

SALE REPORT

State ID #	79-01-030-R000172448	IPAS Sale Key #	213928
County	ADAMS	SIC Code	7389
Municipality	ROME	Interior Inspection Date	09/07/2023
Local Parcel #	030-01136-0570	Revision Date	
Situs Address	1172 Timberline Pky	Sale Validity	Valid Sale
Situs Zip Code	54457	Sale Index #	1
Appraiser	BLUMJR	Year Added to Sales Database	2024

TRANSACTION INFORMATION

Conveyance Date	04/11/2023
Grantor	TRADE SHOW LOGISTICS & CONTROL COMPANY LLC
Grantee	TDB SPORTS LLC
Affinity	None
Conveyance Type	Warranty/Condo Deed
Prior Use	7389: Business Services Nec-Svcs
Intended Use	3732: Boat Building & Repairing-Mfg
Time Vacant	0 - 1 years
Environmental Site	NO

SALE DATA

Sale Price	\$550,000
Adjustment	
Adjusted Reason	
Adjusted Sale Price	\$550,000
Land Value	\$43,000
Improvement Value	\$507,000
Time on Market	5 - 11 months
Recent Asking Price	\$595,000

PROPERTY IMPROVEMENT DATA

Weighted Actual Year Built	2004	
Number of Building Sections	3	
Predominant OCC Code	494	
Primary Area	19,824	
Additional Useable Area	0	
Total Area	19,824	
Basement Area		
Office Area (SF) / (%)	1,344	7%
Sprinkler (SF) / (%)		
Air Conditioning (SF) / (%)	1,344	7%
Notable Features/OBYs		
Stories	1	
Non-office ave wall height	16	
Non-office ave clear height	16	
Frame Type	05: Wood Joist Typical Wooc	
Exterior Wall Type	07: Metal Light	

LAND AND IMPROVEMENT SALE ANALYSIS

Adj Sale Price \$ / SF	\$27.74
Adj Sale Price Imps \$ / SF	\$25.58
Acres	5.000
Land Value \$ / Acre	\$8,600
SCR	10.99
RCN + OBY / SF	\$64.42
Physical Res. %	62%
Functional Res. %	85%
Functional OBS 1	Layout
Functional OBS 2	Building Mechanics
Functional OBS 3	
Community rating %	80%
NBHD Rating / Other %	100%
NBHD Rating / Other Econ Reason	Neighborhood Rating
Major Thoroughfare	0 to 1 mile
Market Variance	94%

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COMMENTS

GRTR: DID NOT RETURN CALLS. WAS A TRADE SHOW LOGISTICS BUSINESS AND WAS INVOLVED IN PACKAGING/CRATING, SHIPPING AND STORAGE OF GOODS.

GRTE: FOUND THE PROPERTY FOR SALE THOUGH LISTING. DESIRED THE LOCATION FOR HIS PERSONAL SIDE BUSINESS OF BOAT REPAIR AND DETAILING. NEGOTIATED THE SALE PRICE AND FELT IT REPRESENTED FMV.

BRKR: LISTED BY A LOCAL REALTOR AT \$599,000 FOR ABOUT 5 MONTHS.

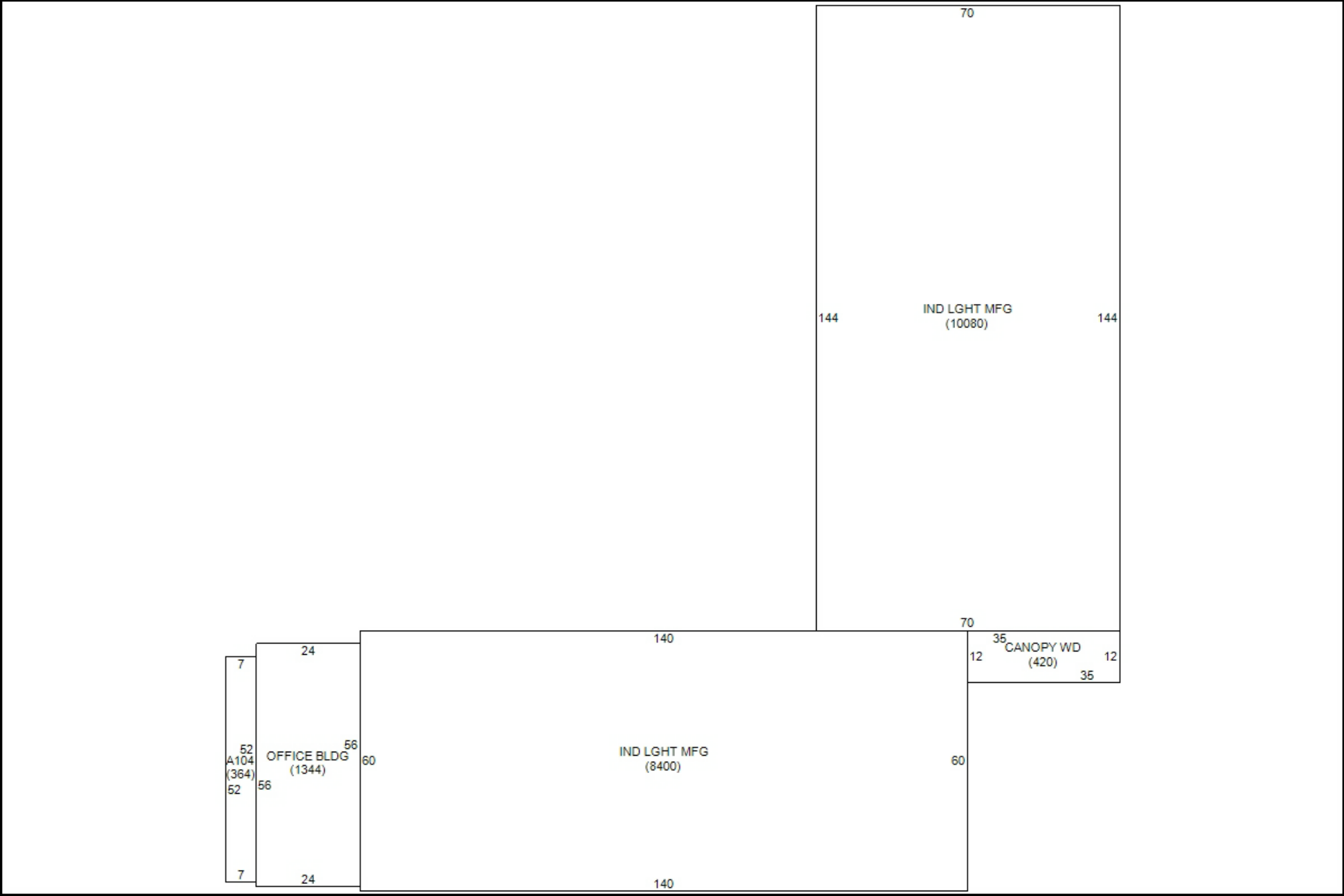
PHYS: REPORTED AND OBSERVED THE PROPERTY TO BE IN MODERATE CONDITION. SIGNS OF WEAR INCLUDED SOME FADING OF EXTERIOR WALL COVERINGS AND MINOR DAMAGE TO INTERIOR FLOOR AND WALL SURFACES. NO MAINTENANCE OR REPAIRS NEEDED AT THE TIME OF SALE.

FUNC: FUNCTIONAL OBSOLESCENCE OBSERVED FOR LAYOUT AS THE BUILDING SECTIONS ARE CONNECTED BUT SEPARATED BY A WALL, AS WELL AS BUILD MECHANICS AS ONE SECTION IS UNHEATED.

ECON: LOCATED IN AN INDUSTRIAL PARK ABOUT A MILE FROM HWY 13 AND 13 MILES FROM HIGHWAY 21 WHICH ARE MAJOR HIGHWAYS FOR THIS AREA. HIGHWAY 39 IS THE CLOSEST 4 LANE HIGHWAY AND IS 15 MILES AWAY. THE TOWN OF ROME HAS A POPULATION OF ABOUT 2,700 AND LAYS ABOUT 40 MILES NORTH OF WISCONSIN DELLS AND ABOUT 30 MILES SOUTHWEST OF STEVENS POINT.

OTHR: LAND VALUE: DETERMINED BY VACANT LAND SALES AND AN ANALYSIS OF LOCALLY ASSESSED VALUES.





SALE REPORT

State ID #	79-01-032-R000173229	IPAS Sale Key #	214404
County	ADAMS	SIC Code	4225
Municipality	SPRINGVILLE	Interior Inspection Date	09/07/2023
Local Parcel #	032-00167-0000	Revision Date	
Situs Address	3331 State Road 13	Sale Validity	Valid Sale
Situs Zip Code	53965	Sale Index #	1
Appraiser	BLUMJR	Year Added to Sales Database	2024

TRANSACTION INFORMATION

Conveyance Date	07/15/2022
Grantor	REDNECK'S LLC
Grantee	DRIFTLESS GLEN PROPERTIES LLC
Affinity	None
Conveyance Type	Warranty/Condo Deed
Prior Use	4225: General Warehousing & Storage-Trans
Intended Use	4225: General Warehousing & Storage-Trans
Time Vacant	0 - 1 years
Environmental Site	NO

SALE DATA

Sale Price	\$240,000
Adjustment	
Adjusted Reason	
Adjusted Sale Price	\$240,000
Land Value	\$18,300
Improvement Value	\$221,700
Time on Market	0 - 4 months
Recent Asking Price	\$250,000

PROPERTY IMPROVEMENT DATA

Weighted Actual Year Built	1974
Number of Building Sections	1
Predominant OCC Code	406
Primary Area	16,624
Additional Useable Area	0
Total Area	16,624
Basement Area	
Office Area (SF) / (%)	2,82017%
Sprinkler (SF) / (%)	
Air Conditioning (SF) / (%)	16,624100%
Notable Features/OBYs	
Stories	1
Non-office ave wall height	10
Non-office ave clear height	10
Frame Type	04: Pre-Engineered Steel
Exterior Wall Type	07: Metal Light

LAND AND IMPROVEMENT SALE ANALYSIS

Adj Sale Price \$ / SF	\$14.44
Adj Sale Price Imps \$ / SF	\$13.34
Acres	1.790
Land Value \$ / Acre	\$10,223
SCR	4.69
RCN + OBY / SF	\$55.63
Physical Res. %	42%
Functional Res. %	80%
Functional OBS 1	Layout
Functional OBS 2	Ceiling Height
Functional OBS 3	Office/Plant Ratio
Community rating %	80%
NBHD Rating / Other %	100%
NBHD Rating / Other Econ Reason	Neighborhood Rating
Major Thoroughfare	over 10 miles
Market Variance	89%

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COMMENTS

GRTR: DECIDED TO SELL DUE TO STRUGGLES WITH LABOR SHORTAGE AND RISING COSTS. THOUGHT THE TIME WAS RIGHT WITH REAL ESTATE MARKET TO CHANGE DIRECTIONS WITH THEIR BUSINESS AND LISTED IT WITH A BROKER. PROPERTY WAS WAREHOUSING AND DISTRIBUTION OF VARIOUS TEXTILES.

GRTE: FOUND THE PROPERTY THROUGH LISTING ONLINE AND SAW THAT IT FIT THEIR NEEDS FOR STORAGE FOR THEIR DISTILLERY BUSINESS. SALE PRICE WAS NEGOTIATED.

BRKR: PROPERTY WAS LISTED BY A LOCAL COMMERCIAL BROKER. IT WAS LISTED FOR \$250,000 AND WAS ON THE MARKET FOR ABOUT 3 MONTHS.

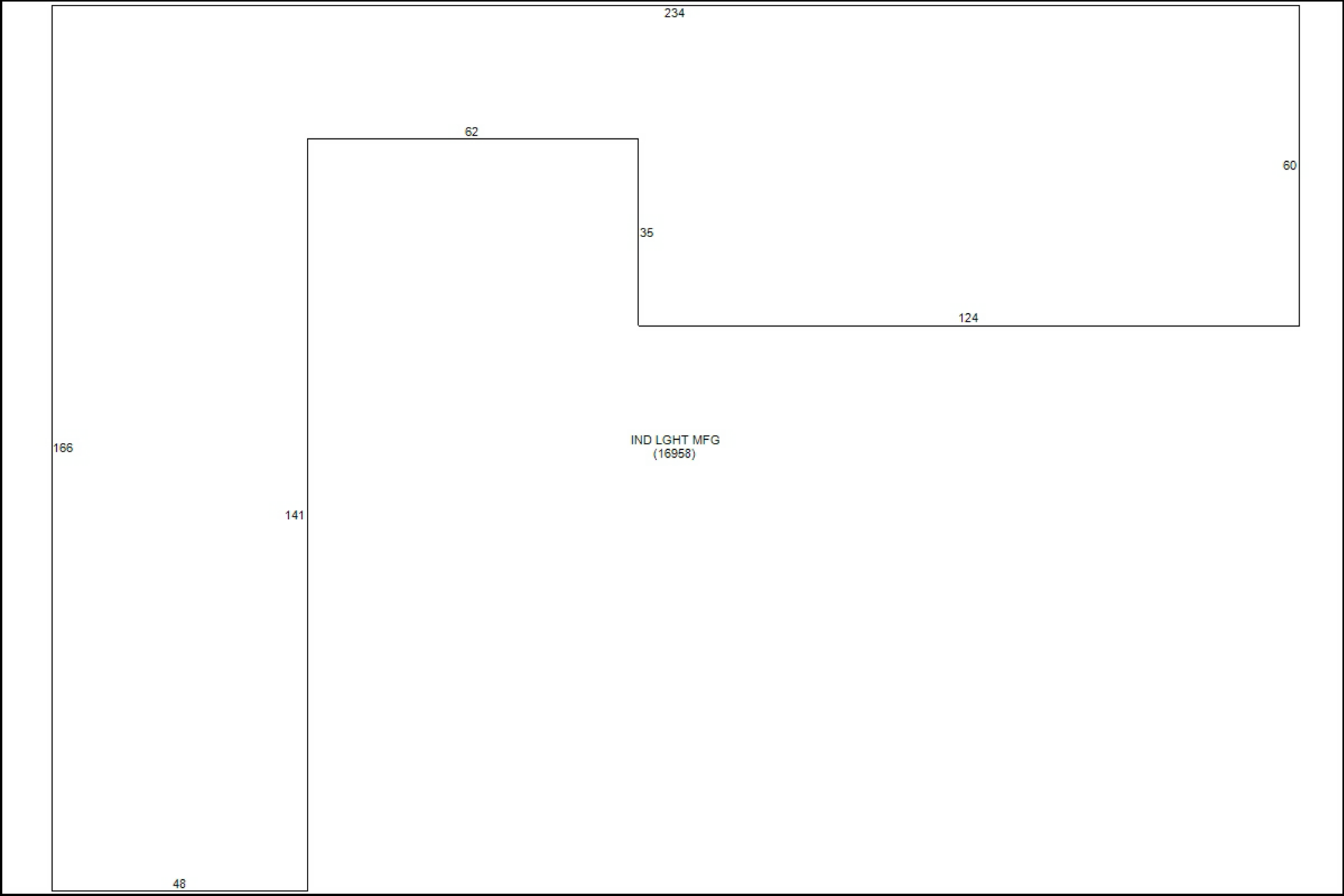
PHYS: PROPERTY HAS BEEN MAINTAINED AND PRIOR TO THE SALE THERE WAS REPLACEMENT OF ABOUT HALF OF THE HVAC AND ABOUT 80% OF THE EXTERIOR WALL COVERINGS. THERE WAS OBSERVED SIGNS OF WEAR AND AGING TO THE INTERIOR. THE FLOORING, INTERIOR WALL AND CEILING COVERS WERE FADED AND OUTDATED AS WELL AS THE LIGHTING. ASPHALT PAVING WAS IN POOR CONDITION AT THE TIME OF SALE. GRANTEE HAS SINCE REPLACED A PORTION OF THE PAVING AND DEMOED MOST OF THE INTERIOR TO SUIT THEIR NEEDS.

