

Market Value Appraisal

Of

Land and Improvements – “As Is”
Located at 121 Farrell Street
Madison, WI 53704
Property Owner: Dane County



For

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

As of

November 29, 2016

By

Tenny Albert
Wisconsin Certified General Appraiser #154
518 Clemons Avenue #2
Madison, WI 53704

November 29, 2016

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

File Number: DCT_Farrell_Update_2016

To Whom it May Concern;

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

121 Farrell Street
Madison, WI 53714

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

In my opinion, the market value of the property as of November 29, 2016 is:

\$140,000
One Hundred Forty 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.

Respectfully;

Tenny Albert
Wisconsin Certified General Appraiser #154

UNIFORM RESIDENTIAL APPRAISAL REPORT

Property Description

File No. DCT Farrell Update 201

SUBJECT

Property Address		121 Farrell Street		City Madison		State WI		Zip Code 53714					
Legal Description		Lot 12, Block 4, Lansing Place		County Dane									
Assessor's Parcel No.		0710-054-0905-0		Tax Year 2016		R.E. Taxes \$ 4,623.31		Special Assessments \$ 163.14					
Borrower N/A		Current Owner Dane County		Occupant:		<input type="checkbox"/> Owner		<input type="checkbox"/> Tenant		<input checked="" type="checkbox"/> Vacant			
Property rights appraised		<input checked="" type="checkbox"/> Fee Simple		<input type="checkbox"/> Leasehold		Project Type		<input type="checkbox"/> PUD		<input type="checkbox"/> Condominium (HUD/VA only)		HOA\$ 0.00 /Mo.	
Neighborhood or Project Name		East Madison		Map Reference		Madison / E10		Census Tract					
Sale Price \$		TBD		Date of Sale		June 2016		Description and \$ amount of loan charges/concessions to be paid by seller					
Lender/Client		Dane County Treasurer		Address Room 114, 210 Martin Luther King Jr. Blvd., Madison, WI 53703									
Appraiser		Tenny Albert		Address 518 Clemons Avenue #2, Madison, WI 53704									

Location

☒ Urban

☐ Suburban

☐ Rural

Built up

☒ Over 75%

☐ 25-75%

☐ Under 25%

Growth rate

☐ Rapid

☒ Stable

☐ Slow

Property values

☐ Increasing

☒ Stable

☐ Declining

Demand/supply

☐ Shortage

☒ In balance

☐ Over supply

Marketing time

☐ Under 3 mos.

☒ 3-6 mos.

☐ Over 6 mos.

Predominant occupancy

☒ Owner 85%

☐ Tenant

☐ Vacant (0-5%)

☐ Vacant (over 5%)

Single family housing

PRICE \$ (000)

100

Low

AGE (yrs)

20

220

High

60

Predominant

160

30-50

Present land use %

One family

80%

2-4 family

Multi-family

10%

Commercial

10%

Land use change

☒ Not likely

☐ Likely

☐ In process

To: Infill and commercial upgrading

NEIGHBORHOOD

Note: Race and the racial composition of the neighborhood are not appraisal factors.

Neighborhood boundaries and characteristics: East side of Madison, between Atwood Avenue and Milwaukee Street and Cottage Grove Road and Fair Oaks Avenue. This is an older established neighborhood of mostly smaller post WWII small single story dwellings.

Factors that affect the marketability of the properties in the neighborhood (proximity to employment and amenities, employment stability, appeal to market, etc.): This is an urban neighborhood with good proximity to services and employment. There is good access to mass transit and many services are within walking distance. Appeal to the overall market is good due to proximity to Williamson Street / Atwood Avenue commercial / retail corridor and nightlife. Neighborhood has increased in popularity due to affordability when compared to the adjacent Marquette neighborhood.

Market conditions in the subject neighborhood (including support for the above conclusions related to the trend of property values, demand/supply, and marketing time -- such as data on competitive properties for sale in the neighborhood, description of the prevalence of sales and financing concessions, etc.): Market conditions have improved over the past year with median prices edging up. In the E10 (MLS area) area that roughly matches the above neighborhood boundaries, the appraiser reviewed 13 "comparable" sales that sold over the past year. The median price was \$187,000 with an average DOM of 5 days. The median list price was \$179,900. Thus it appears to be a sellers market at this time.

PUD

Project Information for PUDs (If applicable) -- Is the developer/builder in control of the Home Owners' Association (HOA)? ☐ YES ☐ NO

Approximate total number of units in the subject project . Approximate total number of units for sale in the subject project .

