# **APPRAISAL OF**



A Single Family Dwelling

# LOCATED AT:

2417 Hoard Street Madison, WI 53704

# FOR:

Dane County Treasurer Rm 114, 210 Martin Luther King Jr. Blvd. Madison, WI 53703

# **BORROWER:**

Client: Dane County Treasurer

## AS OF:

December 15, 2022

# BY:

Tenny Albert Wisconsin Certified General Appraiser #154

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	Tenny Albert Wisconsin Certified General Appraiser #154	

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Assessed Prices for CPTO-CPE-11-11-19-9	Property Address	2417 F	loard Stree	t				City	Madison			State	e WI	Zip Code 537	'04
Enterest   Column   Transcular   Column   Transcular   Column	Legal Description	Lot 5,	Block 341,	Madisor	Riley	Plat							nty Dane		
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Registerance Marketon FDM   Development	Borrower Client	t: Dane (				Current	Owner Dan	e County			(	Occupant:	Owner	Tenant	X Vacant
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Market conditions remain strong over the past year with median prices edging up but have moderated due to recent interest rate hikes. All sectors are selling well - upper end and affordable neighborhoods.  Project Information for PUDs (il 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   Approximate total number of units for sale in the subject project   Section Common elements and recreational facilities.    Project Information for PUDs (il applicable) - Is the developer/builder in control of the Home Owners' Association (HOA)?   YES   NO Approximate total number of units for sale in the subject project   Section Common elements and recreational facilities.    Project Information for PUDs (il applicable) - Is the developer/builder in control of the Home Owners' Association (HOA)?   YES   NO Approximate total number of units for sale in the subject project   Public Common elements and recreational facilities.    Project Information of the Home Owners' Association (HOA)?   YES   NO Approximate total number of units for sale in the subject project   Public Common elements and recreational facilities.    Project Information of the Home Owners' Association (HOA)?   YES   NO Expect Common elements and recreation of the Home Owners' Association (HOA)?   Yes   Typical Long (Information of Units of Units and Information of Units of Units and Inf	Market condition	ns in the	subject neigh	nborhood	(includ	ling suppor	t for the abov	ve conclusi	ons related to	the tren	d of pro	perty values,	demand/su	pply, and marke	eting time
Project Information for PUDs (if applicable) Is the developer/builder in control of the Home Owners' Association (HOA)?  Project Information for PUDs (if applicable) Is the developer/builder in control of the Home Owners' Association (HOA)?  Project Information for PUDs (if applicable) Is the developer/builder in control of the Home Owners' Association (HOA)?  Project Information for PUDs (if applicable) Is the developer/builder in control of the Home Owners' Association (HOA)?  Project Information for PUDs (if applicable) Is the developer/builder in control of the Home Owners' Association (HOA)?  Project Information for PUDs (if applicable) Is the developer/builder in control of the Home Owners' Association (HOA)?  Project Information for PUDs (if applicable) Is the developer/builder in control of the Home Owners' Association (HOA)?  Project Information for PUDs (if applicable) Is the developer/builder in control of the Home Owners' Association (HOA)?  Project Information for PUDs (if applicable) Is the developer/builder in control of the Home Owners' Association (HOA)?  Project Information for PUDs (if applicable) Is the developer/builder in control of the Home Owners' Association (HOA)?  Project Information for PUDs (If applicable) Is the subject project  Project Information of units to sale in the subject project  Project Information of units to sale in the subject project  Project Information of units to sale in the subject project  Project Information of units to sale in the subject project  Project Information and description of the Conformation of units to sale in the subject project  Project Information and description TR-C4 Single Family  Project Information and description TR-C4 Single Fa	such as data	on comp	etitive prope	rties for s	ale in	the neighb	orhood, des	cription of	the prevalen	ice of s	ales a	nd financing	concession	ons, etc.):	
Project Information for PUDs (il applicable) — is the developer/builder in control of the Home Owners' Association (HOA)? YES NO Approximate total number of units in the subject project    Describe common elements and recreational facilities	Market conditi	ons rem	ain strong c	ver the	past y	ear with m	nedian price	s edging	up but have	modera	ated d	ue to recent	t interest r	ate hikes. Al	l sectors are
Approximate total number of units in the subject project  Describe common elements and recreational facilities:    Comerstor 44 feet frontage	selling well - u	pper end	and afford	able nei	ghborl	noods.									
