th Ave Kenosha, WI 531 1.40 miles NE  MetroMLS #17952 DESCRIPTION 04/27/2022 Urban 6224sf/RXR/Com	Street Asp Alley C0204D LE NO. 2 40 40,000 6 25;DOM 100 +(-) Adjust.	COMPARAB 2624 63rd St Kenosha, WI 531 0.37 miles SW  MetroMLS #1524 DESCRIPTION 12/12/2017 Urban 13362sf/Res/Com	X
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#### **ADDENDUM**

Client: Kenosha County Clerk File No.: 223-305			
Property Address: 5805 23rd Ave Case No.:		o.:	
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.

## Elite Appraisals, Inc. Land Appraisal Report

File No. 223-305

#### 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



#### Elite Appraisals, Inc. **Land Appraisal Report**

## File No. 223-305

#### Appraiser's Certification

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

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

Additional Certifications:	
Definition of Value: X Market Value Other Value:	
Source of Definition: Uniform Standards of Professional Appraisal Pract The most probable price which a property should bring in a comp	etitive and open market under all conditions requisite to a fair sale,
	ssuming the price is not affected by undue stimulus. Implicit in this
	d the passing of title from seller to buyer under conditions whereby:
(1) buyer and seller are typically motivated; (2) both parties are w considers his or her own best interest; (3) a reasonable time is all	
terms of cash in U.S. dollars or in terms of financial arrangement	s comparable thereto; and (5) the price represents the normal
consideration for the property sold unaffected by special or creative with the sale.	ve 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	SUPERVISORY APPRAISER
Signature: Januar B. June	Signature:
Name: Daniel B. Truax	Name:
Company Name: Elite Appraisals, Inc.	Company Name:
Company Address: 9568 42nd Ct Pleasant Prairie, WI 53158	Company Address:
Telephone Number: 262.605.0888	Telephone Number:
Email Address: eliteappraisalswi@gmail.com	Email Address:
State Certification # 1391-9	State Certification #
or Citense # or Other (describe): State #:	or License #State:
State: WI	Expiration Date of Certification or License:
Expiration Date of Certification or License: 12/14/2023	Date of Signature:
Date of Signature and Report: 11/28/2023  Date of Property Viewing: 11/27/2023	Date of Property Viewing:  Degree of property viewing:
Degree of property viewing: 11/21/2023	Did personally view Did not personally view
X Did personally view Did not personally view	<u> </u>
Produced using ACI software, (	800.234.8727 www.aciweb.com This form Copyright © 2005-2016 ACI, a First American Company. All Rights Reserve



Elite Appraisals, Inc.

	USPAP A	DDENDUM	File No. 223-305	
Borrower: Property Address: 5805 23rd Ave City: Kenosha	County: <b>Kenosha</b>	State: WI	Zip Code: <u>5</u> 3140	
Lender: Kenosha County Clerk				
APPRAISAL AND REPORT IDEN	TIFICATION			
This report was prepared under th	ne following USPAP reportinç	g option:		
Appraisal Report	A written report prepared under Sta	indards Rule 2-2(a).		
X Restricted Appraisal Report	A written report prepared under Sta	ındards 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				
		garding the property that is the subj	ect of this report within the three-year	
☐ I HAVE performed services, as an apperiod immediately preceding accepta				
A 1 1111 1 1 0 1 1				
Additional Comments				
APPRAISER:		SUPERVISORY APPRAISER (d	only if required):	
	4			
Signature:	Luga	Signature:		
Name: Daniel B. Truax		Name:		
Date Signed: 11/28/2023 State Certification #: 1391-9		Date Signed: State Certification #:		
or State License #:		or State License #:		
or Other (describe): State: WI	State #:		or License:	
Expiration Date of Certification or License	2: 12/14/2023	Supervisory Appraiser inspection	n of Subject Property:	
Effective Date of Appraisal: 11/27/2023	·		ly 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 7in: 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

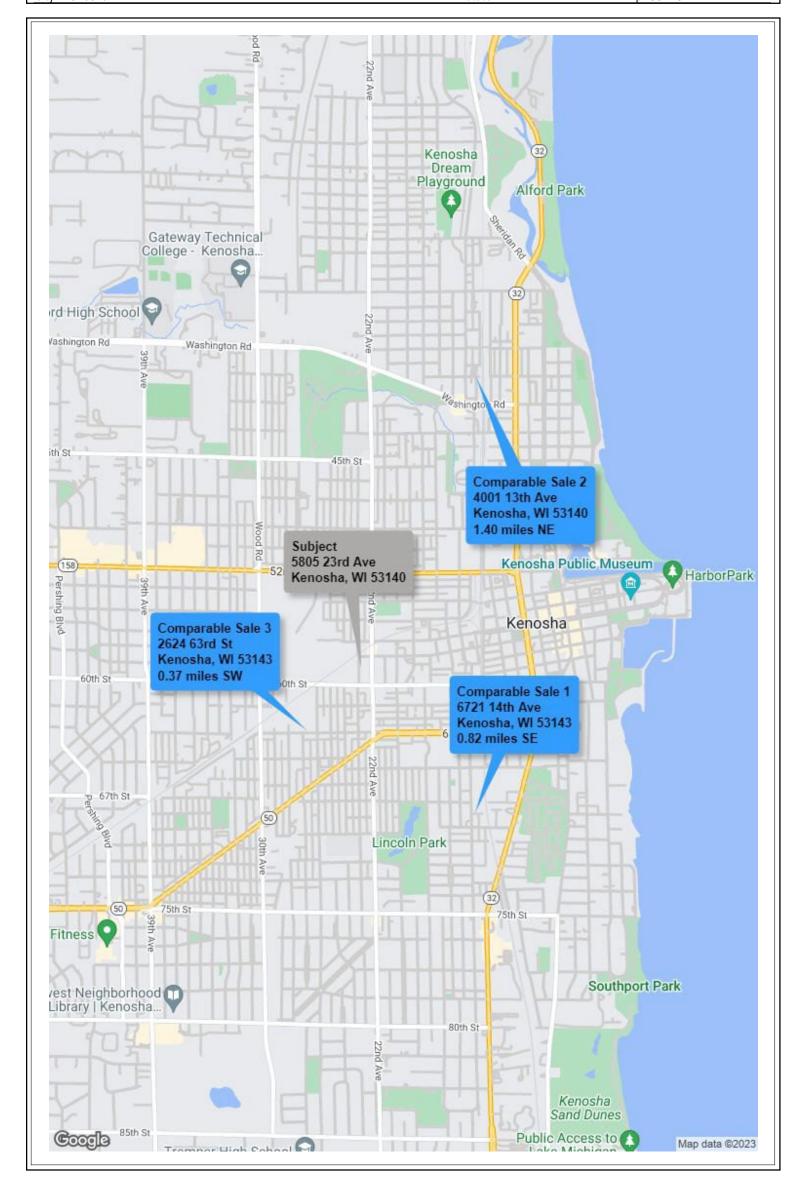
2624 63rd St Kenosha, WI 53143 Sale Date: 12/12/2017 Sale Price: \$ 19,900

#### **LOCATION MAP**

 Client:
 Kenosha County Clerk
 File No.: 223-305

 Property Address: 5805 23rd Ave
 Case No.:

 City:
 Kenosha
 State: WI
 Zip: 53140



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.

\$198,000 SOLD AS IS



PROPERTY ADDRESS: 3538 19th Ave, Kenosha

LOT SIZE: 68' x 120'





## **APPRAISAL OF**



## LOCATED AT:

3538 19th Ave Kenosha, WI 53140

## CLIENT:

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

## AS OF:

November 27, 2023

BY:

Daniel B. Truax

## Elite Appraisals, Inc. Restricted Appraisal Report

Report File No. 223-306

· ·	and exclusive use of the client.							
information in the appraiser's volume Client Kenosha Cou		oraisai report is to provide the o	ciient with a credible op E-mai			e subject property, give enoshacounty.e		appraisai.
Client Address 1010 56				Cenosha	olo IK & Ko	inosnacounty.		Zip 53140
Intended Use "As-Is" Po								.,
Property Address 3538 1			City <b>ł</b>	Kenosha			State WI	Zip 53140
Other Description (APN, Le	gal, etc.), if applicable 1	1-223-30-254-014						
D	V <sub>E</sub> c: .		1 9. X					
Property Rights Appraised		Leasehold Other (d	lescribe)	Lloo roflo	otod in opproi	ant. Single Fo	mily Posidontial	i
Subject property existing us Highest and Best Use:		<b>esidentiai</b> Other:		_ Use refle	cted in apprai	sal: Single-Fa	mily Residential	
My research (X) did	did not reveal any prior sal		act property for the th	roo voars nric	or to the effect	ive date of this appr	aical	
	te 01/06/2023	Price \$137,0				cords / WI Dep		
Analysis of prior sale transfe							01/06/2023 via T	ax Deed for a
stated value (asses								
was not publicly off			•			, ,	,	
4								
Offerings, options and contr	acts as of the effective date	of the appraisal Not li	isted publicly o	ffered for	sale with	in past 12 mo	nths.	
Marketability Comments:		•						
bedroom/bath coun								
uninhabited for an u								
affect its livability, s								
Property values are								
occur, the low volum								
Site Comments: The su								
typical in size for th	· · · · · · · · · · · · · · · · · · ·						ne is rectarigula	ı ııı sııape anu
ypicai iii Size IOI [[]	o area. The Subject	one is connected	to public water	, sevvei, (	yas anu e	ioonio uniilies.		
Improvement Comments:	See Attached Add	endum						
FEATURE	SUBJECT	COMPARABLE S	SALE NO. 1	CON	MPARABLE S	ALE NO. 2	COMPARAB	LE SALE NO. 3
3538 19th Ave		3550 Sheridan Ro	i	3602 181	th Ave		1514 22nd St	
Address Kenosha, W	/I 53140	Kenosha, WI 5314	40	Kenosha	a, WI 5314	40	Kenosha, WI 5	3140
Proximity to Subject		0.48 miles SE		0.10 mile	es 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.			8 sq. ft.		\$ <b>194.39</b> sq. ft.	
Data Source(s)		MetroMLS #18195				518;DOM 6	MetroMLS #18	· · · · · · · · · · · · · · · · · · ·
Verification Source(s)		Assessor'sRcrds/	Appraisal			tingAgent	Assssr'sRcrds/	ListingAgent
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment		RIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment
Sale or Financing		Estate;Conv		Estate;V	Α		Estate;Conv	
Concessions		None Known		\$10,000		-10,000	None Known	
Date of Sale/Time	Danidantial	12/03/2022	40.000	12/16/20			12/09/2022	
Location	Residential Fee Simple	Resid/BusyRoad	10,000	Resident Fee Sim			Residential	
Leasehold/Fee Simple Site	8160 sf	Fee Simple 6240 sf		9000 sf	pie		Fee Simple 6534 sf	
View	Residential	Residential		N;Res;			N;Res;	
Design (Style)	Ranch	Ranch		CapeCo	d		DT1;Ranch	
Quality of Construction	Brick/Average	Brick/Average		Brick/Av			Vinyl/Average	10,800
Actual Age	63a/30e	71a/30e		70a/30e			61a/25e	-10,800
Condition	Average-Fair	Average-Fair		Average			Average	**
Above Grade	Total Bdrms. Baths	Total Bdrms. Baths		Total Bdrms.	Baths		Total Bdrms. Baths	
Room Count	5 3 1.0	5 3 1.0		6 4	2.0	-4,500	6 3 1.0	
Gross Living Area 20	1,296 sq. ft.	<b>1,134</b> sq. ft.	3,240	1	<b>,915</b> sq. ft.	-12,380	<b>1,106</b> so	ą. ft. 3,800
Basement & Finished	Full	Full		Full			Full	
Rooms Below Grade	*Unfinished	*Unfinished		*Unfinish	ned		*Unfinished	
Functional Utility	Typical	Typical		Typical			Typical	
Heating/Cooling	FWA/CAC*	FWA/CAC*		FWA/CA			FWA/CAC*	
Energy Efficient Items	None	None		Furnace			None	
Garage/Carport	1 Car Garage	2 Car Garage		2 Car Ga	arage		2 Car Garage	-3,000
Porch/Patio/Deck	None	Patio	-1,500	Patio		-1,500	Porch/Patio	-3,000
								-
Net Adjustment (Total)		X + - \$	8,740		X - \$	31,380		\$ 2,200
Adjusted Sale Price		Net Adj. <b>4.4</b> %	0,740		14.3%	31,300	Net Adj1.0%	Ψ ∠,∠∪∪
of Comparables   Net Adj.   4.4%   Net Adj.   -14.3%   Net Adj.   -1.0%								
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								
in their listing sheets.				ere's no wa	arranty of t	heir function/op	eration. No better	/closer sales
could be found upon	could be found upon which meaningful comparison could be made.							
Indicated Value by Sales Co	Indicated Value by Sales Comparison Approach \$ 198,000							



# Elite Appraisals, Inc. Restricted Appraisal Report

File No. **223-306** 

FEATURE	SUBJECT	COWPARABLE 3		CUIVIPARABLE	DALE NO. 3	COWPARABLE 3	ALE NO. 0
3538 19th Ave		3540 Sheridan Rd	1				
Address <b>Kenosha</b> , W	/I 53140	Kenosha, WI 5314	40				
	1100110		10				
Proximity to Subject		0.48 miles NE					
Sale Price	\$ N/A	\$	134,000	\$		\$	
Sale Price/Gross Liv. Area	\$ 0.00 sq. ft.	\$ 135.90 sq. ft.		\$ sq. ft.		\$ sq. ft.	
	\$ 0.00 3q. n.		244-DOM 0	φ 3q. π. j		φ 3q. π.	
Data Source(s)		MetroMLS #18542					
Verification Source(s)		Assessor'sRcrds/L	_istingAgent				
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment
	DESCRIPTION		+(-) \$ Aujustinent	DESCRIPTION	+(-) \$ Aujustinent	DESCRIPTION	+(-) \$ Aujustinent
Sale or Financing		Estate;Cash					
Concessions		None Known					
Date of Sale/Time		11/03/2023					
	D 11 (1)		0.700				
Location	Residential	Resid/BusyRd	6,700				
Leasehold/Fee Simple	Fee Simple	Fee Simple					
Site	8160 sf	6175 sf					
View	Residential	Residential					
Design (Style)	Ranch	Ranch					
	Brick/Average	Brick/Average					
Quality of Construction							
Actual Age	63a/30e	62a/35e	6,700				
Condition	Average-Fair	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				
Gross Living Area 20	1,296 sq. ft.	<b>986</b> sq. ft.	6,200	sq. ft.		sq. ft.	<del></del>
			3,200			Sq. II.	
Basement & Finished	Full	Full					
Rooms Below Grade	*Unfinished	*Unfinished					
Functional Utility	Typical	Typical					
Heating/Cooling	FWA/CAC*	FWA/CAC*					
Energy Efficient Items	None	None					
Garage/Carport	1 Car Garage	2 Car Garage	-3,000				
			-3,000				
Porch/Patio/Deck	None	None					
Net Adjustment (Total)		X + - \$	18,100	X + - \$		+ - \$	
			10,100				
Adjusted Sale Price		Net Adj. 13.5%		Net Adj. %		Net Adj. %	
of Comparables		Gross Adj. 18.0% \$	152,100	Gross Adj. % \$		Gross Adj. % \$	
Summary of Sales Compar	ican Approach			· · · · · ·		<u> </u>	
	ison Approach						
1							
<b>]</b>							
5							
	<del></del>	<del></del>		<del></del>			
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			<u></u>				
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Elite Appraisals, Inc.
Restricted Appraisal Report File No. **223-306** 

Methods and techniques employed: $\overline{X}$ Sales Comparison Approach $\overline{C}$ Cost Appr				
Discussion of methods and techniques employed, including reason for excluding an approach to value: Greatest weight is carried by the Market Approach as it best				
reflects the attitudes of the typical buyers and sellers in this market.				
	both the Cost and income Approaches were deemed heither			
applicable nor necessary.				
Reconciliation comments: See Attached Addendum				
Reconciliation comments.				
<u>}</u>				
Based on the scope of work, assumptions, limiting conditions and appraiser's ce	ertification, my (our) opinion of the defined value of the real property that is			
	nich is the effective date of this appraisal, is:			
X Single point \$ 198,000 Range \$ to \$	Greater than Less than \$			
	n the basis of a hypothetical condition that the improvements have been completed,			
subject to the following repairs or alterations on the basis of a hypothetical condition that the	repairs or alterations have been completed subject to the following:			
Appraiser's Certification				
The appraiser(s) certifies that, to the best of the appraiser's knowledge and belief:				
The statements of fact contained in this report are true and correct.				
· ·				
2. The reported analyses, opinions, and conclusions are limited only by the reported assumption	s and limiting conditions and are the appraiser's personal, impartial, and unbiased			
professional analyses, opinions, and conclusions.				
3. Unless otherwise stated, the appraiser has no present or prospective interest in the property th	nat is the subject of this report and has no personal interest with respect to the parties			
involved.	iat to the subject of the report and has no personal interest man respect to the parties			
	and the first of the first one for any			
4. The appraiser has no bias with respect to the property that is the subject of this report or to the				
5. The appraiser's engagement in this assignment was not contingent upon developing or reporti	ing predetermined results.			
The appraiser's compensation for completing this assignment is not contingent upon the devel	01			
the client, the amount of the value existing the attributed of a standard standard standard or the continuous of the value existing the attributed of a standard standard standard or the continuous of the contin	of a subsequent event diseath related to the intended conset the intended conset this intended to the intended			
the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence				
7. The appraiser's analyses, opinions, and conclusions were developed, and this report has beer	n 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	ha subject of this report			
	· ·			
9. Unless noted, no one provided significant real property appraisal assistance to the appraiser s	igning this certification. Significant real property appraisal assistance provided by:			
ģ				
Additional Confession and				
Additional Certifications:				
<del>-</del>				
Type of Value: X Market Value Other Value:				
	lica			
Source of Definition: Uniform Standards of Professional Appraisal Pract				
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#### **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.