FUNC: LAYOUT OBSOLESCENCE OBSERVED FOR THE BUILDING'S SHAPE AS WELL AS LOWER THAN TYPICAL CEILING HEIGHTS.

ECON: THIS PROPERTY IS RURAL AND IS LOCATED ABOUT 12 MILES NORTH OF WISCONSIN DELLS AND ABOUT 12 MILES EAST OF MAUSTON, THE TWO CLOSEST POPULATED CITIES. THIS PROPERTY IS ON HWY 13 AND VISIBLE FROM THE INTERSECTION OF HWY 13 AND HWY 82 WHICH ARE MAIN, 2 LANE HIGHWAYS FOR THIS RURAL AREA. INTERSTATE 94 IS ABOUT 12 MILES AWAY.

OTHR: LAND VALUE: DETERMINED BY VACANT LAND SALES AND AN ANALYSIS OF LOCALLY ASSESSED VALUES.





SALE REPORT

State ID #	79-02-201-R000007229	IPAS Sale Key #	213405
County	ASHLAND	SIC Code	3442
Municipality	ASHLAND	Interior Inspection Date	08/21/2018
Local Parcel #	201-00307-0000	Revision Date	
Situs Address	401 W 17th Ave	Sale Validity	Valid Sale
Situs Zip Code	54806	Sale Index #	4
Appraiser	BURGELL	Year Added to Sales Database	2024

TRANSACTION INFORMATION

Conveyance Date	05/12/2023
Grantor	H WINDO COMPANY LLC
Grantee	AALESUND LLC
Affinity	None
Conveyance Type	Warranty/Condo Deed
Prior Use	3442: Metal Doors Sash & Trim-Mfg
Intended Use	3442: Metal Doors Sash & Trim-Mfg
Time Vacant	0 - 1 years
Environmental Site	NO

SALE DATA

Sale Price	\$2,550,000
Adjustment	
Adjusted Reason	
Adjusted Sale Price	\$2,550,000
Land Value	\$91,100
Improvement Value	\$2,458,900
Time on Market	0 - 4 months
Recent Asking Price	\$2,550,000

PROPERTY IMPROVEMENT DATA

Weighted Actual Year Built	1982
Number of Building Sections	3
Predominant OCC Code	494
Primary Area	61,134
Additional Useable Area	0
Total Area	61,134
Basement Area	
Office Area (SF) / (%)	8,064 13%
Sprinkler (SF) / (%)	61,134 100%
Air Conditioning (SF) / (%)	8,064 13%
Notable Features/OBYs	
Stories	1
Non-office ave wall height	15
Non-office ave clear height	15
Frame Type	02: Masonry Load Bearing
Exterior Wall Type	01: Brick Veneer

LAND AND IMPROVEMENT SALE ANALYSIS

Adj Sale Price \$ / SF	\$41.71
Adj Sale Price Imps \$ / SF	\$40.22
Acres	6.074
Land Value \$ / Acre	\$14,998
SCR	4.33
RCN + OBY / SF	\$90.72
Physical Res. %	58%
Functional Res. %	85%
Functional OBS 1	Ceiling Height
Functional OBS 2	Layout
Functional OBS 3	Office/Plant Ratio
Community rating %	86%
NBHD Rating / Other %	100%
NBHD Rating / Other Econ Reason	Neighborhood Rating
Major Thoroughfare	0 to 1 mile
Market Variance	105%

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COMMENTS

GRTR: GRANTORS CONSIST OF SEVERAL OWNERS THAT WERE AT OR REACHING RETIREMENT AGE AND WANTED TO SELL TO SOMEONE THAT WOULD CONTINUE THEIR LEGACY AND COMMITMENT TO THE COMMUNITY

GRTE: GRANTEES ARE LOCAL RESIDENTS THAT WERE WORKING IN OTHER MANUFACTURING COMPANIES IN THE AREA AND WANTED TO PURCHASE A COMPANY OF THEIR OWN. ONE OF THE GRANTEES HAD A RELATIONSHIP WITH THE GRANTORS AND THROUGH CONVERSATIONS WITH BOTH PARTIES AND THE BANKS THEY CAME UP WITH AN AGREEMENT ON A PRICE FOR SELLING THE BUSINESS AND THE REAL ESTATE. AN APPRAISAL WAS DONE TO DETERMINE THE VALUE OF THE MACHINERY & EQUIPMENT, AND AN APPRAISAL WAS DONE ON THE REAL ESTATE FOR FINANCING PURPOSES. GRANTOR FEELS THAT THE BUILDING SOLD FOR MORE THAN FMV.

PHYS: BUILDING APPEARS TO BE IN FAIR CONDITION, VIEWED INTERIOR PICTURES THAT WERE ON THE APPRAISAL. OLD SECTIONS ARE MASONRY LOAD BEARING AND NEW SECTION IS PE METAL

FUNC: OBSOLESCENCE OBSERVED FOR LAYOUT (ADD ON CONSTRUCTION), CEILING HEIGHT AND OFFICE TO PLANT RATIO

ECON: LOCATED ON THE NW SIDE OF THE CITY OF ASHLAND SURROUNDED BY RESIDENTIAL PROPERTIES TO THE SOUTH & EAST AND COMMERCIAL PROPERTIES TO THE NORTH & WEST. LOW TRAFFIC AREA BUT HAS EASY ACCESS, IT IS 1/2 MILE FROM HIGHWAY 2, 50 MILES TO ACCESS 4 LANE HWY 53 AND 65 MILES EAST OF SUPERIOR WI

OTHR: LAND ANALYSIS: LAND VALUES DETERMINED BY ANALYZING VACANT LAND SALES AND LOCALLY ASSESSED COMMERCIAL PROPERTIES.

APPR: THIS IS A BUSINESS SALE. AN APPRAISAL WAS DONE THAT SUPPORTS THE SALE PRICE. A SCAR WAS DONE AND WAS APPROXIMATELY 16% LESS THAN THE SALE PRICE



		224	
		OFFICE BLDG (8064)	
		224	
		290	
145			
122	IND LGHT MFG (17690)	122	IND LGHT MFG (35380)
145		290	

SALE REPORT

State ID #	79-02-201-R000142473	IPAS Sale Key #	213820
County	ASHLAND	SIC Code	4225
Municipality	ASHLAND	Interior Inspection Date	10/08/2020
Local Parcel #	201-05120-0101	Revision Date	
Situs Address	900 Rail Dr	Sale Validity	Valid Sale
Situs Zip Code	54806	Sale Index #	2
Appraiser	BURGELL	Year Added to Sales Database	2024

TRANSACTION INFORMATION

Conveyance Date	10/21/2022
Grantor	UP NORTH FOOD SERVICE LLC
Grantee	KENNETH W AND CYNTHIA A ARVEY
Affinity	None
Conveyance Type	Warranty/Condo Deed
Prior Use	4225: General Warehousing & Storage-Trans
Intended Use	0000: Commercial Parcel
Time Vacant	0 - 1 years
Environmental Site	NO

SALE DATA

Sale Price	\$280,000
Adjustment	
Adjusted Reason	
Adjusted Sale Price	\$280,000
Land Value	\$28,900
Improvement Value	\$251,100
Time on Market	5 - 11 months
Recent Asking Price	\$299,000

PROPERTY IMPROVEMENT DATA

Weighted Actual Year Built	2008
Number of Building Sections	2
Predominant OCC Code	470
Primary Area	2,976
Additional Useable Area	0
Total Area	2,976
Basement Area	
Office Area (SF) / (%)	57619%
Sprinkler (SF) / (%)	
Air Conditioning (SF) / (%)	57619%
Notable Features/OBYs	
Stories	1
Non-office ave wall height	16
Non-office ave clear height	16
Frame Type	04: Pre-Engineered Steel
Exterior Wall Type	07: Metal Light

LAND AND IMPROVEMENT SALE ANALYSIS

Adj Sale Price \$ / SF	\$94.09
Adj Sale Price Imps \$ / SF	\$84.38
Acres	3.180
Land Value \$ / Acre	\$9,088
SCR	46.55
RCN + OBY / SF	\$97.41
Physical Res. %	79%
Functional Res. %	95%
Functional OBS 1	Office/Plant Ratio
Functional OBS 2	
Functional OBS 3	
Community rating %	86%
NBHD Rating / Other %	100%
NBHD Rating / Other Econ Reason	Neighborhood Rating
Major Thoroughfare	0 to 1 mile
Market Variance	134%

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COMMENTS

GRTR: OWNS A REFRIGERATED TRUCK FOOD DELIVERY SERVICE; WAS USING THIS LOCATION TO WORK ON AND STORE HIS TRUCKS. HE DID NOT RESPOND TO MY CALLS TO FIND OUT REASON FOR SELLING THIS LOCATION.

GRTE: HAD BEEN LOOKING FOR A BUILDING TO INVEST IN FOR AWHILE; SAW THIS PROPERTY LISTED ON THE INTERNET. CURRENTLY JUST USING THE BUILDING FOR STORAGE BUT MAY OPEN A SMALL BUSINESS IN THE FUTURE TO KEEP HIM OCCUPIED ONCE HE RETIRES. GRANTEE FEELS HE PAID LESS THAN MARKET VALUE FOR THE BUILDING.

BRKR: LISTED WITH LOCAL BROKER, ORIGINAL ASKING PRICE \$299,000

PHYS: QUALITY BUILT COMMERCIAL BUILDING, APPEARS TO BE WELL MAINTAINED WITH NO OBSERVABLE SIGNS OF WEAR AND TEAR. EXTERIOR INSPECTION ONLY, INTERIOR VIEWED FROM CURRENT ONLINE MLS LISTING PHOTOS.

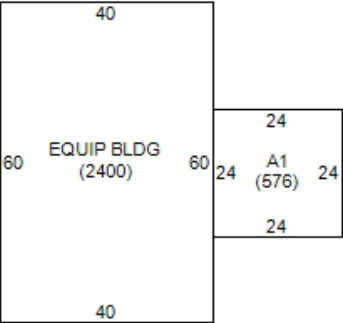
FUNC: OBSOLESCENCE OBSERVED FOR OFFICE TO PLANT RATIO

ECON: LOCATED IN NORTHERN WISCONSIN ON THE EAST SIDE OF ASHLAND NEAR INDUSTRIAL PARK, ON A CORNER LOT WITH MEDIUM TRAFFIC FLOW, LESS THAN ONE MILE FROM USH 2

OTHR: LAND ANALYSIS: DETERMINED BY VACANT LAND SALES AND AN ANALYSIS OF LOCALLY ASSESSED VALUES

OTHR: MARKET VARIANCE POSSIBLY DUE TO THE LACK OF BUILDINGS THIS SIZE IN THIS MARKET





SALE REPORT

State ID #	79-03-276-R000173527
County	BARRON
Municipality	RICE LAKE
Local Parcel #	276-5005-78-011
Situs Address	1775 Kern Ave
Situs Zip Code	54868
Appraiser	SMITHBA

IPAS Sale Key #	214584
SIC Code	4213
Interior Inspection Date	08/30/2023
Revision Date	
Sale Validity	Valid Sale
Sale Index #	1
Year Added to Sales Database	2024

TRANSACTION INFORMATION

Conveyance Date	06/20/2023
Grantor	INTERSTATE TRUCKERS INC
Grantee	TUSCOBIA PROPERTIES LLC
Affinity	None
Conveyance Type	Warranty/Condo Deed
Prior Use	4213: Trucking Except Local-Trans
Intended Use	8082: Home Health Care Services-Svcs
Time Vacant	0 - 1 years
Environmental Site	Unknown

SALE DATA

Sale Price	\$290,000
Adjustment	
Adjusted Reason	
Adjusted Sale Price	\$290,000
Land Value	\$183,205
Improvement Value	\$106,795
Time on Market	0 - 4 months
Recent Asking Price	\$299,900

PROPERTY IMPROVEMENT DATA

Weighted Actual Year Built	1985	
Number of Building Sections	1	
Predominant OCC Code	494	
Primary Area	2,480	
Additional Useable Area	0	
Total Area	2,480	
Basement Area		
Office Area (SF) / (%)	1,240	50%
Sprinkler (SF) / (%)		
Air Conditioning (SF) / (%)	1,240	50%
Notable Features/OBYs		
Stories	1	
Non-office ave wall height	12	
Non-office ave clear height	12	
Frame Type	07: Wood Pole	
Exterior Wall Type	07: Metal Light	

LAND AND IMPROVEMENT SALE ANALYSIS

Adj Sale Price \$ / SF	\$116.94
Adj Sale Price Imps \$ / SF	\$43.06
Acres	5.200
Land Value \$ / Acre	\$35,232
SCR	91.34
RCN + OBY / SF	\$77.69
Physical Res. %	66%
Functional Res. %	95%
Functional OBS 1	Office/Plant Ratio
Functional OBS 2	
Functional OBS 3	
Community rating %	90%
NBHD Rating / Other %	100%
NBHD Rating / Other Econ Reason	
Major Thoroughfare	0 to 1 mile
Market Variance	98%

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COMMENTS

GRTR: NO LONGER NEEDED THE BUILDING. LISTED PROPERTY FOR SALE WITH BROKER AND SOLD. FELT SALE PRICE REPRESENTED FMV.

GRTE: OWNS ASSISTED LIVING / GROUP HOMES NEARBY. THIS BUILDING UTILIZED FOR OFFICE AND WAREHOUSE SPACE.

BRKR: PROPERTY WAS LISTED ON OPEN MARKET FOR A COUPLE MONTHS WHEN BUYER MADE OFFER TO PURCHASE. AFTER SOME MINOR NEGOTIATIONS, AN OFFER WAS ACCEPTED AND PROPERTY CLOSED.

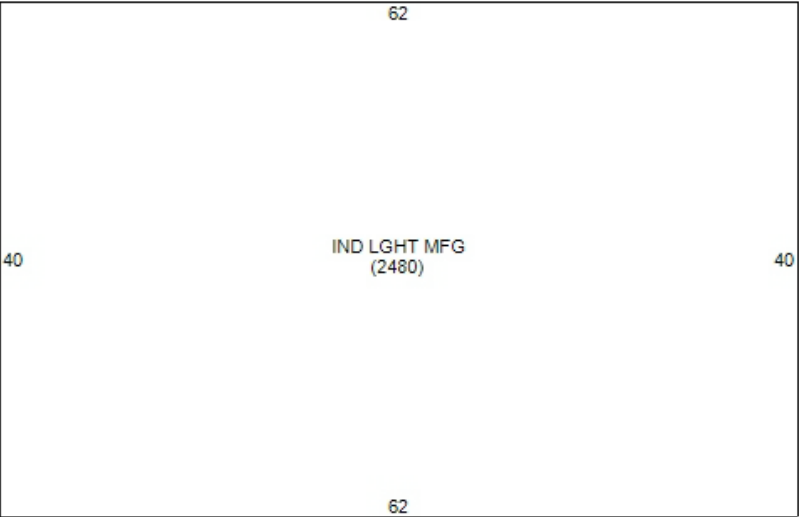
PHYS: NO MAJOR REPAIRS WERE APPARENT AT TIME OF INSPECTION. PROPERTY IS UNIQUE IN THAT HALF OF THE BUILDING IS OFFICE AND THE OTHER HALF IS SHOP/STORAGE AREA.

FUNC: OBSOLESCENCE OBSERVED FOR HIGHER-THAN-NORMAL OFFICE TO PLANT RATIO.

ECON: PROPERTY LOCATED IN A COMMUNITY WITH A POPULATION OF APPROXIMATELY 10,000 AND IS SURROUNDED BY RESIDENTIAL AND OTHER COMMERCIAL PROPERTIES. ACCESS TO STATE HWY 53, WHICH IS A 4-LANE HIGHWAY IS APPROXIMATELY 2 MILES.