Describe common elements and recreational facilities:

SITE

Dimensions 87 feet frontage				Topography		Level			
Site area 5,595 s.f.				Corner Lot <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		Size		Standard, Typical	
Specific zoning classification and description TR-C4				Drainage		Shape		Regular	
Zoning compliance <input checked="" type="checkbox"/> Legal <input type="checkbox"/> Legal nonconforming (Grandfathered use) <input type="checkbox"/> Illegal <input type="checkbox"/> No zoning				View		Drainage		Adequate	
Highest & best use as improved: <input checked="" type="checkbox"/> Present use <input type="checkbox"/> Other use (explain)				Landscaping		View		Residential	
Utilities		Public		Other		Landscaping		Typical	
Electricity		<input checked="" type="checkbox"/> 100 Amp				Driveway Surface		Concrete	
Gas		<input checked="" type="checkbox"/>				Apparent easements		None noted	
Water		<input checked="" type="checkbox"/>				FEMA Special Flood Hazard Area		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Sanitary sewer		<input checked="" type="checkbox"/>				FEMA Zone		Map Date	
Storm sewer		<input checked="" type="checkbox"/>				FEMA Map No.			
Comments (apparent adverse easements, encroachments, special assessments, slide areas, illegal or legal nonconforming zoning, use, etc.): None are noted.									
Site is typical for area.									

DESCRIPTION OF IMPROVEMENTS

GENERAL DESCRIPTION			EXTERIOR DESCRIPTION			FOUNDATION			BASEMENT			INSULATION		
No. of Units 1			Foundation Concrete /Avg.			Slab No			Area Sq.Ft. 672			Roof <input type="checkbox"/>		
No. of Stories 1.5			Exterior Walls Vinyl / Avg.			Crawl Space			% Finished 33%			Ceiling <input checked="" type="checkbox"/>		
Type (Det./Att.) Detached			Roof Surface Asp.Shngl/Avg.			Basement Full, Not Exp.			Ceiling Drywall			Walls <input checked="" type="checkbox"/>		
Design (Style) Cape Cod			Gutters & Dwnspts. Alum. / Avg.			Sump Pump Unknown			Walls Drywall			Floor <input type="checkbox"/>		
Existing/Proposed Existing			Window Type Dbl.Hng / Avg.			Dampness Some noted			Floor Carpet			None <input type="checkbox"/>		
Age (Yrs.) 69			Storm/Screens Combinations			Settlement Not Noted			Outside Entry No			Unknown <input type="checkbox"/>		
Effective Age (Yrs.) 28			Manufactured House No			Infestation Not Noted						Typical Efficiency		
ROOMS	Foyer	Living	Dining	Kitchen	Den	Family Rm.	Rec. Rm.	Bedrooms	# Baths	Laundry	Other	Area Sq.Ft.		
Basement						1						222		
Level 1		1		1				1	1			672		
Level 2								1	1			336		

Finished area above grade contains:

4 Rooms;

2 Bedroom(s);

2 Bath(s);

1,008 Square Feet of Gross Living Area

INTERIOR		Materials/Condition		HEATING		KITCHEN EQUIP.		ATTIC		AMENITIES		CAR STORAGE:	
Floors	Carpet / Fair		Type	FWA		Refrigerator	<input checked="" type="checkbox"/> P	None	<input type="checkbox"/>	Fireplace(s) #	<input checked="" type="checkbox"/> N	None	<input type="checkbox"/>
Walls	Drywall / Average		Fuel	N. Gas		Range/Oven	<input type="checkbox"/>	Stairs	<input type="checkbox"/>	Patio	<input type="checkbox"/>	Garage 1	# of cars
Trim/Finish	Wood / Average		Condition	Average		Disposal	<input checked="" type="checkbox"/> X	Drop Stair	<input type="checkbox"/>	Deck	Wood 160/s.f	Attached	
Bath Floor	Tile / Average		COOLING			Dishwasher	<input checked="" type="checkbox"/> X	Scuttle	<input checked="" type="checkbox"/> X	Porch	Open	Detached	Yes
Bath Wainscot	Tile / Modular / Avg/		Central	Yes		Fan/Hood	<input checked="" type="checkbox"/> X	Floor	<input type="checkbox"/>	Fence	Yes	Built-In	
Doors	Wd hollow core / Avg		Other			Microwave	<input checked="" type="checkbox"/> X	Heated	<input type="checkbox"/>	Pool		Carport	
			Condition	Average		Washer/Dryer	<input type="checkbox"/>	Finished	<input type="checkbox"/>			Driveway	Concrete

COMMENTS

Additional features (special energy efficient items, etc.): Average energy efficiency, typical for age. Some damaged windows but they are newer vinyl replacements. Furnace and water heater are relatively new replacements. Some dampness and mold noted in basement.