Approximate total number of units in the subject project  Describe common elements and recreational facilities:    Comerstor 44 feet frontage															
Approximate total number of units in the subject project  Describe common elements and recreational facilities:    Comerstor 44 feet frontage															
Approximate total number of units in the subject project  Describe common elements and recreational facilities:    Comerstor 44 feet frontage															
Describe common elements and recreational facilities:   Dimerations 44 feet frontage	Project Inform	nation fo	or PUDs (If a	applicable	e) Is	the develo	per/builder i								NO
Size area 5,808 s.f.	Approximate tota	Inumber	of units in the	e subject	project			Appr	oximate total n	umber o	f units	for sale in the	e subject p	roject	
Stee at 5,008 s.f.  Corner Lot	Describe commo	on elemei	nts and recre	ational fa	cilities	:									
Specific zoning classification and description   T.R.C.4. Single   Earnity   Drainage   Regular   Drainage   Adequate   Drainage   Regular   Drainage   Re	Dimensions 44	feet fron	tage								_	pography	Leve	el	
Interest & best use as improved:   Present use   Other use (explain)   Uriew   Residental   View   View   Residental   View   View   Residental   View   View   Residental   View   View   View   Residental   View   View   Residental   View   View   View   Residental   View   View   View   View   View   View   View   Residental   View   Vie	Site area <u>5,80</u>	8 s.f.						_ Corner Lo	ot Yes	X No	Siz	ze e	Турі	ical	
Highest & best use as improved.   Present use   Other use (explain)   Vieway   Vie	Specific zoning	classifica	tion and des	cription	TR-C4	Single Fa	amily				Sh	ape	Reg	ular	
Different provements   Type   Public	Zoning compliand	ce X	Legal	] Legal no	nconfor	ming (Grand	fathered use)	Illegal	No zonii	ng	Dra	ainage	Ade	quate	
Electricity   Street   Asphalt   Street   Asphalt   Street   Asphalt   Street   Asphalt   Apparent easements   A	Highest & best us	se as impr	oved: X F	Present us	e 🗌	Other use	(explain)				Vie	ew.	Res	idental	
Salewark   Sidewalk   Yes	Utilities	Public	Other		Off-	site Impro	vements	Гуре	Public	Privat	e La	ndscaping	Турі	ical	
Water X Sidewalk Yes Sidewalk Y		<u>X</u> _			Stree	et <u>As</u>	sphalt		X		Dri	veway Surfac	e <u>Old</u>	Asphalt	
Sidewalk Yes	স <sub>Gas</sub>	$\mathbf{x}$			Curb	/gutter Ye	es		X		Ap	parent easem	nents Non	e Noted	
Santary sewer X   X   Alley None   X   FEMA Zone   Map Date	Water	<u>x</u> _			Side	walk Ye	es		X		FE	MA Special F	lood Hazard	d Area	Yes X No
Storm sewer   X	Sanitary sewer	$\mathbf{x}$			Stree	et lights Ye	es		X		FE	MA Zone		Map Date _	
Site is typical for area. It is close to some major traffic arterials that can generate some traffic noise.    CENERAL DESCRIPTION   No. of Units   One   Foundation   Block,Con./Avg   Slab   No.   Area Sq.Ft.   Roof   Aspht.Sh   No. of Stories   1 Story   Exterior Walls   Asb.shgle/Avg   Craw/Space Small area   % Finished 0%   Ceiling   Typical   X   Yppe (Det./Att.)   Detached   Roof Surface   Asp.Shng/Poor   Design (Style)   One Story   Gutters & Dwnspts   Minimal   Sump Pump No   Basement   Ceiling   Walls   Typical   X   Sump Pump No   Walls   Floor   Design (Style)   One Story   Gutters & Dwnspts   Minimal   Sump Pump No   Walls   Floor   Design (Style)   Design (Style)   Design (Style)   One Story   Gutters & Dwnspts   Minimal   Sump Pump No   Dustroom   Design (Style)   Design (Style)   Design (Style)   Design (Style)   Design (Style)   One Story   Gutters & Dwnspts   Minimal   Sump Pump No   Walls   Floor   Design (Style)   Design (Styl	Storm sewer	X			Alley	N	one								
GENERAL DESCRIPTION   EXTERIOR DESCRIPTION   Foundation   Block, Con./Avg   Slab   No   Area Sq.Ft.   Roof   Aspht.Sh   Type (Det./Att.)   Detached   Roof Surface   Asp.Shngl/Poor   Basement   Partial   Celling   Walls   Typical   X   Sump Pump No   Walls   Typical   X   Typic															
No. of Units One Foundation No. of Stories I Story Exterior Walls Asb.shgle/Avg CrawSpace Small area	Site is typical for area. It is close to some major traffic arterials that can generate some traffic noise.														
No. of Units One Foundation No. of Stories I Story Exterior Walls Asb.shgle/Avg CrawSpace Small area															
No. of Stories     Story	GENERAL DES	CRIPTION		EXTERIO	OR DES	SCRIPTION		FOUNDA	TION		BAS	SEMENT		INSULATI	ON
Type (DeL/Alt) Detached Roof Surface Asp.Shngl/Poor Basement Partial Ceiling Walls Typical X Design (Style) One Story Gutters & Dwnspts. Minimal Sump Pump No Walls Floor Story Gutters & Dwnspts. Minimal Sump Pump No Walls Floor None Age (Yrs.) 85 Storm/Screens Yes Settlement Typical Outside Entry No Unknown Dell-Age (Yrs.) 80 Manufactured House No Infestation Yes ROOMS Foyer Living Dining Kitchen Den Family Rm. Rec. Rm. Bedrooms # Baths Laundry Other Area Sq.Ft. Basement Level 1 1 1 1 1 3 1 1,148  Level 1 1 1 1 3 1 1,148  Level 2	No. of Units	<u>On</u>	Э	Foundati	on	Block	k,Con./Avg	Slab	No		Are	a Sq.Ft		Roof A	spht.Sh