Elite Appraisals, Inc.

### **USPAP ADDENDUM**

File No.	223-306

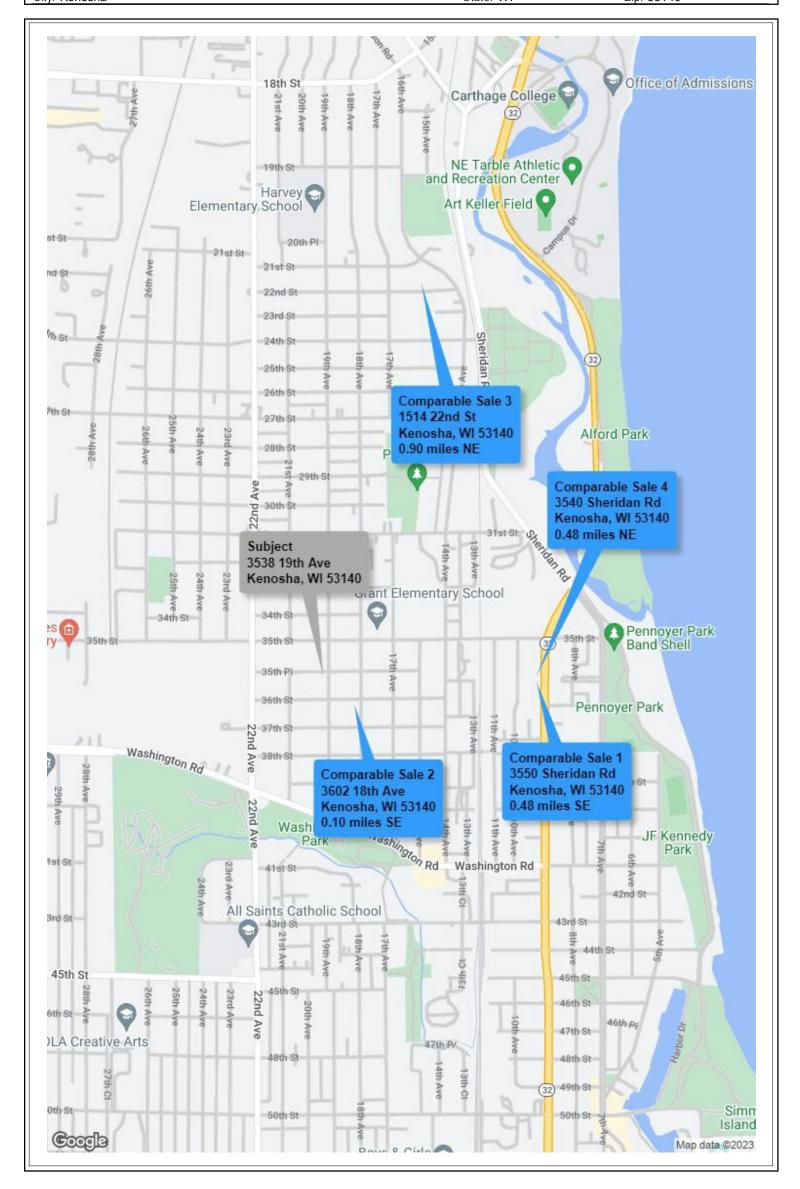
			718821186111	
Borrowe	r·			
	Address: <b>3538 19th Ave</b>			
City:	Kenosha	County:	State: WI	Zip Code: <b>53140</b>
Lender:	Kenosha County Clerk			
	<u> </u>			
<b>APPRA</b>	ISAL AND REPORT IDE	NTIFICATION		
This rep	port was prepared under	the following USPAP reporti	ing option:	
	opraisal Report	A written report prepared under		
	•			
X Re	estricted Appraisal Report	A written report prepared under	Standards Rule 2-2(b).	
Reaso	nable Exposure Time			
	•	ne for the subject property at the mar	ket value stated in this report is: 45	
J -1		and the second s		
Additi	onal Certifications			
X I ha	ave performed <b>NO</b> services, as a	an appraiser or in any other capacity	regarding the property that is the sub	oject of this report within the three-year
	iod immediately preceding accep		, 13. 1 3 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	J
•	31 3 1	3		
$\Box \sqcup H$	AVE performed services, as an	appraiser or in another capacity, reg	garding the property that is the subject	of this report within the three-year
			rvices are described in the comments	
Additio	onal Comments			
4.000	410ED		0.1550.400.504.5550.4055	
APPR	AISER:		SUPERVISORY APPRAISER (	only if required):
	7 -			
Signati	ura: Sanit For	Tuax	Signature	
Signall	Daniel B. Truax		•	
	igned: 11/28/2023			
Date 5	ertification #: 1391-9		_ Date Signed:	
or Oth	c Liutiist # or (describe):	State #:	_ or State license #: _ State:	
State:	WI	State #:	State  Expiration Date of Cortification	or License:
Sidit. Eynirat	tion Date of Certification or Licen		Supervisory Appraiser inspection	
Effoctiv	ve Date of Appraisal: Novembe	er 27, 2023		nly from street  Interior and Exterior
トロクリ	To Date of Applaisal. 1101011100	,	_ DIG INOL _ LARCHOL-U	my nom shock intend and Extend

#### **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

File No.: 223-306 Client: Kenosha County Clerk Property Address: 3538 19th Ave City: Kenosha Case No.: 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 7in: 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

\$40,500 SOLD AS IS



PROPERTY ADDRESS: 5106 14th Ave

**LOT SIZE: 43 X 66** 





## **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

File No. 223-257

· ·	eandexclusiveuseoftheclient. workfile. The purpose of this app Inty Clerk		lient with a credible op		e subject property, give	en the intended use of the appr	
Client Address 1010 50 Intended Use "As-Is" P			City <b>K</b>	Cenosha	•	State WI Zip 5	53140
Property Address 5106 Other Description (APN, Le		2-223-31-277-036	City <b>F</b>	Kenosha		State WI Zip \$	53140
Highest and Best Use:	se: Single-Family F	Other:	,			mily Residential	
Prior Sale/Transfer: Da  Analysis of prior sale transf	Jdid not reveal any prior sal te 01/06/2023 er history of the subject prop ,100. This is the sul the MLS.	Price \$26,10 perty (and comparable sale	O Sourc s, if applicable)	e(s) Assessor's Red The subject last tr	cords / WI Dep ransferred on 0	ot of Revenue 01/06/2023 via Tax	
Offerings, options and conti	racts as of the effective date	of the appraisal Not li	sted publicly o	offered for sale with	nin past 12 mo	nths.	
bedroom/bath cour uninhabited for an affect its livability, s Property values are	The subject genera at. The subject's of i undetermined perion soundness or struct e stable to modestly me/percentage from ttached Addendum See Attached Add	nferior condition in d of time but with rural integrity. Local increasing. Preser n these transaction:	comparison to eadily observa neighborhood nt marketing co	o the predominant ble forms of signifi I market is average anditions are favor	housing of the cant deferred of with supply a able and while	immediate area, a maintenance which and demand in relat REO/FSBO/distres	s it's been would tive balance.
FEATURE 5106 14th Ave Address Kenosha, W	SUBJECT /I 53143	COMPARABLE S 6912 30th Ave Kenosha, WI 5314		COMPARABLE S 4811 16th Ave Kenosha, WI 531		COMPARABLE S 1504 69th St Kenosha, WI 5314	
Proximity to Subject	. N/A	1.54 miles SW	05.000	0.22 miles NW	50,000	1.27 miles SE	45.000
Sale Price Sale Price/Gross Liv. Area	\$ N/A \$ 0.00 sq. ft.	\$ 28.14 sq. ft.	35,000	\$ 34.01 sq. ft.	50,000	\$ 34.30 sq. ft.	45,000
Data Source(s)	ф 0.00 sq. п.	MetroMLS #16849	936:DOM 158	MetroMLS #1717	008:DOM 3	MetroMLS #17839	964:DOM 4
Verification Source(s)		Assessor'sRcrds/l		Assessor'sRcrds/		Assessor'sRcrds/l	
VALUE ADJUSTMENTS Sale or Financing Concessions Date of Sale/Time	DESCRIPTION	DESCRIPTION Investor; Cash None Known 10/21/2020	+(-) \$ Adjustment	DESCRIPTION Investor;Cash None Known 11/12/2020	+(-) \$ Adjustment	DESCRIPTION Investor;Cash None Known 04/07/2022	+(-) \$ Adjustment
Location Leasehold/Fee Simple	Resid/Cmmrcl Fee Simple	Resid/BusyRd Fee Simple		Residential Fee Simple	-2,500	Residential Fee Simple	-2,300
Site View	2772 sf Residential	4640 sf Residential		3285 sf Residential		5625 sf Residential	
Design (Style) Quality of Construction Actual Age Condition	Bungalow Vinyl/Average 103a/65e	Asbestos/Avg 103a/65e		Bungalow Brick/Average 99a/65e	-2,500	Colonial Frame/Average 144a/65e	
⋖	Poor Total Bdrms, Baths	Poor Total Bdrms, Baths		Poor Total Bdrms. Baths		Poor Total Bdrms. Baths	
Above Grade Room Count Gross Living Area 20	5 2 2.0 1,378 sq. ft.	6 3 1.0 1,244 sq. ft.	-1,500 2,680	8 4 2.0 1,470 sq. ft.	-3,000	7 4 2.0 1,312 sq. ft.	-3,000
Rooms Below Grade	Crawl Space	Basement	3,000	Basement	3,000	Basement	3,000
Functional Utility	Typical	Typical		Typical		Typical	
Heating/Cooling Energy Efficient Items	FWA/None None	FWA/None None		FWA/None None		FWA/None None	
Garage/Carport	None	None		None		2 Car Garage	-3,000
Porch/Patio/Deck	N/A	N/A	*	N/A	*	N/A	*
Net Adjustment (Total)		X + - \$	4,180	+ X- \$	5,000		5,300
Adjusted Sale Price of Comparables Summary of Sales Compar	ison Approach See Att	Net Adj. 11.9%   Gross Adj. 20.5%   \$   ached Addendum	39,180	Net Adj10.0%   Gross Adj. 22.0%   \$	45,000	Net Adj11.8% Gross Adj. 25.1% \$	39,700
Summary of Sales Compar	воп другоаст — <b>Эее А</b> П	aonea Audenduill					
	·						
Indicated Value by Sales Co	mparison Approach \$ 45,0	000					



al Report File No. 223-257

FEATURE	SUBJECT	COMPARABLE S	SALE NO. 4	COMPARA	BLE SALE NO. 5	COMPARABLE S	ALE NO. 6
5106 14th Ave		4911 Sheridan Rd					
Address Kenosha, W	1 53143	Kenosha, WI 5314					
Proximity to Subject	1 00 170	0.34 miles NE					
	\$ N/A		60,000		1		
Sale Price		\$	68,000		\$	\$	
Sale Price/Gross Liv. Area	\$ 0.00 sq. ft.	\$ 59.91 sq. ft.		\$ sq. f	t.	\$ sq. ft.	
Data Source(s)		MetroMLS #17526					
Verification Source(s)		Assessor'sRcrds/L	₋istingAgent				
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment
Sale or Financing		Distressed;Cash					
Concessions		None Known					
Date of Sale/Time		09/10/2021					
	D : 1/0						
	Resid/Cmmrcl	Resid/BusyRd					
	Fee Simple	Fee Simple					
Site	2772 sf	28314 sf					
View	Residential	Residential					
	Bungalow	Bungalow					
	Vinyl/Average	Aluminum/Avg					
			0.000				
Actual Age	103a/65e	150a/55e	-6,800				
Condition	Poor	Poor					
Above Grade	Total Bdrms. Baths	Total Bdrms. Baths		Total Bdrms. Bath	ns	Total Bdrms. Baths	
Room Count	5 2 2.0	7 4 1.0					
Gross Living Area 20	1,378 sq. ft.	1,135 sq. ft.	4,860	' ' '	sq. ft.	sq. ft.	
Basement & Finished	Crawl Space	Basement	3,000	†	- 9. ***	5q. II.	
	Ciawi Opace	Dascincill	3,000				
Rooms Below Grade	T	T					
	Typical	Typical					
Heating/Cooling	FWA/None	HWH/None					
Energy Efficient Items	None	None					
Garage/Carport	None	1gd1dw	-1,500				
Porch/Patio/Deck	N/A	Balcony	-1,500				
POTCH/Patio/Deck	IN/A	Daicony	-1,500				
Net Adjustment (Total)		+ X- \$	1,940	X +	\$	+ - \$	
Adjusted Sale Price		Net Adj2.9%	,	Net Adj. %		Net Adj. %	
of Comparables		Gross Adj. 26.0% \$	66.060		6 \$	Gross Adj. % \$	
		G1055 Auj. 20.0 %   3	00,000	Gluss Auj. 7	0   \$	GIUSS Auj. 70   \$	
Summary of Sales Compari	son Approach						
-							
					<u> </u>		