Condition of the improvements, depreciation (physical, functional, and external), repairs needed, quality of construction remodeling/additions, etc.: Refer to description of improvments in attached pages.

Adverse environmental conditions (such as, but not limited to, hazardous wastes, toxic substances, etc.) present in the improvements, on the site, or in the immediate vicinity of the subject property: Property "as is" is in low average condition. Lawn has not been mowed.

COST APPROACH

ESTIMATED SITE VALUE = \$ 55,000

ESTIMATED REPRODUCTION COST-NEW OF IMPROVEMENTS:

Dwelling 1,008 Sq. Ft. @ \$ 140.00 = \$ 141,120

Bsmt. 222 Sq. Ft. @ \$ 25.00 = 5,550

Deck,Fence = 7,000

Garage/Carport 300 Sq. Ft. @ \$ 30.00 = 9,000

Total Estimated Cost New = \$ 162,670

Less 75 Physical Functional External Est. Remaining Econ. Life: 47

Depreciation \$60,188 = \$ 60,188

Depreciated Value of Improvements = \$ 102,482

"As-is" Value of Site Improvements = \$ 5,000

INDICATED VALUE BY COST APPROACH = \$ 162,500

Comments on Cost Approach (such as, source of cost estimate, site value, square foot calculation and for HUD, VA and FmHA, the estimated remaining economic life of the property):
Site value is based on assessment data and relevant sales. Cost data is based in part on the Marshall Swift Valuation Service. Cost Approach is give little weight in the valuation due to the difficulty of estimating depreciation and the over-riding market conditions.

SALES COMPARISON ANALYSIS

ITEM	SUBJECT	COMPARABLE NO. 1		COMPARABLE NO. 2		COMPARABLE NO. 3	
121 Farrell Street		130 Harding Street		142 Harding Street		3821 Johns Street	
Address	Madison	Madison		Madison		Madison	
Proximity to Subject		1 block		1 block		5 blocks	
Sales Price	\$ TBD	\$ 168,000		\$ 180,525		\$ 187,000	
Price/Gross Liv. Area	\$ 0.00	\$ 159.09		\$ 185.34		\$ 171.25	
Data and/or Verification Sources	Inspection Assessor	MLS, Assessor List Price-\$171,900 / 15 DOM		MLS, Assessor List Price-\$174,900 / 4 DOM		MLS, Assessor List Price-\$179,900 / 4 DOM	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+ (-) \$ Adjustment	DESCRIPTION	+ (-) \$ Adjustment	DESCRIPTION	+ (-) \$ Adjustment
Sales or Financing Concessions		Coventional None		Coventional None		Coventional None	
Date of Sale/Time	June 2016	February 2016		May 2016		July 2015	
Location	East Madison	East Madison		East Madison		East Madison	
Leasehold/Fee Simple	Fee/TaxDelinquency	Fee -16,800		Fee -18,500		Fee -18,700	
Site	5,595 s.f.	4,792 sq. ft.		4,617 sq. ft.		6,970 sq. ft.	
View	Residential	Residential		Residential		Residential	
Design and Appeal	Cape Cod	Cape Cod		Cape Cod		Cape Cod	
Quality of Construction	Vinyl/Avg.	Vinyl/Avg.		Vinyl/Avg.		Steel / Avg.	
Age	69 Years	66 Years		64 Years		66 Years	
Condition	Low Average	Average -16,800		Average / Good -27,000		Average / Good -28,000	
Above Grade	Total Bdrms Baths	Total Bdrms Baths		Total Bdrms Baths		Total Bdrms Baths	
Room Count 40	4 2 2.00	5 3 1.50 2,000		5 3 1.00 5,000		5 3 1.00 5,000	
Gross Living Area	1,008 Sq.Ft.	1,056 Sq.Ft. -1900		974 Sq.Ft. 1400		1,092 Sq.Ft. -3400	
Basement & Finished Rooms Below Grade	Full, Not Exposed 222 f.s.f.	Full, Not Exposed 0 328 f.s.f. -800		Full, Not Exposed 0 No finish 1800		Full, Not Exposed 0 300 f.s.f. -600	
Functional Utility	Average	Average		Average		Average	
Heating/Cooling	FWA , C.Air	FWA , C.Air		FWA , C.Air		FWA 1,500	
Energy Efficient Items	Typical. for Age	Typical. for Age		Typical. for Age		Typical. for Age	
Garage/Carport	1 car detached	1 car detached		None 5,000		1 car detached	
Porch, Patio, Deck, Fireplace(s), etc.	Deck, shed None	Patio None 1,500		Dck, Encl. Porch None -5,000		Deck, Patio None -500	
Fence, Pool, etc.	Fence	Fence		Fence		Fence	
Habitable at Sale	Yes	Yes		Yes		Yes	
Net Adj. (total)		+ - \$ 32,800		+ - \$ 37,300		+ - \$ 44,700	
Adjusted Sales Price of Comparable		Gross: 23.7% Net: -19.5% \$ 135,000		Gross: 35.3% Net: -20.7% \$ 143,000		Gross: 30.9% Net: -23.9% \$ 142,500	

