

# Property Value Study – Greendale, Wisconsin

**Findings:**

Included below is assessed value report for the nearest six residential homes in a predominantly residential area within approximately 300-400 feet from a communications tower constructed July 18, 2018. None of the six have had any decrease in the assessed value at any time before, during or after the communication tower installation.

In order to create a baseline for comparable homes, below that, is a report of six other properties ½ mile away in the same subdivision which show the same increase in value in 2018 and no other increase or decrease in value otherwise. For this reason, it is apparent that the construction of this cell tower has had no effect at all on the property values evidencing that in Wisconsin suburbs there is no reason to believe that a property would be effected in any way due to the construction of a new communications tower.

### Homes Near Communication Tower

Tax Year	Prop Type	Parcel Number	Municipality	Property Address	Billing Address
2020	Real Estate	7110006000	131 - VILLAGE OF GREENDALE	5210 RAVEN DR	PHILIP G & NANCY VOLZ 5210 RAVEN DR GREENDALE WI 53129
<small>Tax Year Legend: <span style="color: green;">\$</span> = owes prior year taxes    <span style="color: red;">X</span> = not assessed    <span style="color: green;">\$</span> = not taxed    <span style="color: red;">Delinquent</span>    <span style="color: blue;">Current</span></small>					
Assessment Summary					
		Estimated Fair Market Value: 245000		Assessment Ratio: 0.8888	
		Legal Acres: 0.329			
2020 valuations					
Class	Acres	Land	Improvements	Total	
G1 - RESIDENTIAL	0.329	66200	151500	217700	
ALL CLASSES	0.329	66200	151500	217700	
2019 valuations					
Class	Acres	Land	Improvements	Total	
G1 - RESIDENTIAL	0.329	66200	151500	217700	
ALL CLASSES	0.329	66200	151500	217700	
2018 valuations					
Class	Acres	Land	Improvements	Total	
G1 - RESIDENTIAL	0.329	66200	151500	217700	
ALL CLASSES	0.329	66200	151500	217700	
2017 valuations					
Class	Acres	Land	Improvements	Total	
G1 - RESIDENTIAL	0.329	63700	125700	189400	
ALL CLASSES	0.329	63700	125700	189400	
2016 valuations					
Class	Acres	Land	Improvements	Total	
G1 - RESIDENTIAL	0.329	63700	124700	188400	
ALL CLASSES	0.329	63700	124700	188400	

Tax Year	Prop Type	Parcel Number	Municipality	Property Address	Billing Address
2020	Real Estate	7110004000	131 - VILLAGE OF GREENDALE	5206 RAVEN DR	RICHARD & PEGGY LEA BARRINGTON 5206 RAVEN DR GREENDALE WI 53129
Tax Year Legend:  = owes prior year taxes  = not assessed  = not taxed <span style="color: red;">Delinquent</span> <span style="color: blue;">Current</span>					

Assessment Summary
Estimated Fair Market Value: 236600      Assessment Ratio: 0.8888      Legal Acres: 0.226

2020 valuations				
Class	Acres	Land	Improvements	Total
G1 - RESIDENTIAL	0.226	65100	145200	210300
ALL CLASSES	0.226	65100	145200	210300

2019 valuations				
Class	Acres	Land	Improvements	Total
G1 - RESIDENTIAL	0.226	65100	145200	210300
ALL CLASSES	0.226	65100	145200	210300

2018 valuations				
Class	Acres	Land	Improvements	Total
G1 - RESIDENTIAL	0.226	65100	145200	210300
ALL CLASSES	0.226	65100	145200	210300

2017 valuations				
Class	Acres	Land	Improvements	Total
G1 - RESIDENTIAL	0.226	62600	120700	183300
ALL CLASSES	0.226	62600	120700	183300

2016 valuations				
Class	Acres	Land	Improvements	Total
G1 - RESIDENTIAL	0.226	62600	120700	183300
ALL CLASSES	0.226	62600	120700	183300

Tax Year	Prop Type	Parcel Number	Municipality	Property Address	Billing Address
2020	Real Estate	7110003000	131 - VILLAGE OF GREENDALE	5204 RAVEN DR	STEVEN A HANKES 5204 RAVEN DR GREENDALE WI 53129
Tax Year Legend:  = owes prior year taxes  = not assessed  = not taxed <span style="color: red;">Delinquent</span> <span style="color: blue;">Current</span>					