File No. 223-257

		raisar report
	Methods and techniques employed: X Sales Comparison Approach Cost Appr	oach Income Approach Other:
	Discussion of methods and techniques employed, including reason for excluding an approach to	value: Greatest weight is carried by the Market Approach as it best
F	reflects the attitudes of the typical buyers and sellers in this market.	
	applicable nor necessary.	11
O	Reconciliation comments: See Attached Addendum	
RECONCILIATION	Reconstitution continents.	
E		
Š		
Š	Based on the scope of work, assumptions, limiting conditions and appraiser's $\varepsilon$	ertification, my (our) opinion of the defined value of the real property that is
Ħ	the subject of this report as of 10/03/2023 , wh	ich is the effective date of this appraisal, is:
"	X Single point \$ 45,000 Range \$ to \$	Greater than Less than \$
	This appraisal is made X "as is," subject to completion per plans and specifications or	
	subject to the following repairs or alterations on the basis of a hypothetical condition that the	repairs of alterations have been completed subject to the following:
Γ	Appraiser's Certification	
	The appraiser(s) certifies that, to the best of the appraiser's knowledge and belief:	
	The statements of fact contained in this report are true and correct.	
	2. The reported analyses, opinions, and conclusions are limited only by the reported assumption	s and limiting conditions and are the appraiser's personal, impartial, and unbiased
	professional analyses, opinions, and conclusions.	
	3. Unless otherwise stated, the appraiser has no present or prospective interest in the property the	at is the subject of this report and has no personal interest with respect to the parties
	involved.	
	4. The appraiser has no bias with respect to the property that is the subject of this report or to the	parties involved with this assignment.
	5. The appraiser's engagement in this assignment was not contingent upon developing or reporti	na predetermined results.
	The appraiser's compensation for completing this assignment is not contingent upon the devel	
	the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence	
_	7. The appraiser's analyses, opinions, and conclusions were developed, and this report has been	· · · · · · · · · · · · · · · · · · ·
ó		
ΑT	8. Unless otherwise noted, the appraiser has made a personal inspection of the property that is the	•
FICATIO	9. Unless noted, no one provided significant real property appraisal assistance to the appraiser s	igning this certification. Significant real property appraisal assistance provided by:
Ë		
E		
ပ		
	Additional Certifications:	
	Type of Value Y Market Value Other Value	
	Type of Value: X Market Value Other Value:	
	Source of Definition: Uniform Standards of Professional Appraisal Pract	
	Source of Definition: Uniform Standards of Professional Appraisal Pract Definition of Value: The most probable price which a property should brin	g in a competitive and open market under all conditions requisite to
UE	Source of Definition: Uniform Standards of Professional Appraisal Pract Definition of Value: The most probable price which a property should brin a fair sale, the buyer and seller, each acting prudently, knowledgeal	g in a competitive and open market under all conditions requisite to bly and assuming the price is not affected by undue stimulus.
ALUE	Source of Definition: Uniform Standards of Professional Appraisal Pract Definition of Value: The most probable price which a property should brin	g in a competitive and open market under all conditions requisite to bly and assuming the price is not affected by undue stimulus.
FVALUE	Source of Definition: Uniform Standards of Professional Appraisal Pract Definition of Value: The most probable price which a property should brin a fair sale, the buyer and seller, each acting prudently, knowledgeal	g in a competitive and open market under all conditions requisite to bly and assuming the price is not affected by undue stimulus. fied date and the passing of title from seller to buyer under
I OF VALUE	Source of Definition: Uniform Standards of Professional Appraisal Pract Definition of Value: The most probable price which a property should brin a fair sale, the buyer and seller, each acting prudently, knowledgeal Implicit in this definition is the consummation of a sale as of a speci conditions whereby: (1) buyer and seller are typically motivated; (2)	g in a competitive and open market under all conditions requisite to bly and assuming the price is not affected by undue stimulus. fied date and the passing of title from seller to buyer under both parties are well informed or well advised, and each acting in
ON OF VALUE	Source of Definition: Uniform Standards of Professional Appraisal Pract Definition of Value: The most probable price which a property should brin a fair sale, the buyer and seller, each acting prudently, knowledgeal Implicit in this definition is the consummation of a sale as of a speci conditions whereby: (1) buyer and seller are typically motivated; (2) what he or she considers his or her own best interest; (3) a reasonal	g in a competitive and open market under all conditions requisite to bly and assuming the price is not affected by undue stimulus. Fied date and the passing of title from seller to buyer under both parties are well informed or well advised, and each acting in ble time is allowed for exposure in the open market; (4) payment is
	Source of Definition: Uniform Standards of Professional Appraisal Pract Definition of Value: The most probable price which a property should brin a fair sale, the buyer and seller, each acting prudently, knowledgeal Implicit in this definition is the consummation of a sale as of a speci conditions whereby: (1) buyer and seller are typically motivated; (2) what he or she considers his or her own best interest; (3) a reasonal made in terms of cash in U. S. dollars or in terms of financial arrangements.	g in a competitive and open market under all conditions requisite to bly and assuming the price is not affected by undue stimulus. Fied date and the passing of title from seller to buyer under both parties are well informed or well advised, and each acting in ble time is allowed for exposure in the open market; (4) payment is ements comparable thereto; and (5) the price represents the
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TYPE AND DEFINITION OF VALUE	Source of Definition: Uniform Standards of Professional Appraisal Pract Definition of Value: The most probable price which a property should brin a fair sale, the buyer and seller, each acting prudently, knowledgeal Implicit in this definition is the consummation of a sale as of a speci conditions whereby: (1) buyer and seller are typically motivated; (2) what he or she considers his or her own best interest; (3) a reasona made in terms of cash in U. S. dollars or in terms of financial arrang normal consideration for the property sold unaffected by special or or	g in a competitive and open market under all conditions requisite to bly and assuming the price is not affected by undue stimulus. Fied date and the passing of title from seller to buyer under both parties are well informed or well advised, and each acting in ble time is allowed for exposure in the open market; (4) payment is ements comparable thereto; and (5) the price represents the
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File No. 223-257

#### 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.: 223-257	
Property Address: 5106 14th Ave	Case No.:	
Citv: Kenosha	State: WI	Zip: 53140

#### Site Comments

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

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

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

#### **Quality and Condition of Property**

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

#### **Comments on Sales Comparison**

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

#### Final Reconciliation

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

## **USPAP ADDENDUM**

	_		
File N	Jo. 2	23-2	257

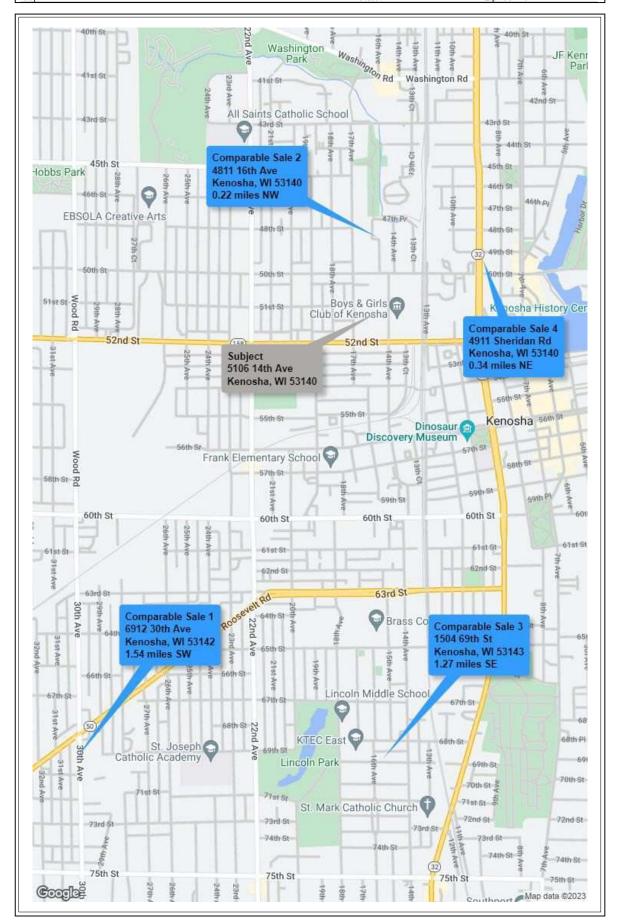
Borrower:			
Property Address: 5106 14th Ave		Chata MAII	75.0.1. 50440
City: Kenosha County Clerk  Lender: Kenosha County Clerk		State: WI	Zip Code: <u>53140</u>
rencona county olone			
APPRAISAL AND REPORT IDENTIFICATION			
This report was prepared under the following USPA	P reporting optio	n:	
☐ Appraisal Report A written report prepare	ared under Standards I	Rule 2-2(a).	
X Restricted Appraisal Report A written report prepare	ared under Standards I	Rule 2-2(b).	
		. ,	
Reasonable Exposure Time		65	
My opinion of a reasonable exposure time for the subject property	at the market value st	ated in this report is: 05	
Additional Certifications			
	or consolty reporting	the property that is the out	icat of this report within the three year
XI have performed NO services, as an appraiser or in any othe period immediately preceding acceptance of this assignment		the property that is the Sub	ject of this report within the three-year
portion in modulately processing decorptance of the decorptions	•		
I HAVE performed services, as an appraiser or in another ca			
period immediately preceding acceptance of this assignment	. Those services are d	escribed in the comments t	pelow.
Additional Comments			
APPRAISER:	SUPE	RVISORY APPRAISER (	only if required):
07:4			
Signature: Japal B. Junox	Signa	ature:	
Name: Daniel B. Truax	Nam	φ.	
Date Signed: 10/10/2023	Date	Signed:	
State Certification #: 1391-9 or State License #:	State	e Certification #:	
or State License #: State #: State #:	State	1*	
State: WI	Expir	ation Date of Certification o	or License:
Expiration Date of Certification or License: 12/14/2023		ervisory Appraiser inspectio	n of Subject Property:
Effective Date of Appraisal: October 3, 2023		Did Not 🔲 Exterior-or	nly from street  Interior and Exterior

#### **LOCATION MAP**

 Client:
 Kenosha County Clerk
 File No.:
 223-257

 Property Address:
 5106 14th Ave
 Case No.:

 City:
 Kenosha
 State: WI
 Zip: 53140



## SUBJECT PROPERTY PHOTO ADDENDUM

Client: Kenosha County Clerk	File No.: 223-257	
Property Address: 5106 14th Ave	Case 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 N	lo.:
Citv: 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	D.:
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 7in: 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: \$ 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.

\$105,000 SOLD AS IS



PROPERTY ADDRESS: 5615 16th Ave, Kenosha

**LOT SIZE: .12 Acres** 





## **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

raisal Report File No. 223-299

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 Cou		orarsan eporns to provide the (	ciient with a credible op E-mai			e subject property, give enoshacounty.		iui3al.
Client Address 1010 56	6th Street			(enosha				53140
Intended Use "As-Is" Po	ortfolio Valuation						·	
Property Address 5615 1		0.000.04.004.000	City <b>I</b>	Kenosha			State WI Zip	53140
Other Description (APN, Le	gal, etc.), if applicable 1.	2-223-31-381-008						
Property Rights Appraised	X Fee Simple	Leasehold Other (d	  ascriba					
Subject property existing us		Ecasciloid Other (d	СЗСПВС	Use reflec	cted in apprai	sal: 2-4 Family	/ Residential	
Highest and Best Use:		Other:		_	otou iii appiai	<u>=</u>	,	
	did not reveal any prior sal	es or transfers of the subje	ct property for the th	ree years prio	r to the effect	ive date of this appra	aisal.	
/	te 01/06/2023	Price <b>\$60,80</b>				ords / WI Dep		
Analysis of prior sale transfe							01/06/2023 via Tax	
stated value (asses			ject's only sale	transfer v	within the	past 3 years,	was distressed in	nature and
was not publicly off	ered for sale on the	IVILS.						
Offerings, options and contr	acts as of the effective date	of the appraisal Not li	isted nublicly c	offered for	sale with	in nast 12 mo	nths	
Officings, options and conti	acts as of the effective date	or the appraisar 140t in	stea pablicly c	nicica ioi	Saic With	iii past 12 1110	11110.	
Marketability Comments:	The subject genera	lly conforms to the	neighborhood	in design	/style, dw	velling square	footage, site size,	and
bedroom/bath coun								
uninhabited for an u	undetermined perio	d of time but with r	eadily observa	ble forms	of signific	cant deferred i	maintenance whic	h would
affect its livability, s								
Property values are								
occur, the low volum		these transaction	s represent no	meaning	tul factor	in the current	market conditions.	
Site Comments: See At	nached Addendum							
<u> </u>								
Improvement Comments:	See Attached Add	endum						
<u>'</u>								
FEATURE	SUBJECT	COMPARABLE S	SALE NO. 1		//PARABLE S	SALE NO. 2	COMPARABLE	SALE NO. 3
5615 16th Ave		5010 18th Ave		6435 215			2509 53rd St	
Address Kenosha, W	1 53140	Kenosha, WI 5314	40		i, WI 5314	43	Kenosha, WI 531	40
Proximity to Subject	\$ N/A	0.51 miles NW	100,000	0.60 mile		100,501	0.61 miles NW	100,000
Sale Price Sale Price/Gross Liv. Area	\$ N/A \$ 0.00 sq. ft.	\$ 61.16 sq. ft.	100,000	\$ 59.83	2 sq. ft.	100,501	\$ 62.19 sq. ft.	100,000
Data Source(s)	\$ 0.00 Sq. it.	MetroMLS #18328	396·DOM 9			983;DOM 2	MetroMLS #1847	319·DOM 5
Verification Source(s)		Assessor'sRcrds/I				_istingAgent	Assessor'sRcrds/	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment	DESCR		+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment
Sale or Financing		REO;Cash		Investor;	Cash		Investor;Cash	
Concessions		None Known		None Kn			None Known	
Date of Sale/Time		05/26/2023		07/14/20			09/15/2023	
Location	Residential	Residential		Resident			Resid/Cmmrcl	5,000
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simp	ple		Fee Simple	
Site	5227 sf	2915 sf		4800 sf Resident	iol		5828 sf Residential	-
View Design (Style)	Residential Duplex	Residential Duplex		Duplex	ıdı		Duplex	
Quality of Construction	Vinyl/Average	Vinyl/Average		Vinyl/Ave	erage		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.			680 sq. ft.		1,608 sq. ft.	
Basement & Finished	Full	Full		Full	ا م		Full	
Rooms Below Grade	Unfinished	Unfinished		Unfinishe	ŧα		Unfinished Typical	
Functional Utility Heating/Cooling	Typical FWA/None	Typical FWA/None		Typical FWA/No	ne		FWA/None	
Energy Efficient Items	None	None		None	110		None	_
Garage/Carport	1 Car Garage	None	1,500			1,500		1,500
Porch/Patio/Deck	2 Porches	Porch		Porch			Porch	1,500
Net Adjustment (Total)		X + - \$	4,500	X + (	- \$	4,500	X + - \$	8,000
Adjusted Sale Price		Net Adj. 4.5%	104 500	Net Adj.	4.5%	10E 004	Net Adj. 8.0%	100 000
of Comparables Summary of Sales Compari	icon Approach A value	Gross Adj. 4.5% \$	104,500 shed from \$10		4.5% \$ \$108.860	105,001		108,000
/ atypically motivate								
with unoccupied or				-				
that incentivized in								
"incomplete" mode								
could be made.								
Indicated Value by Sales Co	mparison Approach \$ 105	,000						



