

Property Value Study – Waukesha, Wisconsin

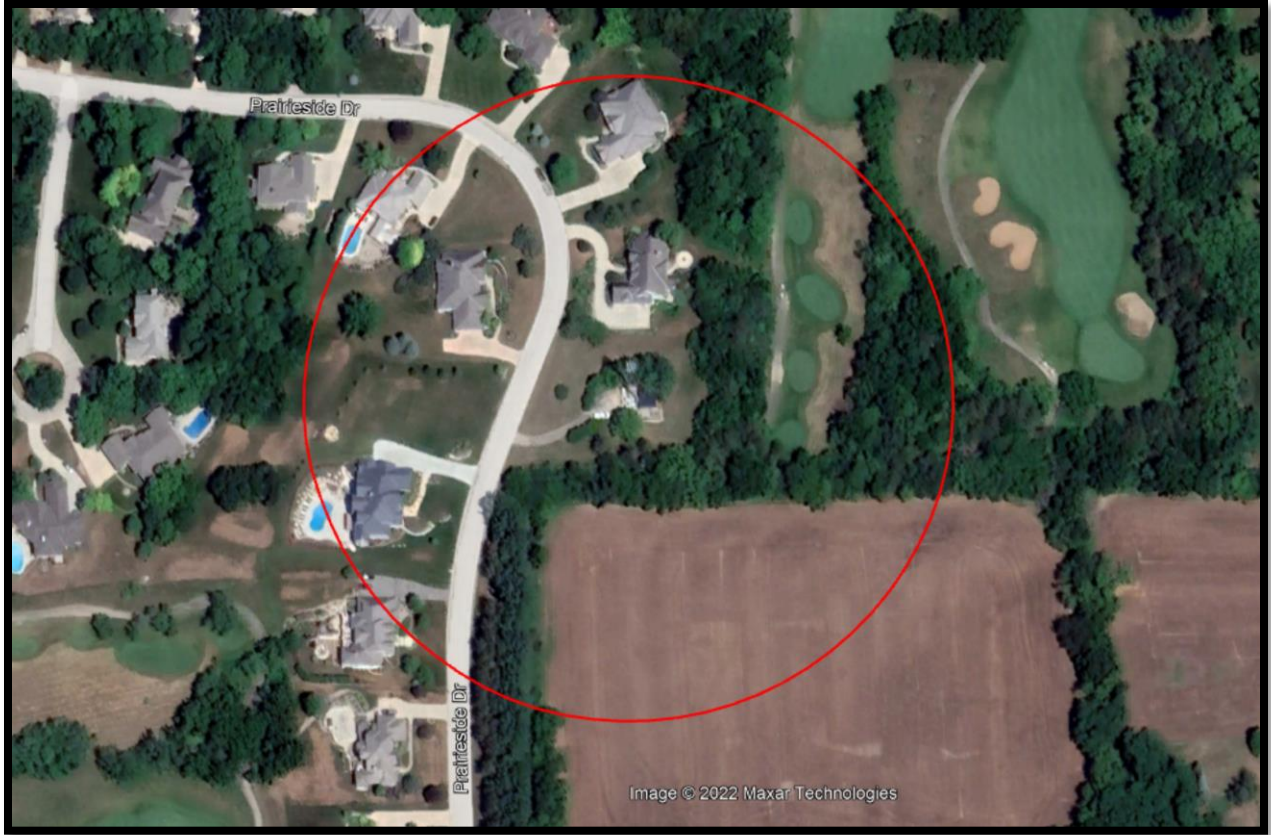
Similarly to the proposed tower in the Town of Dunn, Wisconsin, this report evidences an existing monopole tower constructed prior to new residential development and the resulting values of the homes next to, nearby and across the street from the existing tower. The first aerial below is from the year 2000, and the tower's shadow can clearly be seen. The second aerial shows the subdivision and golf course which was developed over the following years and the values of the homes are below. Both images include a circle of 400' around the communications tower.

Note: The last home built in this area is the one directly across the street from the tower constructed in 2017-2018, currently assessed @ \$1.3 Million.

Following the aerial images are the current assessed values of the homes within 400' and also the estimated value according to Zillow.com and the recent sales prices if applicable. We recognize that Zillow is only an estimate of what these homes may be valued, however, this value gives a reasonable understanding of the estimated value. It should also be noted that these properties have greatly increased in value over recent years.

This report supports the fact that residential homes and affluent subdivisions are developed near existing communication towers without any negative effect.