Design (Style) One Story Gutters & Dwnspts. Minimal Sump Pump No Walls Floor Stiting Proposed Existing Window Type Dbl.Hng / Avg. Dampness Flooded Floor None Age (Yrs.) 85 Storm/Screens Yes Storm/Screens Yes Settlement Typical Outside Entry No Unixoswin Storm Screens Yes Settlement Typical Outside Entry No Unixoswin Storm Screens Yes Settlement Typical Outside Entry No Unixoswin Storm Screens Yes Settlement Typical Outside Entry No Unixoswin Storm Screens Yes Settlement Typical Outside Entry No Unixoswin Storm Screens Yes Settlement Typical Outside Entry No Unixoswin Storm Screens Yes Settlement Typical Outside Entry No Unixoswin Screens Yes	No. of Stories	<u>1 S</u>	tory	Exterior \	Valls	Asb.s	shgle/Avg	Crawl Spa	ce Small area	a	% F	inished <u>0</u> %	6	Ceiling <u>T</u>	ypical X
Existing/Proposed Existing Age (Yrs.) 85 Storm/Screens Yes Settlement Typical Outside Entry No  Manufactured House No Infestation Yes  Effective Age (Yrs.) 80 Manufactured House No Infestation Yes  ROOMS Foyer Living Dining Kitchen Den Family Rm. Rec. Rm. Bedrooms # Baths Laundry Other Area Sq.Ft.  Basement Level 1 1 1 1 3 1 1,148  Level 2	Type (Det./Att.)	Det	ached	Roof Sur	face	Asp.S	Shngl/Poor	Basemen	t <u>Partial</u>		Cei	ling		Walls <u>T</u>	ypical X
Effective Age (Yrs.) 80   Manufactured House No   Infestation Yes    ROOMS   Foyer   Living   Dining   Kitchen   Den   Family Rm.   Rec. Rm.   Bedrooms   # Baths   Laundry   Other   Area Sq.Ft.    Basement	Design (Style)	On	e Story	Gutters 8	wns <sub>l</sub>	ots. <u>Minin</u>	nal	Sump Pur	np <u>No</u>		Wa	lls		Floor _	
Effective Age (Yrs.) 80   Manufactured House No   Infestation Yes    ROOMS   Foyer   Living   Dining   Kitchen   Den   Family Rm.   Rec. Rm.   Bedrooms   # Baths   Laundry   Other   Area Sq.Ft.    Basement		ed <u>Exi</u>	sting			Dbl.F	Ing / Avg.	Dampnes	s Flooded		Floo	or		None _	
ROOMS Foyer Living Dining Kitchen Den Family Rm. Rec. Rm. Bedrooms # Baths Laundry Other Area Sq.Ft.  Basement Level 1 1 1 1 3 1 1,148  Level 2 1 1 1 1 3 1 1,148  Level 2 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	Age (Yrs.)							1			Out	side Entry <u>No</u>	)	Unknown	
Level 2  Finished area above grade contains:  5 Rooms:  3 Bedroom(s):  1 Bath(s):  1,148 Square Feet of Gross Living Area  INTERIOR Materials/Condition  HEATING  KITCHEN EQUIP. ATTIC  AMENITIES  CAR STORAGE:  Floors  Carpt,Wd,Vinyl / Poor  Walls  Drywall, Pist./ Poor  Trim/Finish  Wood / Poor  ConditionFair  Bath Floor  Vinyl / Poor  ConditionFair  Disposal  N Drop Stair  Deck  N Attached  Bath Wainscot  Bath Wainscot  Tile / Poor  Central No  Fan/Hood  Fan/Hood  N Floor  Fence  Wood / Poor  Condition  Washer/Dryer  Finished  Pool  N Carport  Condition  Washer/Dryer  Finished  Additional features (special energy efficient items, etc.):  Low average energy efficiency, typical for age.  Addendum.  Adverse environmental conditions (such as, but not limited to, hazardous wastes, toxic substances, etc.) present in the improvements, on the site, or in the	Effective Age (Y	rs.) <b>80</b>		Manufac	tured H	ouse No		_			Ш.				
Level 2  Finished area above grade contains:  5 Rooms:  3 Bedroom(s):  1 Bath(s):  1,148 Square Feet of Gross Living Area  INTERIOR Materials/Condition  HEATING  KITCHEN EQUIP. ATTIC  AMENITIES  CAR STORAGE:  Floors  Carpt,Wd,Vinyl / Poor  Walls  Drywall, Pist./ Poor  Trim/Finish  Wood / Poor  ConditionFair  Bath Floor  Vinyl / Poor  ConditionFair  Disposal  N Drop Stair  Deck  N Attached  Bath Wainscot  Bath Wainscot  Tile / Poor  Central No  Fan/Hood  Fan/Hood  N Floor  Fence  Wood / Poor  Condition  Washer/Dryer  Finished  Pool  N Carport  Condition  Washer/Dryer  Finished  Additional features (special energy efficient items, etc.):  Low average energy efficiency, typical for age.  Addendum.  Adverse environmental conditions (such as, but not limited to, hazardous wastes, toxic substances, etc.) present in the improvements, on the site, or in the	ROOMS Basement	Foyer	Living	Dinir	ıg 📗	Kitchen	Den	Family Rn	n. Rec. Rm.	Bedro	ooms	# Baths	Laundry	Other	Area Sq.Ft.
Level 2  Finished area above grade contains:  5 Rooms:  3 Bedroom(s):  1 Bath(s):  1,148 Square Feet of Gross Living Area  INTERIOR Materials/Condition  HEATING  KITCHEN EQUIP. ATTIC  AMENITIES  CAR STORAGE:  Floors  Carpt,Wd,Vinyl / Poor  Walls  Drywall, Pist./ Poor  Trim/Finish  Wood / Poor  ConditionFair  Bath Floor  Vinyl / Poor  ConditionFair  Disposal  N Drop Stair  Deck  N Attached  Bath Wainscot  Bath Wainscot  Tile / Poor  Central No  Fan/Hood  Fan/Hood  N Floor  Fence  Wood / Poor  Condition  Washer/Dryer  Finished  Pool  N Carport  Condition  Washer/Dryer  Finished  Additional features (special energy efficient items, etc.):  Low average energy efficiency, typical for age.  Addendum.  Adverse environmental conditions (such as, but not limited to, hazardous wastes, toxic substances, etc.) present in the improvements, on the site, or in the	Basement														