File No. **223-299** 

FEATURE	SUBJECT	COMPARABLE S	SALENO 4	CO	MPARABLE S	ALF NO 5	COMPARABLE S	ALE NO 6
5615 16th Ave	0000001	5120 19th Ave	TEE IVO. I	1823 53rd St		Som that BEE still No. 6		
Address <b>Kenosha</b> , W	/ 53140	Kenosha, WI 5314	40	Kenosha, WI 53140				
Proximity to Subject	100140	0.42 miles NW	<del>10</del>	0.28 miles NW				
Sale Price	\$ N/A	\$	95,000	0.20 11111	\$	115,000	\$	
Sale Price/Gross Liv. Area		\$ 74.22 sq. ft.	30,000	\$ 72.6	60 sq. ft.	110,000	\$ sq. ft.	
Data Source(s)	φ <b>0.00</b> sq. π.	MetroMLS #18518	ROG-DOM 1			675;DOM 2	φ 3q. π. j	
Verification Source(s)		Assessor'sRcrds/I				_istingAgent		
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION			RIPTION		DESCRIPTION	( ) © A diverter and
	DESCRIPTION		+(-) \$ Adjustment			+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment
Sale or Financing		Investor;Cash		Estate;C				
Concessions		None Known		None Kr				
Date of Sale/Time	5 11 11	10/06/2023		07/21/20				
Location	Residential	Residential		Residen				
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Sim	ıple			
Site	5227 sf	6050 sf		6970 sf				
View	Residential	Residential		Residen	tial			
Design (Style)	Duplex	Duplex		Duplex				
Quality of Construction	Vinyl/Average	Aluminum/Avg		Asbesto	s/Avg			
Actual Age	123a/35e	113a/35e		126a/25	е	-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 Area 20	1,702 sq. ft.	1,280 sq. ft.	8,440		,584 sq. ft.	2,360	sq. ft.	
Basement & Finished	Full	Full	3,440	Full	, 1 Jy. II.	2,000	3q. 1t.	
Rooms Below Grade	Unfinished	Unfinished		Unfinish	ad			
•	Typical	Typical		Typical	<del>-</del> u			
Functional Utility					١.			
Heating/Cooling	FWA/None	FWA/None		FWA/CA				
Energy Efficient Items	None	None		Furnace	, ⊨tc.	. =		
Garage/Carport	1 Car Garage	1 Car Garage		None		1,500		
Porch/Patio/Deck	2 Porches	Porch	1,500	2 Porche	es			
_								
Net Adjustment (Total)		X + - \$	11,440	+	X - \$	6,140	+ - \$	
Adjusted Sale Price		Net Adj. 12.0%		Net Adj.	-5.3%		Net Adj. %	
of Comparables		Gross Adj. 12.0% \$	106.440		14.7% \$	108,860	l ' l	
Summary of Sales Compar	ison Approach A 10%							depreciation
gave it a younger e								
proximity to the sub							o dimeda ado to ito	0.000
proximity to the suc	Joot, thas acmonst	rating the marketas	omity of the min	ilculate 3	abject are	,α.		
**Due to the 5% / 5	-vear effective age	differential adjustm	ent heing ann	lied (to re	aflact tha r	market reaction	n for the superior of	andition of
comparable sale 5)								
	in the age/enectiv	e age neid of the s	sales griu, rio a	aujusimei	iii was wa	manieu in ine	condition field, as	triis would
be redundant.								
2								
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Elite Appraisals, Inc. **Restricted Appraisal Report** File No. 223-299 Methods and techniques employed: X 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. Although the subject is an income property/duplex, due to the uninhabitable condition of the subject, the income approach was deemed unwarranted or applicable. Reconciliation comments: See Attached Addendum Based on the scope of work, assumptions, limiting conditions and appraiser's 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: X Single point \$ 105,000 Range \$ to \$ Greater than Less than \$ This appraisal is made X "as is," subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been completed, subject to the following repairs or alterations on the basis of a hypothetical condition that the repairs or alterations have been completed subject to the following: Appraiser's Certification The appraiser(s) certifies that, to the best of the appraiser's knowledge and belief: 1. The statements of fact contained in this report are true and correct. 2. The reported analyses, opinions, and conclusions are limited only by the reported 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, no one provided significant real property appraisal assistance to the appraiser signing this certification. Significant real property appraisal assistance provided by: Additional Certifications: Other Value: 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. APPRAISER CO-APPRAISER apil B. Towar Signature: Signature: Name: Daniel B. Truax Company Name: Elite Appraisals, Inc. Company Name: Company Address: 9568 42nd Ct Company Address: Pleasant Prairie, WI 53158 Telephone Number: 262.605.0888 Telephone Number: Email Address: eliteappraisalswi@gmail.com Email Address: State Certification # \_\_ State Certification # 1391-9 or License # or Other (describe): \_\_\_ State #: State: Expiration Date of Certification or License: \_



Date of Property Viewing:

Degree of property viewing:

Interior and Exterior

Expiration Date of Certification or License: <u>1</u>2/14/2023

11/27/2023

X Exterior Only

Date of Signature and Report: 11/28/2023

Did not personally view

Date of Signature:

Date of Property Viewing: Degree of property viewing:

\_\_\_\_Interior and Exterior

Exterior Only

Did not personally view

#### **ADDENDUM**

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

#### **Site Comments**

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

#### **Quality and Condition of Property**

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

#### **Final Reconciliation**

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

#### Scope of Work, Assumptions and Limiting Conditions

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

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

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

- 1. The appraiser assumes no responsibility for matters of a legal nature affecting the property appraised or title thereto, nor does the appraiser render any opinion as to the title, which is assumed to be good and marketable. The property is appraised as though under responsible ownership.
- 2. Any sketch in this report may show approximate dimensions and is included only to assist the reader in visualizing the property. The appraiser has made no survey of the property.
- 3. The appraiser is not required to give testimony or appear in court because of having made the appraisal with reference to the property in question, unless arrangements have been previously made thereto.
- 4. Neither all, nor any part of the content of this report, copy or other media thereof (including conclusions as to the property value, the identity of the appraiser, professional designations, or the firm with which the appraiser is connected), shall be used for any purposes by anyone but the client and other intended users as identified in this report, nor shall it be conveyed by anyone to the public through advertising, public relations, news, sales, or other media, without the written consent of the appraiser.
- 5. The appraiser will not disclose the contents of this appraisal report unless required by applicable law or as specified in the Uniform Standards of Professional Appraisal Practice.
- 6. Information, estimates, and opinions furnished to the appraiser, and contained in the report, were obtained from sources considered reliable and believed to be true and correct. However, no responsibility for accuracy of such items furnished to the appraiser is assumed by the appraiser.
- 7. The appraiser assumes that there are no hidden or unapparent conditions of the property, subsoil, or structures, which would render it more or less valuable. The appraiser assumes no responsibility for such conditions, or for engineering or testing, which might be required to discover such factors. This appraisal is not a home inspection or environmental assessment of the property and should not be considered as such.
- 8. The appraiser specializes in the valuation of real property and is not a home inspector, building contractor, structural engineer, or similar "expert", unless otherwise noted. The appraiser did not conduct the intensive type of field observations of the kind intended to seek and discover property defects. The viewing of the property and any improvements is for purposes of developing an opinion of the defined value of the property, given the intended use of this assignment. Statements regarding condition are based on surface observations only. The appraiser claims no special expertise regarding issues including, but not limited to: foundation settlement, basement moisture problems, wood destroying (or other) insects, pest infestation, radon gas, lead based paint, mold or environmental issues. Unless otherwise indicated, mechanical systems were not activated or tested.

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

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

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

- 9. Appraisals involving hypothetical conditions related to completion of new construction, repairs or alteration are based on the assumption that such completion, alteration or repairs will be competently performed
- 10. Unless the intended use of this appraisal specifically includes issues of property insurance coverage, this appraisal should not be used for such purposes. Reproduction or Replacement cost figures used in the cost approach are for valuation purposes only, given the intended use of the assignment. The Definition of Value used in this assignment is not consistent with the definition of Market Value for property insurance coverage/use unless otherwise stated by the appraiser.

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

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



Elite Appraisals, Inc.							
USPAP ADDENDUM File No. 223-299							
Borrower: Property Address: 5615 16th Ave City: Kenosha Lender: Kenosha County Clerk	County:	State: WI	Zip Code: <u>53140</u>				
APPRAISAL AND REPORT IDEN							
This report was prepared under the		•					
Appraisal Report	A written report prepared under						
X Restricted Appraisal Report	A written report prepared under	r Siandards Ruie 2-2(b).					
Reasonable Exposure Time  My opinion of a reasonable exposure time	for the subject property at the ma	rket value stated in this report is: 45					
Additional Certifications							
▼ I have performed NO services, as an period immediately preceding accepta		y, regarding the property that is the so	ubject of this report within the three-year				
☐ I HAVE performed services, as an a period immediately preceding accepta							
Additional Comments							

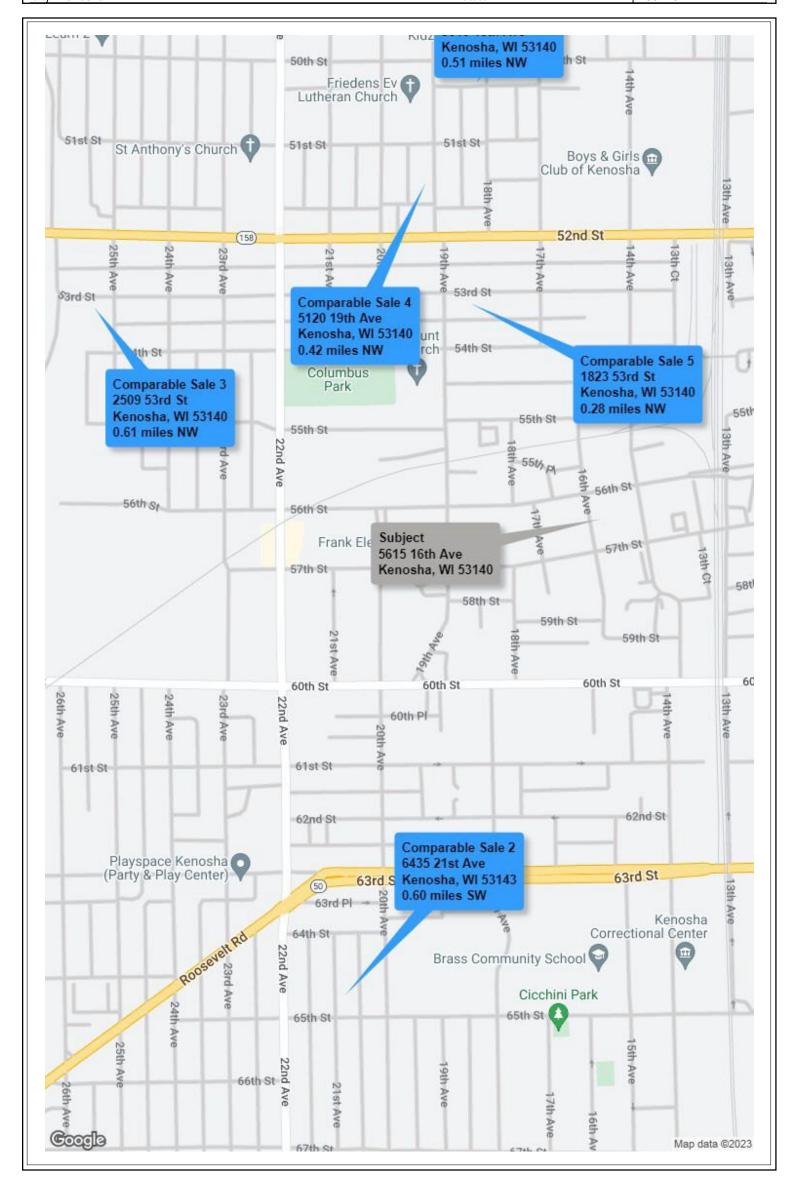
APPRAISER:	SUPERVISORY APPRAISER (only if required):
Signature: Signature:	Signature:
Name: Daniel B. Truax	Name:
Date Signed: 11/28/2023	Date Signed:
State Certification #: 1391-9	State Certification #:
or State License #:	or State License #:
or Other (describe): State #:	State:
State: WI	
Expiration Date of Certification or License: 12/14/2023	Supervisory Appraiser inspection of Subject Property:
Effective Date of Appraisal: November 27, 2023	Did Not Exterior-only from street Interior and Exterior

#### **LOCATION MAP**

 Client:
 Kenosha County Clerk
 File No.:
 223-299

 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 7in: 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: \$

## **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. \$82,000 SOLD AS IS



PROPERTY ADDRESS: 6315 245th Ave, Paddock Lake

LOT SIZE: 50' x 152'





## **APPRAISAL OF**



## LOCATED AT:

6315 245th Ave Paddock Lake, WI 53168

## CLIENT:

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

## AS OF:

November 27, 2023

BY:

Daniel B. Truax

File No. 223-300

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 for thin 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 56				r countyclerk⊚ke Kenosha	enosnacounty.		53140
Intended Use "As-Is" Po						otato III	00.10
Property Address <b>6315</b> 2  Other Description (APN, Leg		40-4-120-022-3100		Paddock Lake	o of Salom ma		53168
located in and taxed			, Aithough the	subject has a Town	ii oi Saleili illa	illing address, it's	priysically
Property Rights Appraised	X Fee Simple		describe)				
Subject property existing us		<u> </u>		Use reflected in appra	isal: Single-Fa	mily Residential	
Highest and Best Use:	X Existing	Other:	at property for the th	roo yours prior to the office	tive data of this oppr	olo al	
	te 01/06/2023	sales or transfers of the subjection Price \$87,20		e(s) Assessor's Rec			
γ		roperty (and comparable sale		The subject last tr			x Deed for a
-		,200. This is the sub	ject's only sale	transfer within the	past 3 years,	was distressed in	nature and
was not publicly off	ered for sale on th	ne MLS.					
Offerings, options and contr	acts as of the effective da	ate of the appraisal Not I	isted publicly o	offered for sale with	nin nast 12 mo	nths	
Offerings, options and contr	acts as of the effective us	ite of the appraisal	isted publicly c	merca for sale with	111 past 12 mo	11110.	
,		rally conforms to the					
-	•	f inferior condition in	•	•			
		iod of time, but with					
		ctural integrity. Loca ly increasing. Prese					
		om these transaction					
Site Comments: See At							
3							
Improvement Comments:	See Attached Ad	ddendum					
improvement comments.	occ / titachea / ti	dendam					
					=		
FEATURE 6315 245th Ave	SUBJECT	COMPARABLES 6915 317th Ave	SALE NO. 1	COMPARABLE S 24921 70th Ave	SALE NO. 2	COMPARABLE 6315 246th Ave	SALE NO. 3
Address Paddock La	ke. WI 53168	Wheatland, WI 53	3168	Paddock Lake, W	I 53168	Paddock Lake, V	VI 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. f			\$ 92.79 sq. ft.		\$ 129.69 sq. ft.	
Data Source(s)		MetroMLS #1816		MetroMLS #18240		MetroMLS #1852	
Verification Source(s) VALUE ADJUSTMENTS	DESCRIPTION	Assessor'sRcrds/ DESCRIPTION		Assessor'sRcrds/I	+(-) \$ Adjustment	Assessor'sRcrds DESCRIPTION	
Sale or Financing	DESCRIPTION	Auction;Cash	+(-) \$ Adjustment	REO;Cash	+(-) \$ Adjustment	Estate;Cash	+(-) \$ Adjustment
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 6250 sf		Fee Simple		Fee Simple	
Site View	7405 sf Residential	Residential		5250 sf Residential		10300 sf 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 Room Count	Total         Bdrms.         Baths           4         2         1.0	Total         Bdrms.         Baths           4         2         1.0		Total         Bdrms.         Baths           4         2         1.0		Total Bdrms. Baths 5 2 1.0	
Gross Living Area 20	816 sq. fi			916 sq. ft.	-2,000	640 sq. f	3,520
	None	None		None	2,000	None	5,020
Basement & Finished Rooms Below Grade	N/A	N/A		N/A		N/A	
Functional Utility	Typical	Typical		Typical		Typical	
Heating/Cooling	FWA/None None	FWA/CAC None	*	HWBB/None None		FWA/None None	
Energy Efficient Items Garage/Carport	2 Car Garage	2 Car Garage		1 Car Garage	1,500		3,000
Porch/Patio/Deck	None	Porch	-1,500		1,000	None	5,000
			,				
Not Adjustment (Total)		+ X- \$	1,500	+ X - \$	500	+ X)- \$	1,780
Net Adjustment (Total)  Adjusted Sale Price		Net Adj1.8%	1,300	Net Adj0.6%	000	Net Adj2.1%	1,700
of Comparables						81,220	
Summary of Sales Compari	ison Approach See A	Attached Addendum		<u>-</u>			
Indicated Value by Sales Co.	mnarison Annroach \$ 8'	2 000					