Comments on Sales Comparison (including the subject property's compatibility to the neighborhood, etc.):

Please refer to attached commentary for sale analysis.

ANALYSIS

Comments on Sales Comparison (including the subject property's compatibility to the neighborhood, etc.):

Please refer to attached commentary for sale analysis.

RECONCILIATION

INDICATED VALUE BY SALES COMPARISON APPROACH \$ 140,000

INDICATED VALUE BY INCOME APPROACH (If Applicable) Estimated Market Rent \$ /Mo. x Gross Rent Multiplier = \$

This appraisal is made X "as is" subject to the repairs, alterations, inspections or conditions listed below subject to completion per plans and specifications.

Conditions of Appraisal: The appraiser makes no assumptions as to the condition of any mechanical or electrical system or to the dwelling itself or as to any health hazards.

Final Reconciliation: Direct sales approach is most reliable due to similar sales in location, size, age, style, and condition. The cost approach is notliable - and not used - due to the age of the subject and the difficulty of estimating the amount of accrued depreciation. The income approach is less reliable due to owner occupant appeal.

The purpose of this appraisal is to estimate the market value of the real property that is the subject of this report, based on the above conditions and the certification, contingent and limiting conditions, and market value definition that are stated in the attached Freddie Mac Form 439/Fannie Mae Form 1004B (Revised).

I (WE) ESTIMATE THE MARKET VALUE, AS DEFINED, OF THE REAL PROPERTY THAT IS THE SUBJECT OF THIS REPORT, AS OF November 29, 2016 (WHICH IS THE DATE OF INSPECTION AND THE EFFECTIVE DATE OF THIS REPORT) TO BE \$ 140,000.

APPRaiser: Tenny Albert SUPERVISORY APPRAISER (ONLY IF REQUIRED):

Signature Signature Did Did Not

Name Name Inspect Property

Date Report Signed November 29, 2016 Date Report Signed

State Certification # Wisconsin Certified General #154 State State

Or State License # State Or State License # State

Freddie Mac Form 70 6-93

PAGE 2 OF 2
Produced using ACI software, 800.234.8727 www.aciweb.com

Fannie Mae Form 1004 6-93

Madison Appraisal

Type, Intended User and Use of the Appraisal

This appraisal is to provide an opinion of the fee simple market value, as defined below, for a client delineated subject property as of the date of valuation. The subject property consists of land and improvements located at 121 Farrell Street, City of Madison, Dane County, WI.

The property rights being appraised are the fee simple surface rights of the improved property. This valuation will be "as is".

The client for this report is the Dane County Treasurer. The intended user of this report is the Dane County Treasurer. The intended use of this report is to assist the county in determining the market value of the subject property / larger parcel.

In accordance with the Uniform Standards of Professional Practice (USPAP), fair market value is defined as:

Market value is defined as 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 and 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:

- Buyer and seller are typically motivated;
- Both parties are well informed or well advised, and acting in what they consider their best interest;
- A reasonable time is allowed for exposure in the open market;
- Payment is made in terms of cash in United States dollars or in terms of financial arrangements comparable thereto;
- 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.

This report to best of the appraiser's knowledge conforms to the Uniform Standard of Profession Appraisal Practice (USPAP).

Definition of Appraisal Problem

The appraiser is to provide an opinion of the fee simple market value of the subject property as of the date of inspection. The client has requested a value – "as is". The dwelling is vacant. The property has been foreclosed on by Dane County. The County took possession in May of 2016.

Scope of the Appraisal

The scope of this appraisal includes collection of data from a variety of sources including, but not limited to: exterior and / or interior inspection of the subject property; exterior inspection of all sales, listings, and other comparable data used in this report; GIS data; the appropriate zoning manuals / ordinances; the South Central Wisconsin MLS Corporation; profiles of the adjacent municipalities including the City of Madison and Dane County publications and information regarding population trends, building permits, etc.; the appraiser's own files; discussions with Realtors, property owners, Dane County, municipal and town planning officials, a review of Dane County zoning, the land use plans for the City of Madison; discussions with other government officials, other appraisers; inspection of transfers at the Dane County Register of Deeds office and/or Wisconsin Dept. of Revenue; and Marshall and Swift Valuation Service. When appropriate, more than one source may be used to confirm data.