Homes Near Communication Tower




OWNER NAME AND MAILING ADDRESS		PROPERTY ADDRESS		
CHAD C GIRARD NATALIE S CIANO W25757695 PRAIRIESIDE DR WAUKESHA, WI 53189 Click Here to Provide Updated Mailing Address		W25757695 PRAIRIESIDE DR WAUKESHA, WI 53189 		
LEGAL DESCRIPTION				
LOT 1 CSM #11494 VOL 114/221 REC AS DOC #4237185 BEING LOT 7 & 8 MORNINGSTAR PT SW1/4 SEC 9 & PT SE1/4 SEC 8 T5N R19E				
ASSESSMENT STATUS		OWNERSHIP/LEGAL DESCRIPTION EXCEPTION DOCUMENTS		
Assessment Year:	2022	DEED	DOC 3844302	
Assessment Status:	ACTIVE	TRANSFER ON DEATH	DOC 4103939	
Assessment Attributes:	NONE	DEED	DOC 4241447	
Deeded Acres:	1.230	Additional Documents <input type="text"/>		
ASSESSMENT INFORMATION				
Assessed By:	ACCURATE APPRAISAL 920-749-8098 info@accurateassessor.com	Links to WI Dept of Revenue Resources: Guide for Property Owners <input type="button" value="Fill"/>		
Board of Review Date:	9/15/2022	Property Assessment Appeal Guide <input type="button" value="Fill"/> Board of Review Calendar Property Assessment Appeal Guide		
PROPERTY VALUES				
Property Class	Acres	Land	Improvement	Total
RESIDENTIAL	1.231	\$166,300.00	\$1,186,600.00	\$1,352,900.00

Zillow Value \$1,680,000




OWNER NAME AND MAILING ADDRESS		PROPERTY ADDRESS		
AYYAN ARSHAD USAMA ARSHAD KHAN W256S7670 PRAIRIESIDE DR WAUKESHA, WI 53189-6904 Click Here to Provide Updated Mailing Address		W256S7670 PRAIRIESIDE DR WAUKESHA, WI 53189-6904 		
LEGAL DESCRIPTION				
LOT 40 & AN UNDIV INT IN OUTLOT 1 MORNINGSTAR PT SW1/4 SEC 9 & PT SE1/4 SEC 8 T5N R19E ::				
ASSESSMENT STATUS		OWNERSHIP/LEGAL DESCRIPTION EXCEPTION DOCUMENTS		
Assessment Year:	2022	DEED	DOC	4507452
Assessment Status:	ACTIVE			
Assessment Attributes:	NONE			
Deeded Acres:				
ASSESSMENT INFORMATION				
Assessed By:	ACCURATE APPRAISAL 920-749-8098 info@accurateassessor.com	Links to WI Dept of Revenue Resources: Guide for Property Owners  Property Assessment Appeal Guide  Board of Review Calendar Property Assessment Appeal Guide		
Board of Review Date:	9/15/2022			
PROPERTY VALUES				
Property Class	Acres	Land	Improvement	Total
RESIDENTIAL	0.875	\$134,000.00	\$723,000.00	\$857,000.00
Total:	0.875	\$134,000.00	\$723,000.00	\$857,000.00

Zillow Value \$ 964,000.00

Sold 9/3/2020 for \$769,000.00

OWNER NAME AND MAILING ADDRESS		PROPERTY ADDRESS		
MICHAEL WENGREN W256S7650 PRAIRIESIDE DR WAUKESHA, WI 53189-6904 Click Here to Provide Updated Mailing Address		W256S7650 PRAIRIESIDE DR WAUKESHA, WI 53189-6904 		
LEGAL DESCRIPTION				
LOT 39 MORNINGSTAR & UNDIV INTEREST IN OUTLOT 1 PT SW1/4 SEC 9 & PT SE1/4 SEC 8 T5N R19E				
ASSESSMENT STATUS		OWNERSHIP/LEGAL DESCRIPTION EXCEPTION DOCUMENTS		
Assessment Year:	2022	DEED	DOC	4389545
Assessment Status:	ACTIVE			
Assessment Attributes:	NONE			
Deeded Acres:				
ASSESSMENT INFORMATION				
Assessed By:	ACCURATE APPRAISAL 920-749-8098 info@accurateassessor.com	Links to WI Dept of Revenue Resources: Guide for Property Owners  Property Assessment Appeal Guide  Board of Review Calendar Property Assessment Appeal Guide		
Board of Review Date:	9/15/2022			
PROPERTY VALUES				
Property Class	Acres	Land	Improvement	Total
RESIDENTIAL	1.191	\$134,000.00	\$750,300.00	\$884,300.00
Total:	1.191	\$134,000.00	\$750,300.00	\$884,300.00