OTHR: LAND ANALYSIS: LAND VALUE WAS DETERMINED THROUGH A LAND VALUE STUDY OF THE AREA, IN ADDITION TO THE ANALYSIS OF VACANT AND LOCALLY ASSESSED PARCELS.





SALE REPORT

State ID #	81-05-010-R000166938
County	BROWN
Municipality	EATON
Local Parcel #	E-112-1
Situs Address	4061 County Rd Jj
Situs Zip Code	54311
Appraiser	BARRERM

IPAS Sale Key #	211224
SIC Code	3444
Interior Inspection Date	08/17/2023
Revision Date	
Sale Validity	Valid Sale
Sale Index #	2
Year Added to Sales Database	2024

TRANSACTION INFORMATION

Conveyance Date	11/12/2021
Grantor	SOPER PROPERTIES LLC
Grantee	MDS-DJS LLC
Affinity	Adjacent Owner
Conveyance Type	Warranty/Condo Deed
Prior Use	4225: General Warehousing & Storage-Trans
Intended Use	3444: Sheet Metalwork-Mfg
Time Vacant	0 - 1 years
Environmental Site	Unknown

SALE DATA

Sale Price	\$750,000
Adjustment	
Adjusted Reason	
Adjusted Sale Price	\$750,000
Land Value	\$131,800
Improvement Value	\$618,200
Time on Market	0 - 4 months
Recent Asking Price	\$750,000

PROPERTY IMPROVEMENT DATA

Weighted Actual Year Built	1995	
Number of Building Sections	2	
Predominant OCC Code	494	
Primary Area	16,500	
Additional Useable Area	945	
Total Area	17,445	
Basement Area		
Office Area (SF) / (%)	1,890	11%
Sprinkler (SF) / (%)		
Air Conditioning (SF) / (%)	1,890	11%
Notable Features/OBYs		
Stories	1	
Non-office ave wall height	16	
Non-office ave clear height	16	
Frame Type	04: Pre-Engineered Steel	
Exterior Wall Type	07: Metal Light	

LAND AND IMPROVEMENT SALE ANALYSIS

Adj Sale Price \$ / SF	\$42.99
Adj Sale Price Imps \$ / SF	\$35.44
Acres	17.152
Land Value \$ / Acre	\$7,684
SCR	13.2
RCN + OBY / SF	\$78.27
Physical Res. %	59%
Functional Res. %	90%
Functional OBS 1	Office/Plant Ratio
Functional OBS 2	Layout
Functional OBS 3	
Community rating %	90%
NBHD Rating / Other %	100%
NBHD Rating / Other Econ Reason	Neighborhood Rating
Major Thoroughfare	1 to 3 miles
Market Variance	95%

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COMMENTS

GRTR: CONSOLIDATED CONTRACTING BUSINESS TO OTHER LOCATIONS AND NO LONGER NEEDED BUILDING.

GRTE: OWNS A MANUFACTURING BUSINESS THAT IS NEAR SUBJECT. NEEDED MORE SPACE AND ORIGINALLY LOOKED INTO BUILDING ONTO CURRENT PARCEL, BUT PRICE OF CONSTRUCTION WAS VERY HIGH. NOTICED GRANTOR WAS MOVING EQUIPMENT OUT OF SUBJECT. GRANTEE HAPPENS TO BE ACQUAINTANCES WITH ATTORNEY FOR GRANTOR, AND ASKED IF THERE WAS INTEREST IN SELLING SUBJECT, WHICH THERE WAS. A NEGOTIATION WAS ARRANGED BETWEEN THE PARTIES AND THE SALE PRICE WAS EVENTUALLY ARRIVED AT. AN APPRAISAL WAS DONE FOR FINANCING THAT SUPPORTED SALE PRICE.

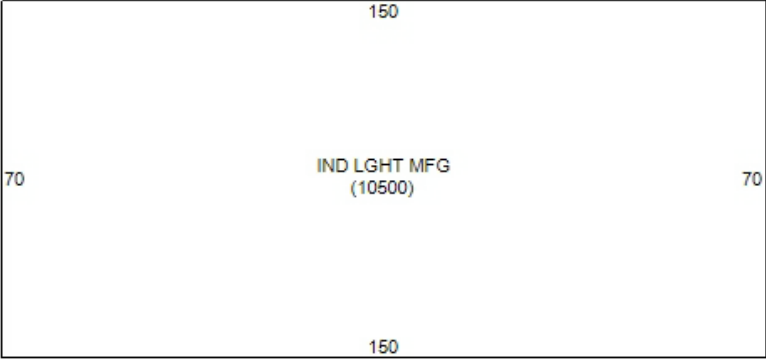
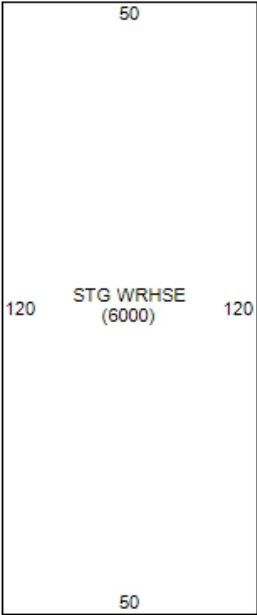
PHYS: TWO SEPARATE INDUSTRIAL/WAREHOUSE STYLE BUILDINGS. LARGER BUILDING HAS A MEZZANINE OFFICE AREA ABOVE THE GROUND LEVEL OFFICE. THE OFFICES WERE UPDATED PRIOR TO SALE. GRANTEE ADDED THREE PHASE ELECTRICAL FOLLOWING THE PURCHASE, AS WELL AS ADDED FENCING AND RELOCATED DRIVEWAY.

FUNC: FUNCTIONAL ISSUE NOTED FOR TWO SEPARATE BUILDINGS.

ECON: SUBJECT IS RURALLY LOCATED IN THE TOWN OF EATON, WHICH IS JUST OUTSIDE OF THE CITY OF GREEN BAY.

OTHR: LAND: ALTHOUGH PARCEL IS OVER 17 ACRES, ROUGHLY 12 ACRES ARE WETLANDS. NEARBY LAND SALES WERE USED TO DETERMINE VALUE.





SALE REPORT

State ID #	81-05-104-R000009890	IPAS Sale Key #	212533
County	BROWN	SIC Code	2499
Municipality	ASHWAUBENON	Interior Inspection Date	10/17/2023
Local Parcel #	VA-228-14-L-76-3	Revision Date	
Situs Address	1326 Parkview Rd	Sale Validity	Valid Sale
Situs Zip Code	54304	Sale Index #	2
Appraiser	KRUZIKA	Year Added to Sales Database	2024

TRANSACTION INFORMATION

Conveyance Date	04/28/2023
Grantor	WLJC HOLDINGS LLC
Grantee	CHEESEBOX INVESTMENTS LLC
Affinity	None
Conveyance Type	Warranty/Condo Deed
Prior Use	2499: Wood Products Nec-Mfg
Intended Use	2499: Wood Products Nec-Mfg
Time Vacant	0 - 1 years
Environmental Site	Unknown

SALE DATA

Sale Price	\$650,000
Adjustment	
Adjusted Reason	
Adjusted Sale Price	\$650,000
Land Value	\$64,200
Improvement Value	\$585,800
Time on Market	0 - 4 months
Recent Asking Price	\$750,000

PROPERTY IMPROVEMENT DATA

Weighted Actual Year Built	1988	
Number of Building Sections	3	
Predominant OCC Code	494	
Primary Area	13,850	
Additional Useable Area	0	
Total Area	13,850	
Basement Area		
Office Area (SF) / (%)	280	2%
Sprinkler (SF) / (%)		
Air Conditioning (SF) / (%)	0	0%
Notable Features/OBYs		
Stories	1	
Non-office ave wall height	16	
Non-office ave clear height	16	
Frame Type	04: Pre-Engineered Steel	
Exterior Wall Type	07: Metal Light	

LAND AND IMPROVEMENT SALE ANALYSIS

Adj Sale Price \$ / SF	\$46.93
Adj Sale Price Imps \$ / SF	\$42.30
Acres	1.205
Land Value \$ / Acre	\$53,278
SCR	3.79
RCN + OBY / SF	\$79.47
Physical Res. %	52%
Functional Res. %	95%
Functional OBS 1	Layout
Functional OBS 2	
Functional OBS 3	
Community rating %	100%
NBHD Rating / Other %	100%
NBHD Rating / Other Econ Reason	Neighborhood Rating
Major Thoroughfare	0 to 1 mile
Market Variance	108%

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COMMENTS

GRTR: THE SELLER WAS STRUGGLING WITH RUNNING THIS BUSINESS IN ADDITION TO THEIR PRIMARY ACTIVITY. CONTACTED THE BUYER, A LOCAL WOOD PRODUCTS MANUFACTURER, TO SEE IF THEY WOULD RUN THE BUSINESS. SALE OF THE BUSINESS OCCURRED IN JANUARY 2023; SALE OF THE REAL ESTATE OCCURRED IN APRIL 2023.

GRTE: THE ORIGINAL ASKING PRICE WAS \$750,000 AND NEGOTIATED TO \$650,000 BETWEEN THE PARTIES. PURCHASE PRICE WAS DETERMINED BY LOOKING AT THE CURRENT COMMERCIAL MARKET TO SET THE PRICE. POSITIVE FEATURES WERE LOCATION, CONDITION OF THE BUILDING, AND THE SIZE OF THE BUILDING.

PHYS: SUBJECT IS A ONE-STORY PRE-ENGINEERED STEEL BUILDING HAS BEEN MAINTAINED AS NEEDED.

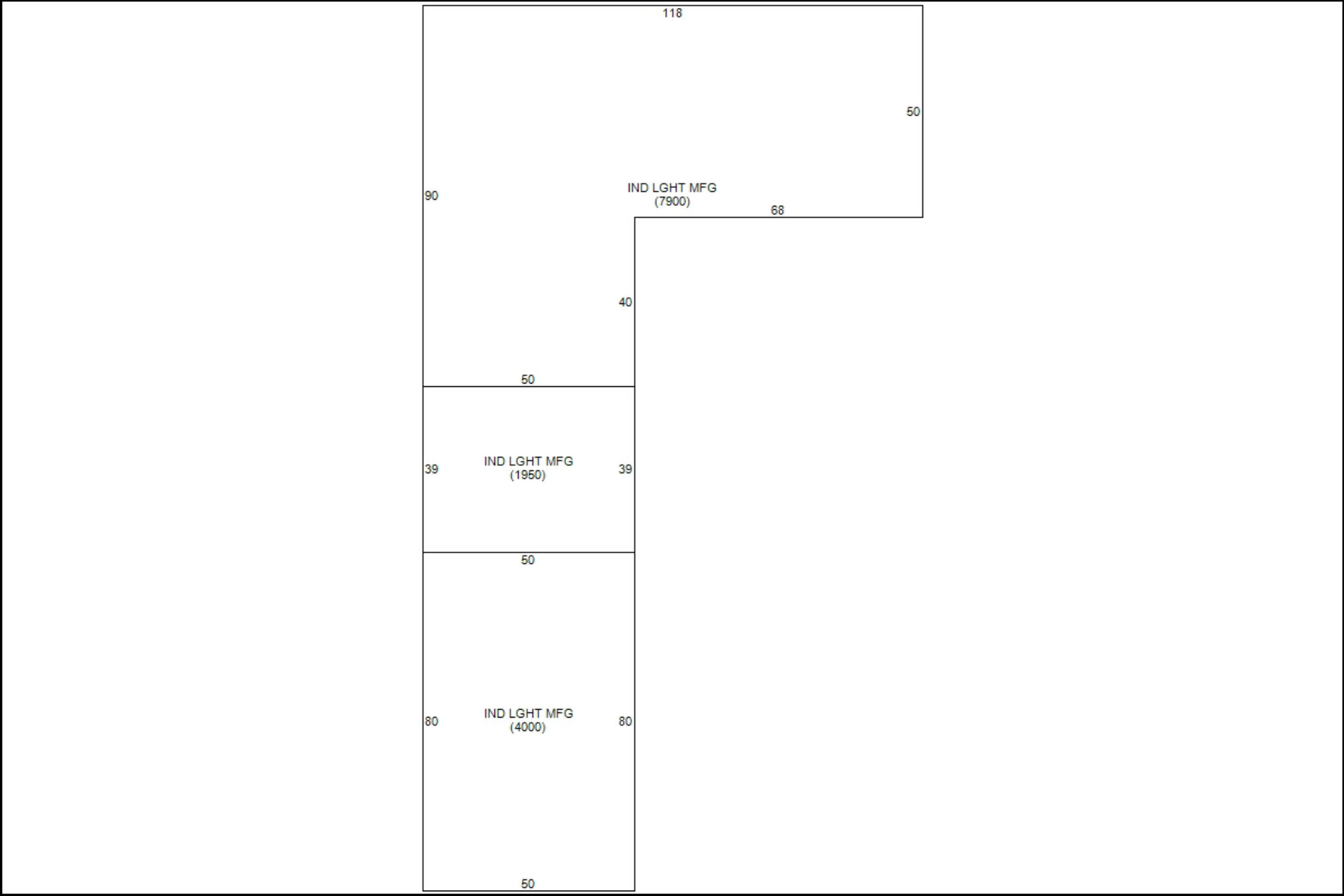
FUNC: SUBJECT WAS CONSTRUCTED IN THREE PHASES BETWEEN 1985 AND 1991 WITH A SMALL OFFICE AREA.

ECON: PROPERTY IS LOCATED IN A BUSINESS PARK WHERE DESIRABILITY IS STABLE. PROPERTY IS LOCATED ABOUT 1.5 MILES FROM THE I-41 INTERCHANGE.

OTHR: LAND ANALYSIS: REVIEWED VACANT LAND SALES AND COMMERCIAL ASSESSMENTS IN THE AREA.

OTHR: A SALES COMPARISON ANALYSIS WAS COMPLETED TO VALIDATE THE SALE.





SALE REPORT

State ID #	81-05-106-R000009753
County	BROWN
Municipality	BELLEVUE
Local Parcel #	B-602-6
Situs Address	1913 E Allouez Ave
Situs Zip Code	54311
Appraiser	KRUZIKA

IPAS Sale Key #	212826
SIC Code	2448
Interior Inspection Date	07/22/2022
Revision Date	
Sale Validity	Valid Sale
Sale Index #	1
Year Added to Sales Database	2024

TRANSACTION INFORMATION

Conveyance Date	07/14/2023
Grantor	JANKOWSKI DAVID J ETAL
Grantee	AUTOROOF ENTERPRISES LLC
Affinity	None
Conveyance Type	Warranty/Condo Deed
Prior Use	2448: Wood Pallets & Skids-Mfg
Intended Use	1761: Roofing Siding & Sheet Metal Work-Cons
Time Vacant	0 - 1 years
Environmental Site	NO

SALE DATA

Sale Price	\$1,800,000
Adjustment	
Adjusted Reason	
Adjusted Sale Price	\$1,800,000
Land Value	\$285,700
Improvement Value	\$1,514,300
Time on Market	12 - 24 months
Recent Asking Price	\$2,000,000

PROPERTY IMPROVEMENT DATA

Weighted Actual Year Built	1997	
Number of Building Sections	4	
Predominant OCC Code	494	
Primary Area	20,208	
Additional Useable Area	0	
Total Area	20,208	
Basement Area		
Office Area (SF) / (%)	1,568	8%
Sprinkler (SF) / (%)		
Air Conditioning (SF) / (%)	1,568	8%
Notable Features/OBYs		
Stories	1	
Non-office ave wall height	24	
Non-office ave clear height	24	
Frame Type	04: Pre-Engineered Steel	
Exterior Wall Type	07: Metal Light	

LAND AND IMPROVEMENT SALE ANALYSIS

Adj Sale Price \$ / SF	\$89.07
Adj Sale Price Imps \$ / SF	\$74.94
Acres	3.345
Land Value \$ / Acre	\$85,411
SCR	7.21
RCN + OBY / SF	\$91.01
Physical Res. %	64%
Functional Res. %	100%
Functional OBS 1	
Functional OBS 2	
Functional OBS 3	
Community rating %	100%
NBHD Rating / Other %	100%
NBHD Rating / Other Econ Reason	
Major Thoroughfare	0 to 1 mile
Market Variance	129%

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COMMENTS

GRTR: GRANTOR SOLD BUSINESS IN 2022. HE WAS APPROACHED BY ANOTHER PALLET COMPANY WHO PURCHASED THE EQUIPMENT. ORIGINAL ASKING PRICE WAS \$2M.

