APPRAISAL OF

A Vacant Commercial Lot

LOCATED AT:

5152 Tradewinds Parkway Madison, WI

FOR:

Dane County Treasurer Room 114, 210 Martin Luther King Jr. Blvd. Madison, WI 53703

BORROWER:

Client: Dane County Treasurer

AS OF:

August 1, 2018

BY:

Tenny Albert Wisconsin Certified General Appraiser #154 August 20,2018

Dane County Treasurer Room 114, 210 Martin Luther King Jr. Blvd. Madison, WI 53703

File Number: DCT_Tradewinds_5152_2018

To whom it may concern,

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

5152 Tradewinds Parkway Madison, WI

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

In my opinion, the market value of the property as of August 1, 2018

is:

\$76,000 Seventy-Six Thousand Dollars

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

Sincerely,

Tenny Albert Wisconsin Certified General Appraiser #154

AND APPRAISAL	REPORT
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		LAND	APPRAIS/	AL REPORT		File No. DCT_Tradev	vinds_5152_20
Property Address 5152				ensus Tract		DER DISCRETIONARY L	
City Madison Legal Description Lot 15	County		State WI	Zip Code	Sale		
Owner/Occupant Dane		10-271-0407-0	1	Map Reference		gage Amount \$	
Sale Price \$ N/A	Date of S	ale August 1, 2018	-	Property Rights A		igage Type	
Loan charges/concessions				X Fee Simple		ount Points and Other Con	cessions
R.E. Taxes \$ 23,882.9		ear 2017 HOA	\$/Mo.	Leashold		by Seller \$	
Lender/Client Dane Co Room 114, 210 Mar		Blyd Madison WI	53703	Condominium	n (HUD/VA) Sou	rco	
LOCATION	X Urban						d Avg. Fair Poor
BUILT UP	Over 7			Under 25%	Employment Sta		
GROWTH RATE	🗌 Rapid	X Stabl		Slow	Convenience to		
PROPERTY VALUES	X Increas	° –			Convenience to		
DEMAND/SUPPLY MARKETING TIME	Shortag			Over Supply Over 6 Mos.	Convenience to	Schools	
PRESENT LAND USE 9						· Ξ	
Single Family	Not Likely		ANCY	PRICE AGE	Adequacy of Fac	ilities X	
2-4 Family	Likely	Owner		\$(000) (yrs)	Property Compare	· · · · · ·	
Multi-Family	In process	X Tenant	-5%) X	Low	-	Detrimental Cond.	
Commercial Industrial	30% To: Comr 30% Light Indus			High Predominant	Police & Fire Pro	ance of Properties	
Vacant	40%			-	Appeal to Marke	· _	
Note: Race or the racial		hborhood are not consid	ered reliable app	raisal factors. CC	MMENTS:See N		
		,					
Dimensions Irregular -	433' frontage on T	radewinds / 287' from	ntage on Agrid	cultural Drive	Topography	Level to slight of	arade
Site Area 50,496 s.f.			Lot Yes		Size	Typical for Area	
Zoning Classification IL -			Compliance Yes		Shape	Irregular	
HIGHEST & BEST USE: F					Drainage	Appears Adequ	
UTILITIES Public Electricity X	Other	SITE IMPROVEMENTS Street Asphal			View Landscaping	<u>Typical / light ir</u> Typical / Overg	
Gas X		Curb/Gutter Concre			Driveway	None	TOWIT
Water X		Sidewalk Yes			Apparent Easemer	-	
Sanitary Sewer		Street Lights		$- \ge $	FEMA Flood Haza		
Storm Sewer X	duaraa aaaamanta an	Alley None	acomonto olido o		FEMA* Map/Zone	55025C0441G	
Comments (Apparent a AE and Zone X. Mu					e property is w	ithin 11000 chance at	eas - Zones
A							
The undersigned has reciti adjustment, reflecting mark to, or more favorable than or less favorable than, the	ket reaction to those item 1, the subject property, a	ns of significant variation b a minus (-) adjustment is i	between the subjec made, thus reduci	t and comparable propert ng the indicated value of	ies. If a significar subject; if a sign	it item in the comparable p	roperty is superior
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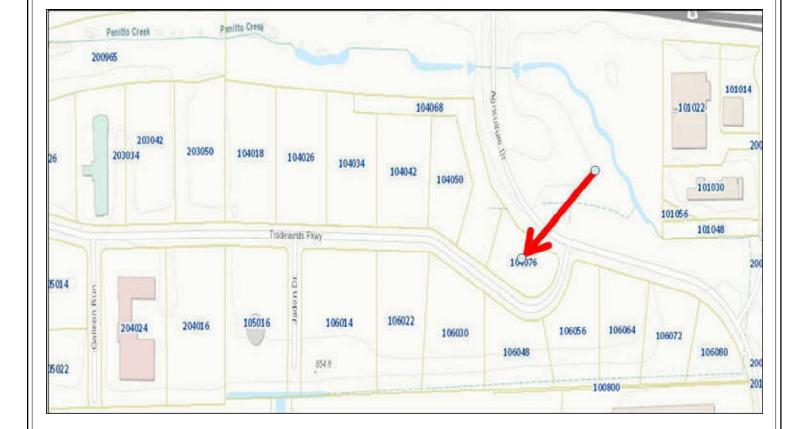
Proprietary Land Form 04/88