The geographical area searched by appraiser was the City of Madison generally and the eastside of Madison specifically. The time frame for sale data was January 2015 to the date of valuation. The appraiser also reviewed older sales in the immediate

neighborhood or older sales which were considered relevant.

The scope is considered sufficient for the purpose and function of the report and to provide a reliable value estimate for the subject property. However, because of the complex nature of the investigative process, there may be other sales comparables that may be more recent or more similar but which were not discovered, and which were, therefore, not included in the report. No data which was discovered and which was thought to be highly relevant to the value conclusion was omitted from this report.

This appraisal is of improved fee parcel. Within the scope of the valuation methods, the Cost Approach to value is included due to the improvements. However, determining the value of the improvements via the Cost Approach is considered difficult due to the current condition and thus the amount of accrued depreciation and thus the difficulty in estimating the overall depreciation. The Income Approach is not considered a viable approach for the valuation of the properties as the financial return from a rental of the property would not bring the highest return. The Direct Sales Approach to value is considered the main approach to value in this appraisal report. The appraiser has used this approach to estimate the value of the improved site.

Description of Improvements

The improvements consist of a story and a half traditional Cape Cod style dwelling containing 1,008 s.f. with a kitchen, living room, three bedrooms and two full bathrooms. The dwelling was built in 1947 and is within a neighborhood of similar homes.

The exterior originally had wood siding and now has mostly vinyl siding. The basement is full and consists of poured concrete. The roof is asphalt shingle and is in average condition. The windows are replacement vinyl double hung and casement with combination storms. There are aluminum gutters, eaves and soffits. Overall exterior condition is average. There is a wood deck across the rear of the dwelling.

The dwelling interior contained some of the previous owners belonging but was generally empty. It appears to have been updated with a newer kitchen and bathes. Kitchen and bath components are standard and of average quality. The kitchen cabinets do appear to have some minor damage. Flooring is mainly carpet with tile in the kitchen and bathes. The carpet was stained and generally dirty and would like need to be replaced. The upper level is a master suite with a bedroom and bath. The bath room sink is within a small dormer looking out a window. There is no mirror or place for one. This is considered an awkward design.

The basement had a finished family room (222 s.f.) – drywall walls and ceiling with carpet. There appeared to be some mold in a corner of the room. There was apparent dampness in the utility room. It was not possible to tell if there were other issues with water leakage or dampness. The furnace is a relatively newer model and this is the same with the water heater. Electric service was 100 amps.

The one car detached garage is wood framed, vinyl sided and had a good concrete slab and was in average condition.

In general, the subject property is considered to be in low average condition with minor damage (broken and missing window) and deferred maintenance. At the least, new carpet and paint would be required. Also, remedying the dampness in the basement and the potential mold issues. The property is considered habitable.

Direct Comparison Sales Approach Commentary

(Interior photos were available for all sales)

Four comparable sales are provided in the report. All the sales were from the subject neighborhood and all were similar type capes or bungalows. "As is" the subject was habitable as of the date of inspection.

Dollar adjustments are made for major factors. No date of sale adjustments were made but the appraiser will note that it is a very strong market. The appraiser has noted that similar homes in the neighborhood typically sell within two weeks and some sale prices are above list price. The appraiser has considered this factor in the final estimate of value.

The appraiser has made a 10% downward adjustment for all the sales to reflect the "cloud on the title" aspect of the subject property. The County will transfer the subject with a Quit Claim Deed and not a Warranty Deed. This reflects the fact that no clear title will be assured for three years as the previous owner may attempt to reclaim the property. This assumes that the County made an error in the foreclosure process. This is considered a remote possibility but there is the potential.

All the sales are adjusted down 10% (Sale 1) to 15% for superior condition. This adjustment reflects the subject's current condition and / or superior interior finish of the sales.