Finished area above grade contains:  5 Rooms;  3 Bedroom(s);  1 Bath(s);  1,148 Square Feet of Gross Living Area  INTERIOR Materials/Condition  HEATING KITCHEN EQUIP. Floors Carpt,Wd,Vinyl / Poor  Walls Drywall, Plst./ Poor  Type FWA Refrigerator P None Fireplace(s) # N None  Walls Drywall, Plst./ Poor  Trim/Finish Wood / Poor  ConditionFair  Disposal N Drop Stair  Bath Floor  Vinyl / Poor  Cool.ING  Bath Wainscot Tile / Poor  Central No Fan/Hood N Floor  Doors  Wood / Poor  Other Personal Microwave N Heated Pool  Additional features (special energy efficient items, etc.):  Low average energy efficiency, typical for age.  Mechanicals are very old an may not be functional.  Windows are original and single pane.  Adverse environmental conditions (such as, but not limited to, hazardous wastes, toxic substances, etc.) present in the improvements, on the site, or in the	Level 1		1			1				3		1			1,148
Finished area above grade contains:    Finished area above grade contains:   5 Rooms;   3 Bedroom(s);   1 Bath(s);   1,148 Square Feet of Gross Living Area INTERIOR   Materials/Condition   HEATING   KITCHEN EQUIP.   ATTIC   AMENITIES   CAR STORAGE: Floors   Carpt, Wd, Vinyl / Poor   Type   FWA   Refrigerator   P   None   Fireplace(s) #   N   None   Walls   Drywall, Plst./ Poor   Fuel   N. Gas   Range/Oven   Stairs   Patio   N   Garage 2   # of cars Trim/Finish   Wood / Poor   ConditionFair   Disposal   N   Drop Stair   Deck   N   Attached   Bath Floor   Vinyl / Poor   COOLING   Dishwasher   N   Scuttle   X   Porch   N   Detached   2   Bath Wainscot   Tile / Poor   Central No   Fan/Hood   N   Floor   Fence   Y   Built-In   Carport   Condition   Washer/Dryer   Finished   Pool   N   Carport   Carport   Condition   Washer/Dryer   Finished   Pool   N   Driveway   Yes   Additional features (special energy efficient items, etc.): Low average energy efficiency, typical for age.   Mechanicals are very old an may not be functional.   Windows are original and single pane.   Condition   Condit															
INTERIOR Materials/Condition HEATING KITCHEN EQUIP. ATTIC AMENITIES CAR STORAGE: Floors Carpt,Wd,Vinyl / Poor Type FWA Refrigerator P None Fireplace(s) # None Garage 2 # of cars Walls Drywall, Plst./ Poor Fuel N. Gas Range/Oven Stairs Patio None Garage 2 # of cars Trim/Finish Wood / Poor ConditionFair Disposal N Drop Stair Deck N Attached Bath Floor Vinyl / Poor COOLING Dishwasher N Scuttle X Porch N Detached 2 Bath Wainscot Tile / Poor Central No Fan/Hood N Floor Fence Y Built-In Doors Wood / Poor Other Personal Microwave N Heated Pool N Carport Condition Washer/Dryer Finished Mechanicals are very old an may not be functional. Windows are original and single pane.  Condition of the improvements, depreciation (physical, functional, and external), repairs needed, quality of construction remodeling/additions, etc.: See Attached Addendum.  Adverse environmental conditions (such as, but not limited to, hazardous wastes, toxic substances, etc.) present in the improvements, on the site, or in the	NO														
Walls Drywall, Plst./ Poor Fuel N. Gas Range/Oven Stairs Drop Stair Deck N. Attached  Bath Floor Vinyl / Poor COOLING Dishwasher N. Scuttle X. Porch N. Detached 2  Bath Wainscot Tile / Poor Central No Fan/Hood N. Floor Fence Y. Built-In  Doors Wood / Poor Other Personal Microwave N. Heated Pool N. Carport  Condition Washer/Dryer Finished N. Driveway Yes  Additional features (special energy efficient items, etc.): Low average energy efficiency, typical for age. Mechanicals are very old an may not be functional.  Windows are original and single pane.  Condition (physical, functional, and external), repairs needed, quality of construction remodeling/additions, etc.: See Attached Addendum.  Adverse environmental conditions (such as, but not limited to, hazardous wastes, toxic substances, etc.) present in the improvements, on the site, or in the	Finished area at	oove grad	le contains:		5	Rooms;			);	1	Bath(s)	;	<b>1,148</b> Sc	quare Feet of G	ross Living Area
Walls Drywall, Plst./ Poor Fuel N. Gas Range/Oven Stairs Drop Stair Deck N. Attached  Bath Floor Vinyl / Poor COOLING Dishwasher N. Scuttle X. Porch N. Detached 2  Bath Wainscot Tile / Poor Central No Fan/Hood N. Floor Fence Y. Built-In  Doors Wood / Poor Other Personal Microwave N. Heated Pool N. Carport  Condition Washer/Dryer Finished N. Driveway Yes  Additional features (special energy efficient items, etc.): Low average energy efficiency, typical for age. Mechanicals are very old an may not be functional.  Windows are original and single pane.  Condition (physical, functional, and external), repairs needed, quality of construction remodeling/additions, etc.: See Attached Addendum.  Adverse environmental conditions (such as, but not limited to, hazardous wastes, toxic substances, etc.) present in the improvements, on the site, or in the	INTERIOR	Materials	/Condition	HE	ATING		KITCHEN E	-	ATTIC	_ 1			_	CAR STORA	AGE:
