

# SALE REPORT

**State ID Number** 79-32-106-R000033365  
**County** 32 - LA CROSSE CO  
**Municipality** V Bangor  
**Situs Address** 1723 Commercial St  
**Situs Zip Code** 54614  
**Appraiser** David Benish  
**SIC Code** 3444

**Sale Number** 12-79-009-1  
**Revision Date:**  
**IPAS Sale Number** 89485  
**Local Parcel Number** 13-400-0 & 13-54-0  
**Interior Inspection Date** 10/2/2012  
**Sale Verification Date** 10/2/2012

## TRANSACTION INFORMATION

**Conveyance Date** 2/16/2012  
**Grantor** Chad Wehrs  
**Grantee** Kurt Heyroth  
**Affinity** None  
**Conveyance Type** Warranty/Condo Deed  
**No. Months Vacant** 0  
**Prior Use** manufacture racing parts  
**Intended Use** diesel repair shop  
**Environmental Site** No

## SALE DATA

**Total Sale Price** \$510,000  
**Adjustment**  
**Adjusted Reason**  
**Adjusted Sale Price** \$510,000  
**Land Value** \$25,000  
**Improvement Value** \$485,000  
**Time on Market (MO.)** 12  
**Recent Asking Price** \$750,000

## PROPERTY IMPROVEMENT DATA

**Weighted Actual Year Built** 2000  
**Weighted Effective Year Built** 2000  
**Number of Buildings** 1  
**Predominant OCC Code** 494  
**Primary Area** 12,500  
**Additional Useable** 0  
**Total Area** 12,500  
**Basement Area** 0  
**Office Area (SF) / (%)** 1,802 14.4%  
**Functional Obsolescence** Fire Protection  
**Functional Obsolescence**  
**Functional Obsolescence**  
**Notable** None  
**Features/OBYs**  
**Stories** 1  
**Non-Office Ave Wall Height** 20  
**Non-Office Ave Clear Height** 18  
**Frame Type** 04 - Pre-Engineered Steel  
**Exterior Wall Type** 07 - Metal Light  
**Sprinkler (SF) / (%)** 0.0%  
**Air Conditioning (SF)** 1,802

## LAND AND IMPROVEMENT SALE ANALYSIS

**Sale Price RE/SF** \$40.80  
**Sale Price Imps/SF** \$38.80  
**Land**  
**Deeded Acres or SF** 1.550  
**Land Value** 25,000  
**Value/Acre or Value/SF** \$16,130.00  
**SCR** 5.40  
**Improvements**  
**RCN + OBY / SF** \$61.09  
**Market Residual** 64%  
**Physical** 86%  
**Functional** 95%  
**Economic** 85%  
**Overall Rating** 69%  
**Community Rating** 85%  
**Neighborhood Rating** 100%  
**Other Adjustment** 0%  
**Adjustment Reason**

**Major Thoroughfare (Hwy) / (Miles):** I-90 / 1 mi  
**Market Variance** 91%

Form Revision Date: 8/6/2012

## COMMENTS

Sale Number 12-79-009-1

GRANTOR: Felt he was in a little over his head with building ownership responsibilities. Wanted extra money and thought it would be a good time to sell. Started at \$750,000 and ended with \$510,000. A bank appraisal came in at \$515,000.

BROKER: No relationship between parties. Property was on open market for just under a year. Property was in good shape. Sale price was arrived at through negotiation. Broker thought that selling price represented fair market value. Seller moved out near closing.

GRANTEE: Was leasing a place in Bangor for diesel repair business. Bought property for expansion purposes. Offered \$510,000 and was accepted. Thought he paid about what it was worth.

PHYSICAL: Box shaped building in good condition

FUNCTIONAL: No fire protection (sprinkler system)

ECONOMIC: Located in a commercial area of a small village about 20 miles east of the City of La Crosse. Close access to I-90. This sale included the main parcel with .730 acres, and a buffer vacant parcel with .820 acres.

APPRAISER REMARK: This sale includes one adjoining vacant land parcel. Subject parcel size and land value reflects two combined parcels.

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