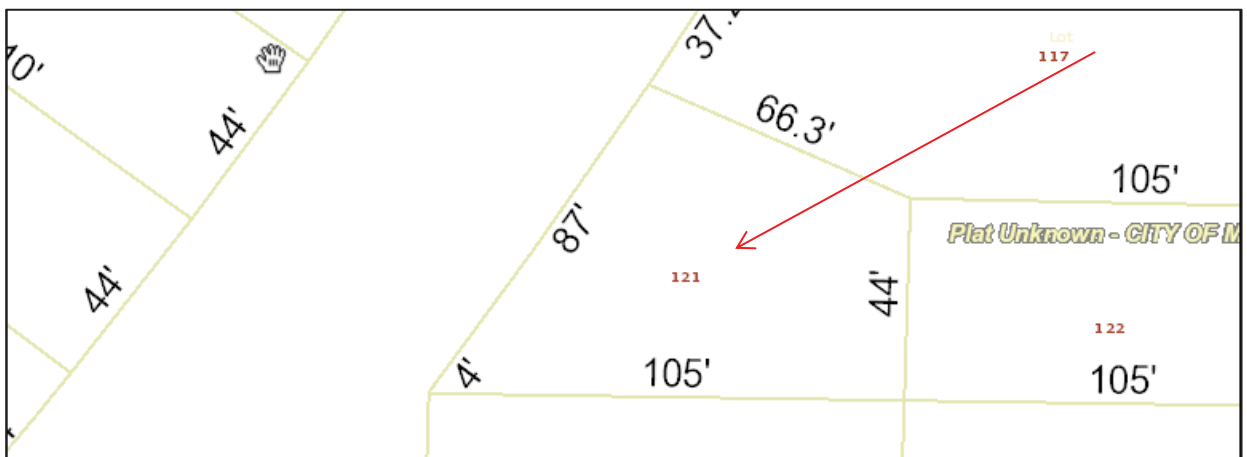
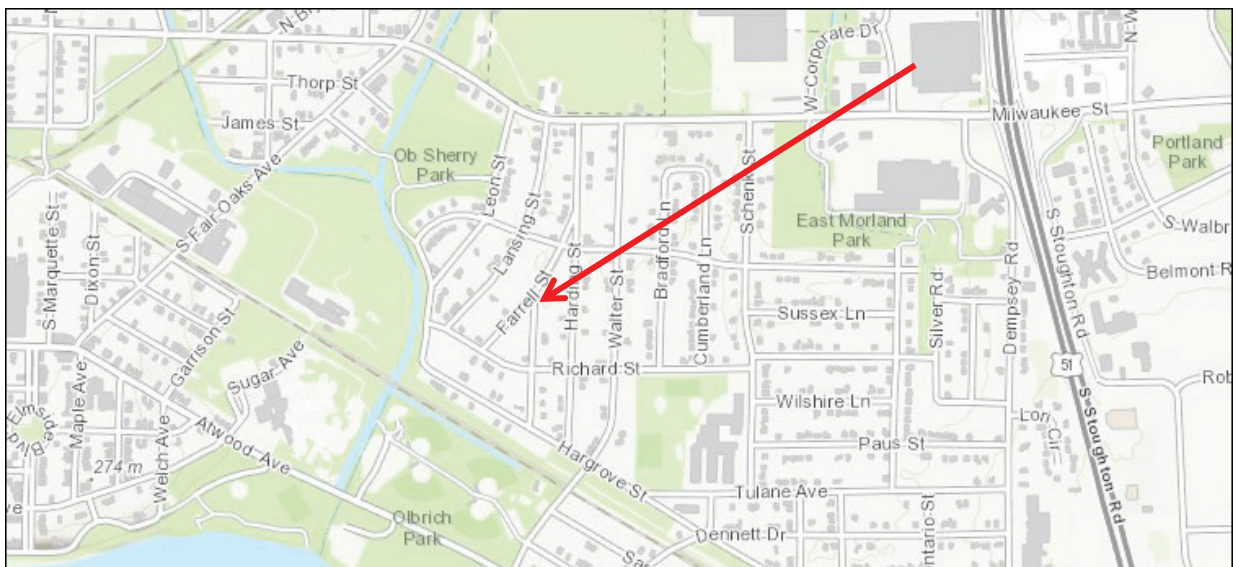
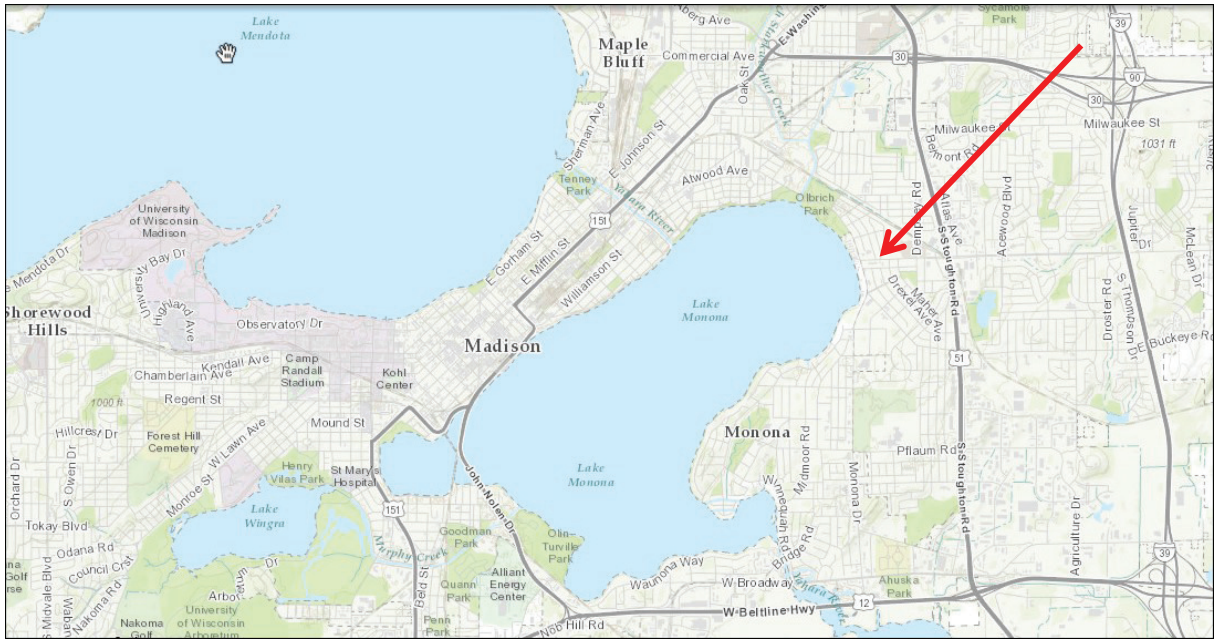
A site adjustment was made for Sale 4 as it is a double lot.