Walls Drywall, Plst./ Poor Fuel N. Gas Range/Oven Stairs Drop Stair Deck N. Attached  Bath Floor Vinyl / Poor COOLING Dishwasher N. Scuttle X. Porch N. Detached 2  Bath Wainscot Tile / Poor Central No Fan/Hood N. Floor Fence Y. Built-In  Doors Wood / Poor Other Personal Microwave N. Heated Pool N. Carport  Condition Washer/Dryer Finished N. Driveway Yes  Additional features (special energy efficient items, etc.): Low average energy efficiency, typical for age. Mechanicals are very old an may not be functional.  Windows are original and single pane.  Condition (physical, functional, and external), repairs needed, quality of construction remodeling/additions, etc.: See Attached Addendum.  Adverse environmental conditions (such as, but not limited to, hazardous wastes, toxic substances, etc.) present in the improvements, on the site, or in the	INTERIOR Floors	Carpt,W	d,Vinyl / Po	oor Typ	_		Refrigerato	r 🖭	None		Firepla	ace(s) #	N	None	
Bath Wainscot Tile / Poor	□ Walls					. Gas	-	-	Stairs		Patio		N	Garage 2	# of cars
Bath Wainscot Tile / Poor					dition F	air	7 °	-	Drop Stair		Deck		N	_	
Bath Wainscot Tile / Poor							7 ·	=	•	$\mathbf{x}$	Porch		N		2
Doors Wood / Poor Other Personal Microwave N Heated Pool N Driveway Yes  Additional features (special energy efficient items, etc.): Low average energy efficiency, typical for age. Mechanicals are very old an may not be functional. Windows are original and single pane.  Condition of the improvements, depreciation (physical, functional, and external), repairs needed, quality of construction remodeling/additions, etc.: See Attached Addendum.  Adverse environmental conditions (such as, but not limited to, hazardous wastes, toxic substances, etc.) present in the improvements, on the site, or in the				Cer	ıtral <b>N</b>	0_	Fan/Hood	-	Floor		Fence	:	( <u>Y</u> )	Built-In	
Additional features (special energy efficient items, etc.): Low average energy efficiency, typical for age. Mechanicals are very old an may not be functional. Windows are original and single pane.  Condition of the improvements, depreciation (physical, functional, and external), repairs needed, quality of construction remodeling/additions, etc.: See Attached Addendum.  Adverse environmental conditions (such as, but not limited to, hazardous wastes, toxic substances, etc.) present in the improvements, on the site, or in the				Oth	er P	ersonal	Microwave	=	Heated						
Additional features (special energy efficient items, etc.): Low average energy efficiency, typical for age. Mechanicals are very old an may not be functional. Windows are original and single pane.  Condition of the improvements, depreciation (physical, functional, and external), repairs needed, quality of construction remodeling/additions, etc.: See Attached Addendum.  Adverse environmental conditions (such as, but not limited to, hazardous wastes, toxic substances, etc.) present in the improvements, on the site, or in the					_		Washer/Dry	$\equiv$ 1			L		_ =	· ·	Yes
Windows are original and single pane.  Condition of the improvements, depreciation (physical, functional, and external), repairs needed, quality of construction remodeling/additions, etc.:  See Attached Addendum.  Adverse environmental conditions (such as, but not limited to, hazardous wastes, toxic substances, etc.) present in the improvements, on the site, or in the	Additional feature														
Condition of the improvements, depreciation (physical, functional, and external), repairs needed, quality of construction remodeling/additions, etc.:  See Attached Addendum.  Adverse environmental conditions (such as, but not limited to, hazardous wastes, toxic substances, etc.) present in the improvements, on the site, or in the															
Adverse environmental conditions (such as, but not limited to, hazardous wastes, toxic substances, etc.) present in the improvements, on the site, or in the															
Adverse environmental conditions (such as, but not limited to, hazardous wastes, toxic substances, etc.) present in the improvements, on the site, or in the	condition of the improvements, depreciation (physical, functional, and externally, repairs needed, quality of construction remodeling/adultions, etc														
Adverse environmental conditions (such as, but not limited to, nazardous wastes, toxic substances, etc.) present in the improvements, on the site, or in the															
Adverse environmental conditions (such as, but not limited to, nazardous wastes, toxic substances, etc.) present in the improvements, on the site, or in the	WOO Administration														
immediate vicinity of the subject property: Holes in roof have collapsed much of the ceiling and flooded dwelling. Significant black mold is evident.										\	procor	t in the imp	rovements	on the site	
	Adverse enviror	nmental c	onditions (su	ıch as, bı	t not li	mited to, h	nazardous w	astes, tox	ic substances	s, etc.)	preser	it iii tiie iiiib	10161113	s, on the site,	or in the