Zillow Value \$1,172,000.00




OWNER NAME AND MAILING ADDRESS		PROPERTY ADDRESS		
MARCUS J NEITZKE KELLY L NEITZKE S76W25735 PRAIRIESIDE DR WAUKESHA, WI 53189-6903 Click Here to Provide Updated Mailing Address		S76W25735 PRAIRIESIDE DR WAUKESHA, WI 53189-6903 		
LEGAL DESCRIPTION				
LOT 10 & AN UNDIV INT IN OUTLOT 1 MORNINGSTAR PT SW1/4 SEC 9 & PT SE1/4 SEC 8 T5N R19E				
ASSESSMENT STATUS		OWNERSHIP/LEGAL DESCRIPTION EXCEPTION DOCUMENTS		
Assessment Year:	2022	DEED	DOC	4526608
Assessment Status:	ACTIVE			
Assessment Attributes:	NONE			
Deeded Acres:	0.000			
ASSESSMENT INFORMATION				
Assessed By:	ACCURATE APPRAISAL 920-749-8098 info@accurateassessor.com	Links to WI Dept of Revenue Resources: Guide for Property Owners  Property Assessment Appeal Guide  Board of Review Calendar Property Assessment Appeal Guide		
Board of Review Date:	9/15/2022			
PROPERTY VALUES				
Property Class	Acres	Land	Improvement	Total
RESIDENTIAL	0.754	\$134,000.00	\$585,000.00	\$719,000.00
Total:	0.754	\$134,000.00	\$585,000.00	\$719,000.00

Zillow Value \$878,000.00

Sold 11/30/2020 for \$750,000.00

OWNER NAME AND MAILING ADDRESS		PROPERTY ADDRESS		
BRUCE RZENTKOWSKI CAROL RZENTKOWSKI W257S7675 PRAIRIESIDE DR WAUKESHA, WI 53189-6904 Click Here to Provide Updated Mailing Address		W257S7675 PRAIRIESIDE DR WAUKESHA, WI 53189-6904 		
LEGAL DESCRIPTION				
LOT 9 & AN UNDIV INT IN OUTLOT 1 MORNINGSTAR PT SW1/4 SEC 9 & PT SE1/4 SEC 8 T5N R19E 0.690 AC DOC# 2561095				
ASSESSMENT STATUS		OWNERSHIP/LEGAL DESCRIPTION EXCEPTION DOCUMENTS		
Assessment Year:	2022			
Assessment Status:	ACTIVE			
Assessment Attributes:	NONE			
Deeded Acres:				
ASSESSMENT INFORMATION				
Assessed By:	ACCURATE APPRAISAL 920-749-8098 info@accurateassessor.com	Links to WI Dept of Revenue Resources: Guide for Property Owners  Property Assessment Appeal Guide  Board of Review Calendar Property Assessment Appeal Guide		
Board of Review Date:	9/15/2022			
PROPERTY VALUES				
Property Class	Acres	Land	Improvement	Total
RESIDENTIAL	0.690	\$134,000.00	\$649,100.00	\$783,100.00
Total:	0.690	\$134,000.00	\$649,100.00	\$783,100.00

Zillow Value \$957,000.00

OWNER NAME AND MAILING ADDRESS		PROPERTY ADDRESS		
DENNIS KLUMB LIVING TRUST W25757715 PRAIRIESIDE DR WAUKESHA, WI 53189-6905		W25757715 PRAIRIESIDE DR WAUKESHA, WI 53189-6905		
				
Click Here to Provide Updated Mailing Address				
LEGAL DESCRIPTION				
LOT 6 & AN UNDIV INT IN OUTLOT 1 MORNINGSTAR PT SW1/4 SEC 9 & PT SE1/4 SEC 8 T5N R19E :: DOC# 4129212 LC				
ASSESSMENT STATUS		OWNERSHIP/LEGAL DESCRIPTION EXCEPTION DOCUMENTS		
Assessment Year:	2022	LAND CONTRACT	DOC 4129212	
Assessment Status:	ACTIVE			
Assessment Attributes:	NONE			
Deeded Acres:				
ASSESSMENT INFORMATION				
Assessed By:	ACCURATE APPRAISAL 920-749-8098 info@accurateassessor.com	Links to WI Dept of Revenue Resources: Guide for Property Owners  Property Assessment Appeal Guide  Board of Review Calendar Property Assessment Appeal Guide		
Board of Review Date:	9/15/2022			
PROPERTY VALUES				
Property Class	Acres	Land	Improvement	Total
RESIDENTIAL	0.689	\$134,000.00	\$694,000.00	\$828,000.00
Total:	0.689	\$134,000.00	\$694,000.00	\$828,000.00

Zillow Value \$1,250,000.00