Assessment Summary
Estimated Fair Market Value: 258800      Assessment Ratio: 0.8888      Legal Acres: 0.226

2020 valuations				
Class	Acres	Land	Improvements	Total
G1 - RESIDENTIAL	0.226	65100	165000	230100
ALL CLASSES	0.226	65100	165000	230100

2019 valuations				
Class	Acres	Land	Improvements	Total
G1 - RESIDENTIAL	0.226	65100	165000	230100
ALL CLASSES	0.226	65100	165000	230100

2018 valuations				
Class	Acres	Land	Improvements	Total
G1 - RESIDENTIAL	0.226	65100	165000	230100
ALL CLASSES	0.226	65100	165000	230100

2017 valuations				
Class	Acres	Land	Improvements	Total
G1 - RESIDENTIAL	0.226	62600	144200	206800
ALL CLASSES	0.226	62600	144200	206800

2016 valuations				
Class	Acres	Land	Improvements	Total
G1 - RESIDENTIAL	0.226	62600	144200	206800
ALL CLASSES	0.226	62600	144200	206800

Tax Year	Prop Type	Parcel Number	Municipality	Property Address	Billing Address
2020	Real Estate	7110002000	131 - VILLAGE OF GREENDALE	5202 RAVEN DR	CINCINNATI INDEMNITY CO. P.O. BOX 1368 WAUKESHA WI 53187

Tax Year Legend: = owes prior year taxes = not assessed = not taxed Delinquent Current

Assessment Summary		
Estimated Fair Market Value:	245800	Assessment Ratio: 0.8888
		Legal Acres: 0.226

2020 valuations				
Class	Acres	Land	Improvements	Total
G1 - RESIDENTIAL	0.226	65100	153400	218500
ALL CLASSES	0.226	65100	153400	218500

2019 valuations				
Class	Acres	Land	Improvements	Total
G1 - RESIDENTIAL	0.226	65100	153400	218500
ALL CLASSES	0.226	65100	153400	218500

2018 valuations				
Class	Acres	Land	Improvements	Total
G1 - RESIDENTIAL	0.226	65100	153400	218500
ALL CLASSES	0.226	65100	153400	218500

2017 valuations				
Class	Acres	Land	Improvements	Total
G1 - RESIDENTIAL	0.226	62600	132500	195100
ALL CLASSES	0.226	62600	132500	195100

2016 valuations				
Class	Acres	Land	Improvements	Total
G1 - RESIDENTIAL	0.226	62600	132500	195100
ALL CLASSES	0.226	62600	132500	195100

Tax Year	Prop Type	Parcel Number	Municipality	Property Address	Billing Address
2020	Real Estate	7110001000	131 - VILLAGE OF GREENDALE	5200 RAVEN DR	IRVIN S & MARY L BROWNING 5200 RAVEN DR GREENDALE WI 53129
Tax Year Legend:  = owes prior year taxes  = not assessed  = not taxed <span style="color: red;">Delinquent</span> <span style="color: blue;">Current</span>					

#### Assessment Summary

Estimated Fair Market Value: **226100**      Assessment Ratio: **0.8888**      Legal Acres: **0.240**

#### 2020 valuations

Class	Acres	Land	Improvements	Total
G1 - RESIDENTIAL	0.240	65200	135700	200900
<b>ALL CLASSES</b>	<b>0.240</b>	<b>65200</b>	<b>135700</b>	<b>200900</b>

#### 2019 valuations

Class	Acres	Land	Improvements	Total
G1 - RESIDENTIAL	0.240	65200	135700	200900
<b>ALL CLASSES</b>	<b>0.240</b>	<b>65200</b>	<b>135700</b>	<b>200900</b>

#### 2018 valuations

Class	Acres	Land	Improvements	Total
G1 - RESIDENTIAL	0.240	65200	135700	200900
<b>ALL CLASSES</b>	<b>0.240</b>	<b>65200</b>	<b>135700</b>	<b>200900</b>

#### 2017 valuations

Class	Acres	Land	Improvements	Total
G1 - RESIDENTIAL	0.240	62700	108300	171000
<b>ALL CLASSES</b>	<b>0.240</b>	<b>62700</b>	<b>108300</b>	<b>171000</b>