File No. **223-300** 

FEATURE	SUBJECT	COMPARABLE		CUIVIPARABLE	JALL NO. J	COMPARABLE S	ALE NO. 0
6315 245th Ave		7555 Shorewood	Dr				
Address Paddock La	ke. WI 53168	Salem Lakes, WI					
	110, 111 00 100		00100				
Proximity to Subject		4.10 miles SW					
Sale Price	\$ N/A	\$	80,000	\$		\$	
Sale Price/Gross Liv. Area	\$ 0.00 sq. ft.	\$ 125.00 sq. ft.		\$ sq. ft.		\$ sq. ft.	
	\$ 0.00 sq. 11.		200.DOM 7	Ψ 5q. π.		φ 3q. π.	
Data Source(s)		MetroMLS #18456					
Verification Source(s)		Assessor'sRcrds/L	ListingAgent				
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment
Sale or Financing		Estate;Cash	()		()		(7.5 - 5)
-							
Concessions		None Known					
Date of Sale/Time		08/31/2023					
Location	Residential	Residential/RXR	4,000				
			4,000				
Leasehold/Fee Simple	Fee Simple	Fee Simple					
Site	7405 sf	6000					
View	Residential	Residential					
Design (Style)	Ranch	Ranch					
Quality of Construction	Frame/Average	Aluminum/Avg					
Actual Age	70a/60e	93a/50e	-8,000				
			-0,000				
Condition	Poor	Poor					
Above Grade	Total Bdrms. Baths	Total Bdrms. Baths		Total Bdrms. Baths		Total Bdrms. Baths	
Room Count	4 2 1.0	4 2 1.0					
			2				
Gross Living Area 20	<b>816</b> sq. ft.	<b>640</b> sq. ft.	3,520	sq. ft.		sq. ft.	
Basement & Finished	None	None					
Rooms Below Grade	N/A	N/A				[	
Functional Utility	Typical	Typical					
Heating/Cooling	FWA/None	FWA/None					
	None	None					
Energy Efficient Items							
Garage/Carport	2 Car Garage	1 Car Garage	1,500				
Porch/Patio/Deck	None	None					
1 0.01(1 0.07)							
N. I.A.P. I. I.A.P.		X + - \$	4 000	X + - \$			
Net Adjustment (Total)			1,020			+ \$	
Adjusted Sale Price		Net Adj. 1.3%		Net Adj. %		Net Adj. %	
of Comparables		Gross Adj. 21.3% \$	81,020			Gross Adj. % \$	
		01033 Auj. 21.0 /0   \$	01,020	O1033 Auj.		01033 Auj. /0   \$	
Summary of Sales Compar	ізоп Арргоасп						
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<b>}</b>							
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Elite Appraisals, Inc.
Restricted Appraisal Report File No. **223-300** Methods and techniques employed: X Sales Comparison Approach Cost Approach Income Approach Other:

Discussion of methods and techniques employed, including reason for excluding an approach to vereflects the attitudes of the typical buyers and sellers in this market.							
applicable nor necessary.							
Reconciliation comments: See Attached Addendum							
X Single point \$ 82,000 Range \$ to \$	ich is the effective date of this appraisal, is:  Greater than Less than \$ I the basis of a hypothetical condition that the improvements have been completed,						
Appraiser's Certification							
The appraiser(s) certifies that, to the best of the appraiser's knowledge and belief:  1. The statements of fact contained in this report are true and correct.  2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions professional analyses, opinions, and conclusions.  3. Unless otherwise stated, the appraiser has no present or prospective interest in the property thinvolved.  4. The appraiser has no bias with respect to the property that is the subject of this report or to the 5. The appraiser's engagement in this assignment was not contingent upon developing or reporting. The appraiser's compensation for completing this assignment is not contingent upon the development that is a mount of the value opinion, the attainment of a stipulated result, or the occurrence 7. The appraiser's analyses, opinions, and conclusions were developed, and this report has been 8. Unless otherwise noted, the appraiser has made a personal inspection of the property that is the 9. Unless noted, no one provided significant real property appraisal assistance to the appraiser significant real property appraisal assistance to the appraiser significant real property appraisal assistance.	at is the subject of this report and has no personal interest with respect to the parties  parties involved with this assignment.  In predetermined results.  In predetermined of a predetermined value or direction in value that favors the cause of of a subsequent event directly related to the intended use of this appraisal.  In prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.  The electron in the parties of the part						
Additional Certifications:							
Type of Value: X 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 a fair sale, the buyer and seller, each acting prudently, knowledgeab	g in a competitive and open market under all conditions requisite to						
Implicit in this definition is the consummation of a sale as of a specification in the consummation of a sale as of a specification in the consummation of a sale as of a specification in the consummation of a sale as of a specification in the consummation of a sale as of a specification in the consummation of a sale as of a specification in the consummation of a sale as of a specification in the consummation of a sale as of a specification in the consummation of a sale as of a specification in the consummation of a sale as of a specification in the consummation of a sale as of a specification in the consummation of a sale as of a specification in the consummation of a sale as of a specification in the consummation of a sale as of a specification in the consummation of a sale as of a specification in the consummation of a sale as of a specification in the consummation of a sale as of a specification in the consummation of a sale as of a specification in the consummation of a specification of the consummation of a specification of the consummation of the consum							
conditions whereby: (1) buyer and seller are typically motivated; (2) what he or she considers his or her own best interest; (3) a reasonal							
made in terms of cash in U. S. dollars or in terms of financial arrange							
normal consideration for the property sold unaffected by special or c	reative financing or sales concessions granted by anyone						
associated with the sale.							
APPRAISER	CO-APPRAISER						
Signature:	Signature:						
Name: Daniel B. Truax	Name:						
Company Name: Elite Appraisals, Inc.	Company Name:						
Company Address: 9568 42nd Ct	Company Address:						
Pleasant Prairie, WI 53158 Telephone Number: 262.605.0888	Telephone Number:						
Email Address: eliteappraisalswi@gmail.com	Email Address:						
State Certification # 1391-9	State Certification #						
or License #	or License #						
or Other (describe): State #: State: WI	State: Expiration Date of Certification or License:						
Expiration Date of Certification or License: 12/14/2023	Date of Signature:						
Date of Signature and Report: 11/28/2023	Date of Property Viewing:						
Date of Property Viewing: 11/27/2023							
	Degree of property viewing:						
Degree of property viewing:  Interior and Exterior  X Exterior Only  Did not personally view	Degree of property viewing:  Interior and Exterior  Exterior Only  Did not personally view						



#### **ADDENDUM**

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

#### **Site Comments**

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

#### **Quality and Condition of Property**

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

#### **Comments on Sales Comparison**

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

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

#### **Final Reconciliation**

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

#### Scope of Work, Assumptions and Limiting Conditions

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

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

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

- 1. The appraiser assumes no responsibility for matters of a legal nature affecting the property appraised or title thereto, nor does the appraiser render any opinion as to the title, which is assumed to be good and marketable. The property is appraised as though under responsible ownership.
- 2. Any sketch in this report may show approximate dimensions and is included only to assist the reader in visualizing the property. The appraiser has made no survey of the property.
- 3. The appraiser is not required to give testimony or appear in court because of having made the appraisal with reference to the property in question, unless arrangements have been previously made thereto.
- 4. Neither all, nor any part of the content of this report, copy or other media thereof (including conclusions as to the property value, the identity of the appraiser, professional designations, or the firm with which the appraiser is connected), shall be used for any purposes by anyone but the client and other intended users as identified in this report, nor shall it be conveyed by anyone to the public through advertising, public relations, news, sales, or other media, without the written consent of the appraiser.
- 5. The appraiser will not disclose the contents of this appraisal report unless required by applicable law or as specified in the Uniform Standards of Professional Appraisal Practice.
- 6. Information, estimates, and opinions furnished to the appraiser, and contained in the report, were obtained from sources considered reliable and believed to be true and correct. However, no responsibility for accuracy of such items furnished to the appraiser is assumed by the appraiser.
- 7. The appraiser assumes that there are no hidden or unapparent conditions of the property, subsoil, or structures, which would render it more or less valuable. The appraiser assumes no responsibility for such conditions, or for engineering or testing, which might be required to discover such factors. This appraisal is not a home inspection or environmental assessment of the property and should not be considered as such.
- 8. The appraiser specializes in the valuation of real property and is not a home inspector, building contractor, structural engineer, or similar "expert", unless otherwise noted. The appraiser did not conduct the intensive type of field observations of the kind intended to seek and discover property defects. The viewing of the property and any improvements is for purposes of developing an opinion of the defined value of the property, given the intended use of this assignment. Statements regarding condition are based on surface observations only. The appraiser claims no special expertise regarding issues including, but not limited to: foundation settlement, basement moisture problems, wood destroying (or other) insects, pest infestation, radon gas, lead based paint, mold or environmental issues. Unless otherwise indicated, mechanical systems were not activated or tested.

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

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

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

- 9. Appraisals involving hypothetical conditions related to completion of new construction, repairs or alteration are based on the assumption that such completion, alteration or repairs will be competently performed.
- 10. Unless the intended use of this appraisal specifically includes issues of property insurance coverage, this appraisal should not be used for such purposes. Reproduction or Replacement cost figures used in the cost approach are for valuation purposes only, given the intended use of the assignment. The Definition of Value used in this assignment is not consistent with the definition of Market Value for property insurance coverage/use unless otherwise stated by the appraiser.

#### ${\bf Additional\ Comments\ Related\ To\ Scope\ Of\ Work, Assumptions\ and\ Limiting\ Conditions}$

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



Elite Appraisals, Inc.					
	USPA	P ADDENDUM	File No. 223-300		
Borrower: Property Address: 6315 245th Ave City: Paddock Lake Lender: Kenosha County Clerk	County:	State: WI	Zip Code: <u>53168</u>		
APPRAISAL AND REPORT IDEN	TIFICATION				
This report was prepared under th		rting option:			
Appraisal Report	A written report prepared under				
X Restricted Appraisal Report	A written report prepared under	er Standards Rule 2-2(b).			
Reasonable Exposure Time  My opinion of a reasonable exposure time	for the subject property at the m	narket value stated in this report is: 45			
Additional Certifications  X I have performed NO services, as an period immediately preceding accepta		ity, regarding the property that is the su	ubject of this report within the three-year		
		regarding the property that is the subject services are described in the comments			
Additional Comments					

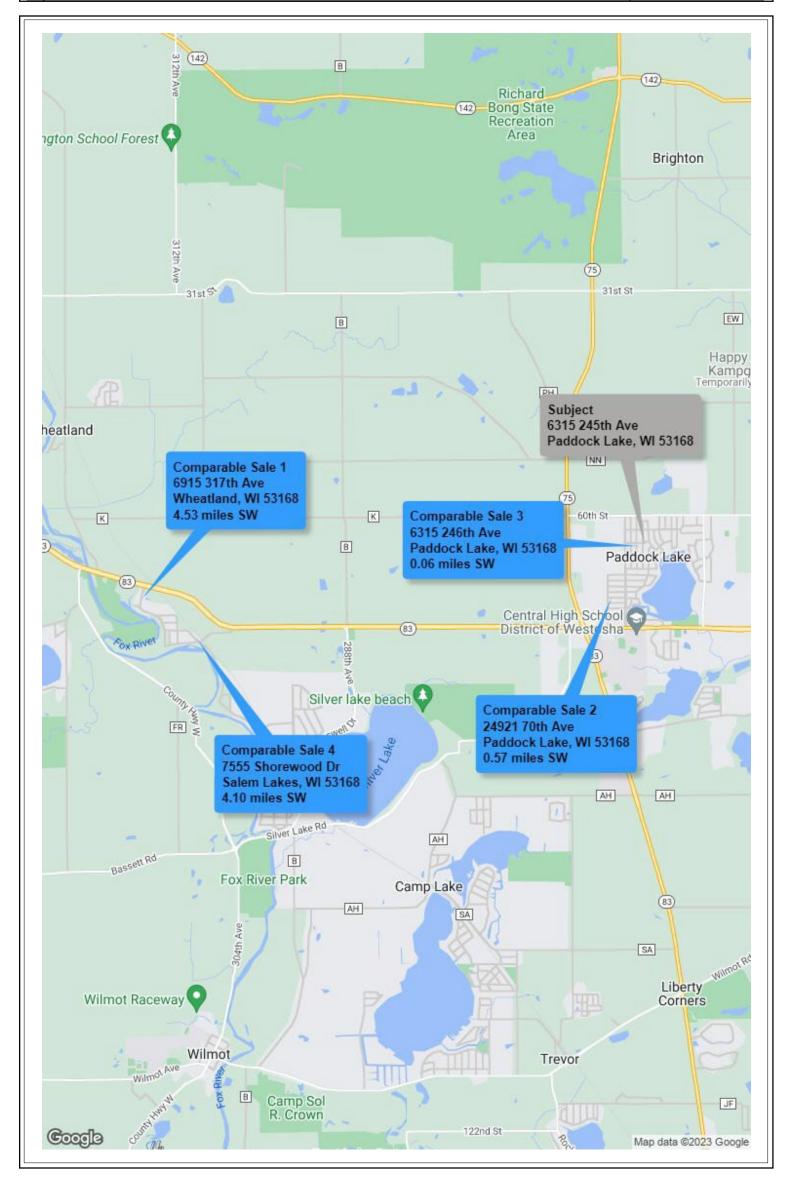
APPRAISER:	SUPERVISORY APPRAISER (only if required):
Signature:  Name: Daniel B. Truax  Date Signed: 11/28/2023  State Certification #: 1391-9  or State License #:  or Other (describe):  State: WI  Expiration Date of Certification or License: 12/14/2023  Effective Date of Appraisal: November 27, 2023	Signature:

#### **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 7in: 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 7in: 53168



## COMPARABLE SALE #4

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

#### **COMPARABLE SALE #5**

Sale Date: Sale Price: \$

### COMPARABLE SALE #6

Sale Date: Sale Price: \$ 60-4-119-191-0640

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

### \$212,000 SOLD AS IS



PROPERTY ADDRESS: 39910 97th St, Randall

LOT SIZE: 176.5' x 161'