GRTE: GRANTEE WAS LOOKING FOR A LARGER BUILDING FOR HIS ROOFING BUSINESS. FELT PRICE FOR THE BUILDING WAS FAIR AND BACKED UP BY AN APPRAISAL. POSITIVE WAS PRIME LOCATION ON A MAIN EAST-WEST THOROUGHFARE, NEGATIVE WAS THE DATED OFFICE SPACE. CURRENTLY PLANNING TO ONLY PAINT AREAS OF THE PLANT/OFFICE.

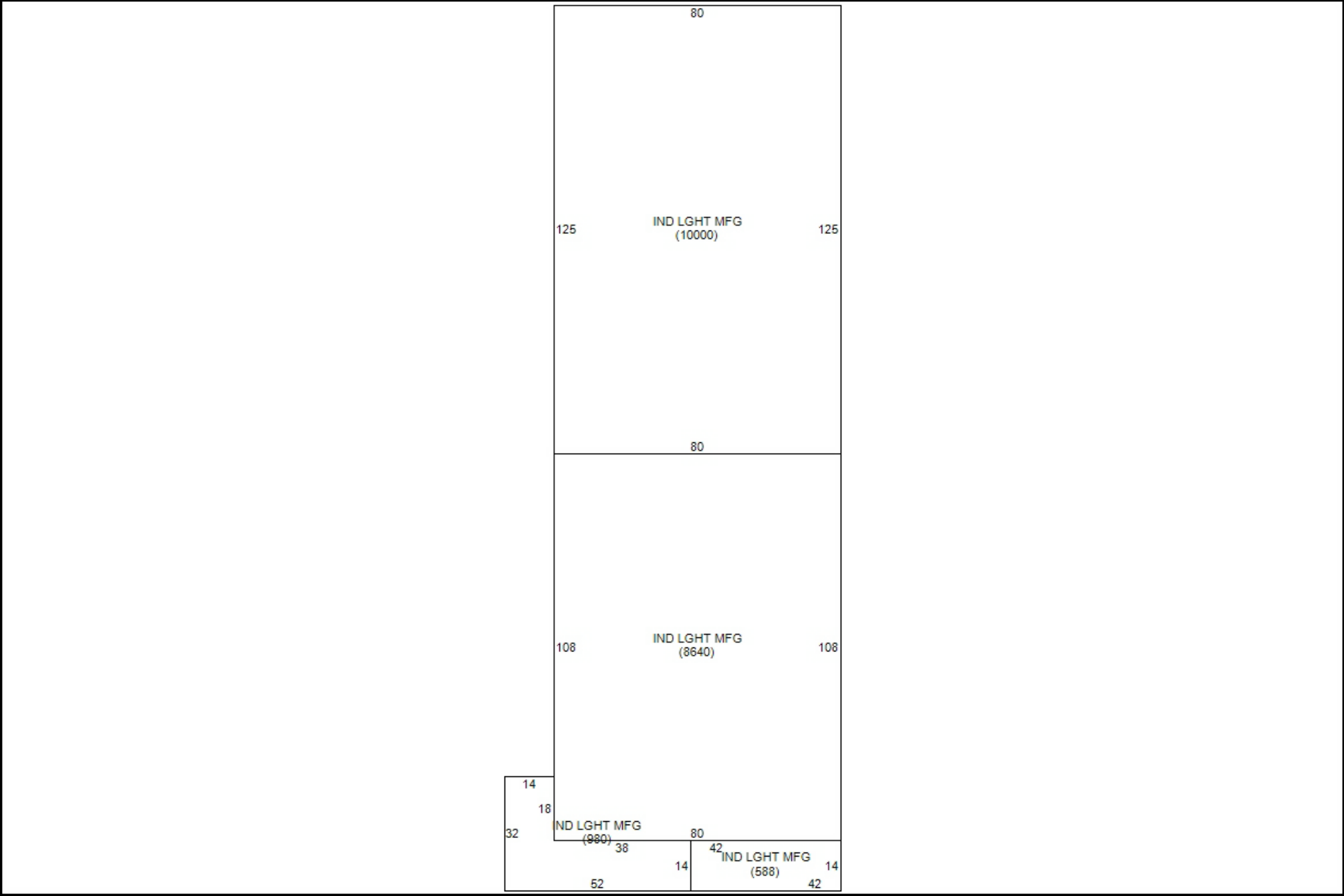
PHYS: PROPERTY IS A GENERAL USE ONE-STORY PRE-ENGINEERED BUILDING BUILT IN 2 PHASES THAT WAS MAINTAINED AS NEEDED.

FUNC: MAIN SHOP AREA IS TWO BUILDINGS WITH A LARGE OVERHEAD DOOR BETWEEN THEM. PROPERTY INCLUDES A COMMERCIAL SIZED WOOD BURNING BOILER FOR SUPPLEMENTAL HEAT.

ECON: PROPERTY IS LOCATED ON A MAIN EAST-WEST THOROUGHFARE WITH EASY ACCESS TO HWY 172 TO THE SOUTH AND THEN ACCESS TO HWYS 41 & 43. THIS AREA IS ON THE SOUTH FRINGE OF A BUSINESS PARK WITH PREDOMINANTLY COMMERCIAL PROPERTIES ALONG THIS STREET. THERE HAS BEEN RENEWED INTEREST IN THIS AREA DUE TO THE CONSTRUCTION OF A COSTCO NEAR HWY 172.

OTHR: LAND ANALYSIS - REVIEWED VACANT LAND SALES AND COMMERCIAL ASSESSMENTS IN THE AREA. PROPERTY HAS 196.13 FEET OF STREET FRONTAGE ON ALLOUEZ AVE (COUNTY HWY O). SALE INCLUDES .7 ACRES OF VACANT LAND LOCATED TO THE REAR OF THE IMPROVED PARCEL AND ACCESSIBLE FROM COMMERCIAL WAY.





SALE REPORT

State ID #	81-05-171-R000009953
County	BROWN
Municipality	PULASKI
Local Parcel #	VP-413
Situs Address	234 W Pulaski St
Situs Zip Code	54162
Appraiser	BARRERM

IPAS Sale Key #	212743
SIC Code	3443
Interior Inspection Date	08/03/2023
Revision Date	
Sale Validity	Valid Sale
Sale Index #	1
Year Added to Sales Database	2024

TRANSACTION INFORMATION

Conveyance Date	02/10/2023
Grantor	TERRY KLOSTERMAN

Grantee	PLX-TECH INDUSTRIES LLC
---------	-------------------------

Affinity	None
Conveyance Type	Warranty/Condo Deed
Prior Use	3443: Fabricated Plate Work (Boiler Shops)-Mfg
Intended Use	3443: Fabricated Plate Work (Boiler Shops)-Mfg
Time Vacant	0 - 1 years
Environmental Site	Unknown

SALE DATA

Sale Price	\$170,500
Adjustment	
Adjusted Reason	
Adjusted Sale Price	\$170,500
Land Value	\$44,200
Improvement Value	\$126,300
Time on Market	Unknown
Recent Asking Price	\$170,500

PROPERTY IMPROVEMENT DATA

Weighted Actual Year Built	1970	
Number of Building Sections	1	
Predominant OCC Code	494	
Primary Area	3,984	
Additional Useable Area	0	
Total Area	3,984	
Basement Area		
Office Area (SF) / (%)	476	12%
Sprinkler (SF) / (%)		
Air Conditioning (SF) / (%)	0	0%
Notable Features/OBYs		

Stories	1
Non-office ave wall height	14
Non-office ave clear height	14
Frame Type	04: Pre-Engineered Steel
Exterior Wall Type	07: Metal Light

LAND AND IMPROVEMENT SALE ANALYSIS

Adj Sale Price \$ / SF	\$42.80
Adj Sale Price Imps \$ / SF	\$31.70
Acres	0.484
Land Value \$ / Acre	\$91,322
SCR	4.9
RCN + OBY / SF	\$83.46
Physical Res. %	42%
Functional Res. %	95%
Functional OBS 1	Ceiling Height
Functional OBS 2	
Functional OBS 3	
Community rating %	95%
NBHD Rating / Other %	100%
NBHD Rating / Other Econ Reason	Neighborhood Rating
Major Thoroughfare	0 to 1 mile
Market Variance	100%

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COMMENTS

GRTR: GRANTOR OPERATED A METAL FABRICATION BUSINESS HERE BEFORE RETIRING AND LISTED SUBJECT FOR SALE. PREVIOUS TO SALE, SUBJECT WAS BEING USED FOR STORAGE AND AN OCCASIONAL REPAIR JOB.

GRTE: NO CONTACT. ACCORDING TO LISTING AND REAL ESTATE TRANSFER RETURN, EQUIPMENT WAS PURCHASED SEPARATELY FROM SUBJECT SALE.

PHYS: SUBJECT IS A PRE-ENGINEERED STEEL-FRAME/METAL LINED BUILDING. OFFICE AREA IS MINIMALLY FINISHED AND IN NEED OF UPDATING. CONDITION OF BUILDING REFLECTS ITS AGE AND PAVING IN NEED OF REPLACEMENT. CONDITION DETERMINED VIA EXTERIOR INSPECTION AND INTERIOR SALE LISTING PHOTOS.

FUNC: SLIGHT FUNCTIONAL ISSUE NOTED FOR CEILING HEIGHT BEING ON THE LOW SIDE.

ECON: SUBJECT LOCATED IN THE DOWNTOWN AREA OF THE VILLAGE OF PULASKI, ROUGHLY A HALF-MILE FROM HWY 32. THERE IS ACCESS FROM W PULASKI ST, AS WELL AS FROM REAR ALLEY.

OTHR: LAND ANALYSIS: SALE INCLUDES A VACANT LAND PARCEL TO REAR OF SUBJECT. LOCAL FAIR MARKET LAND VALUES AND SALES USED TO DETERMINE VALUE.



[illegible]

SALE REPORT

State ID #	81-05-178-R000173180
County	BROWN
Municipality	SUAMICO
Local Parcel #	SU-1206
Situs Address	2146 E Deerfield Ave
Situs Zip Code	54173
Appraiser	BARRERM

IPAS Sale Key #	214328
SIC Code	3524
Interior Inspection Date	10/12/2023
Revision Date	
Sale Validity	Valid Sale
Sale Index #	1
Year Added to Sales Database	2024

TRANSACTION INFORMATION

Conveyance Date	01/03/2023
Grantor	JDL PROPERTIES LLC
Grantee	CO-PACKING PROPERTIES LLC
Affinity	None
Conveyance Type	Warranty/Condo Deed
Prior Use	3524: Lawn & Garden Equipment-Mfg
Intended Use	3999: Manufacturing Industries Nec-Mfg
Time Vacant	0 - 1 years
Environmental Site	Unknown

SALE DATA

Sale Price	\$980,000
Adjustment	
Adjusted Reason	
Adjusted Sale Price	\$980,000
Land Value	\$124,800
Improvement Value	\$855,200
Time on Market	5 - 11 months
Recent Asking Price	\$1,190,000

PROPERTY IMPROVEMENT DATA

Weighted Actual Year Built	2000	
Number of Building Sections	2	
Predominant OCC Code	453	
Primary Area	8,280	
Additional Useable Area	2520	
Total Area	10,800	
Basement Area		
Office Area (SF) / (%)	5,040	47%
Sprinkler (SF) / (%)		
Air Conditioning (SF) / (%)	10,800	100%
Notable Features/OBYs		
Stories	1	
Non-office ave wall height	20	
Non-office ave clear height	18	
Frame Type	05: Wood Joist Typical Wooc	
Exterior Wall Type	07: Metal Light	

LAND AND IMPROVEMENT SALE ANALYSIS

Adj Sale Price \$ / SF	\$90.74
Adj Sale Price Imps \$ / SF	\$79.19
Acres	1.560
Land Value \$ / Acre	\$80,000
SCR	8.2
RCN + OBY / SF	\$100.43
Physical Res. %	70%
Functional Res. %	100%
Functional OBS 1	
Functional OBS 2	
Functional OBS 3	
Community rating %	100%
NBHD Rating / Other %	100%
NBHD Rating / Other Econ Reason	Neighborhood Rating
Major Thoroughfare	0 to 1 mile
Market Variance	113%

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COMMENTS

GRTR: MANUFACTURING TENANT MOVED OUT AFTER CONSTRUCTING A NEW BUILDING NEXT DOOR. GRANTOR WAS READY TO RETIRE AND LISTED SUBJECT FOR SALE WITH REALTOR. TENANT BUILT ROBOTIC MOWERS AT THIS LOCATION.

GRTE: GRANTEE IS A CONTRACT MANUFACTURER THAT OFFERS A VARIETY OF BUSINESS SERVICES. WERE RENTING NEARBY AND DECIDED TO PURCHASE THEIR OWN BUILDING.

PHYS: SUBJECT IS A LIGHT INDUSTRIAL/FLEX TYPE BUILDING WITH A WAREHOUSE AND TWO-STORY OFFICE/SHOWROOM AREA. THE CLIMATE-CONTROLLED WAREHOUSE SECTION HAS OVERHEAD DOORS AND A LOADING DOCK, ALONG WITH 3-PHASE POWER. AN EXTERIOR INSPECTION AS WELL AS INTERIOR SALE LISTING PHOTOS WERE USED TO DETERMINE CONDITION.

FUNC: NO FUNCTIONAL ISSUES NOTED. THE LARGE PERCENTAGE OF OFFICE AREA COULD BE IDEAL FOR MANY COMMERCIAL USES.

ECON: LOCATED ON A FRONTAGE ROAD ALONG INTERSTATE HWY 41, JUST NORTH OF THE CITY OF GREEN BAY. THE VISIBILITY FROM THE WELL-TRAVELED HIGHWAY IS VERY GOOD.

OTHR: LAND VALUE BASED ON SALES ALONG INTERSTATE HWY 41.

OTHR: THE ADDITIONAL USEABLE AREA IS THE SECOND FLOOR OFFICE.