#### 2016 valuations

Class	Acres	Land	Improvements	Total
G1 - RESIDENTIAL	0.240	62700	108300	171000
<b>ALL CLASSES</b>	<b>0.240</b>	<b>62700</b>	<b>108300</b>	<b>171000</b>

Tax Year	Prop Type	Parcel Number	Municipality	Property Address	Billing Address
2020	Real Estate	7110005000	131 - VILLAGE OF GREENDALE	5208 RAVEN DR	JACQUELINE J NIEMYJSKI JASON S NIEMYJSKI 5208 RAVEN DR GREENDALE WI 53129
Tax Year Legend:  = owes prior year taxes  = not assessed  = not taxed <span style="color: red;">Delinquent</span> <span style="color: blue;">Current</span>					

#### Assessment Summary

Estimated Fair Market Value: **232400**      Assessment Ratio: **0.8888**      Legal Acres: **0.226**

#### 2020 valuations

Class	Acres	Land	Improvements	Total
G1 - RESIDENTIAL	0.226	65100	141500	206600
<b>ALL CLASSES</b>	<b>0.226</b>	<b>65100</b>	<b>141500</b>	<b>206600</b>

#### 2019 valuations

Class	Acres	Land	Improvements	Total
G1 - RESIDENTIAL	0.226	65100	141500	206600
<b>ALL CLASSES</b>	<b>0.226</b>	<b>65100</b>	<b>141500</b>	<b>206600</b>

#### 2018 valuations

Class	Acres	Land	Improvements	Total
G1 - RESIDENTIAL	0.226	65100	141500	206600
<b>ALL CLASSES</b>	<b>0.226</b>	<b>65100</b>	<b>141500</b>	<b>206600</b>

2017 valuations				
Class	Acres	Land	Improvements	Total
G1 - RESIDENTIAL	0.226	62600	115200	177800
ALL CLASSES	0.226	62600	115200	177800

2016 valuations				
Class	Acres	Land	Improvements	Total
G1 - RESIDENTIAL	0.226	62600	115200	177800
ALL CLASSES	0.226	62600	115200	177800

***Homes not near communications tower***

Tax Year	Prop Type	Parcel Number	Municipality	Property Address	Billing Address
2020	Real Estate	7110224000	131 - VILLAGE OF GREENDALE	5859 RIVERSIDE DR	CHAD MEUNIER 5859 RIVERSIDE DR GREENDALE WI 53129

Tax Year Legend: = owes prior year taxes = not assessed = not taxed Delinquent Current

Assessment Summary		
Estimated Fair Market Value: <b>287700</b>	Assessment Ratio: <b>0.8888</b>	Legal Acres: <b>0.296</b>

2020 valuations				
Class	Acres	Land	Improvements	Total
G1 - RESIDENTIAL	0.296	69200	186500	255700
ALL CLASSES	0.296	69200	186500	255700

2019 valuations				
Class	Acres	Land	Improvements	Total
G1 - RESIDENTIAL	0.296	69200	186500	255700
ALL CLASSES	0.296	69200	186500	255700

2018 valuations				
Class	Acres	Land	Improvements	Total
G1 - RESIDENTIAL	0.296	69200	186500	255700
ALL CLASSES	0.296	69200	186500	255700

2017 valuations				
Class	Acres	Land	Improvements	Total
G1 - RESIDENTIAL	0.296	66500	174700	241200
ALL CLASSES	0.296	66500	174700	241200

2016 valuations				
Class	Acres	Land	Improvements	Total
G1 - RESIDENTIAL	0.296	66500	174700	241200
ALL CLASSES	0.296	66500	174700	241200

Tax Year	Prop Type	Parcel Number	Municipality	Property Address	Billing Address
2020	Real Estate	7110223000	131 - VILLAGE OF GREENDALE	5855 RIVERSIDE DR	STEVEN P & SANDRA J HERRENBRUCK TRUST 5855 RIVERSIDE DR GREENDALE WI 53129
Tax Year Legend:  = owes prior year taxes  = not assessed  = not taxed <span style="color: red;">Delinquent</span> <span style="color: blue;">Current</span>					

#### Assessment Summary

Estimated Fair Market Value: 281000      Assessment Ratio: 0.8888      Legal Acres: 0.311

#### 2020 valuations

Class	Acres	Land	Improvements	Total
G1 - RESIDENTIAL	0.311	69300	180400	249700
<b>ALL CLASSES</b>	<b>0.311</b>	<b>69300</b>	<b>180400</b>	<b>249700</b>

