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.

Tax Year	Ргор Туре	Parcel Number	Municipality		Property Address	Billing Address	
2020 ~	Real Estate	7110006000	131 - VILLAGE OF G	GREENDALE	5210 RAVEN DR	PHILIP G & NANG 5210 RAVEN DR GREENDALE WI	
fax Year Legend:	*\$	= owes prior year taxes	×	= not assessed	(\$) = not taxed	Delinquent	Current
Assessment Su	Immary						
		Estimated Fair M	arket Value: 245000	Assessment Ratio:	0.8888	Legal Acres: 0.329	
2020 valuations	;						
Class			Acres	Land		Improvements	Total
G1 - RESIDENTIA	L		0.329	66200		151500	217700
ALL CLASSES			0.329	66200		151500	217700
2019 valuations	5						
Class			Acres	Land		Improvements	Tot
G1 - RESIDENTIA	AL.		0.329	66200		151500	21770
ALL CLASSES			0.329	66200		151500	21770
2018 valuations	5						
Class			Acres	Land		Improvements	Tot
G1 - RESIDENTIA	AL.		0.329	66200		151500	21770
ALL CLASSES			0.329	66200		151500	21770
2017 valuations	3						
Class			Acres	Land		Improvements	Tot
G1 - RESIDENTIA	AL.		0.329	63700		125700	18940
ALL CLASSES			0.329	63700		125700	18940
2016 valuations	5						
Class			Acres	Land		Improvements	Tot
G1 - RESIDENTIA	AL.		0.329	63700		124700	18840
ALL CLASSES			0.329	63700		124700	18840

Homes Near Communication Tower

Tax Year	Prop Type	Parcel Number	Municipality		Property Address	Billing Address	
2020 ~	Real Estate	7110004000	131 - VILLAGE OF GREE	NDALE	5206 RAVEN DR	RICHARD & PEGGY LEA BARR 5206 RAVEN DR GREENDALE WI 53129	INGTON
ax Year Legend:	♦\$ = owes prior year taxes		5	◀ = not assessed	(\$) = no	ot taxed Delinquent	Current
Assessment Su	ummary						
		Estimated Fa	air Market Value: 236600	Assessmer	nt Ratio: 0.8888	Legal Acres: 0.226	
2020 valuation	5						
Class			Acres	La	ind	Improvements	Tota
G1 - RESIDENTI/	AL		0.226	651	100	145200	210300
ALL CLASSES			0.226	651	100	145200	210300
2019 valuatior	IS						
Class			Acres	L	and	Improvements	Tota
G1 - RESIDENT	IAL		0.226	65	100	145200	21030
ALL CLASSES			0.226	65	100	145200	21030
2018 valuatior	าร						
Class			Acres	L	and	Improvements	Tot
G1 - RESIDENT	IAL		0.226	65	100	145200	21030
ALL CLASSES			0.226	65	100	145200	21030
2017 valuation	าร						
Class			Acres	L	and	Improvements	Tota
G1 - RESIDENT	IAL		0.226	62	600	. 120700	18330
ALL CLASSES			0.226	62	600	120700	18330
2016 valuation	าร						
Class			Acres	L	and	Improvements	Tota

0.226

0.226

62600

62600

183300

183300

120700

120700

G1 - RESIDENTIAL

ALL CLASSES

Tax Year	Prop Type	Parcel Number	Municipality		Property Address	Billing Addr	ess
2020 ~	Real Estate	7110003000	131 - VILLAGE (OF GREENDALE	5204 RAVEN DR	STEVEN A H 5204 RAVEN GREENDALE	DR
ax Year Legend:	+\$ = 0	wes prior year taxes		🔀 = not assessed	(3) = not taxed	Delinquent	Current
2020 valuations		Estimated Fair M	/larket Value: 258800	Assessment Ra	tio: 0.8888	Legal Acres: 0.226	
Class			Acres	Land		Improvements	Tota
G1 - RESIDENTIAL			0.226	65100		165000	23010

2019 valuations				
Class	Acres	Land	Improvements	Tot
G1 - RESIDENTIAL	0.226	65100	165000	23010
ALL CLASSES	0.226	65100	165000	23010
2018 valuations				
	Acres	Land	Improvements	Tot
2018 valuations Class G1 - RESIDENTIAL	Acres 0.226	Land 65100	Improvements 165000	To 2301