42			96
60	IND FLEX BLD (2520)	60	IND FLEX BLD (5760) 60
42			96

SALE REPORT

State ID #	81-05-191-R000172118
County	BROWN
Municipality	WRIGHTSTOWN
Local Parcel #	VW-170-5
Situs Address	370 Van Dyke St
Situs Zip Code	54180
Appraiser	BARRERM

IPAS Sale Key #	213808
SIC Code	5074
Interior Inspection Date	09/14/2023
Revision Date	
Sale Validity	Valid Sale
Sale Index #	1
Year Added to Sales Database	2024

TRANSACTION INFORMATION

Conveyance Date	11/16/2022
Grantor	LAURA LEE PROPERTIES LLC
Grantee	RRF ENTERPRISES LLC
Affinity	None
Conveyance Type	Warranty/Condo Deed
Prior Use	7530: Automotive Repair Shops-Svcs
Intended Use	5074: Plumbing & Hydronic Heating Supplies-Who
Time Vacant	0 - 1 years
Environmental Site	Unknown

SALE DATA

Sale Price	\$546,000
Adjustment	\$10,000
Adjusted Reason	Personal Property Included
Adjusted Sale Price	\$536,000
Land Value	\$69,400
Improvement Value	\$466,600
Time on Market	0 - 4 months
Recent Asking Price	\$549,900

PROPERTY IMPROVEMENT DATA

Weighted Actual Year Built	2006	
Number of Building Sections	3	
Predominant OCC Code	494	
Primary Area	6,880	
Additional Useable Area	0	
Total Area	6,880	
Basement Area		
Office Area (SF) / (%)	800	12%
Sprinkler (SF) / (%)		
Air Conditioning (SF) / (%)	800	12%
Notable Features/OBYs		
Stories	1	
Non-office ave wall height	16	
Non-office ave clear height	14	
Frame Type	05: Wood Joist Typical Wooc	
Exterior Wall Type	07: Metal Light	

LAND AND IMPROVEMENT SALE ANALYSIS

Adj Sale Price \$ / SF	\$77.91
Adj Sale Price Imps \$ / SF	\$67.82
Acres	0.598
Land Value \$ / Acre	\$116,054
SCR	3.8
RCN + OBY / SF	\$79.78
Physical Res. %	74%
Functional Res. %	100%
Functional OBS 1	
Functional OBS 2	
Functional OBS 3	
Community rating %	100%
NBHD Rating / Other %	100%
NBHD Rating / Other Econ Reason	Neighborhood Rating
Major Thoroughfare	0 to 1 mile
Market Variance	115%

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COMMENTS

GRTR: RAN AN AUTO REPAIR BUSINESS AND LISTED SUBJECT FOR SALE WITH A REALTOR.

GRTE: PURCHASED SUBJECT WITH THE INTENT OF USING AS A PLUMBING SHOP.

PHYS: WELL-KEPT, WOOD-FRAMED/METAL LINED BUILDING ORIGINALLY BUILT IN 1995 WITH AN ADDITION PUT ON IN 2012. SUBJECT IS SUITED FOR MANY USES, WHETHER FOR COMMERCIAL OR LIGHT MANUFACTURING. BUILDING CONDITION DETERMINED FROM EXTERIOR INSPECTION AND INTERIOR SALE LISTING PHOTOS.

FUNC: THERE ARE NO FUNCTIONAL ISSUES NOTED.

ECON: SUBJECT LOCATED IN THE VILLAGE OF WRIGHTSTOWN, WHICH IS A GROWING AREA BETWEEN GREEN BAY AND APPLETON. IT IS SITUATED NEAR THE INDUSTRIAL/BUSINESS PARK.

OTHR: AN ADJUSTMENT OF \$10,000 WAS MADE TO THE SALE PRICE, AS THE GRANTEE INDICATED THERE WAS TOOLING INCLUDED IN PRICE (PRICE NEGOTIATED).

OTHR: LAND: AREA SALES AND SURROUNDING COMMERCIAL FAIR MARKET VALUES WERE ANALYZED.



		70	
40			
40	IND LGHT MFG (1600)	40	
		64	
40			
20	IND LGHT MFG (800)	20	
40			
		70	
		64	
		IND LGHT MFG (4480)	

SALE REPORT

State ID #	81-05-231-R000010024	IPAS Sale Key #	205811
County	BROWN	SIC Code	3441
Municipality	GREEN BAY	Interior Inspection Date	08/23/2018
Local Parcel #	1-1412	Revision Date	
Situs Address	1810 -1812 S Broadway	Sale Validity	Valid Sale
Situs Zip Code	54304	Sale Index #	2
Appraiser	KRUZIKA	Year Added to Sales Database	2024

TRANSACTION INFORMATION

Conveyance Date	05/26/2022
Grantor	MBK LLC
Grantee	RORO1 LLC
Affinity	Tenant
Conveyance Type	Warranty/Condo Deed
Prior Use	3441: Fabricated Structural Metal-Mfg
Intended Use	3441: Fabricated Structural Metal-Mfg
Time Vacant	0 - 1 years
Environmental Site	Unknown

SALE DATA

Sale Price	\$634,000
Adjustment	
Adjusted Reason	
Adjusted Sale Price	\$634,000
Land Value	\$292,000
Improvement Value	\$342,000
Time on Market	0 - 4 months
Recent Asking Price	\$634,000

PROPERTY IMPROVEMENT DATA

Weighted Actual Year Built	1953	
Number of Building Sections	4	
Predominant OCC Code	494	
Primary Area	26,949	
Additional Useable Area	630	
Total Area	27,579	
Basement Area		
Office Area (SF) / (%)	1,347	5%
Sprinkler (SF) / (%)		
Air Conditioning (SF) / (%)	432	2%
Notable Features/OBYs		
Stories	1	
Non-office ave wall height	27	
Non-office ave clear height	26	
Frame Type	03: Steel Non Fireproof	
Exterior Wall Type	07: Metal Light	

LAND AND IMPROVEMENT SALE ANALYSIS

Adj Sale Price \$ / SF	\$22.99
Adj Sale Price Imps \$ / SF	\$12.40
Acres	7.354
Land Value \$ / Acre	\$39,706
SCR	12.08
RCN + OBY / SF	\$86.02
Physical Res. %	40%
Functional Res. %	75%
Functional OBS 1	Layout
Functional OBS 2	Construction Materials
Functional OBS 3	Office/Plant Ratio
Community rating %	100%
NBHD Rating / Other %	90%
NBHD Rating / Other Econ Reason	Neighborhood Rating
Major Thoroughfare	3 to 5 miles
Market Variance	53%

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COMMENTS

GRTR: GRANTOR SOLD THE BUSINESS THREE YEARS AGO BUT RETAINED THE REAL ESTATE. NEGOTIATED PRICE AT TIME OF SALE.

GRTE: GRANTEE WAS LEASING THIS FACILITY AND APPROACHED THE GRANTOR TO PURCHASE THE REAL ESTATE ALSO. NO APPRAISAL WAS COMPLETED, NEGOTIATED TO SALE PRICE. FELT THE PRICE WAS FAIR, CONSIDERING THE CONDITION OF THE BUILDINGS. GRANTEE PLANS TO DEMOLISH THE ORIGINAL OFFICE. THE BUILDING LISTED AS AN OBY, AND PAVE THE PARKING LOT NEAR THE FRONT OF THE PARCEL AFTER THE SALE.

PHYS: SUBJECT HAS HAD MINIMAL MAINTENANCE OVER THE PAST SEVERAL YEARS. PHYSICAL CONDITION DETERMINED BY 2018 SITE VISIT AND EXTERIOR VIEW OF THE PROPERTY ON A YEARLY BASIS.

FUNC: SUBJECT WAS TWO SEPARATE SETS OF BUILDINGS. THE FRONT SET OF BUILDINGS IS CUT UP, VARIED CEILING HEIGHTS, AND ANTIQUATED MECHANICAL SYSTEMS. THE OBY BUILDING (2,175 SF) HAS NO HEAT/ELECTRICITY AND A DIRT FLOOR. A SMALL OFFICE IS LOCATED NEAR THE STREET WITH A RUBBLESTONE BASEMENT. THE REAR SET OF BUILDINGS IS USED FOR THE METAL HEAT TREATING OPERATION. THE REAR BUILDINGS ARE HEATED PRIMARILY BY THE PROCESS AND CONTAIN A VERY SMALL OFFICE ABOVE THE BREAK ROOM.

ECON: PROPERTY IS LOCATED IN AN OLDER INDUSTRIALIZED AREA WITH A MIX OF COMMERCIAL AND INDUSTRIAL BUSINESSES.

OTHR: LAND ANALYSIS - REVIEWED VACANT LAND SALES AND COMMERCIAL ASSESSMENTS IN THE AREA.

OTHR: TWO PARCELS WERE PART OF THE SALE, AND FOR 2024 THE PARCELS WERE COMBINED INTO ONE. THE BACK PARCEL WAS A METAL HEAT-TREATING FACILITY WITH DRIVEWAY ACCESS. THE FRONT PARCEL WAS USED FOR MINOR MANUFACTURING AND MAINLY STORAGE.



54	102
IND LGHT MFG (4320)	IND LGHT MFG (8160)
80	80
54	102

20	40
195	176
IND LGHT MFG (6160)	A2 (7040)
40	20
80	56
	75

27	31
A0 (837)	
31	
27	
61	
A101 (2193)	
8	6
26	
21	

SALE REPORT

State ID #	81-05-231-R000133657	IPAS Sale Key #	211661
County	BROWN	SIC Code	2759
Municipality	GREEN BAY	Interior Inspection Date	09/25/2023
Local Parcel #	21-1193-7	Revision Date	
Situs Address	1228 Elizabeth St	Sale Validity	Valid Sale
Situs Zip Code	54302	Sale Index #	2
Appraiser	KRUZIKA	Year Added to Sales Database	2024

TRANSACTION INFORMATION

Conveyance Date	03/01/2023
Grantor	4 FORTE LLC
Grantee	TODD R. LOUTHAIN
Affinity	None
Conveyance Type	Land Contract
Prior Use	2759: Commercial Printing Nec-Mfg
Intended Use	3089: Plastics Products Nec-Mfg
Time Vacant	0 - 1 years
Environmental Site	Unknown

SALE DATA

Sale Price	\$995,000
Adjustment	
Adjusted Reason	
Adjusted Sale Price	\$995,000
Land Value	\$78,500
Improvement Value	\$916,500
Time on Market	5 - 11 months
Recent Asking Price	\$995,000

PROPERTY IMPROVEMENT DATA

Weighted Actual Year Built	1983	
Number of Building Sections	1	
Predominant OCC Code	494	
Primary Area	12,320	
Additional Useable Area	0	
Total Area	12,320	
Basement Area		
Office Area (SF) / (%)	3,036	25%
Sprinkler (SF) / (%)		
Air Conditioning (SF) / (%)	12,320	100%
Notable Features/OBYs		
Stories	1	
Non-office ave wall height	14	
Non-office ave clear height	14	
Frame Type	02: Masonry Load Bearing	
Exterior Wall Type	03: Concrete Block	

LAND AND IMPROVEMENT SALE ANALYSIS

Adj Sale Price \$ / SF	\$80.76
Adj Sale Price Imps \$ / SF	\$74.39
Acres	1.207
Land Value \$ / Acre	\$65,037
SCR	4.27
RCN + OBY / SF	\$90.17
Physical Res. %	82%
Functional Res. %	95%
Functional OBS 1	Office/Plant Ratio
Functional OBS 2	
Functional OBS 3	
Community rating %	100%
NBHD Rating / Other %	100%
NBHD Rating / Other Econ Reason	Neighborhood Rating
Major Thoroughfare	1 to 3 miles
Market Variance	106%

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COMMENTS

GRTR: SELLER NO LONGER NEEDED THIS LOCATION.

GRTE: BUYER HAD BEEN LOOKING FOR ABOUT 6 MONTHS. PURCHASED BUILDING ON A LAND CONTRACT BECAUSE HE HAD RECENTLY PURCHASED HIS BUSINESS AND NEEDED A SPACE TO MOVE THE BUSINESS TO IN THE GREEN BAY AREA. PER THE BUYER, OVERALL CONDITION & BUILDING DESIGN MET THEIR NEEDS.

PHYS: SUBJECT IS A ONE-STORY CONCRETE BLOCK BUILDING WITH STRUCTURAL STEEL ROOF FRAMING. BUILDING WAS CONSTRUCTED IN 1983 BUT WITH THE UPDATES, THE EFFECTIVE AGE IS CONSIDERABLY NEWER. THE BUILDING WAS UPDATED IN 2019 TO 3-PHASE ELECTRIC, NEW AC UNITS, AND ADA COMPLIANT ENTRANCE/BATHROOMS BY THE SELLER. ONLY ADDITIONAL UPDATES WERE SOME PAINT/CARPETING IN A FORMER WAREHOUSE AREA AND A NONSTRUCTURAL WALL FOR A PRODUCTION AREA.

FUNC: OFFICE AREA IS IN THE STREET SIDE SECTION OF THE BUILDING WITH AN L-SHAPED PRODUCTION AREA. ADDED BENEFIT TO THIS BUILDING WAS THE ABILITY TO EXPAND ALONG THE EAST WALL OF THE BUILDING. THE EAST WALL WAS CONSTRUCTED WITH TWO AREAS TO CREATE WALL OPENINGS INTO A NEW SECTION OR POSSIBLY TAKE OUT AN ENTIRE SECTION OF THE WALL.

ECON: SUBJECT IS LOCATED IN AN OLDER BUSINESS PARK WITH A MIX OF COMMERCIAL AND INDUSTRIAL. A RESIDENTIAL AREA EXISTS TO THE SOUTH AND WEST OF THE BUSINESS PARK. I-43 ACCESS TO THE SUBJECT IS ABOUT 1.25 MILES AWAY THROUGH A COMMERCIAL/RESIDENTIAL AREA.

OTHR: LAND ANALYSIS: VERIFIED LAND VALUES USING AREA VACANT LAND SALES AND COMMERCIAL LAND ASSESSMENTS IN THE AREA.



	140	
88	IND LGHT MFG (12320)	88
	140	

SALE REPORT

State ID #	81-08-008-R000000013	IPAS Sale Key #	213248
County	CALUMET	SIC Code	2022
Municipality	CHILTON	Interior Inspection Date	10/26/2023
Local Parcel #	4679	Revision Date	
Situs Address	W3286 Cth F	Sale Validity	Valid - Additional Parcels included
Situs Zip Code	53014	Sale Index #	3
Appraiser	BARRERM	Year Added to Sales Database	2024

TRANSACTION INFORMATION

Conveyance Date	03/28/2023
Grantor	TILLAMOOK WISCONSIN LLC
Grantee	GRANDE CHEESE COMPANY
Affinity	None
Conveyance Type	Warranty/Condo Deed
Prior Use	2022: Cheese Natural & Processed-Mfg
Intended Use	2022: Cheese Natural & Processed-Mfg
Time Vacant	1 - 3 years
Environmental Site	Unknown

SALE DATA

Sale Price	\$7,500,000
Adjustment	\$1,813,900
Adjusted Reason	Personal Property Included
Adjusted Sale Price	\$5,686,100
Land Value	\$952,200
Improvement Value	\$4,733,900
Time on Market	5 - 11 months
Recent Asking Price	\$10,000,000

PROPERTY IMPROVEMENT DATA

Weighted Actual Year Built	1982
Number of Building Sections	1
Predominant OCC Code	315
Primary Area	39,529
Additional Useable Area	1420
Total Area	40,949
Basement Area	
Office Area (SF) / (%)	1,724 4%
Sprinkler (SF) / (%)	
Air Conditioning (SF) / (%)	192 0%
Notable Features/OBYs	
Stories	1
Non-office ave wall height	19
Non-office ave clear height	18
Frame Type	03: Steel Non Fireproof
Exterior Wall Type	03: Concrete Block

LAND AND IMPROVEMENT SALE ANALYSIS

Adj Sale Price \$ / SF	\$138.86
Adj Sale Price Imps \$ / SF	\$115.60
Acres	122.060
Land Value \$ / Acre	\$7,801
SCR	143.6
RCN + OBY / SF	\$149.65
Physical Res. %	62%
Functional Res. %	80%
Functional OBS 1	Layout
Functional OBS 2	Office/Plant Ratio
Functional OBS 3	
Community rating %	85%
NBHD Rating / Other %	100%
NBHD Rating / Other Econ Reason	Neighborhood Rating
Major Thoroughfare	1 to 3 miles
Market Variance	183%

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COMMENTS

GRTR: GRANTOR WAS AN OUT OF STATE CHEESE MAKER WHO HAD ORIGINALLY PURCHASED SUBJECT (A CHEESE MAKING FACILITY) IN JULY OF 2021 WITH THE IDEA OF EXPANDING THEIR OPERATIONS INTO WISCONSIN. HOWEVER, GRANTOR NEVER ACTUALLY GOT UP AND RUNNING HERE...AND HAD A CHANGE IN BUSINESS STRATEGY, CAUSING THEM TO LIST THE PROPERTY FOR SALE WITH A BROKER IN NOVEMBER, 2022. GRANTOR FELT THE PURCHASE PRICE WAS A RELATIVE BARGAIN AS COMPARED TO THE COST OF NEW CONSTRUCTION PER SQUARE FOOT.