UNIFORM RESIDENTIAL APPRAISAL REPORT

	LUE		90,0	000			ost Approach (su				
	ESTIMATED REPRODUCTION COST-NEW OF IMPROVEMENTS:  site value, square foot calculation and for HUD, VA and FmHA, the										
Dwelling1,148											
Danit. 0	Bsmt. 0 Sq. Ft. @ \$ = 0 Cost Approach provided reflects probable new construction cost and thus does not reflect current condition of subject. Current										
Garage/Carport 320	Garage/Carport 320 Sq. Ft. @ \$ 30.00 = 9,600 condition is poor to fair and estimating physical depreciation is not										
• • —	Total Estimated Cost New = \$ 154,360 possible. The cost value is an upper limit.										
	ıl Functional Extern										
Depreciation \$123,48	37	= \$ 1	23,487								
	mprovements										
	mprovements			000							
	BY COST APPROACH			000 <u> </u>	COMPARA	DLE	NO 2		COMPARA		NO 2
ITEM 2417 Hoard Street	SUBJECT	COMPARABLE 4724 Maher Street	INO. I	507	COMPARA			1021	COMPARA Northport I		
Address Madison		Madison			dison	1001		Madis	-	Diivo	
Proximity to Subject		26 blocks			locks			7 Bloc			
Sales Price	\$ N/A	\$	95,000			\$	135,000			\$	120,000
Price/Gross Liv. Area	\$ 0.00 ₺	\$ 131.94 ☑		\$	91.15	Ø		\$	114.07	· 🔯	
Data and/or	Inspection	MLS, Assessor			S, Assessor			l '	Assessor		
Verification Sources	Assessor	List Price-\$119,000		1	Price-\$99,90	00 /			rice-\$149,9		
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+ (-) \$ Adjustment		DESCRIPTION		+ (-) \$ Adjustment		SCRIPTION		+ (-) \$ Adjustment
Sales or Financing		Coventional		Cas		į		Cover	itional		
Concessions  Date of Sale/Time	12/15/2022	None May 2022	1	Nor	y 2021		 	None	mber 2021		
Location	North Madison	North Madison	1	1	st Madison		 		Madison		
Leasehold/Fee Simple	Fee	Fee	1 1 1	Fee			<u> </u> 	Fee	Madioon		
Site	5,808 s.f.	5,417 sq. ft.	1		326 sq. ft.		-5,000	9,148	sq. ft.		-3,000
View	Residental	Residential	1 1 1		sidential			Resid	•		
Design and Appeal	One Story	One Story	1	One	e Story			One S	Story		
Quality of Construction	Asb.Shgle / Fair	Wood / Avg.	1	Alu	m. / Avg.		I I	Wood	l / Avg.		
Age	85 Years	76 Years	1	1	Years	_	I I	82 Ye			
Condition	Very Poor	Poor	-18,000		y Poor				verage		-24,000
Above Grade	Total   Bdrms   Baths 5   3   1.00	Total Bdrms Baths 5 2 1.00	1	Total 7	Bdrms Baths	$\overline{}$	i 1	Total   E	Bdrms Bath	$\overline{}$	
Room Count 40 Gross Living Area	5 3 1.00 1,148 Sq.Ft.	5 2 1.00 720 Sq.Ft.	17,100		1,481 Sq.F	.00	-13300		1,052 Sq.F	1.00	3800
Basement & Finished	Partial, Not Exposed	None 720 Sq.1 t.			tial,Not Expos			Partia			3000
Rooms Below Grade	Unfinished	None	1	Nor		jou		None	!	į	
Functional Utility	Average	Average		_	erage			Avera	.ge		
Heating/Cooling	FWA, No Air	FWA, No C. Air	1		'A/ C. Air		-1,000		No C. Air		
Energy Efficient Items	Typical. for Age	Typical. for Age	1	Тур	ical. for Age		l I	Typica	al. for Age		
Garage/Carport	2 Det. Garage	None	10,000	2 D	et. Garage		 	1 Det.	Garage		5,000
Porch, Patio, Deck,	None	None	1	Nor			! ! !	None			
Fireplace(s), etc.	None	None	1	Nor			l I	None			
Fence, Pool, etc.  Habitable at Sale	None No	None No, gutted.	1	Nor No	<u>ie</u>		 	None Yes			
Net Adj. (total)	INO	X + - \$	19,100	+ -	) + X -	\$	19,300	103	X -	: \$	18,200
Adjusted Sales Price		Gross: <b>58.0</b> %	.0,.00		ss: <b>14.3</b> %	-	. 0,000	Gross:	29.8%	Ť	. 0,200