2017 valuations				
Class	Acres	Land	Improvements	Tota
G1 - RESIDENTIAL	0.226	62600	144200	20680
ALL CLASSES	0.226	62600	144200	20680
2016 valuations				
Class	Acres	Land	Improvements	Tota
			•	
G1 - RESIDENTIAL	0.226	62600	144200	20680

Tax Year	Prop Type	Parcel Number	Municipality		Property Address	Billing Address	
2020 ~	Real Estate	7110002000	131 - VILLAGE OF GF	REENDALE	5202 RAVEN DR	CINCINNATI INDEMN P.O. BOX 1368 WAUKESHA WI 5318	
Tax Year Legend:	+	= owes prior year taxes	×	= not assessed	(\$) = not taxed	Delinquent	Current
Assessment Su	ummary						
		Estimated Fair I	Market Value: 245800	Assessment Ratio	: 0.8888	Legal Acres: 0.226	
2020 valuation	s						
Class			Acres	Land		Improvements	Total
G1 - RESIDENTI	AL		0.226	65100		153400	218500
ALL CLASSES			0.226	65100		153400	218500
2019 valuations	S						
Class			Acres	Land		Improvements	To
G1 - RESIDENTIA	AL		0.226	65100		153400	2185
ALL CLASSES			0.226	65100		153400	2185
2018 valuations	S						
Class			Acres	Land		Improvements	To
G1 - RESIDENTIA	AL		0.226	65100		153400	2185
ALL CLASSES			0.226	65100		153400	2185
2017 valuation	s						
Class			Acres	Land		Improvements	Total
G1 - RESIDENTI	AL		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 GREI	ENDALE	5200 RAVEN DR	IRVIN S & MARY L BRC 5200 RAVEN DR GREENDALE WI 53129	WNING
Tax Year Legend:	*	= owes prior year taxes	X =	not assessed	s = not taxed	Delinquent	Current
Assessment S	ummary						
		Estimated Fair	Market Value: 226100	Assessment Rat	tio: 0.8888	Legal Acres: 0.240	
2020 valuation	s						
Class			Acres	Land		Improvements	Tota
G1 - RESIDENTI	AL		0.240	65200		135700	20090
ALL CLASSES			0.240	65200		135700	20090
2019 valuation	5						
Class			Acres	Land		Improvements	Т
G1 - RESIDENTI/	AL.		0.240	65200		135700	200
ALL CLASSES			0.240	65200		135700	200
2018 valuation	5						
Class			Acres	Land		Improvements	т
G1 - RESIDENTI	AL.		0.240	65200		135700	200
ALL CLASSES			0.240	65200		135700	200
2017 valuation	5						
Class			Acres	Land		Improvements	Tot
G1 - RESIDENTI	AL.		0.240	62700		108300	1710
ALL CLASSES			0.240	62700		108300	1710
2016 valuation	3						
Class			Acres	Land		Improvements	Tot
G1 - RESIDENTI/	AL		0.240	62700		108300	17100
ALL CLASSES			0.240	62700		108300	17100

Tax Year	Prop Type	Parcel Number	Municipality		Property Address	Billing Address	
2020 ~	Real Estate	7110005000	131 - VILLAGE OF GF	REENDALE	5208 RAVEN DR	JACQUELINE J NII JASON S NIEMYJS 5208 RAVEN DR GREENDALE WI 5	6KI
Tax Year Legend:	+\$	= owes prior year taxes	×	= not assessed	() = not taxed	Delinquent	Current
Assessment Sur	mmary						
		Estimated Fair N	larket Value: 232400	Assessment Ratio	: 0.8888	Legal Acres: 0.226	
2020 valuations							
Class			Acres	Land		Improvements	Tot
G1 - RESIDENTIAL	-		0.226	65100		141500	20660
ALL CLASSES			0.226	65100		141500	20660
2019 valuations							
Class			Acres	Land		Improvements	Tot
G1 - RESIDENTIAL	-		0.226	65100		141500	2066
ALL CLASSES			0.226	65100		141500	20660

2018 valuations				
Class	Acres	Land	Improvements	Total
G1 - RESIDENTIAL	0.226	65100	141500	206600
ALL CLASSES	0.226	65100	141500	206600

2017 valuations				
Class	Acres	Land	Improvements	Tota
G1 - RESIDENTIAL	0.226	62600	115200	17780
ALL CLASSES	0.226	62600	115200	17780
· ···· · · · · · · · · · · · · · · · ·	0.220	02000		
2016 valuations				
· ···· · · · · · · · · · · · · · · · ·	Acres	Land	Improvements	Tot
2016 valuations				