## **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

Termetally Conservers. The subject generally conformed in the heighborhood in designifystyle, shwelling aguste footage, site size, and bedroom/bath count. The subject of interior condition in comparison to the predominant housing of the immediate area, as it be decided to a comparison of the predominant housing of the immediate area, as it be decided to a comparison of the predominant housing of the immediate area, as it be decided to a comparison of the predominant housing of the immediate area, as it be decided to a comparison of the predominant housing of the immediate area, as it be decided to a comparison of the predominant housing of the immediate area, as it be decided to a comparison of the predominant housing of the immediate area, as it because area, as a constitution and area.  In procedor of the immediate area, as it because area, as a constitution area.  In procedor of the immediate area, as it because area, as it because area, as it because area, as a constitution area.  In procedor of the immedia			e and exclusive use of the client	• • • • • • • • • • • • • • • • • • • •					
Technity No. 2010 970 ST. S. Technity No. 2010 970 ST. Technity No. 20	OSE			praisal report is to provide the					raisal.
Technity No. 2010 970 ST. S. Technity No. 2010 970 ST. Technity No. 20	URP I							_	53140
the Design Kryfu Lagi at C.; replace 60-4119-191-0610; Although the subject has a Genoa City mailing address, its physically located in and taxed by the Tom of Randing Residential  Proceeding the Tomas of Randing Residential  Proceeding the Common Section of Proceeding Section 1 (1997) (1998) (1	Δ.	Intended Use "As-Is" P	ortfolio Valuation						
the Design Kryfu Lagi at C.; replace 60-4119-191-0610; Although the subject has a Genoa City mailing address, its physically located in and taxed by the Tom of Randing Residential  Proceeding the Tomas of Randing Residential  Proceeding the Common Section of Proceeding Section 1 (1997) (1998) (1		Property Address 39910	97th St		City <b>F</b>	Randall		State WI 7in !	53128
Stockersprovening Comments (Control of the Control				0-4-119-191-0640;			Genoa City mailing		
Stockersprovening Comments (Control of the Control	) NE								
Impact and best use    Secretary   Descriptions   D	SUE				lescribe)	Lloo reflected in a	paraisal. Single Fo	mily Posidontial	
Payseasers   Xi of						Use reflected in a	ppraisai: <u>Single-Fa</u>	mily Residential	
Indiginary of the subject possety in the company of company of the subject only sale/transfer within the past 3 years, was distressed in nature and was not publicly offered for sale on the MLS.    Interest, aprints and contacts, as the effected due of the aposition.   Not listed publicly offered for sale within past 12 months.	_			les or transfers of the subje	ct property for the th	ree years prior to the	effective date of this appr	aisal.	
Comparation and conflocts as of the effective date of the opposited   Comparation	RY.								Dood for a
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uninhabited for an undetermined period of time, but with readily observable forms of significant deferred maintenance which would affect its livibility, soundness or structural integrity. Local neighborhood market is average with supply and defamand 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.  **See Attached Addendum**  **FERTURE**  **SUBJECT**  **COMPARABLE SALENO_1**  **COMPARABLE SALENO_1**  **COMPARABLE SALENO_2**  **COMPARABLE SALENO	Ī	Marketability Comments:	The subject genera	ally conforms to the	neighborhood	in design/style	, dwelling square	footage, site size,	and
affect is 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 reavorable and while RECPISaldrasead sales. Social, the low volume/percentage from these transactions represent no meaningful factor in the current market conditions.           date Comments:         See Attached Addendum           Improvement Comments:         See Attached Add		bedroom/bath cour	nt. The subject's of	inferior condition in	comparison to	the predomina	ant housing of the	immediate area, a	s it's been
Property values are stable to modestly increasing. Present marketing conditions are favorable and while REO/TSBO/distressed sales occur, the low volume/percentage from these transactions represent no meaningful factor in the current market conditions.  See Attached Addendum  TEATURE SUDICT COMPARABLE SALE NO 1 COMPARABLE SALE NO 2 COMPARABLE SALE NO 2 COMPARABLE SALE NO 3 39910 97th St. Sale Attached Addendum  TEATURE SUDICT COMPARABLE SALE NO 1 COMPARABLE SALE NO 2 COMPARABLE SALE NO 2 SUPPORTING SALE NO 2									
See Attached Addendum   See Attached Addendum									
Improvement Comments   See Attached Addendum	LS								3000 00100
Improvement Comments   See Attached Addendum	MEN	Site Comments: See A	ttached Addendum						
Improvement Comments   See Attached Addendum	Ŏ.								
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   8	Ο.								
3991 097th St		Improvement Comments:	See Attached Add	dendum					
3991 097th St									
3991 097th St									
Address Randall, WI 53128			SUBJECT		SALE NO. 1				SALE NO. 3
Productive   Sale Prices   Sale   N/A   Sale   Sa			E2420		0				
Sale Price   S   N/A   S   230,000   S   59.97 sq   1   S   166,000   S   149.77 sq   S   260,000   S   249.77 sq   S   260,000			53128	,	8			· · · · · · · · · · · · · · · · · · ·	
Sab ProcNores In Anna   S			\$ N/A		230,000	04.70 miles 141			260,000
Verification Source(s)			\$ 0.00 sq. ft.						
VALUE ADJUSTMENTS   DESCRIPTION   OESCRIPTION   Ac) & Adjustment   DESCRIPTION   Ac) & Ac)									
Sale or Financing			DESCRIPTION						
Date of SalorTime			BESONII HON		T() \$ Aujustinent		T() # Najasiment		T() \$ Aujustinent
Location									
Leaschold/Fee Simple			Posidontial						
Sile									
Design (Style)   Ranch   Ranch   Stucco/Average   Cedar/Average   Cedar/Aver			<u> </u>		3,500		5,300		-2,400
Codar/Average									
Heating/Cooling   FWA/CAC   FWA/CA	Ŧ.			<del> </del>			/a		
Heating/Cooling   FWA/CAC   FWA/CA	SOA A				-11,500				-26,000
Heating/Cooling   FWA/CAC   FWA/CA							.,		**
Heating/Cooling   FWA/CAC   FWA/CA	NO.				0.000		3		0.000
Heating/Cooling   FWA/CAC   FWA/CA	RIS						a ft		
Heating/Cooling   FWA/CAC   FWA/CA	MPA				0,010				-10,000
Heating/Cooling   FWA/CAC   FWA/CA	8								
Energy Efficient Items									
Sarage/Carport   None   2 Car Garage   -3,000   4 Car Garage   -6,000   2 Car Garage   -3,000	S.								
Net Adjustment (Total)			None		-3,000		-6,000		-3,000
Net Adjustment (Total)							4.500		1,500
Adjusted Sale Price of Comparables Summary of Sales Comparison Approach See Attached Addendum  Net Adj0.5% Gross Adj. 12.1% \$ 228,940 Gross Adj. 20.7% \$ 178,400 Gross Adj. 25.7% \$ 243,980		rence/rireplace	rence/Fireplace	rirepiace	1,500	rireplace	1,500	ггеріасе	1,500
Adjusted Sale Price of Comparables Summary of Sales Comparison Approach See Attached Addendum  Net Adj0.5% Gross Adj. 12.1% \$ 228,940 Gross Adj. 20.7% \$ 178,400 Gross Adj. 25.7% \$ 243,980									
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					1,060				16,020
Summary of Sales Comparison Approach  See Attached Addendum	١	•			228 <b>0</b> 40	,			ኃላ3 ወ80
	-		rison Approach See At		220,340	01000 Auj. <b>20.1</b> 70			2-70,300
		<u> </u>				<del></del>			<del></del>
	j								
Indicated Value by Sales Comparison Approach \$ 212,000		adicated Males I C. L. C.	omnodos - A	2.000					



## Elite Appraisals, Inc. Restricted Appraisal Report

File No. 223-301

FEATURE	SUBJECT	COMPARABLE S	SALE NO 1	COMPARABLE S	SALE NO. 5	COMPARABLE S	ALE NO 6
39910 97th St	3000201	3412 Kensington		1549 Fox Run Dr	SALL IVO. 5	W145 Hilltop Rd	ALL NO. 0
Address Randall, WI	E2120	Elmwood Park, W			2101	Bloomfield, WI 53	120
· · · · · · · · · · · · · · · · · · ·	33120		11 53405	Twin Lakes, WI 53	3101		120
Proximity to Subject		26.36 miles NE		1.46 miles SE		0.72 miles SW	
Sale Price	\$ N/A	\$	192,200	\$	293,250	\$	110,000
Sale Price/Gross Liv. Area	\$ 0.00 sq. ft.	\$ 103.44 sq. ft.		\$ 145.61 sq. ft.		\$ 62.43 sq. ft.	
Data Source(s)		MetroMLS #18207	786;DOM 88	MetroMLS #18196	663;DOM 18	MetroMLS #18209	35;DOM 98
Verification Source(s)		Assessor'sRcrds/l	ListingAgent	Assessor'sRcrds/I	ListingAgent	Assessor'sRcrds/L	istingAgent
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment
Sale or Financing	52001.III 11011	Estate;Cash	r() ¢ rajasanon	ShortSale;Cash	*() ¢ riajasinoni	REO;Cash	() \$ Adjustment
•		None Known		\$8,300	9 200	None Known	
Concessions					-0,300		
Date of Sale/Time	5 11 11	04/06/2023		03/31/2023		04/26/2023	
Location	Residential	Residential		Residential		Residential	
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple		Fee Simple	
Site	28314 sf	22355 sf	3,000	26136 sf		8755 sf	9,800
View	Residential	Residential		Residential		Residential	
Design (Style)	Ranch	Ranch		Contemporary		Ranch	
Quality of Construction	Stucco/Average	Brick/Cedar/Avg		Cedar/Average		Aluminum/Avg	5,500
	49a/45e	68a/50e	-8,300		-58,700	73a/60e	16,500
Actual Age			-0,300		-56,700		10,300
Condition	Poor	Poor		Average		Poor	
Above Grade	Total Bdrms. Baths	Total Bdrms. Baths		Total Bdrms. Baths		Total Bdrms. Baths	
Room Count	7 4 3.0	7 3 1.1	6,000		6,000	7 4 2.1	1,500
Gross Living Area 20	<b>2,705</b> sq. ft.	<b>1,858</b> sq. ft.	16,940	2,014 sq. ft.	13,820	<b>1,762</b> sq. ft.	18,860
Basement & Finished	None	Full	-10,000		-10,000		
Rooms Below Grade	N/A	Unfinished		75% Finished	-7,500		
Functional Utility	Typical	Typical		Typical	7,550	Typical	
•	FWA/CAC	FWA/CAC		FWA/CAC		FWA/CAC	
Heating/Cooling							
Energy Efficient Items	None	None		None		None	
Garage/Carport	None	2 Car Garage		3 Car Garage	-4,500		
Porch/Patio/Deck	Patio/Deck	None		2Porches/Deck		Porch/Patio	
Fence/Fireplace	Fence/Fireplace	Fireplace	1,500	None	3,000	Fireplace	1,500
Net Adjustment (Total)		X + - \$	9,140	+ X - \$	69,180	X + - \$	53,660
Net Adjustment (Total)  Adjusted Sale Price of Comparables  Summary of Sales Compar		Net Adj. 4.8%	3,140	Net Adj23.6%	00,100	Net Adj. 48.8%	33,000
Aujusteu Sale Price			004.040		004.070		400,000
of Comparables  Summary of Sales Compar		Gross Adj. 26.9% \$	201,340	Gross Adj. 39.2% \$	224,070	Gross Adj. 48.8% \$	163,660
_							



Elite Appraisals, Inc. Restricted Appraisal Report File No. 223-301 Methods and techniques employed: X 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

Reconciliation comments.	
Based on the scope of work, assumptions, limiting conditions and appraiser's the subject of this report as of $11/27/2023$ , X Single point \$ $212,000$ Range \$ to \$	s certification, my (our) opinion of the defined value of the real property that is which is the effective date of this appraisal, is:  Greater than Less than \$  In the basis of a hypothetical condition that the improvements have been completed,
subject to the following repairs or alterations on the basis of a hypothetical condition that	the repairs or alterations have been completed subject to the following:
	J,
Appraiser's Certification	
The appraiser(s) certifies that, to the best of the appraiser's knowledge and belief:	
The statements of fact contained in this report are true and correct.	
2. The reported analyses, opinions, and conclusions are limited only by the reported assump	tions and limiting conditions and are the appraiser's personal, impartial, and unbiased
professional analyses, opinions, and conclusions.	and and animality contained and are the appraised of personal, impartial, and animalised
3. Unless otherwise stated, the appraiser has no present or prospective interest in the proper	ty 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	·
5. The appraiser's engagement in this assignment was not contingent upon developing or report of the appraisance of the apprais	• • • • • • • • • • • • • • • • • • • •
<ol><li>The appraiser's compensation for completing this assignment is not contingent upon the de the client, the amount of the value opinion, the attainment of a stipulated result, or the occurre</li></ol>	evelopment or reporting of a predetermined value or direction in value that favors the cause of
·	
	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	, ,
9. Unless noted, no one provided significant real property appraisal assistance to the apprais	er signing this certification. Significant real property appraisal assistance provided by:
5	
Additional Certifications:	
Type of Value: X Market Value Other Value:	
Source of Definition: Uniform Standards of Professional Appraisal Professional Profession	
Source of Definition: Uniform Standards of Professional Appraisal Professional of Value: The most probable price which a property should be	oring in a competitive and open market under all conditions requisite to
Source of Definition: Uniform Standards of Professional Appraisal Professional Appraisal Profession of Value: The most probable price which a property should be a fair sale, the buyer and seller, each acting prudently, knowledge	oring in a competitive and open market under all conditions requisite to eably and assuming the price is not affected by undue stimulus.
Source of Definition: Uniform Standards of Professional Appraisal Profession of Value: The most probable price which a property should be a fair sale, the buyer and seller, each acting prudently, knowledge Implicit in this definition is the consummation of a sale as of a specific product of the professional Appraisal Professional Professional Appraisal Professional Appraisal Professional Appraisal Professional Appraisal Professional Professional Professio	oring in a competitive and open market under all conditions requisite to eably and assuming the price is not affected by undue stimulus. ecified date and the passing of title from seller to buyer under
Source of Definition: Uniform Standards of Professional Appraisal Profession of Value: The most probable price which a property should be a fair sale, the buyer and seller, each acting prudently, knowledge Implicit in this definition is the consummation of a sale as of a speconditions whereby: (1) buyer and seller are typically motivated; (1)	oring in a competitive and open market under all conditions requisite to eably and assuming the price is not affected by undue stimulus. ecified date and the passing of title from seller to buyer under (2) both parties are well informed or well advised, and each acting in
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#### **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.



	Elite	Appraisals, Inc.	
	USPAI	P ADDENDUM	File No. 223-301
Borrower:			
Property Address: 39910 97th St City: Randall Lender: Kenosha County Clerk	County:	State: WI	Zip Code: <u>53128</u>
APPRAISAL AND REPORT IDEN			
This report was prepared under the			
Appraisal Report	A written report prepared under		
X Restricted Appraisal Report	A written report prepared under	er Standards Rule 2-2(b).	
Reasonable Exposure Time My opinion of a reasonable exposure time	for the subject property at the m	arket value stated in this report is: 45	
Additional Certifications			
X I have performed <b>NO</b> services, as ar period immediately preceding accept		ity, regarding the property that is the subje	ect of this report within the three-year
		regarding the property that is the subject of services are described in the comments b	
Additional Comments			
APPRAISER:		SUPERVISORY APPRAISER (o	nly if required):
Signature: Signature:	Luax	Signature:	
Signature:		Name:	

Expiration Date of Certification or License: 12/14/2023
Effective Date of Appraisal: November 27, 2023 Supervisory Appraiser inspection of Subject Property:

Did Not

Exterior-only from street

Interior and Exterior

\_ State #: \_

Date Signed: 11/28/2023
State Certification #: 1391-9

or State License #: \_

or Other (describe): \_ State: <u>WI</u>

State: \_

Date Signed: \_ State Certification #: \_\_\_

or State License #: \_

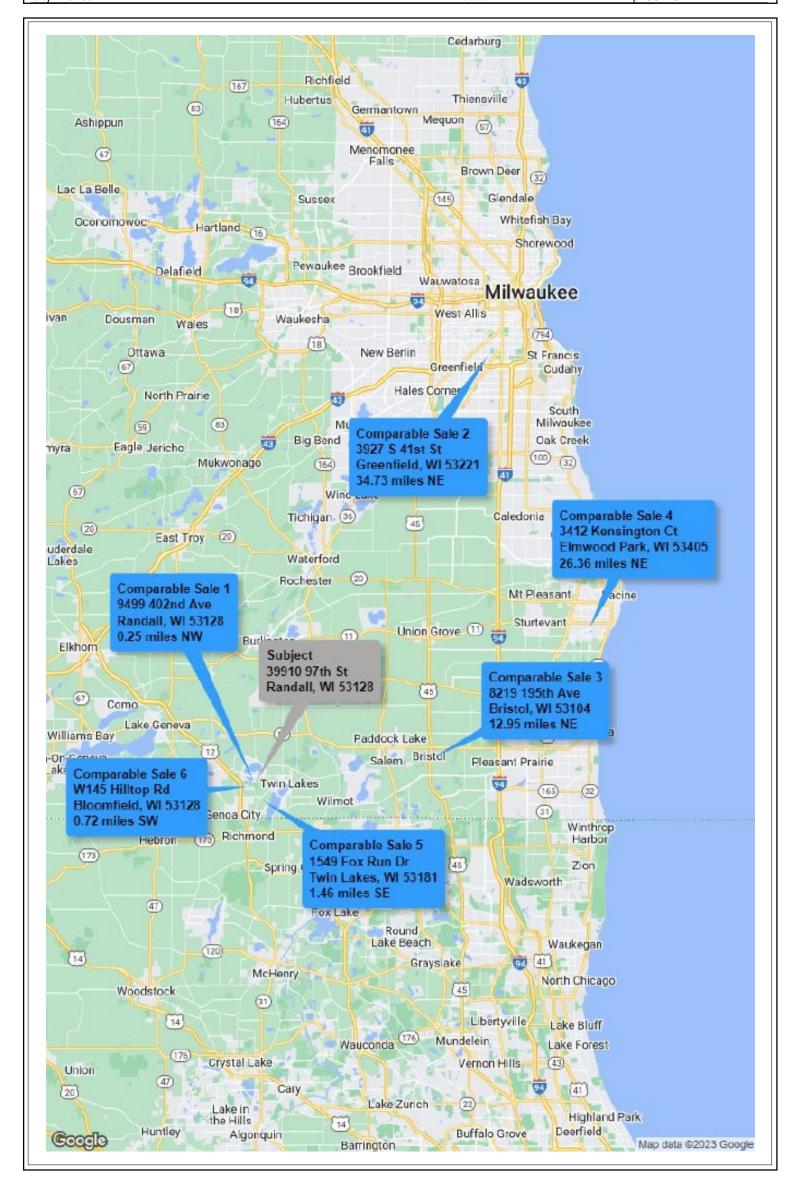
Expiration Date of Certification or License:

