APPRAISAL OF

LOCATED AT:

5027 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: 5027_Tradewinds

To whom it may concern,

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

5027 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:

\$163,000 One Hundred Sixty-Three 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 /	APPRA	ISAL	REPOR	۲2
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			AND APP						File No. 5027_T		
Property Address 5027					ensus Trac				ER DISCRETION		Ε
City Madison	County			ate WI	Zip Code			Sale F	Price \$		
Legal Description Lot 7,		0-271-0602-	-2					Date			
Owner/Occupant Dane				1	Map Refer			•	-		
Sale Price \$ N/A		Sale August 1	, 2018			erty Rights A	ppraised	-	age Type		
Loan charges/concessions						Fee Simple			unt Points and Oth		
R.E. Taxes \$ 23,864.4		ear 2017	HOA \$/Mo.			Leashold		Paid b	by Seller \$		
Lender/Client Dane Co				~~	- -	Condominium	(HUD/VA)				
Room 114, 210 Mai		Bivd., Madis		03		PUD	1	Sourc			
	X Urban	F0/			Rural				DD ANALYSIS		Avg. Fair Poor
BUILT UP	Over 7		X 25-75%		\equiv	r 25%	Employmer		-	X	
GROWTHRATE	Rapid		X Stable			- t	Convenienc			X	
PROPERTY VALUES	X Increas	0	X Stable			0	Conveniend				
DEMAND/SUPPLY	Shortag	0	X In Balance X 3-6 Mos.			Supply	Conveniend				
MARKETING TIME						6 Mos.			c Transportation		
PRESENT LAND USE 9			PREDOMINA								
Single Family	Not Likely		OCCUPANCY		PRICE	AGE	Adequacy of			X	
2-4 Family	Likely	X	Owner		\$(000)	(yrs)	Property Co		etrimental Cond.		
Multi-Family	In process 30% To: Comr	_	Tenant			_OW	-			\square	
Commercial			Vacant (0-5%)			ligh ominant	Police & Fir			H	
Industrial	30% Light Indus	sinai	Vacant (over 5%	%)	Pieu	UIIIIIIaIII		-	ice of Properties	\square	
Vacant	40%						Appeal to N		ached Addam		
Note: Race or the racial	composition of the neig	ghborhood are r	not considered	reliable app	raisal fact	ors. CO	MMENTS:36	ee All	ached Adden	dum.	
Dimensions Irregular -		radewinds					Topography		Level to sl	<u> </u>	ade
Site Area <u>96,121 s.f.</u>			Corner Lot				Size		Typical for		
Zoning Classification <u>IL -</u>			Zoning Comp	pliance Yes			Shape		Rectangul		
HIGHEST & BEST USE: F							Drainage		Appears A		
UTILITIES Public	Other		VEMENTS Typ	pe	Public		View		Typical / li		
Electricity X		Street	Asphalt		_ 🔛		Landscaping		Typical / C	Overgro	own
Gas X		Curb/Gutter	Concrete		_ X _ X _ X		Driveway		None		
Water X		Sidewalk	Yes		- 🔛		Apparent Eas				
Sanitary Sewer X		Street Lights			_ 🖄	\equiv	FEMA Flood			No	
Storm Sewer X		Alley	None				FEMA* Map/2				Zone X/AE
Comments (Apparent a and AE - 0.2% and										e area	s - Zone X
The undersigned has recitu adjustment, reflecting mari to, or more favorable than or less favorable than, the ITEM	<pre>ket reaction to those iten t, the subject property, a subject property, a plus SUBJECT</pre>	ns of significant a minus (-) adjus s (+) adjustment COM	variation betwee stment is made, is made, thus ir WPARABLE NO.	en the subjec , thus reduci ncreasing the . 1	t and comp ng the ind indicated	cated value of value of the su COMPARABI	ies. If a sign subject; if a ubject. LE NO. 2	ificant	item in the compa icant item in the c COMP	rable pro comparab	pperty is superior ole is inferior to, E NO. 3
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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. COMPARABLE NO. 4 COMPARABLE NO. 5 ITEM SUBJECT COMPARABLE NO. 6 5027 Tradewinds 3812 Kipp Street 4019 Marsh Road Madison Madison Madison Address S Proximity to Subject 3 Blocks 3 Blocks N/A 559,265 Sales Price 495,054 \$ \$ \$ \$ 3.87 ∅ 3.80 ∅ Price/ \$ ☑ \$ Ø \$ SON Inspection, Assessor / RE data Inspection, Assessor / RE data Data Source Inspection, Assr. VALUE ADJUSTMENTS DESCRIPTION DESCRIPTION DESCRIPTION DESCRIPTION +(-)\$ Adjustment +(-)\$ Adjustment +(-)\$ Adjustment Sales or Financing None None Concessions SOM October 2015 Date of Sale/Time August 1, 2018 November 2016 Urban Location Urban Urban Typ. Mixed Com Typical / light ind Typ. Mixed Com Site/View Size 96,121 S.f. 130,014 0.38 144,543 0.38 Zoning IL-Industrial IL-Industrial IL-Industrial Floodplain/WetInd 80%FldpInAE&X 40% FldpIn/X.2 % -2.28 None -2.32 Access/Utility -0.38 Average -0.39 Low Average Average X -Net Adj. (total) + 2 + X 2.33 <u>X</u> + \$ \$ \$ 80.0 79.8 0.0 Indicated Value Gross: Gross: Gross: 1.52 Net: -60.0 \$ -60.2 0.0 \$ 0 of Subject Net: 1.54 Net: ¢

		PLAT MA	Р		
prrower:				File No.: 502	7_Tradewinds
operty Address: 5027 Tradewind	s Parkway			Case No.:	7
ty: Madison nder: Dane County Treasurer			State: WI		Zip:
Peniito Creek	Penitto Creek	104	068	5	-101 022
203042 203034 203050	104018 104026	104034 104042	104050	2)	-101030
	Tradewinds Pikwy		IN		101056 101048

854 H

Borrower:	File No.	: 5027_Tradewinds	
Property Address: 5027 Tradewinds Parkway	Case No.:		
City: Madison	State: WI	Zip:	
Lender: Dane County Treasurer			



Borrower:	File No	D.: 5027_Tradewinds
Property Address: 5027 Tradewinds Parkway	27 Tradewinds Parkway Case No.:	
City: Madison	State: WI	Zip:
Londor: Dane County Treasurer		