Homes not near communications tower

Tax Year	Prop Type	Parcel Number	Municipality		Property Address	Billing Addre	ss
2020 ~	Real Estate	7110224000	131 - VILLAGE OF C	GREENDALE	5859 RIVERSIDE DR	CHAD MEUNI 5859 RIVERSI GREENDALE	DE DR
Tax Year Legend:	+\$ ⁼	owes prior year taxes	×	= not assessed	(3) = not taxed	Delinquent	Current
		Estimated Fair Ma	irket Value: 287700	Assessment Ratio: 0).8888 L	egal Acres: 0.296	
2020 valuations							
Class			Acres	Land		Improvements	Tota
	L.		0.296	69200		186500	25570
G1 - RESIDENTIA							

2019 valuations				
Class	Acres	Land	Improvements	Total
G1 - RESIDENTIAL	0.296	69200	186500	255700
ALL CLASSES	0.296	69200	186500	255700
	Acres	Land	Improvements	Tota
	Acres	Land 69200	Improvements 186500	Tota 255700
2018 valuations Class	Acres	Land	Improvements	

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 Addr	ress E	Billing Address	
2020 ~	Real Estate	7110223000	131 - VILLAGE OF GREENDAI	LE 5855 RIVERSIE	DE DR 5	TEVEN P & SANDRA J HERREN 855 RIVERSIDE DR SREENDALE WI 53129	BRUCK TRUST
Tax Year Legend:		🚓 = owes prior year taxes	X	= not assessed	(\$)=	not taxed Delinquent	Current
Assessment S	Summary	Estimated	f Fair Market Value: 281000	Assessment Ratio: 0).8888	Legal Acres: 0.311	
		Estimated	l Fair Market Value: 281000	Assessment Ratio: 0).8888	Legal Acres: 0.311	
2020 valuatio		Estimated	I Fair Market Value: 281000	Assessment Ratio: 0).8888	Legal Acres: 0.311	Tota
2020 valuation Class G1 - RESIDENT	ns	Estimated).8888		Tot 24970

2019 valuations				
Class	Acres	Land	Improvements	Tota
G1 - RESIDENTIAL	0.311	69300	180400	249700
ALL CLASSES	0.311	69300	180400	249700
2018 valuations				
2018 valuations	Arms	Lond	lananaan	Tata
	Acres 0.311	Land 69300	Improvements 180400	Tota 24970

2017 valuations				
Class	Acres	Land	Improvements	Tot
G1 - RESIDENTIAL	0.311	66600	165900	23250
ALL CLASSES	0.311	66600	165900	23250
2016 valuations				
Class	Acres	Land	Improvements	Tot
G1 - RESIDENTIAL	0.311	66600	165900	2325
			165900	2325

Tax Year	Prop Type	Parcel Number	Municipality		Property Address	Billing Address	
2020 ~	Real Estate	7110222000	131 - VILLAGE OF GRI	EENDALE	5851 RIVERSIDE DR	GEORGE M & MARGARE 5851 RIVERSIDE DR GREENDALE WI 53129	ET VRANES
ax Year Legend:	•	💲 = owes prior year taxes		🕅 = not assessed	🌋 = not taxed	Delinquent	Current
Assessment Su	ummary	Estimated Fair	Market Value: 275600	Assessmen	t Ratio: 0.8888	Legal Acres: 0.355	
2020 valuations	S						
Class			Acres	Lai	nd	Improvements	Tota
G1 - RESIDENTIA	AL		0.355	697	00	175300	24500
ALL CLASSES			0.355	697	00	175300	24500

2019 valuations				
Class	Acres	Land	Improvements	Total
G1 - RESIDENTIAL	0.355	69700	175300	245000
ALL CLASSES	0.355	69700	175300	245000
2018 valuations				
Class	Acres	Land	Improvements	Total
G1 - RESIDENTIAL	0.355	69700	175300	245000
ALL CLASSES	0.355	69700	175300	245000

Class	Acres	Land	Improvements	Tot
G1 - RESIDENTIAL	0.355	67000	150100	21710
ALL CLASSES	0.355	67000	150100	2171
2016 valuations				
2016 valuations Class	Acres	Land	Improvements	То
	Acres 0.355	Land 67000	Improvements 150100	To 2171