#### **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 7in: 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

## **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.

\$115,000 SOLD AS IS



PROPERTY ADDRESS: 10424 268th Ct, Salem Lakes

LOT SIZE: 176.5' x 161'





## **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

		eand exclusive use of the client.				· · · · · ·	· · · · ·	
S	Client Kenosha Cou	workfile.Thepurposeofthisapp Intv Clerk	oraisai report is to provide the o	ciient with a credible op E-mai				aisai.
PURPOSE	Client Address 1010 56				Kenosha			53140
<u>n</u> -	Intended Use "As-Is" P	ortfolio Valuation						
	5	0004- 04		O!! (	2-1 1-1		0: 14/1 7: /	70470
	Property Address 10424 Other Description (APN, Le		N-4-12N-281-N345·		Salem Lakes	n of Trevor ma	State WI Zip 5	53179 hysically
SUBJEC	<u>'</u>	d by the Village of S		7 titriough the	Subject has a rew	1101 110 01 1110	ming address, it's p	rrysically
8	Property Rights Appraised		Leasehold Other (d	lescribe)				
S	Subject property existing us	se: Single-Family R	tesidential		Use reflected in appra	isal: Single-Fa	mily Residential	
_	Highest and Best Use:		Other:					
		did not reveal any prior salute 01/06/2023	es or transfers of the subje Price <b>\$72,30</b>		ree years prior to the effect e(s) Assessor's Red			
8		er history of the subject prop					01/06/2023 via Tax	Deed for a
S		ssed value) of \$72,3						
ES HISTORY	was not publicly off	ered for sale on the	MLS.					
SAL								
"	Offerings, options and contr	racts as of the effective date	of the appraisal <b>NOt I</b>	istea publiciy d	offered for sale with	nin past 12 mo	ntns.	
	Marketability Comments:	The subject genera	Ilv conforms to the	neighborhood	in design/style, dy	velling square	footage, site size, a	and
	-	nt. The subject's of i						
-		undetermined perio						
ı		soundness or structi						
S		e stable to modestly me/percentage from						ssed sales
7	Site Comments: See A		Turese transaction	s represent no	meaningidi lactor	in the content	market conditions.	
COMMENTS								
ဗ								
		0 04	l					
	Improvement Comments:	See Attached Add	endum					
ı	FEATURE	SUBJECT	COMPARABLE S	SALE NO. 1	COMPARABLES		COMPARABLE S	SALE NO. 3
	10424 268th Ct Address Salem Lake	s M/I 52170	27605 113th St Salem Lakes, WI	52170	611 S Cogswell D Salem Lakes, WI		23507 124th Pl Salem Lakes, WI	52170
	Proximity to Subject	5, 11133179	0.94 miles SW	55179	2.23 miles NW	33170	2.65 miles SE	55179
	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 #18129		MetroMLS #1852		MetroMLS #1853	
-	Verification Source(s)	DECODIDATION	Assessor'sRcrds/I		Assessor'sRcrds/		Assessor'sRcrds/I	
	VALUE ADJUSTMENTS Sale or Financing	DESCRIPTION	DESCRIPTION Estate;Cash	+(-) \$ Adjustment	DESCRIPTION Investor;Conv	+(-) \$ Adjustment	DESCRIPTION Estate;Cash	+(-) \$ Adjustment
	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	1 000	Fee Simple		Fee Simple	
ı	Site View	6250 sf Residential	10019 sf Residential	-1,900	6250 sf Residential		8000 sf Residential	
	Design (Style)	Cottage	Cottage		Ranch		Cottage	
Ş	Quality of Construction	Vinyl/Average	Vinyl/Average		Frame/Average		Block/Vinyl/Avg	-6,400
<u> </u>	Actual Age	98a/40e	68a/40e		70a/40e		80a/40e	
ΔÞ	Condition	Fair-Poor	Fair-Poor		Fair-Poor		Fair-Poor	
SALES COMPARISON APPROACH	Above Grade Room Count	Total         Bdrms.         Baths           4         2         1.0	Total         Bdrms.         Baths           4         1         1.0	1,500	Total Bdrms. Baths 4 2 1.0		Total Bdrms. Baths 4 1 1.0	1,500
ARIS	Gross Living Area 20	571 sq. ft.	640 sq. ft.	1,500	718 sq. ft.	-2,940	840 sq. ft.	-5,380
MP.	Basement & Finished	None	None		None	,,,,,,	None	-,
8	Rooms Below Grade	N/A	N/A		N/A		N/A	
	Functional Utility	Typical	Typical		Typical		Typical	
	Heating/Cooling Energy Efficient Items	FWA/None None	FWA/None None		FWA/CAC* None		FWA/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)			400	X + - \$	6,560	+ X- \$	10,280
-	Adjusted Sale Price		Net Adj0.4%	100	Net Adj. 5.0%	0,000	Net Adj8.1%	10,200
	of Comparables		Gross Adj. 6.4% \$	99,600	Gross Adj. 9.6% \$	136,560	Gross Adj. 12.8% \$	117,220
	Summary of Sales Compar	ison Approach See Att	ached Addendum					
ш.		mnarison Approach \$ 115	000					



Elite Appraisals, Inc. **Restricted Appraisal Report** File No. 223-307 Methods and techniques employed: X 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: X Single point \$ 115,000 Range \$ to \$ Greater than Less than \$ This appraisal is made X "as is," subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been completed, subject to the following repairs or alterations on the basis of a hypothetical condition that the repairs or alterations have been completed subject to the following: Appraiser's Certification The appraiser(s) certifies that, to the best of the appraiser's knowledge and belief: 1. The statements of fact contained in this report are true and correct. 2. The reported analyses, opinions, and conclusions are limited only by the reported 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, no one provided significant real property appraisal assistance to the appraiser signing this certification. Significant real property appraisal assistance provided by: Additional Certifications: Other Value: 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. APPRAISER CO-APPRAISER apil B. Towar Signature: Signature: Name: Daniel B. Truax Company Name: Elite Appraisals, Inc. Company Name: Company Address: 9568 42nd Ct Company Address: Pleasant Prairie, WI 53158 Telephone Number: Telephone Number: 262.605.0888 Email Address: eliteappraisalswi@gmail.com Email Address: State Certification # \_\_ State Certification # 1391-9



or License #

or Other (describe): \_\_\_\_

Date of Property Viewing:

Degree of property viewing:

Interior and Exterior

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

11/27/2023

X Exterior Only

Date of Signature and Report: 11/28/2023

State #:

Did not personally view

State:

Date of Signature:

Date of Property Viewing: Degree of property viewing:

\_\_\_\_Interior and Exterior

Expiration Date of Certification or License: \_

Exterior Only

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.



Elite Appraisals, Inc.

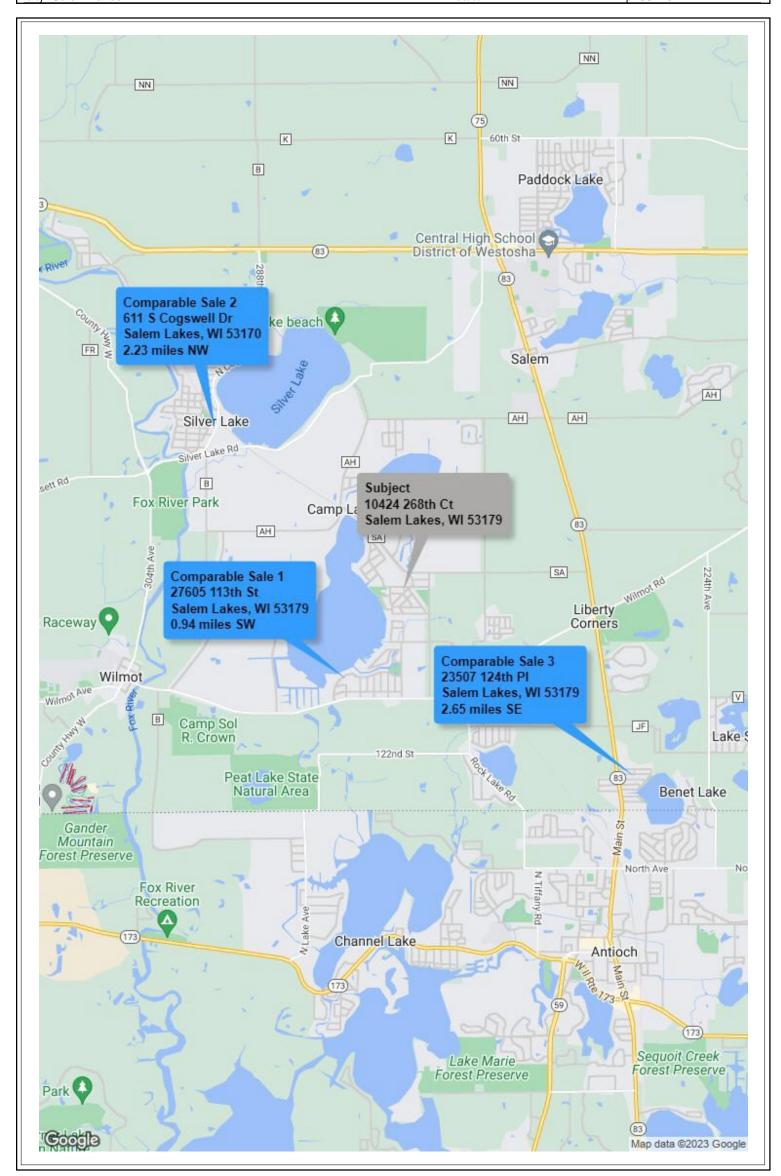
	USPAP ADDENDUM	File No. 223-307
Borrower:		
Property Address: 10424 268th Ct	Chair Mil	712 Only 50470
City: Salem Lakes Lender: Kenosha County Clerk	County: State: WI	Zip Code: <u>53179</u>
APPRAISAL AND REPORT IDENTIF	CATION	
This report was prepared under the fo	ollowing USPAP reporting option:	
Appraisal Report A	written report prepared under Standards Rule 2-2(a).	
X Restricted Appraisal Report A	written report prepared under Standards Rule 2-2(b).	
December 5		
Reasonable Exposure Time  My opinion of a reasonable exposure time for the	ne subject property at the market value stated in this report is: 45	
, эринэн эта гаазанага элрээш э ингэ гэг и		
Additional Certifications		
X   have performed NO services, as an appr period immediately preceding acceptance	raiser or in any other capacity, regarding the property that is the so of this assignment.	ubject of this report within the three-year
	ser or in another capacity, regarding the property that is the subje of this assignment. Those services are described in the comment	
Additional Comments		
APPRAISER:	SUPERVISORY APPRAISER	? (only if required):
Signature: Signature		
Signature:Name: Daniel B. Truax		
Date Signed: 11/28/2023	Date Signed:	
State Certification #: 1391-9	State Certification #:	
or State License #: or Other (describe):	or State License #: State #: State:	
State: WI	Expiration Date of Certification	n or License:
Expiration Date of Certification or License: 1. Effective Date of Appraisal: November 27,	2/14/2023 Supervisory Appraiser inspec Did Not Exterior-	tion of Subject Property: 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 PI Salem Lakes, WI 53179 Sale Date: 10/30/2023 Sale Price: \$ 127,500 91-4-122-134-0520

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

\$133,000 SOLD AS IS



PROPERTY ADDRESS: 8937 26th Ave, Pleasant Prairie

LOT SIZE: 70' x 257'





## **APPRAISAL OF**



## LOCATED AT:

8937 26th Ave Pleasant Prairie, WI 53143

## CLIENT:

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

## AS OF:

November 27, 2023

BY:

Daniel B. Truax

## Elite Appraisals, Inc. Restricted Appraisal Report

File No. 223-298

-	and exclusive use of the client.	•			-		
Client Kenosha Cou		oralisarreport is to provide the	E-mai				alsal.
Client Address 1010 56				(enosha			53140
Intended Use "As-Is" Po	ortfolio Valuation						
Property Address 8937 2	Octh Avo		City I	Pleasant Prairie		State WI Zip 5	53143
Other Description (APN, Le		1-4-122-134-0520:			of Kenosha m	ailing address, it's p	
·	d by the Village of F		7 aanoagn ano	odojoot nao a ony	<u> </u>	aming address, its	21.1y 0.10 a.ny
Property Rights Appraised	X Fee Simple	Leasehold Other (c	lescribe)				
	se: Single-Family R			Use reflected in apprai	sal: Single-Fa	mily Residential	
Highest and Best Use:		Other:					
	did not reveal any prior sal te 01/06/2023	es or transfers of the subje		ree years prior to the effect e(s) Assessor's Rec			
V	er history of the subject prop					01/06/2023 via Tax	Deed for a
	ssed value) of \$167,						
was not publicly off	ered for sale on the	MLS.					
<b>-</b>							
Offerings, options and contr	racts as of the effective date	of the appraisal Not I	isted publicly o	offered for sale with	iin past 12 mo	nths.	
Marketability Comments:	The subject genera	lly conforms to the	neighborhood	in design/style dw	elling square	footage site size a	and
	nt. The subject's of i						
-	undetermined perio		•	•			
affect its livability, s	soundness or structu	ural integrity. Local	neighborhood	I market is average	with supply a	nd demand in relat	tive balance.
	stable to modestly						sed sales
7	me/percentage from	tnese transaction	s represent no	meaningful factor	in the current	market conditions.	
Site Comments: See At	uacheu Audendum						
_							
Improvement Comments:	See Attached Add	endum					
FEATURE	SUBJECT	COMPARABLE S	SALE NO. 1	COMPARABLE S	SALE NO. 2	COMPARABLE S	ALF NO. 3
8937 26th Ave		8010 111th Ave	· · · · · · · · · · · · · · · · · · ·	1407 87th St		3540 Sheridan Rd	
Address Pleasant Pra	airie, WI 53143	Pleasant Prairie,	WI 53158	Kenosha, WI 5314	43	Kenosha, WI 5314	10
Proximity to Subject		5.44 miles NW		0.67 miles NE		4.35 miles NE	
Sale Price	\$ N/A	\$ 405.47	101,000	\$ 400.24 6	175,000	\$ 425.00 %	134,000
Sale Price/Gross Liv. Area  Data Source(s)	\$ 0.00 sq. ft.	\$ 125.47 sq. ft. MetroMLS #18278	852:DOM 2	\$ 192.31 sq. ft. MetroMLS #18248	865:DOM 4	\$ 135.90 sq. ft. MetroMLS #18542	211:DOM 2
Verification Source(s)		Assessor'sRcrds/l		Assessor'sRcrds/L		Assessor'sRcrds/I	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment
Sale or Financing		Estate;Cash		REO;Conv		Estate;Cash	
Concessions		None Known		\$2900	-2,900	None Known	
Date of Sale/Time	Desidential	04/17/2023		03/20/2023		11/03/2023	0.700
Location Leasehold/Fee Simple	Residential Fee Simple	Residential Fee Simple		Residential Fee Simple		Resid/BusyRd Fee Simple	6,700
Site	17990 sf	7663 sf	5 200	6600 sf	5 700	6175 sf	5,900
View	Residential	Residential	0,200	Residential	0,. 00	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  Above Grade	Fair-Poor Total Bdrms. Baths	Fair-Poor  Total Bdrms. Baths		Average  Total Bdrms. Baths	^*	Fair  Total Bdrms. Baths	^*
Room Count	5 3 1.0	1 dai Bdrms. Baths 4 2 1.0	1,500	5 3 1.0		1 dai Bdrms. Baths 4 2 1.0	1,500
Gross Living Area 20	988 sq. ft.	805 sq. ft.	3,660	910 sq. ft.		986 sq. ft.	.,300
Basement & Finished	Basement	None	8,000	Basement		Basement	, <del></del>
Rooms Below Grade	*Finished	N/A		Unfinished		Unfinished	
Functional Utility	Typical FWA/None	Typical FWA/None		Typical FWA/CAC	-1,500	Typical FWA/CAC	*
Heating/Cooling Energy Efficient Items	None	None None		None	-1,500	None	
Garage/Carport	1 Car Garage	2 Car Garage	-1,500		1	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)		X + - \$	18,360	+ X- \$	23,700	X + - \$	2,200
Adjusted Sale Price		Net Adj. 18.2%	10,300	+ X - \$ Net Adj13.5%	23,700	Net Adj. 1.6%	۷,۷00
of Comparables		Gross Adj. 21.1% \$	119,360	Gross Adj. 21.8% \$	151,300	,	136,200
Summary of Sales Compari	ison Approach See Att	ached Addendum	,		,		,
-							
Indicated Value by Sales Co	mparison Approach \$ 133	,000					