#### 2019 valuations

Class	Acres	Land	Improvements	Total
G1 - RESIDENTIAL	0.311	69300	180400	249700
<b>ALL CLASSES</b>	<b>0.311</b>	<b>69300</b>	<b>180400</b>	<b>249700</b>

#### 2018 valuations

Class	Acres	Land	Improvements	Total
G1 - RESIDENTIAL	0.311	69300	180400	249700
<b>ALL CLASSES</b>	<b>0.311</b>	<b>69300</b>	<b>180400</b>	<b>249700</b>

#### 2017 valuations

Class	Acres	Land	Improvements	Total
G1 - RESIDENTIAL	0.311	66600	165900	232500
<b>ALL CLASSES</b>	<b>0.311</b>	<b>66600</b>	<b>165900</b>	<b>232500</b>

#### 2016 valuations

Class	Acres	Land	Improvements	Total
G1 - RESIDENTIAL	0.311	66600	165900	232500
<b>ALL CLASSES</b>	<b>0.311</b>	<b>66600</b>	<b>165900</b>	<b>232500</b>

Tax Year	Prop Type	Parcel Number	Municipality	Property Address	Billing Address
2020	Real Estate	7110222000	131 - VILLAGE OF GREENDALE	5851 RIVERSIDE DR	GEORGE M & MARGARET VRANES 5851 RIVERSIDE DR GREENDALE WI 53129
Tax Year Legend:  = owes prior year taxes  = not assessed  = not taxed <span style="color: red;">Delinquent</span> <span style="color: blue;">Current</span>					

#### Assessment Summary

Estimated Fair Market Value: 275600      Assessment Ratio: 0.8888      Legal Acres: 0.355

#### 2020 valuations

Class	Acres	Land	Improvements	Total
G1 - RESIDENTIAL	0.355	69700	175300	245000
<b>ALL CLASSES</b>	<b>0.355</b>	<b>69700</b>	<b>175300</b>	<b>245000</b>

#### 2019 valuations

Class	Acres	Land	Improvements	Total
G1 - RESIDENTIAL	0.355	69700	175300	245000
<b>ALL CLASSES</b>	<b>0.355</b>	<b>69700</b>	<b>175300</b>	<b>245000</b>

#### 2018 valuations

Class	Acres	Land	Improvements	Total
G1 - RESIDENTIAL	0.355	69700	175300	245000
<b>ALL CLASSES</b>	<b>0.355</b>	<b>69700</b>	<b>175300</b>	<b>245000</b>

2017 valuations				
Class	Acres	Land	Improvements	Total
G1 - RESIDENTIAL	0.355	67000	150100	217100
<b>ALL CLASSES</b>	<b>0.355</b>	<b>67000</b>	<b>150100</b>	<b>217100</b>

2016 valuations				
Class	Acres	Land	Improvements	Total
G1 - RESIDENTIAL	0.355	67000	150100	217100
<b>ALL CLASSES</b>	<b>0.355</b>	<b>67000</b>	<b>150100</b>	<b>217100</b>

Tax Year	Prop Type	Parcel Number	Municipality	Property Address	Billing Address
2020	Real Estate	7110221000	131 - VILLAGE OF GREENDALE	5850 RIVERSIDE DR	WALTER R MARKS MARY J MARKS 5850 RIVERSIDE DR GREENDALE WI 53129

Tax Year Legend: = owes prior year taxes = not assessed = not taxed Delinquent Current

Assessment Summary		
Estimated Fair Market Value: 259300	Assessment Ratio: 0.8888	Legal Acres: 0.355

2020 valuations				
Class	Acres	Land	Improvements	Total
G1 - RESIDENTIAL	0.355	69700	160800	230500
<b>ALL CLASSES</b>	<b>0.355</b>	<b>69700</b>	<b>160800</b>	<b>230500</b>

2019 valuations				
Class	Acres	Land	Improvements	Total
G1 - RESIDENTIAL	0.355	69700	160800	230500
<b>ALL CLASSES</b>	<b>0.355</b>	<b>69700</b>	<b>160800</b>	<b>230500</b>

2018 valuations				
Class	Acres	Land	Improvements	Total
G1 - RESIDENTIAL	0.355	69700	160800	230500
<b>ALL CLASSES</b>	<b>0.355</b>	<b>69700</b>	<b>160800</b>	<b>230500</b>