GRTE: GRANTEE IS A CHEESE PRODUCER THAT PURCHASED SUBJECT FOR FUTURE EXPANSION OF MANUFACTURING CAPACITY. HAD BEEN LOOKING TO PURCHASE A BUILDING FOR ABOUT SIX MONTHS, AND REVIEWED TWO OTHER PROPERTIES...BUT ONLY MADE ONE OFFER ON SUBJECT. IT WAS A SEALED BID SALE, WITH ONE OFFER MADE FOR \$5 MILLION TO TAKE THE FACILITY AS-IS AND ANOTHER FOR \$7.5 MILLION WITH CONTINGENCIES. GRANTOR CAME BACK AND SAID THEY HAD TWO OTHER OFFERS AND WOULD SELL FOR THE \$7.5 MILLION IF THE CONTINGENCIES WERE REMOVED, WHICH GRANTEE AGREED TO. GRANTEE USED ESTIMATES BASED ON THEIR INTERNAL TEAM'S ANALYSIS AND EXPERTISE TO COME UP WITH THEIR OFFER AMOUNTS. GRANTEE FEELS IT MAY BE A COUPLE YEARS BEFORE THEY BEGIN OPERATING HERE, AS THEY PLAN A MAJOR RENOVATION OF EXISTING SPACES AND A SUBSTANTIAL ADDITION.

PHYS: SUBJECT IS A SINGLE STORY FOOD GRADE CHEESE FACILITY. THE OFFICE IS AN OLD HOUSE THAT WAS CONVERTED INTO 100% OFFICE SPACE AND IS DETACHED FROM THE PRODUCTION AREA. SUBJECT WAS BUILT IN PHASES THAT DATE BACK TO 1946 UP TO THE MOST RECENT CONSTRUCTION IN 2004. THERE IS A WASTE TREATMENT BUILDING INCLUDED IN THE SALE (LOCALLY ASSESSED BUT BUILDING IS LISTED FOR SALE). THERE ARE ALSO NUMEROUS TANKS/SILOS ON SITE LISTED WITH THE REAL ESTATE. DESPITE BEING IDLE SINCE JUNE OF 2021, THE FACILITY HAS BEEN WELL-MAINTAINED AS THERE HAS BEEN A FULL-TIME EMPLOYEE ACTING AS CARETAKER THIS ENTIRE TIME.

FUNC: FUNCTIONAL ISSUES INCLUDE LAYOUT (AS THERE ARE MANY SECTIONS BUILT OVER TIME) AND SLIGHTLY LOW OFFICE/PLANT RATIO.

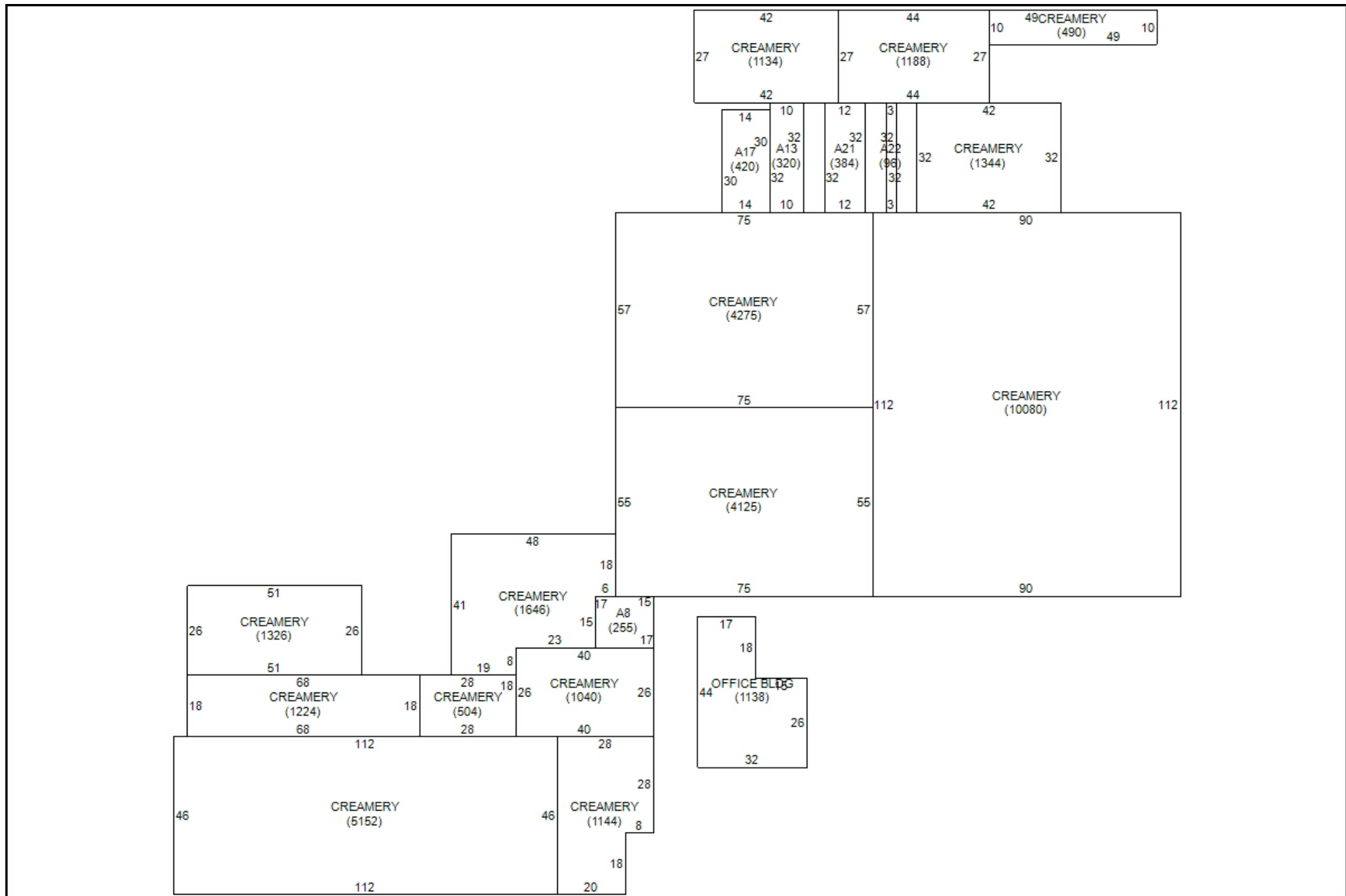
ECON: SUBJECT IS LOCATED IN A RURAL TOWNSHIP. THIS IS A GOOD LOCATION FOR MILK DELIVERY FROM AREA FARMS.

OTHR: LAND ANALYSIS: SALE INCLUDED OVER 122 ACRES OF LAND, THE MAJORITY OF WHICH WERE AGRICULTURAL AND FOREST LAND, AS WELL AS SOME UNDEVELOPED LAND. VALUE HAS BEEN ADJUSTED TO REFLECT MARKET VALUE FOR EACH OF THE DIFFERENT CLASSES OF LAND. LAND VALUE WAS CONFIRMED WITH EQUALIZATION BUREAU WITH LARGE ACRE SALES OF THE SAME LAND CLASSES. AN APPRAISAL DONE FOR THE 2021 SALE REPORTED A LAND VALUE SLIGHTLY LESS THAN THIS.

OTHR: ADDITIONAL USEABLE AREA: THIS IS FOR A CONCRETE FLOOR MEZZANINE AREA.

OTHR: PERSONAL PROPERTY INCLUDED: CAUTION SHOULD BE USED WHEN USING AS A COMPARABLE (AND SHOULD ALSO ONLY BE USED FOR CHEESE FACILITIES). THERE WAS MACHINERY AND EQUIPMENT INCLUDED IN THE SALE, AS MUCH OF IT HAS REMAINED SINCE SUBJECT WAS ORIGINALLY SOLD IN 2021. THE GRANTOR DID NOT HAVE A BREAKDOWN ON THEIR END FOR WHAT CONSTITUTED PERSONAL PROPERTY VERSUS REAL ESTATE. THEIR ALLOCATION OF THE PURCHASE PRICE TO PERSONAL PROPERTY WAS BASED ON THE GRANTOR'S NET BOOK VALUE OF ASSETS AND AN ANALYSIS DONE FOR GRANTOR BY PRICE WATERHOUSE (NOT OBTAINED).





SALE REPORT

State ID # 79-09-128-R000173044
County CHIPPEWA
Municipality LAKE HALLIE
Local Parcel # 22809-1334-73418010
Situs Address 4163 124th St
Situs Zip Code 54729
Appraiser BELLDP

IPAS Sale Key # 214223
SIC Code 2434
Interior Inspection Date 08/24/2023
Revision Date
Sale Validity Valid Sale
Sale Index # 2
Year Added to Sales Database 2024

TRANSACTION INFORMATION

Conveyance Date 12/27/2022
Grantor CLEARWATER CABINETRY & DESIGN INC

Grantee GREENFIELD PARK HOLDINGS LLC

Affinity None
Conveyance Type Warranty/Condo Deed
Prior Use 2434: Wood Kitchen Cabinets-Mfg
Intended Use 2434: Wood Kitchen Cabinets-Mfg
Time Vacant 0 - 1 years
Environmental Site NO

SALE DATA

Sale Price \$350,000
Adjustment
Adjusted Reason
Adjusted Sale Price \$350,000
Land Value \$30,000
Improvement Value \$320,000
Time on Market 0 - 4 months
Recent Asking Price \$350,000

PROPERTY IMPROVEMENT DATA

Weighted Actual Year Built 2007
Number of Building Sections 3
Predominant OCC Code 494
Primary Area 4,720
Additional Useable Area 0
Total Area 4,720
Basement Area
Office Area (SF) / (%) 1,600 34%
Sprinkler (SF) / (%)
Air Conditioning (SF) / (%) 1,600 34%
Notable Features/OBYs

Stories 1
Non-office ave wall height 13
Non-office ave clear height 13
Frame Type 05: Wood Joist Typical Wood
Exterior Wall Type 07: Metal Light

LAND AND IMPROVEMENT SALE ANALYSIS

Adj Sale Price \$ / SF \$74.15
Adj Sale Price Imps \$ / SF \$67.80
Acres 1.000
Land Value \$ / Acre \$30,000
SCR 9.23
RCN + OBY / SF \$97.21
Physical Res. % 71%
Functional Res. % 90%
Functional OBS 1 Layout
Functional OBS 2 Office/Plant Ratio
Functional OBS 3
Community rating % 95%
NBHD Rating / Other % 100%
NBHD Rating / Other Econ Reason Neighborhood Rating

Major Thoroughfare 0 to 1 mile
Market Variance 115%

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COMMENTS

GRTR: UNABLE TO BE REACHED FOR COMMENT

GRTE: HEARD FROM A MUTUAL FRIEND THAT THIS BUILDING WAS AVAILABLE FOR SALE, OFFERED \$350,000 AND IT WAS ACCEPTED. A BANK APPRAISAL ALSO CONFIRMED A VALUE OF \$350,000. FELT THE PURCHASE PRICE REPRESENTED FAIR MARKET VALUE.

PHYS: FORMER OWNER WAS USING BUILDING MOSTLY FOR STORAGE OF CONSTRUCTION EQUIPMENT SO THE BUILDING WASN'T EXPOSED TO HEAVY USE AND THE CONDITION REFLECTS THAT.

FUNC: OFFICE-TO-PLANT RATIO AND MULTIPLE SECTION LAYOUT

ECON: LOCATED IN AN INDUSTRIAL PARK IN THE VILLAGE OF LAKE HALLIE, WHICH LIES BETWEEN THE CITY OF CHIPPEWA FALLS AND THE CITY OF EAU CLAIRE 1 MILE AWAY FROM HIGHWAY 53

OTHR: LAND VALUE DETERMINED BY AN ANALYSIS OF VACANT LAND SALES.



40		24	36
OFFICE BLDG (1600)		IND LGHT MFG (960)	IND LGHT MFG (2160)
40	40	40	
40		24	60
			60
			36

SALE REPORT

State ID # 79-09-211-R000007631
County CHIPPEWA
Municipality CHIPPEWA FALLS
Local Parcel # 22908-3214-63960300
Situs Address 1120 Halblieb Rd
Situs Zip Code 54729
Appraiser BELLDP

IPAS Sale Key # 209582
SIC Code 2521
Interior Inspection Date 08/24/2023
Revision Date
Sale Validity Valid Sale
Sale Index # 1
Year Added to Sales Database 2024

TRANSACTION INFORMATION

Conveyance Date 11/08/2022
Grantor PREGENT DEVELOPMENT LLC

Grantee HALBLEIB MANGRUM LLC

Affinity None
Conveyance Type Warranty/Condo Deed
Prior Use 2821: Plastics Materials & Resins-Mfg
Intended Use 2821: Plastics Materials & Resins-Mfg
Time Vacant 0 - 1 years
Environmental Site NO

SALE DATA

Sale Price \$3,054,500
Adjustment
Adjusted Reason
Adjusted Sale Price \$3,054,500
Land Value \$147,800
Improvement Value \$2,906,700
Time on Market 0 - 4 months
Recent Asking Price \$3,054,500

PROPERTY IMPROVEMENT DATA

Weighted Actual Year Built 1978
Number of Building Sections 2
Predominant OCC Code 494
Primary Area 62,500
Additional Useable Area 1750
Total Area 64,250
Basement Area
Office Area (SF) / (%) 3,500 5%
Sprinkler (SF) / (%) 64,250 100%
Air Conditioning (SF) / (%) 3,500 5%
Notable Features/OBYs

Stories 1
Non-office ave wall height 24
Non-office ave clear height 24
Frame Type 04: Pre-Engineered Steel
Exterior Wall Type 07: Metal Light

LAND AND IMPROVEMENT SALE ANALYSIS

Adj Sale Price \$ / SF \$47.54
Adj Sale Price Imps \$ / SF \$45.24
Acres 5.900
Land Value \$ / Acre \$25,051
SCR 4.11
RCN + OBY / SF \$84.31
Physical Res. % 58%
Functional Res. % 95%
Functional OBS 1 Layout
Functional OBS 2
Functional OBS 3
Community rating % 95%
NBHD Rating / Other % 100%
NBHD Rating / Other Econ Reason Neighborhood Rating

Major Thoroughfare 0 to 1 mile
Market Variance 103%

COMMENTS

GRTR: PURCHASED BUILDING IN 2019 AS AN INVESTMENT AND HAS ALWAYS BEEN USED AS STORAGE FOR BERRY PLASTICS. SAID HE WAS GETTING OLD AND WANTED TO SELL THE BUILDING. LISTED WITH CBRE, NEGOTIATED SELLING PRICE., FELT IT REPRESENTED FAIR MARKET VALUE.

GRTE: HAD BEEN WORKING WITH LOCAL BROKER FOR INVESTMENT PROPERTY WHO BROUGHT THIS TO HIM. BERRY PLASTICS HAS THREE YEARS LEFT ON LEASE, FELT TRANSACTION REPRESENTED FAIR MARKET VALUE.

BRKR: DID NOT RESPOND FOR COMMENT

PHYS: BUILDING APPEARS TO BE MOSTLY ORIGINAL, OFFICE NOT UPDATED SINCE IT'S VACANT AND USED ONLY FOR STORAGE, GRANTOR MENTIONED LEAKING ROOF.