Estimate of Value

The sales are given equal reliance. The adjusted range is approximately \$125,000 to \$143,000.

It is the appraiser's opinion that the "as is" market value of the subject property, as of the date of inspection, November 29, 2016, is **\$140,000.**

Overviews



This map displays a residential neighborhood with a grid of streets. Key streets include Milwaukee St, Sumach Rd, Atwood Ave, and Fairview St. A large green area on the left represents a park, and a blue area at the bottom left represents a body of water. Four properties are highlighted for sale with callout boxes: 'Subject Property' (Fairview St & Judd St), 'Sale 1 and 2' (Fairview St), 'Sale 4' (Ring St), and 'Sale 3' (John St). The map also shows various commercial establishments such as McDonald's, Hardee's, and Pizza by Bucks, as well as a 'Main Office Window Unit / Postal Service / United States Government of Hardee's Family Restaurant / East'.

Comparable Sales

Sale 1 - 120 Harding Street



Sale 2 - 142 Harding Street



Sale 3 - 3821 St. Johns Street



Sale 4 - 3629 Dennett Drive



DEFINITION OF MARKET 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 considers his 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.

*Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the Appraiser's judgment.

STATEMENT OF LIMITING CONDITIONS AND APPRAISER'S CERTIFICATION

CONTINGENT AND LIMITING CONDITIONS: The appraiser's certification that appears in the appraisal report is subject to the following conditions:

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. The appraiser assumes that the title is good and marketable and, therefore, will not render any opinions about the title. The property is appraised on the basis of it being under responsible ownership.
2. The appraiser has provided a sketch in the appraisal report to show approximate dimensions of the improvements and the sketch is included only to assist the reader of the report in visualizing the property and understanding the appraiser's determination of its size.
3. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in the appraisal report whether the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
4. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand.
5. The appraiser has estimated the value of the land in the cost approach at its highest and best use and the improvements at their contributory value. These separate valuations of the land and improvements must not be used in conjunction with any other appraisal and are invalid if they are so used.
6. The appraiser has noted in the appraisal report any adverse conditions (such as, needed repairs, depreciation, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the normal research involved in performing the appraisal. Unless otherwise stated in the appraisal report, the appraiser has no knowledge of any hidden or unapparent conditions of the property or adverse environmental conditions (including the presence of hazardous wastes, toxic substances, etc.) that would make the property more or less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied, regarding the condition of the property. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, the appraisal report must not be considered as an environmental assessment of the property.
7. The appraiser obtained the information, estimates, and opinions that were expressed in the appraisal report from sources that he or she considers to be reliable and believes them to be true and correct. The appraiser does not assume responsibility for the accuracy of such items that were furnished by other parties.
8. The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice.
9. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that completion of the improvements will be performed in a workmanlike manner.
10. The appraiser must provide his or her prior written consent before the lender/client specified in the appraisal report can distribute the appraisal report (including conclusions about the property value, the appraiser's identity and professional designations, and references to any professional appraisal organizations or the firm with which the appraiser is associated) to anyone other than the borrower; the mortgagee or its successors and assigns; the mortgage insurer; consultants; professional appraisal organizations; any state or federally approved financial institution; or any department, agency, or instrumentality of the United States or any state or the District of Columbia; except that the lender/client may distribute the property description section of the report only to data collection or reporting service(s) without having to obtain the appraiser's prior written consent. The appraiser's written consent and approval must also be obtained before the appraisal can be conveyed by anyone to the public through advertising, public relations, news, sales, or other media.