of Comparable		Net: 20.1% \$	\$114,000	Net:	-14.3%	\$	\$115,500	Net:	-15.2%	\$	\$102,000
	Comparison (including t					_	Sales bracket su				
similar in that habitation was questionable. Sale 1 was gutted down to study at time of sale. Sale 2 was torn down by buyer (a builder) and is now											
marketed as a vacant lot (Listed at \$150,000). Sale 3 was in low average condition - very dated - and had a 20 X 13 addition that was never finished.  Major adjustments reflect lot size and condition. Subject is an absolute tear down and is thus a vacant lot with cost to remove factored. Sale 1 is											
	reflect lot size and co	•									Sale 1 is
Smaller with no bas	sement and guited to	studs. Sale 2 Tepres	sents a good ma	ton it	oi subject. O	vera	ili aujusteu rarig	C 13 1 C 1	alively Hall	OW.	
ITEM	SUBJECT	COMPARABLE	NO. 1		COMPARA	BLE	NO. 2		COMPARA	ABLE I	NO. 3
Date, Price and Data	Dane County	Remodeled and res		No	sale in past th			No sa	le in past t		
Source for prior sales	foreclosed on 5/22	\$250,000.		Nov	w listed for \$1	50,0	000.				
within year of appraisal on property.											
Analysis of any current agreement of sale, option, or listing of the subject property and analysis of any prior sales of subject and comparables within one year of the date of appraisal:											
Dane County foreclosed on the property in May of 2022. Property has been vacant and has not been marketed.											
INDICATED VALUE BY SALES COMPARISON APPROACH \$ 105,000											
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.											
• •	The appraiser make	•	•			al or					
any health hazards. A true evaluation of condition can only occur without a structural and environmental analysis but appraiser assumes tear-down.											
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 considered - 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 Francis Mac Form 1904P (Poviced											
and limiting conditions, and market value definition that are stated in the attached Freddie Mac Form 439/Fannie Mae Form 1004B (Revised											
' '						OF 1 05,00		<i>J</i> I	- Pereiiin	10 I	J, ZUZZ
APPRAISER:	,										
Signature						oid Did Not					
Name Tenny Albert	i		N	lame						Ins	pect Property
Date Report Signed I					eport Signed						
State Certification # \	Visconsin Certified G	eneral Apprais	State WI St	tate C	Certification #						State

UNIFORM RESIDENTIAL APPRAISAL REPORT

Valuation Section

Or State License # 154

Freddie Mac Form 70 6-93

Or State License #

File No. DCT\_2417\_Hoard\_2022

State WI

# **ADDENDUM**

Borrower: Client: Dane County Treasurer		2417_Hoard_2022
Property Address: 2417 Hoard Street	Case No.:	7in. 50704
City: Madison  Lender: Dane County Treasurer	State: WI	Zip: 53704
London. Dano County 110a30101		
Condition of Improvements		
Subject is in very poor condition and in the appraiser's opinion, the structure is not sa from large holes in the roof have desstoyed the ceilings and mold is evident everywhere.	lvageable without a complete reb	ouild. Water damage
from large holes in the roof have desstoyed the ceilings and mold is evident everywhe	ere The entire main floor is wet	, as is the
basement.No part of the interior has been spared.		