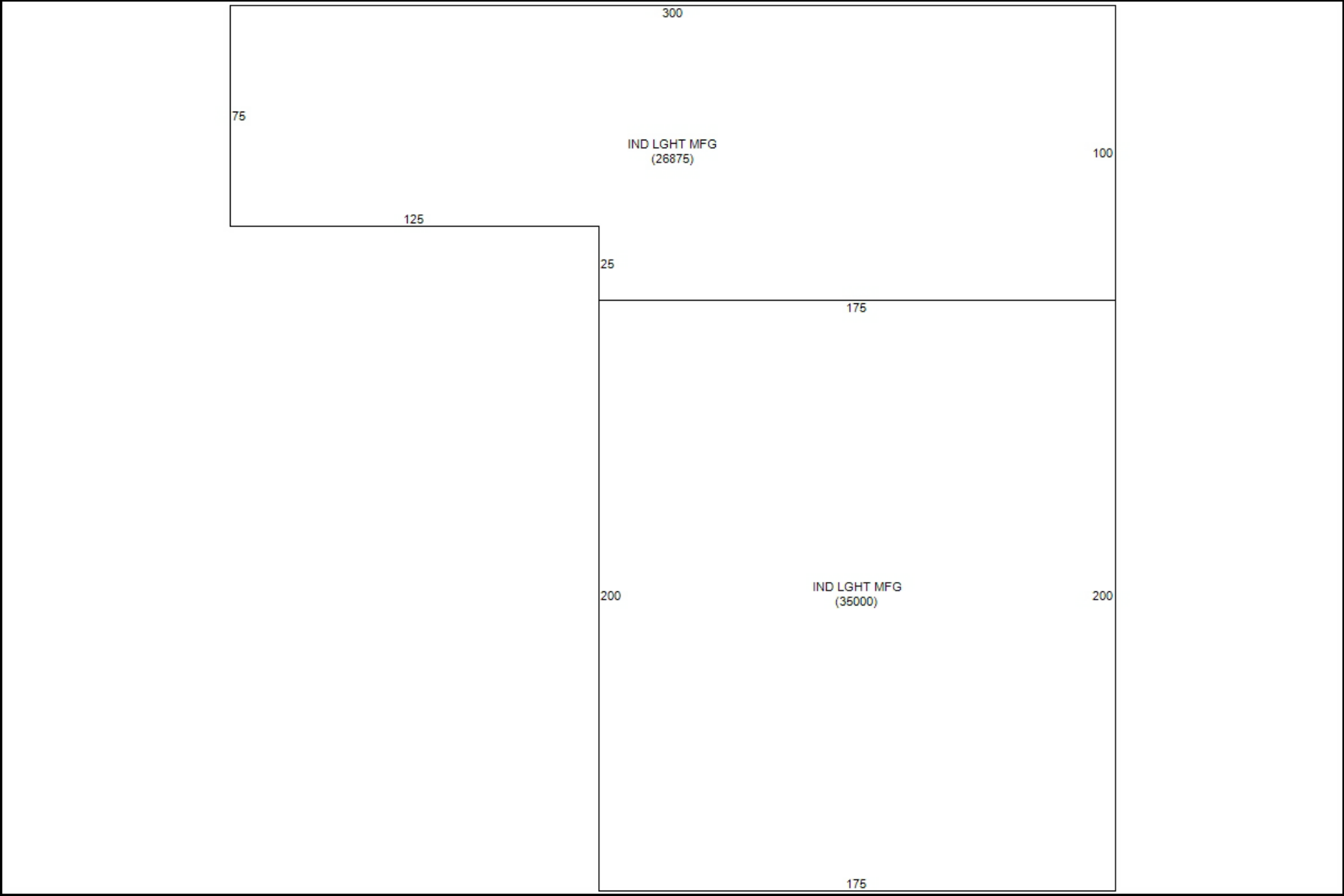
FUNC: ADD ON CONSTRUCTION

ECON: PROPERTY LOCATED IN INDUSTRIAL PARK ON THE NORTH SIDE OF CHIPPEWA FALLS, WI. 3 MILES FROM HIGHWAY 53

OTHR: REMARKS: MULTI-PARCEL SALE, INCLUDED VACANT PARCEL NEXT DOOR, BOTH PREVIOUSLY ASSESSED AS MANUFACTURING.

OTHR: LAND ANALYSIS: BASED ON ANALYSIS OF SALES IN THE AREA





SALE REPORT

State ID # 79-09-211-R000007674
County CHIPPEWA
Municipality CHIPPEWA FALLS
Local Parcel # 22908-3231-72844001
Situs Address 420 Well St
Situs Zip Code 54729
Appraiser BELLDP

IPAS Sale Key # 213490
SIC Code 3565
Interior Inspection Date 08/24/2023
Revision Date
Sale Validity Valid Sale
Sale Index # 1
Year Added to Sales Database 2024

TRANSACTION INFORMATION

Conveyance Date 01/06/2023
Grantor WATTON PROPERTIES LLC

Grantee AD PROPERTY INVESTMENTS LLC

Affinity None
Conveyance Type Warranty/Condo Deed
Prior Use 3565: Packaging Machinery-Mfg
Intended Use 2520: Office Furniture-Mfg
Time Vacant 0 - 1 years
Environmental Site NO

SALE DATA

Sale Price \$825,000
Adjustment
Adjusted Reason
Adjusted Sale Price \$825,000
Land Value \$66,300
Improvement Value \$758,700
Time on Market 0 - 4 months
Recent Asking Price \$850,000

PROPERTY IMPROVEMENT DATA

Weighted Actual Year Built 1985
Number of Building Sections 1
Predominant OCC Code 494
Primary Area 21,890
Additional Useable Area 0
Total Area 21,890
Basement Area
Office Area (SF) / (%) 2,118 10%
Sprinkler (SF) / (%)
Air Conditioning (SF) / (%) 12,600 58%
Notable Features/OBYs

Stories 1
Non-office ave wall height 13
Non-office ave clear height 13
Frame Type 04: Pre-Engineered Steel
Exterior Wall Type 07: Metal Light

LAND AND IMPROVEMENT SALE ANALYSIS

Adj Sale Price \$ / SF \$37.69
Adj Sale Price Imps \$ / SF \$34.66
Acres 2.790
Land Value \$ / Acre \$23,763
SCR 5.55
RCN + OBY / SF \$76.29
Physical Res. % 49%
Functional Res. % 85%
Functional OBS 1 Layout
Functional OBS 2 Ceiling Height
Functional OBS 3
Community rating % 95%
NBHD Rating / Other % 100%
NBHD Rating / Other Econ Reason Neighborhood Rating

Major Thoroughfare 0 to 1 mile
Market Variance 115%

COMMENTS

GRTR: FORMER FOUNDRY, HAD OTHER BUSINESS OPPORTUNITIES THAT HE WAS NEGLECTING SO HE CLOSED THIS BUSINESS TO ATTEND TO THOSE, LISTED WITH A BROKER, FELT IT REPRESENTED FAIR MARKET VALUE.

GRTE: WAS INTERESTED IN PROPERTY FOR WAREHOUSE SPACE, RUNS OFFICE FURNITURE INSTALLATION COMPANY OUT OF THIS LOCATION, OFFERED \$25,000 LESS THAN ASKING PRICE. FELT THE TRANSACTION REPRESENTED FAIR MARKET VALUE.

BRKR: DIDN'T RESPOND FOR COMMENT

PHYS: SOME MINOR DENTING AND RUSTING ON EXTERIOR WALLS. OFFICE HASN'T BEEN UPDATED SINCE ORIGINAL CONSTRUCTION. GRANTOR NOTED A/C NEEDS TO BE RECHARGE, GRANTEE SAID HE HASN'T HAD ANY PROBLEMS WITH THE BUILDING CONDITION.

FUNC: FUNCTIONAL OBSOLESCENCE OBSERVED FOR MULTIPLE BUILDING LAYOUT AND ADD ON CONSTRUCTION, ALSO UNHEATED EQUIPMENT BUILDINGS ACCOUNT FOR 20% OF SQUARE FOOTAGE

ECON: THIS PROPERTY IS LOCATED NEAR OTHER MANUFACTURING FACILITIES (TO THE NORTH) AND RESIDENTIAL PARCELS (TO THE SOUTH). 5 MILES AWAY FROM HIGHWAY 53.

OTHR: LAND ANALYSIS: A LAND STUDY OF VACANT LAND SALES COUPLED WITH LOCAL LAND VALUES WERE REVIEWED IN DETERMINING LAND VALUE.



32
EQUIP BLDG (1280)
40
32

30
EQUIP BLDG (1650)
55
30

30	60
IND LGHT MFG (1800)	IND LGHT MFG (3600)
60	60
30	60
IND LGHT MFG (4200)	IND LGHT MFG (3600)
140	60
140	IND LGHT MFG (4800)
80	80
30	60

30
EQUIP BLDG (960)
32
30

SALE REPORT

State ID #	79-09-211-R000173572
County	CHIPPEWA
Municipality	CHIPPEWA FALLS
Local Parcel #	22908-3231-63960202
Situs Address	425 Well St
Situs Zip Code	54729
Appraiser	BELLDP

IPAS Sale Key #	214685
SIC Code	4225
Interior Inspection Date	10/12/2023
Revision Date	
Sale Validity	Valid Sale
Sale Index #	2
Year Added to Sales Database	2024

TRANSACTION INFORMATION

Conveyance Date	09/26/2023
Grantor	MASON COMPANIES INC

Grantee	WILMAX PROPERTIES
---------	-------------------

Affinity	None
Conveyance Type	Warranty/Condo Deed
Prior Use	4225: General Warehousing & Storage-Trans
Intended Use	4225: General Warehousing & Storage-Trans
Time Vacant	0 - 1 years
Environmental Site	NO

SALE DATA

Sale Price	\$1,440,000
Adjustment	\$278,000
Adjusted Reason	Other - See Notes
Adjusted Sale Price	\$1,162,000
Land Value	\$135,000
Improvement Value	\$1,027,000
Time on Market	0 - 4 months
Recent Asking Price	\$1,500,000

PROPERTY IMPROVEMENT DATA

Weighted Actual Year Built	1973	
Number of Building Sections	1	
Predominant OCC Code	406	
Primary Area	29,760	
Additional Useable Area	0	
Total Area	29,760	
Basement Area		
Office Area (SF) / (%)	115	0%
Sprinkler (SF) / (%)	29,760	100%
Air Conditioning (SF) / (%)	0	0%
Notable Features/OBYs		

Stories	1
Non-office ave wall height	16
Non-office ave clear height	16
Frame Type	02: Masonry Load Bearing
Exterior Wall Type	14: Concrete Tilt-up

LAND AND IMPROVEMENT SALE ANALYSIS

Adj Sale Price \$ / SF	\$39.05
Adj Sale Price Imps \$ / SF	\$34.51
Acres	8.100
Land Value \$ / Acre	\$16,667
SCR	11.86
RCN + OBY / SF	\$68.70
Physical Res. %	63%
Functional Res. %	90%
Functional OBS 1	Office/Plant Ratio
Functional OBS 2	
Functional OBS 3	
Community rating %	95%
NBHD Rating / Other %	100%
NBHD Rating / Other Econ Reason	Neighborhood Rating
Major Thoroughfare	0 to 1 mile
Market Variance	93%

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COMMENTS

GRTR: OWNS MANUFACTURING FACILITY 1 BLOCK TO THE NORTHEAST AND WAS USING THIS BUILDING FOR STORAGE. THEY RECENTLY BUILT A BUILDING IN THE NEWER INDUSTRIAL PARK AND NO LONGER NEEDED THIS BUILDING. LISTED WITH WELL KNOWN INDUSTRIAL BROKER AND TOOK THEIR ADVICE FOR THE LIST PRICE WHICH WAS JUST A LITTLE HIGHER THAN THE ACCEPTED OFFER, GRANTOR FELT THE TRANSACTION REPRESENTED FAIR MARKET VALUE.

GRTE: IS CURRENTLY UNSURE OF WHAT THE USE WILL BE, MIGHT BE MANUFACTURING, MIGHT LEASE IT OUT TO ANOTHER COMPANY. THE ROOF NEEDED TO BE REPLACED AND GOT A SELLER CREDIT FOR \$278,000. FELT THE TRANSACTION REPRESENTED FAIR MARKET VALUE.

BRKR: PROPERTY WAS LISTED WITH A LOCAL BROKER THAT IS PROMINENT IN THE INDUSTRIAL MARKET IN THE CHIPPEWA VALLEY

PHYS: OTHER THAN THE ROOF NEEDING TO BE REPLACED, THE PROPERTY IS IN MODERATE CONDITION, WITH SOME STAINING ON THE EXTERIOR WALLS AND CONCRETE FLOOR.

FUNC: FUNCTIONAL ADJUSTMENT MADE FOR LOW OFFICE TO PLANT RATIO

ECON: THIS PROPERTY IS LOCATED NEAR OTHER MANUFACTURING FACILITIES (TO THE NORTH) AND RESIDENTIAL PARCELS (TO THE SOUTH). 5 MILES AWAY FROM HIGHWAY 53.

OTHR: LAND ANALYSIS: A STUDY OF VACANT LAND SALES WERE REVIEWED IN DETERMINING LAND VALUE.

OTHR: \$278,000 ADJUSTMENT FOR SELLER CREDIT FOR NEW ROOF



160

186

STG WRHSE
(29760)

186

160

SALE REPORT

State ID #	79-09-221-R000171963
County	CHIPPEWA
Municipality	EAU CLAIRE
Local Parcel #	16-0685-A
Situs Address	4200 White Ave
Situs Zip Code	54703
Appraiser	BELLDP

IPAS Sale Key #	213723
SIC Code	4225
Interior Inspection Date	08/24/2023
Revision Date	
Sale Validity	Valid Sale
Sale Index #	2
Year Added to Sales Database	2024

TRANSACTION INFORMATION

Conveyance Date	03/31/2023
Grantor	WAUSAU SUPPLY CO.
Grantee	ECLIPSE POWDER COATING LLC
Affinity	None
Conveyance Type	Warranty/Condo Deed
Prior Use	4225: General Warehousing & Storage-Trans
Intended Use	3479: Metal Coating & Allied Services-Mfg
Time Vacant	0 - 1 years
Environmental Site	NO

SALE DATA

Sale Price	\$2,900,000
Adjustment	
Adjusted Reason	
Adjusted Sale Price	\$2,900,000
Land Value	\$363,600
Improvement Value	\$2,536,400
Time on Market	0 - 4 months
Recent Asking Price	\$3,000,000

PROPERTY IMPROVEMENT DATA

Weighted Actual Year Built	1977	
Number of Building Sections	3	
Predominant OCC Code	494	
Primary Area	138,380	
Additional Useable Area	0	
Total Area	138,380	
Basement Area		
Office Area (SF) / (%)	6,000	4%
Sprinkler (SF) / (%)	138,380	100%
Air Conditioning (SF) / (%)	6,000	4%
Notable Features/OBYs		
Stories	1	
Non-office ave wall height	20	
Non-office ave clear height	20	
Frame Type	04: Pre-Engineered Steel	
Exterior Wall Type	07: Metal Light	

LAND AND IMPROVEMENT SALE ANALYSIS

Adj Sale Price \$ / SF	\$20.96
Adj Sale Price Imps \$ / SF	\$18.33
Acres	9.090
Land Value \$ / Acre	\$40,000
SCR	2.86
RCN + OBY / SF	\$55.45
Physical Res. %	49%
Functional Res. %	85%
Functional OBS 1	Layout
Functional OBS 2	Site Coverage
Functional OBS 3	
Community rating %	95%
NBHD Rating / Other %	100%
NBHD Rating / Other Econ Reason	
Major Thoroughfare	0 to 1 mile
Market Variance	84%

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COMMENTS

GRTR: FORMERLY USED AS STORAGE FOR WAUSAU SUPPLY. GRANTOR KNEW THE GRANTEE BECAUSE THEY OWN A NEIGHBORING PROPERTY. THE SELLING PRICE WAS DETERMINED BY AN APPRAISAL AND NEGOTIATION. GRANTOR FELT THE SELLING PRICE REPRESENTED FAIR MARKET VALUE.