Tax Year	Prop Type	Parcel Number	Municipality		Property Address	Billing Addr	ress
2020 ~	Real Estate	7110221000	131 - VILLAGE OI	F GREENDALE	5850 RIVERSIDE DR	WALTER R M MARY J MAR 5850 RIVER GREENDALI	RKS SIDE DR
ax Year Legend:	◆\$ =	owes prior year taxes		X = not assessed	s = not taxed	Delinquent	Current
Assessment Su	mmary	Estimated Fair N	larket Value: 259300	Assessment Ratio	0.8888	Legal Acres: 0.355	
[0	
2020 valuations							
Class			Acres	Land		Improvements	Tot
G1 - RESIDENTIA	L		0.355	69700		160800	2305
ALL CLASSES			0.355	69700		160800	2305

2019 valuations				
Class	Acres	Land	Improvements	Tota
G1 - RESIDENTIAL	0.355	69700	160800	23050
	0.355	69700	160800	23050
	0.355	03700	100000	1000
ALL CLASSES 2018 valuations				
2018 valuations Class	Acres	Land	Improvements	Tot
2018 valuations				

Class	Acres	Land	Improvements	Tota
G1 - RESIDENTIAL	0.355	67000	152100	21910
ALL CLASSES	0.355	67000	152100	21910
2016 valuations				
	Acres	Land	Improvements	Tot
Class	Acres	Land	Improvements	Tot
2016 valuations Class G1 - RESIDENTIAL	Acres 0.355	Land 67000	Improvements 152100	Tot 21910

Tax Year	Prop Type	Parcel Number	Municipality		Property Address	Billing Address	
2020 ~	Real Estate	7110220000	131 - VILLAGE OF GRE	ENDALE	5844 RIVERSIDE DR	GEORGE J & CLAUDIA C 5844 RIVERSIDE DR GREENDALE WI 53129	PORTER
Fax Year Legend:	•	💲 = owes prior year taxes		🗙 = not assessed	🛞 = not taxed	Delinquent	Current
Assessment S	ummary						
		Estimated Fa	air Market Value: 237700	Assessment F	Ratio: 0.8888	Legal Acres: 0.311	
2020 valuation		Estimated Fa	air Market Value: 237700	Assessment F		Legal Acres: 0.311	Tot
Assessment S 2020 valuation Class G1 - RESIDENTI	ns	Estimated Fa			1		Tot 21120

2019 valuations				
Class	Acres	Land	Improvements	Tota
G1 - RESIDENTIAL	0.311	69300	141900	21120
ALL CLASSES	0.311	69300	141900	21120
2018 valuations				
Class	Acres	Land	Improvements	Tota
G1 - RESIDENTIAL	0.311	69300	141900	21120
ALL CLASSES	0.311	69300	141900	2112

2017 valuations				
Class	Acres	Land	Improvements	Tota
G1 - RESIDENTIAL	0.311	66600	115400	18200
ALL CLASSES	0.311	66600	115400	18200
2016 valuations			Improvements	Tota
2016 valuations Class	Acres	Land	Improvements	Tota
2016 valuations			Improvements 115400	Tot : 18200

Tax Year	Prop Type	Parcel Number	Municipality		Property Address	Billing Addres	s
2020 ~	Real Estate	7110224000	131 - VILLAGE OF G	REENDALE	5859 RIVERSIDE DR	CHAD MEUNIE 5859 RIVERSIE GREENDALE V	DE DR
Tax Year Legend:	+\$	= owes prior year taxes	X	not assessed	(\$) = not taxed	Delinquent	Current
Assessment Su	ummary	Estimated Fair Ma	arket Value: 287700	Assessment Ratio:	0.8888 Le	gal Acres: 0.296	
Assessment Su 2020 valuations		Estimated Fair Ma	arket Value: 287700	Assessment Ratio:	0.8888 Le	gal Acres: 0.296	
[Estimated Fair Ma	arket Value: 287700	Assessment Ratio:		gal Acres: 0.296	Tota
2020 valuations	s	Estimated Fair Ma					Tota 25570

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	Tota
G1 - RESIDENTIAL	0.296	66500	174700	24120
ALL CLASSES	0.296	66500	174700	24120
2016 valuations				
2016 valuations Class	Acres	Land	Improvements	Tota
	Acres 0.296	Land 66500	Improvements 174700	Tot : 24120

Report created by Derek B McGrew 12/05/2022