2017 valuations				
Class	Acres	Land	Improvements	Total
G1 - RESIDENTIAL	0.355	67000	152100	219100
<b>ALL CLASSES</b>	<b>0.355</b>	<b>67000</b>	<b>152100</b>	<b>219100</b>

2016 valuations				
Class	Acres	Land	Improvements	Total
G1 - RESIDENTIAL	0.355	67000	152100	219100
<b>ALL CLASSES</b>	<b>0.355</b>	<b>67000</b>	<b>152100</b>	<b>219100</b>

Tax Year	Prop Type	Parcel Number	Municipality	Property Address	Billing Address
2020	Real Estate	7110220000	131 - VILLAGE OF GREENDALE	5844 RIVERSIDE DR	GEORGE J & CLAUDIA C PORTER 5844 RIVERSIDE DR GREENDALE WI 53129

Tax Year Legend: = owes prior year taxes = not assessed = not taxed Delinquent Current

Assessment Summary		
Estimated Fair Market Value: 237700	Assessment Ratio: 0.8888	Legal Acres: 0.311

2020 valuations				
Class	Acres	Land	Improvements	Total
G1 - RESIDENTIAL	0.311	69300	141900	211200
<b>ALL CLASSES</b>	<b>0.311</b>	<b>69300</b>	<b>141900</b>	<b>211200</b>

2019 valuations				
Class	Acres	Land	Improvements	Total
G1 - RESIDENTIAL	0.311	69300	141900	211200
<b>ALL CLASSES</b>	<b>0.311</b>	<b>69300</b>	<b>141900</b>	<b>211200</b>

2018 valuations				
Class	Acres	Land	Improvements	Total
G1 - RESIDENTIAL	0.311	69300	141900	211200
<b>ALL CLASSES</b>	<b>0.311</b>	<b>69300</b>	<b>141900</b>	<b>211200</b>

2017 valuations				
Class	Acres	Land	Improvements	Total
G1 - RESIDENTIAL	0.311	66600	115400	182000
<b>ALL CLASSES</b>	<b>0.311</b>	<b>66600</b>	<b>115400</b>	<b>182000</b>

2016 valuations				
Class	Acres	Land	Improvements	Total
G1 - RESIDENTIAL	0.311	66600	115400	182000
<b>ALL CLASSES</b>	<b>0.311</b>	<b>66600</b>	<b>115400</b>	<b>182000</b>

Tax Year	Prop Type	Parcel Number	Municipality	Property Address	Billing Address
2020	Real Estate	7110224000	131 - VILLAGE OF GREENDALE	5859 RIVERSIDE DR	CHAD MEUNIER 5859 RIVERSIDE DR GREENDALE WI 53129

Tax Year Legend: = owes prior year taxes = not assessed = not taxed Delinquent Current

Assessment Summary		
Estimated Fair Market Value: <b>287700</b>	Assessment Ratio: <b>0.8888</b>	Legal Acres: <b>0.296</b>

2020 valuations				
Class	Acres	Land	Improvements	Total
G1 - RESIDENTIAL	0.296	69200	186500	255700
<b>ALL CLASSES</b>	<b>0.296</b>	<b>69200</b>	<b>186500</b>	<b>255700</b>

2019 valuations				
Class	Acres	Land	Improvements	Total
G1 - RESIDENTIAL	0.296	69200	186500	255700
<b>ALL CLASSES</b>	<b>0.296</b>	<b>69200</b>	<b>186500</b>	<b>255700</b>

2018 valuations				
Class	Acres	Land	Improvements	Total
G1 - RESIDENTIAL	0.296	69200	186500	255700
<b>ALL CLASSES</b>	<b>0.296</b>	<b>69200</b>	<b>186500</b>	<b>255700</b>

2017 valuations				
Class	Acres	Land	Improvements	Total
G1 - RESIDENTIAL	0.296	66500	174700	241200
<b>ALL CLASSES</b>	<b>0.296</b>	<b>66500</b>	<b>174700</b>	<b>241200</b>

2016 valuations				
Class	Acres	Land	Improvements	Total
G1 - RESIDENTIAL	0.296	66500	174700	241200
<b>ALL CLASSES</b>	<b>0.296</b>	<b>66500</b>	<b>174700</b>	<b>241200</b>