## Elite Appraisals, Inc. Restricted Appraisal Report

File No. **223-298** 

FEATURE	SUBJECT	COMPARABLE		COMPARABLE	DALE NO. 3	COWPARABLE 3	ALL NO. 0
8937 26th Ave		29610 Wilmot Rd					
Address Pleasant Pr	airie. WI 53143	Salem Lakes, WI					
	unio, vii oo i io		00170				
Proximity to Subject		16.93 miles SW					
Sale Price	\$ N/A	\$	159,900	\$		\$	
Sale Price/Gross Liv. Area	\$ 0.00 sq. ft.	\$ 148.61 sq. ft.		\$ sq. ft.		\$ sq. ft.	
Data Source(s)	, , , , , , , , , , , , , , , , , , , ,	MetroMLS #18170	OC 4 · DOM O	7 24		7 241111	
Verification Source(s)		Assessor'sRcrds/l	ListingAgent		Γ		
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment
Sale or Financing		REO;Cash					
· ·		None Known					
Concessions							
Date of Sale/Time		12/02/2022					
Location	Residential	Residential					
Leasehold/Fee Simple	Fee Simple	Fee Simple					
			25 600				
Site	17990 sf	2.75	-35,600				
View	Residential	Residential					
Design (Style)	Raised Ranch	Ranch					
	PermaStone/Avg	Frame/Vinyl/Avg					
Quality of Construction							
Actual Age	60a/40e	69a/40e					
Condition	Fair-Poor	Fair-Poor					
Above Grade				Total Delema Datha		Total Darma Datha	
	Total Bdrms. Baths	Total Bdrms. Baths		Total Bdrms. Baths		Total Bdrms. Baths	
Room Count	5 3 1.0	6 3 1.0					
Gross Living Area 20	<b>988</b> sq. ft.	<b>1,076</b> sq. ft.		sq. ft.		sq. ft.	
Basement & Finished	Basement	Basement					
Rooms Below Grade	*Finished	Unfinished					
Functional Utility	Typical	Typical					
Heating/Cooling	FWA/None	FWA/None					
Energy Efficient Items	None	None					
Garage/Carport	1 Car Garage	2 Car Garage	-1,500				
Porch/Patio/Deck	Porch	Deck					
Fence/Fireplace	Fence	None	1,500				
i encert neptace	1 01100	140110	1,500				
Net Adjustment (Total)		+ X- \$	35,600	X + - \$		-   \$	
			33,000				
Adjusted Sale Price		Net Adj22.3%		Net Adj. %		Net Adj. %	
of Comparables		Gross Adj. 24.1% \$	124,300	Gross Adj. % \$		Gross Adj. % \$	
Summary of Sales Compar	ison Approach Althou	gh comparable sale	4 contains ac	reage and is locate	ed farther in pi	oximity than prefer	red, it was
utilizad dua to ite b				of Kanacha County	and ratiacting	wall the marketabil	lity of a
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#### **ADDENDUM**

Client: Kenosha County Clerk	Kenosha County Clerk File No.: 223-298	
Property Address: 8937 26th Ave	Case N	lo.:
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** 

Methods and techniques employed: X Sales Comparison Approach Cost App	oroach Income Approach Other:
<del>-</del>	
Discussion of methods and techniques employed, including reason for excluding an approach to	
reflects the attitudes of the typical buyers and sellers in this market	. Both the Cost and Income Approaches were deemed neither
applicable nor necessary.	
,	
Reconciliation comments: See Attached Addendum	
Reconclidation confinents. See Attached Addendam	
<u>.                                    </u>	
Based on the scope of work, assumptions, limiting conditions and appraiser's o	certification, my (our) opinion of the defined value of the real property that is
	hich is the effective date of this appraisal, is:
X Single point \$ 133,000 Range \$ to \$	
This appraisal is made X "as is," subject to completion per plans and specifications	on the basis of a hypothetical condition that the improvements have been completed,
subject to the following repairs or alterations on the basis of a hypothetical condition that th	e repairs or alterations have been completed subject to the following:
	Subject to the following.
Appraiser's Certification	
The appraiser(s) certifies that, to the best of the appraiser's knowledge and belief:	
The statements of fact contained in this report are true and correct.	
· ·	19. 90 190 1
2. The reported analyses, opinions, and conclusions are limited only by the reported assumption	ns and limiting conditions and are the appraiser's personal, impartial, and unbiased
professional analyses, opinions, and conclusions.	
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 th	e parties involved with this assignment.
The appraiser's engagement in this assignment was not contingent upon developing or report	
	• .
6. The appraiser's compensation for completing this assignment is not contingent upon the development of the continuous c	elopment or reporting of a predetermined value or direction in value that favors the cause of
the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence	
7. The appraiser's analyses, opinions, and conclusions were developed, and this report has bee	en 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	
	· · · · · · · · · · · · · · · · · · ·
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:	
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Type of Value: X Market Value Other Value:	
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#### Scope of Work, Assumptions and Limiting Conditions

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

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

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

- 1. The appraiser assumes no responsibility for matters of a legal nature affecting the property appraised or title thereto, nor does the appraiser render any opinion as to the title, which is assumed to be good and marketable. The property is appraised as though under responsible ownership.
- 2. Any sketch in this report may show approximate dimensions and is included only to assist the reader in visualizing the property. The appraiser has made no survey of the property.
- 3. The appraiser is not required to give testimony or appear in court because of having made the appraisal with reference to the property in question, unless arrangements have been previously made thereto.
- 4. Neither all, nor any part of the content of this report, copy or other media thereof (including conclusions as to the property value, the identity of the appraiser, professional designations, or the firm with which the appraiser is connected), shall be used for any purposes by anyone but the client and other intended users as identified in this report, nor shall it be conveyed by anyone to the public through advertising, public relations, news, sales, or other media, without the written consent of the appraiser.
- 5. The appraiser will not disclose the contents of this appraisal report unless required by applicable law or as specified in the Uniform Standards of Professional Appraisal Practice.
- 6. Information, estimates, and opinions furnished to the appraiser, and contained in the report, were obtained from sources considered reliable and believed to be true and correct. However, no responsibility for accuracy of such items furnished to the appraiser is assumed by the appraiser.
- 7. The appraiser assumes that there are no hidden or unapparent conditions of the property, subsoil, or structures, which would render it more or less valuable. The appraiser assumes no responsibility for such conditions, or for engineering or testing, which might be required to discover such factors. This appraisal is not a home inspection or environmental assessment of the property and should not be considered as such.
- 8. The appraiser specializes in the valuation of real property and is not a home inspector, building contractor, structural engineer, or similar "expert", unless otherwise noted. The appraiser did not conduct the intensive type of field observations of the kind intended to seek and discover property defects. The viewing of the property and any improvements is for purposes of developing an opinion of the defined value of the property, given the intended use of this assignment. Statements regarding condition are based on surface observations only. The appraiser claims no special expertise regarding issues including, but not limited to: foundation settlement, basement moisture problems, wood destroying (or other) insects, pest infestation, radon gas, lead based paint, mold or environmental issues. Unless otherwise indicated, mechanical systems were not activated or tested.

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

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

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

- 9. Appraisals involving hypothetical conditions related to completion of new construction, repairs or alteration are based on the assumption that such completion, alteration or repairs will be competently performed
- 10. Unless the intended use of this appraisal specifically includes issues of property insurance coverage, this appraisal should not be used for such purposes. Reproduction or Replacement cost figures used in the cost approach are for valuation purposes only, given the intended use of the assignment. The Definition of Value used in this assignment is not consistent with the definition of Market Value for property insurance coverage/use unless otherwise stated by the appraiser.

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

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



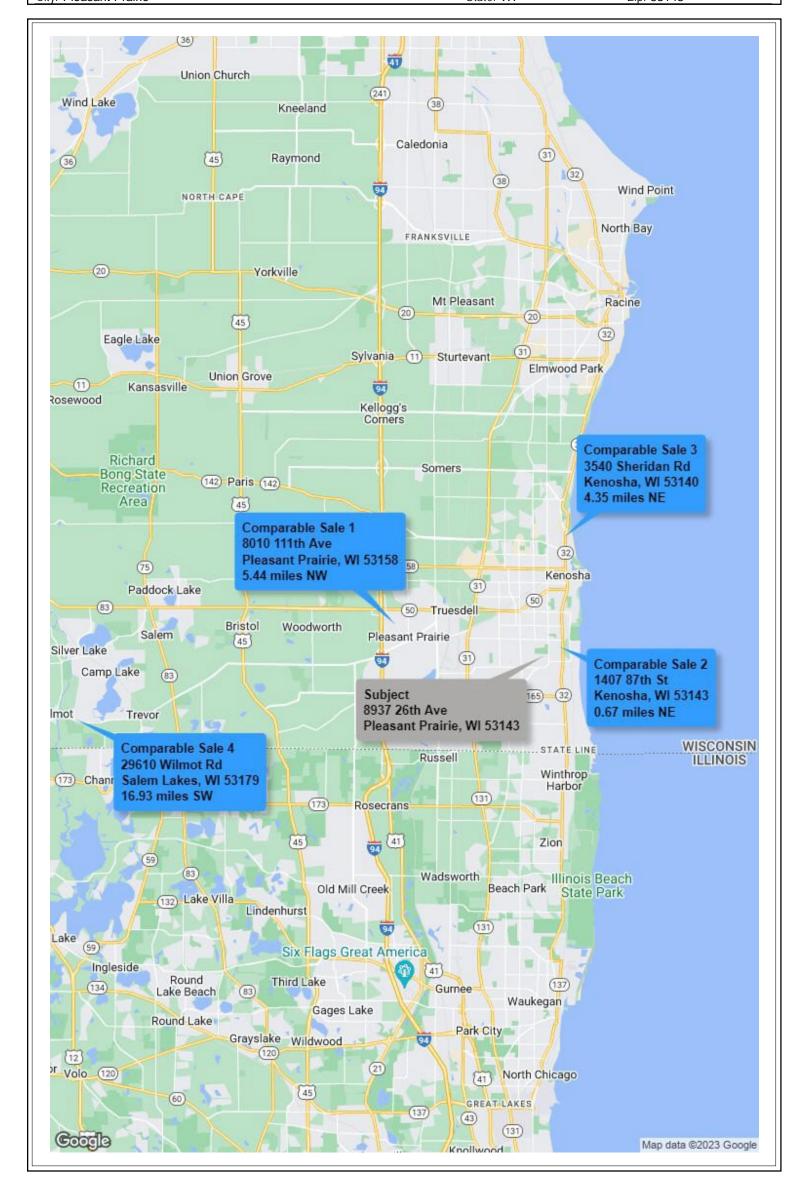
Elite Appraisals, Inc.

		USPAP /	ADDENDUM	File No. 223-298
Borrowei	·.			
Property	Address: 8937 26th Ave			
,	Pleasant Prairie Kenosha County Clerk	County:	State: WI	Zip Code: <u>53143</u>
DDDA	ISAL AND DEDODT IDENTI	FICATION		

City:	Pleasant Prairie	County:	State: WI	Zip Code: 53143
Lender:	Kenosha County Clerk			
APPRA	ISAL AND REPORT IDE	NTIFICATION		
This rep	port was prepared under	the following USPAP report	ing option:	
□ Ap	praisal Report	A written report prepared under	Standards Rule 2-2(a).	
X Re	estricted Appraisal Report	A written report prepared under	Standards Rule 2-2(b).	
<u></u>	уст готош търганов тторот т	7. millon roport proparou andor	otalidado italo 2 2(5)	
	nable Exposure Time			
My opinio	on of a reasonable exposure tim	ie for the subject property at the ma	rket value stated in this report is: 45	
Additio	onal Certifications			
		an appraisor or in any other canacity	rogarding the property that is the subje	act of this report within the three year
	iod immediately preceding accep		r, regarding the property that is the subjection	ect of this report within the three-year
·	, , , , , , , , , , , , , , , , , , ,	· ·		
			garding the property that is the subject of	
peri	lod immediately preceding accep	otance of this assignment. Those se	rvices are described in the comments be	elow.
Additio	onal Comments			
APPRA	AISER:		SUPERVISORY APPRAISER (o	nly if required):
	7 -	<b>A</b>		
Signatu	ire: Spil Ba	Tuesc	Signature:	
Name:	Daniel B. Truax			
	igned: 11/28/2023		_ Date Signed:	
State C	Certification #: 1391-9		_ State Certification #:	
or Othe	er (describe) <sup>.</sup>	State #:	or State License #: State:	
State:	WI		Expiration Date of Certification or	r License:
Expirat	ion Date of Certification or Licen	ISE: 12/14/2023	Supervisory Appraiser inspection	of Subject Prop <u>ert</u> y:
Effectiv	ve Date of Appraisal: Novembe	er 27, 2023	_ U Did Not U Exterior-onl	y from street

#### **LOCATION MAP**

Client:Kenosha County ClerkFile No.: 223-298Property Address: 8937 26th AveCase No.:City:Pleasant PrairieState: WIZip: 53143



## SUBJECT PROPERTY PHOTO ADDENDUM

Client:Kenosha County ClerkFile No.:223-298Property Address:8937 26th AveCase No.:City:Pleasant PrairieState:WIZip: 53143



## FRONT VIEW OF SUBJECT PROPERTY

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



## REAR VIEW OF SUBJECT PROPERTY



STREET SCENE

## Additional Items of Note

Client: Kenosha County Clerk	File No.: 223-298
Property Address: 8937 26th Ave	Case No.:
City: Pleasant Prairie	State: WI 7in: 53143



Defective Soffits & Fascia Evidence of Possible Rodent Infestation



Defective Soffits & Fascia Evidence of Possible Rodent Infestation

## COMPARABLE PROPERTY PHOTO ADDENDUM

Client:Kenosha County ClerkFile No.:223-298Property Address:8937 26th AveCase No.:City:Pleasant PrairieState:WIZip: 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 7in: 53143



## COMPARABLE SALE #4

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

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## COMPARABLE SALE #5

Sale Date: Sale Price: \$

### COMPARABLE SALE #6

Sale Date: Sale Price: \$