LAND APPRAISAL REPORT

The undersigned has recited three recent sales of properties most similiar and proximate to subject and has considered these in the market analysis. The description includes a dollar adjustment, reflecting market reaction to those items of significant variation between the subject and comparable properties. If a significant item in the comparable property is superior to, or more favorable than, the subject property, a minus (-) adjustment is made, thus reducing the indicated value of subject; if a significant item in the comparable is inferior to, or less favorable than, the subject property, a plus (+) adjustment is made, thus increasing the indicated value of the subject.

or less favorable than, the	subject property, a plus	(+) adjustment is made, tr	nus increasing the	Indicated value of th	e subject.		
ITEM	SUBJECT	COMPARABLE	E NO. 4		ABLE NO. 5	COMPARABL	E NO. 6
		s 4019 Marsh Road		4019 Marsh Road			
Address	Madison	Madison Madiso		Madison			
Proximity to Subject		3 Blocks		3 Blocks			
Sales Price	\$ N/A	\$	559,265		\$ 559,265		
Price/	\$ 🛛			\$ 3.87		\$ 🛛	
Data Source		Inspection, Assesso	or / RE data		essor / RE data		[
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-)\$ Adjustment	DESCRIPTION	+(-)\$ Adjustment	DESCRIPTION	+(-)\$ Adjustment
Sales or Financing		None		None			1
Concessions					-		
Date of Sale/Time	August 1, 2018	November 2016		November 2010	5		I I T
Location	Urban	Urban		Urban	 		
Site/View	Typ. Mixed Com.			Typ. Mixed Cor			
Size	50,496	144,543	0.38	144,543	0.38		
Zoning Floodplain/WetInd	IL-Industrial All FldpIn/AE 1%	IL-Industrial	2.22	IL-Industrial None	2.22		
Access/Utility	Low Average	Average		Average	-2.32		1
Net Adj. (total)	LOW Average		2.33				1
Indicated Value		Gross: 81.3	2.33	Gross: 79.8		Gross: 0.0	
of Subject		Net: -61.3 \$	1.47				0
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	PLATMAP		
Borrower:			File No.: DCT_Tradewinds_5152_2018
Property Address: 5152 Tradewinds Parkway			Case No.:
City: Madison	Sta	ate: WI	Zip:
Lender: Dane County Treasurer			



Borrower:	File No.:	DCT_Tradewinds_5152_2018
Property Address: 5152 Tradewinds Parkway	Case No).:
City: Madison	State: WI	Zip:
Lender Dane County Treasurer		



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