**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: 2417 Hoard Street, Madison, WI 53704

Wisconsin Certified General Appraiser #154

#### APPRAISER: SUPERVISORY APPRAISER (only if required) Signature: Signature: Name: Tenny Albert Name: Date Signed: December 22, 2022 Date Signed: State Certification #: \_ State Certification #: Wisconsin Certified General Appraiser or State License #: 154 or State License #: State: WI Expiration Date of Certification or License: 12/14/2023 Expiration Date of Certification or License: Did Did Not Inspect Property

# SUBJECT PROPERTY PHOTO ADDENDUM

Borrower: Client: Dane County Treasurer
Property Address: 2417 Hoard Street
City: Madison
Lender: Dane County Treasurer

File No.: DCT\_2417\_Hoard\_2022
Case No.:

Zip: 53704

Zip: 53704



# FRONT VIEW OF SUBJECT PROPERTY

Appraised Date: December 15, 2022 Appraised Value: \$ 105,000



# REAR VIEW OF SUBJECT PROPERTY



STREET SCENE

# COMPARABLE PROPERTY PHOTO ADDENDUM

Borrower: Client: Dane County Treasurer
Property Address: 2417 Hoard Street
City: Madison
Lender: Dane County Treasurer

File No.: DCT\_2417\_Hoard\_2022

Case No.:
Zip: 53704

Zip: 53704



## COMPARABLE SALE #1

4754 Maher Street Madison Sale Date: May 2022 Sale Price: \$ 95,000



#### COMPARABLE SALE #2

507 Davidson Street Madison

Sale Date: May 2021 Sale Price: \$ 135,000



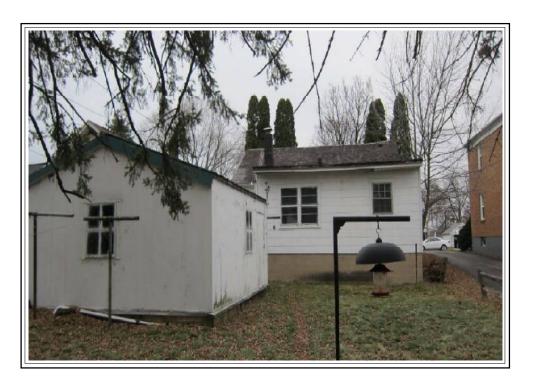
## COMPARABLE SALE #3

1021 Northport Drive Madison

Sale Date: December 2021 Sale Price: \$ 120,000

Borrower: Client: Dane County Treasurer	File N	0.: DCT_2417_Hoard_2022
Property Address: 2417 Hoard Street	Case	No.:
City: Madison	State: WI	Zip: 53704
Lender: Dane County Treasurer		



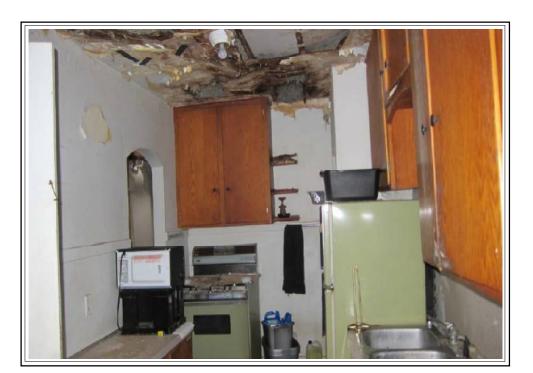




Borrower: Client: Dane County Treasurer
Property Address: 2417 Hoard Street
City: Madison
Lender: Dane County Treasurer

File No.: DCT\_2417\_Hoard\_2022
Case No.:
Zip: 53704

Zip: 53704



Kitchen



Bedroom



Bathroom

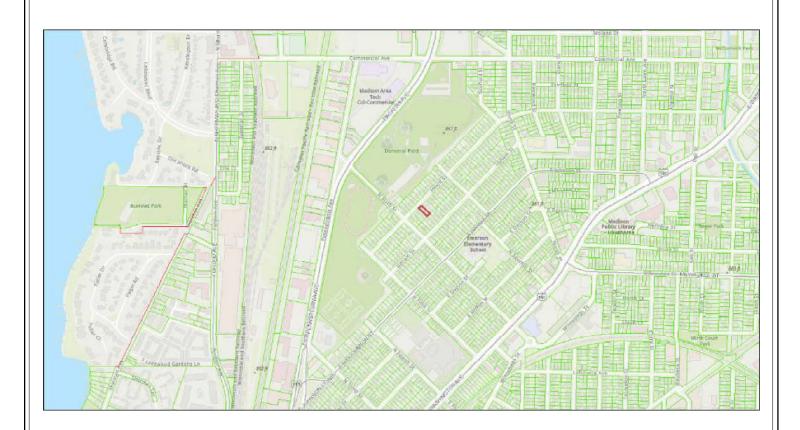
# PLAT MAP

Borrower: Client: Dane County Treasurer	File No	0.: DCT_2417_Hoard_2022
Property Address: 2417 Hoard Street	Case	No.:
City: Madison	State: WI	Zip: 53704
Londor: Dana County Transurar	-	



# LOCATION MAP

Borrower: Client: Dane County Treasurer	File No	).: DCT_2417_Hoard_2022
Property Address: 2417 Hoard Street	Case N	No.:
City: Madison	State: WI	Zip: 53704
Lender: Dane County Treasurer		



Borrower: Client: Dane County Treasurer	<b>[</b>	File No.: DCT_2417_Hoard_2022
Property Address: 2417 Hoard Street	(	Case No.:
City: Madison	State: WI	Zip: 53704
Lander: Dana County Transurar	·	