APPRAISERS CERTIFICATION: The Appraiser certifies and agrees that:

1. I have researched the subject market area and have selected a minimum of three recent sales of properties most similar and proximate to the subject property for consideration in the sales comparison analysis and have made a dollar adjustment when appropriate to reflect the market reaction to those items of significant variation. If a significant item in a comparable property is superior to , or more favorable than, the subject property, I have made a negative adjustment to reduce the adjusted sales price of the comparable and, if a significant item in a comparable property is inferior to, or less favorable than the subject property, I have made a positive adjustment to increase the adjusted sales price of the comparable.
2. I have taken into consideration the factors that have an impact on value in my development of the estimate of market value in the appraisal report. I have not knowingly withheld any significant information from the appraisal report and I believe, to the best of my knowledge, that all statements and information in the appraisal report are true and correct.
3. I stated in the appraisal report only my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the contingent and limiting conditions specified in this form.
4. I have no present or prospective interest in the property that is the subject to this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or the estimate of market value in the appraisal report on the race, color, religion, sex, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property.
5. I have no present or contemplated future interest in the subject property, and neither my current or future employment nor my compensation for performing this appraisal is contingent on the appraised value of the property.
6. I was not required to report a predetermined value or direction in value that favors the cause of the client or any related party, the amount of the value estimate, the attainment of a specific result, or the occurrence of a subsequent event in order to receive my compensation and/or employment for performing the appraisal. I did not base the appraisal report on a requested minimum valuation, a specific valuation, or the need to approve a specific mortgage loan.
7. I performed this appraisal in conformity with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place as of the effective date of this appraisal, with the exception of the departure provision of those Standards, which does not apply. I acknowledge that an estimate of a reasonable time for exposure in the open market is a condition in the definition of market value and the estimate I developed is consistent with the marketing time noted in the neighborhood section of this report, unless I have otherwise stated in the reconciliation section.
8. I have personally inspected the interior and exterior areas of the subject property and the exterior of all properties listed as comparables in the appraisal report. I further certify that I have noted any apparent or known adverse conditions in the subject improvements, on the subject site, or on any site within the immediate vicinity of the subject property of which I am aware and have made adjustments for these adverse conditions in my analysis of the property value to the extent that I had market evidence to support them. I have also commented about the effect of the adverse conditions on the marketability of the subject property.
9. I personally prepared all conclusions and opinions about the real estate that were set forth in the appraisal report. If I relied on significant professional assistance from any individual or individuals in the performance of the appraisal or the preparation of the appraisal report, I have named such individual(s) and disclosed the specific tasks performed by them in the reconciliation section of this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in the report; therefore, if an unauthorized change is made to the appraisal report, I will take no responsibility for it.

SUPERVISORY APPRAISER'S CERTIFICATION: If a supervisory appraiser signed the appraisal report, he or she certifies and agrees that: I directly supervise the appraiser who prepared the appraisal report, have reviewed the appraisal report, agree with the statements and conclusions of the appraiser, agree to be bound by the appraiser's certifications numbered 4 through 7 above, and am taking full responsibility for the appraisal and the appraisal report.

ADDRESS OF PROPERTY APPRAISED: 121 Farrell Street, Madison, WI 53714

APPRAISER:	SUPERVISORY APPRAISER (only if required)
Signature: _____	Signature: _____
Name: Tenny Albert	Name: _____
Date Signed: November 29, 2016	Date Signed: _____
State Certification #: Wisconsin Certified General #154	State Certification #: _____
or State License #: _____	or State License #: _____
State: _____	State: _____
Expiration Date of Certification or License: 12/14/2017	Expiration Date of Certification or License: _____

☐ Did ☐ Did Not Inspect Property