GRTE: OWNS POWDER COATING OPERATION NEARBY AND PURCHASED THIS PROPERTY FOR EXPANSION. GRANTEE IS LEASING OFFICE TO GRANTOR UNTIL THE END OF THE YEAR AND NOTED THIS DIDN'T AFFECT SELLING PRICE. THEY FELT THE SELLING PRICE REPRESENTED FAIR MARKET VALUE.

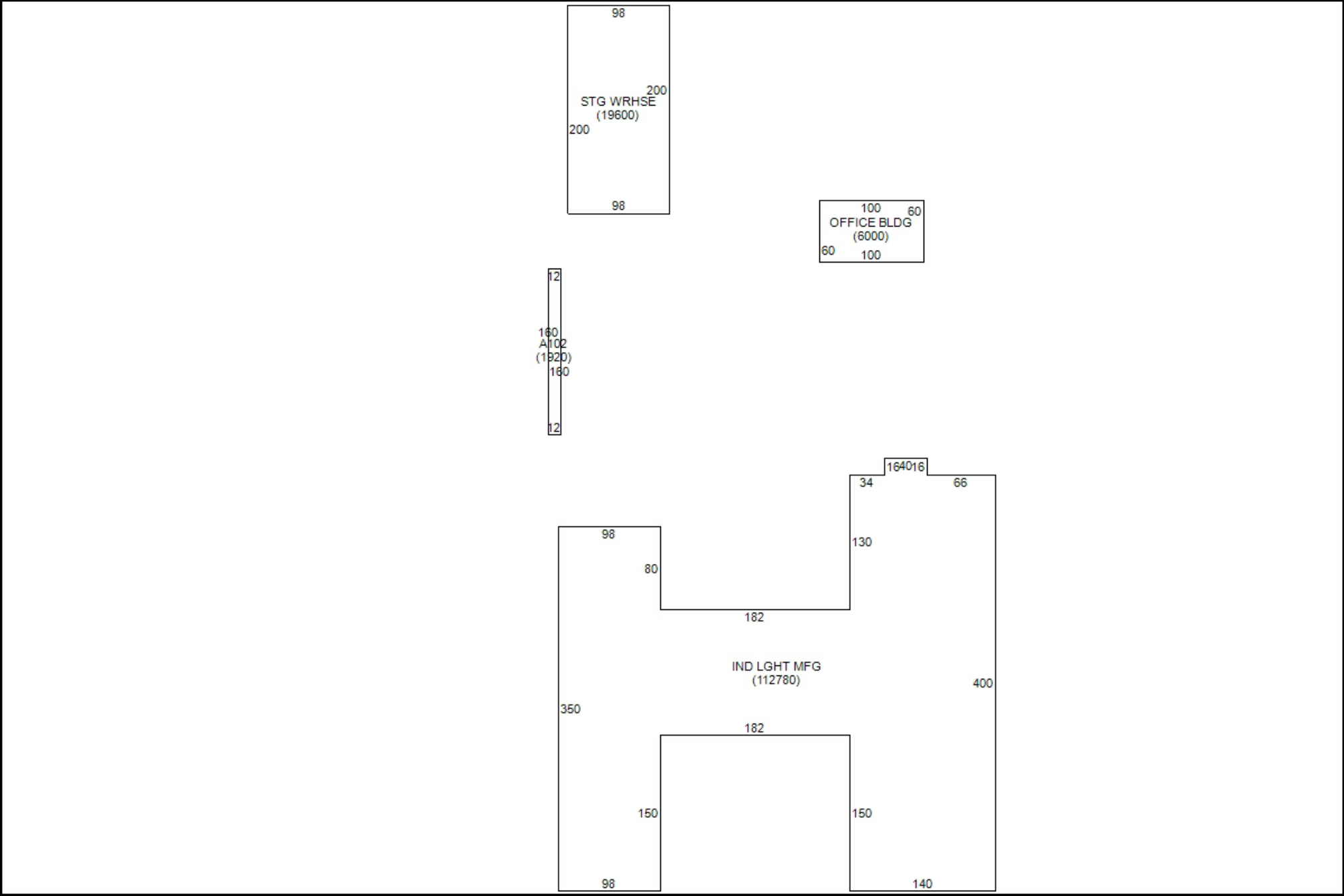
PHYS: BUILDINGS SHOW TYPICAL WEAR AND TEAR FOR THEIR AGE, BOTH GRANTOR AND GRANTEE NOTED THERE WERE NO SIGNIFICANT CONDITION ISSUES WITH THE PROPERTY

FUNC: MULTIPLE BUILDING LAYOUT AND SITE COVERAGE IS ALSO LESS THAN IDEAL AT 2.86

ECON: BUILDING IS LOCATED IN AN INDUSTRIAL PARK ON THE NORTHSIDE OF THE CITY OF EAU CLAIRE, LESS THAN 1 MILE FROM HIGHWAY 53

OTHR: LAND VALUE DETERMINED BY AN ANALYSIS OF VACANT LAND SALES.





SALE REPORT

State ID #	79-09-221-R000172993
County	CHIPPEWA
Municipality	EAU CLAIRE
Local Parcel #	22809-3313-71242002
Situs Address	2514 Melby St
Situs Zip Code	54703
Appraiser	BELLDP

IPAS Sale Key #	214172
SIC Code	4225
Interior Inspection Date	08/24/2023
Revision Date	
Sale Validity	Valid Sale
Sale Index #	2
Year Added to Sales Database	2024

TRANSACTION INFORMATION

Conveyance Date	03/15/2023
Grantor	MC PROPERTIES OF EAU CLAIRE LLC
Grantee	ROCK & TAIT REAL ESTATE LLC
Affinity	None
Conveyance Type	Warranty/Condo Deed
Prior Use	4225: General Warehousing & Storage-Trans
Intended Use	4225: General Warehousing & Storage-Trans
Time Vacant	0 - 1 years
Environmental Site	NO

SALE DATA

Sale Price	\$975,000
Adjustment	
Adjusted Reason	
Adjusted Sale Price	\$975,000
Land Value	\$99,000
Improvement Value	\$876,000
Time on Market	0 - 4 months
Recent Asking Price	\$950,000

PROPERTY IMPROVEMENT DATA

Weighted Actual Year Built	1995	
Number of Building Sections	1	
Predominant OCC Code	494	
Primary Area	12,000	
Additional Useable Area	0	
Total Area	12,000	
Basement Area		
Office Area (SF) / (%)	1,233	10%
Sprinkler (SF) / (%)	12,000	100%
Air Conditioning (SF) / (%)	12,000	100%
Notable Features/OBYs		
Stories	1	
Non-office ave wall height	16	
Non-office ave clear height	16	
Frame Type	04: Pre-Engineered Steel	
Exterior Wall Type	07: Metal Light	

LAND AND IMPROVEMENT SALE ANALYSIS

Adj Sale Price \$ / SF	\$81.25
Adj Sale Price Imps \$ / SF	\$73.00
Acres	1.980
Land Value \$ / Acre	\$50,000
SCR	7.19
RCN + OBY / SF	\$66.81
Physical Res. %	61%
Functional Res. %	100%
Functional OBS 1	
Functional OBS 2	
Functional OBS 3	
Community rating %	95%
NBHD Rating / Other %	100%
NBHD Rating / Other Econ Reason	Neighborhood Rating
Major Thoroughfare	0 to 1 mile
Market Variance	189%

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COMMENTS

GRTR: FORMER STORAGE FOR MALETTOS PACKAGING, THE GRANTOR SAID THE BUILDING WAS HELPFUL, BUT NO LONGER NECESSARY TO HAVE. THEY LISTED IT WITH A BROKER AND RECEIVED AN OFFER FOR \$25,000 OVER ASKING PRICE.

GRTE: UNABLE TO BE REACHED FOR COMMENT

BRKR: USED KNOWLEDGE OF REAL ESTATE MARKET TO DETERMINE ASKING PRICE, MULTIPLE SUITORS LED TO OFFER OVER ASKING PRICE, AVAILABLE SMALLER INDUSTRIAL PROPERTIES ARE VERY RARE AND HIGHLY SOUGHT AFTER RIGHT NOW.

PHYS: NEITHER THE GRANTOR OR THE BROKER INDICATED ANY CONDITION ISSUES, BUILDING HAS UNDERGONE LIMITED WEAR AND TEAR BEING MOSTLY USED AS STORAGE

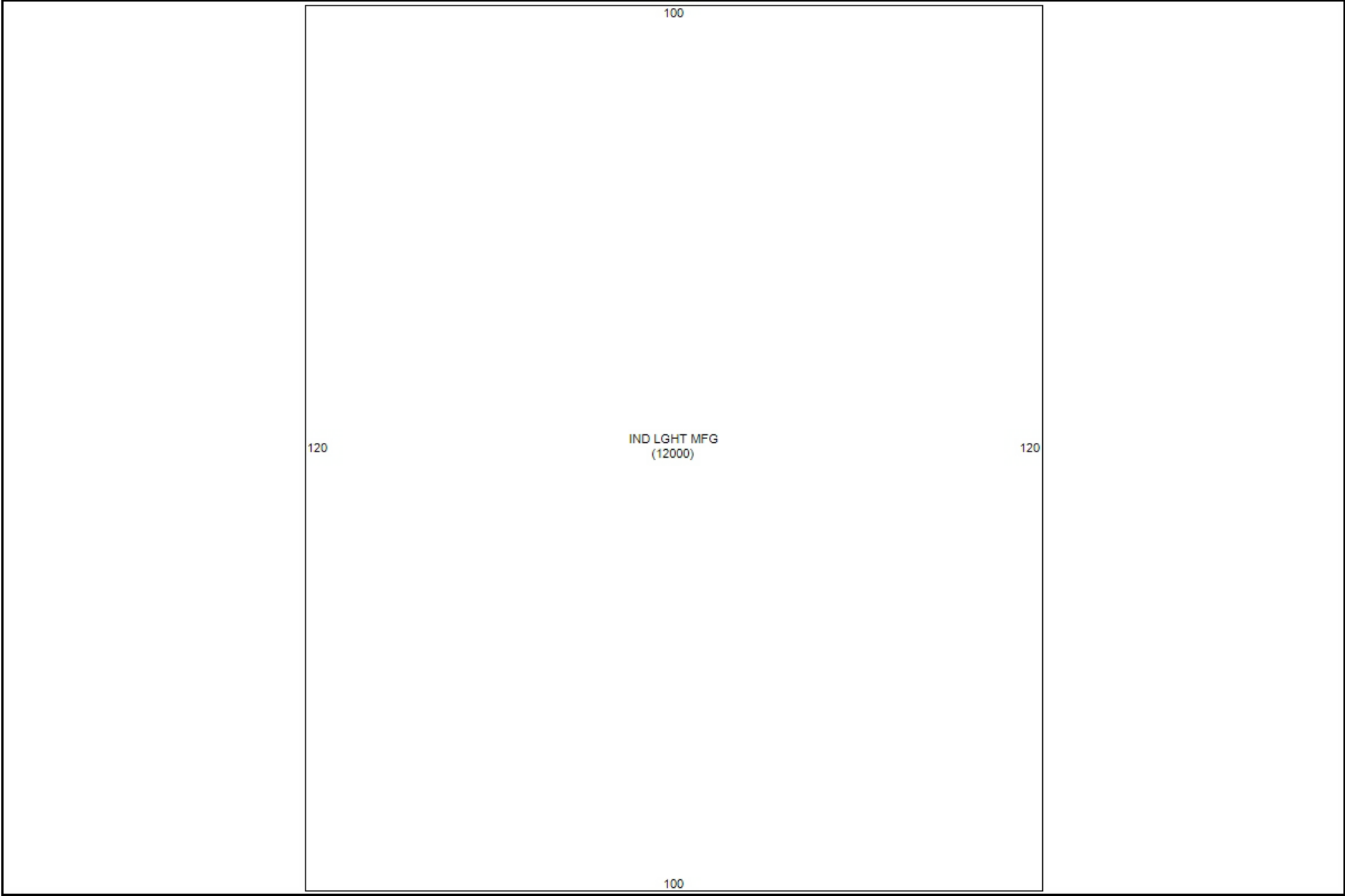
FUNC: NO FUNCTIONAL ISSUES OBSERVED

ECON: BUILDING IS LOCATED IN AN INDUSTRIAL PARK ON THE NORTHSIDE OF THE CITY OF EAU CLAIRE, LESS THAN 1 MILE FROM HIGHWAY 53

OTHR: LAND VALUE: DETERMINED BY VACANT LAND SALES

APPR: HIGH MARKET VARIANCE COULD BE DUE TO LACK OF SMALLER INDUSTRIAL PROPERTY INVENTORY ON REAL ESTATE MARKET.





SALE REPORT

State ID #	79-10-261-R000031730
County	CLARK
Municipality	NEILLSVILLE
Local Parcel #	261.1376.008
Situs Address	1605 Industrial Park Dr
Situs Zip Code	54456
Appraiser	BELLDP

IPAS Sale Key #	213542
SIC Code	4225
Interior Inspection Date	07/20/2021
Revision Date	
Sale Validity	Valid Sale
Sale Index #	2
Year Added to Sales Database	2024

TRANSACTION INFORMATION

Conveyance Date	07/12/2022
Grantor	BOONLAND LLC
Grantee	O'NEILL CREEK PROPERTIES LLC
Affinity	None
Conveyance Type	Warranty/Condo Deed
Prior Use	4225: General Warehousing & Storage-Trans
Intended Use	4225: General Warehousing & Storage-Trans
Time Vacant	0 - 1 years
Environmental Site	NO

SALE DATA

Sale Price	\$3,300,000
Adjustment	
Adjusted Reason	
Adjusted Sale Price	\$3,300,000
Land Value	\$67,900
Improvement Value	\$3,232,100
Time on Market	0 - 4 months
Recent Asking Price	\$3,300,000

PROPERTY IMPROVEMENT DATA

Weighted Actual Year Built	1999	
Number of Building Sections	1	
Predominant OCC Code	494	
Primary Area	75,000	
Additional Useable Area	0	
Total Area	75,000	
Basement Area		
Office Area (SF) / (%)	608	1%
Sprinkler (SF) / (%)	75,000	100%
Air Conditioning (SF) / (%)	608	1%
Notable Features/OBYs		
Stories	1	
Non-office ave wall height	24	
Non-office ave clear height	24	
Frame Type	04: Pre-Engineered Steel	
Exterior Wall Type	07: Metal Light	

LAND AND IMPROVEMENT SALE ANALYSIS

Adj Sale Price \$ / SF	\$44.00
Adj Sale Price Imps \$ / SF	\$43.09
Acres	7.153
Land Value \$ / Acre	\$9,493
SCR	4.15
RCN + OBY / SF	\$77.69
Physical Res. %	58%
Functional Res. %	95%
Functional OBS 1	Office/Plant Ratio
Functional OBS 2	
Functional OBS 3	
Community rating %	85%
NBHD Rating / Other %	100%
NBHD Rating / Other Econ Reason	Neighborhood Rating
Major Thoroughfare	0 to 1 mile
Market Variance	118%

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COMMENTS

GRTR: BUILT THE ENTIRE INDUSTRIAL PARK IN NEILLSVILLE, AFTER THIS BUILDING WAS COMPLETE, THE COMPANY THEY BUILT IT FOR SAID THEY DIDN'T WANT IT ANYMORE SO THEY HELD ON TO IT AND RENTED IT AS WAREHOUSE SPACE FOR THE COMPANIES IN THE INDUSTRIAL PARK. THE BUYER APPROACHED THE SELLER AND ASKED IF THEY WANTED TO SELL. FELT IT WAS MARKET VALUE

GRTE: UNABLE TO BE REACHED FOR COMMENT, BUT THE GRANTEE ALSO OWNS A TRUCKING COMPANY IN OSHKOSH.

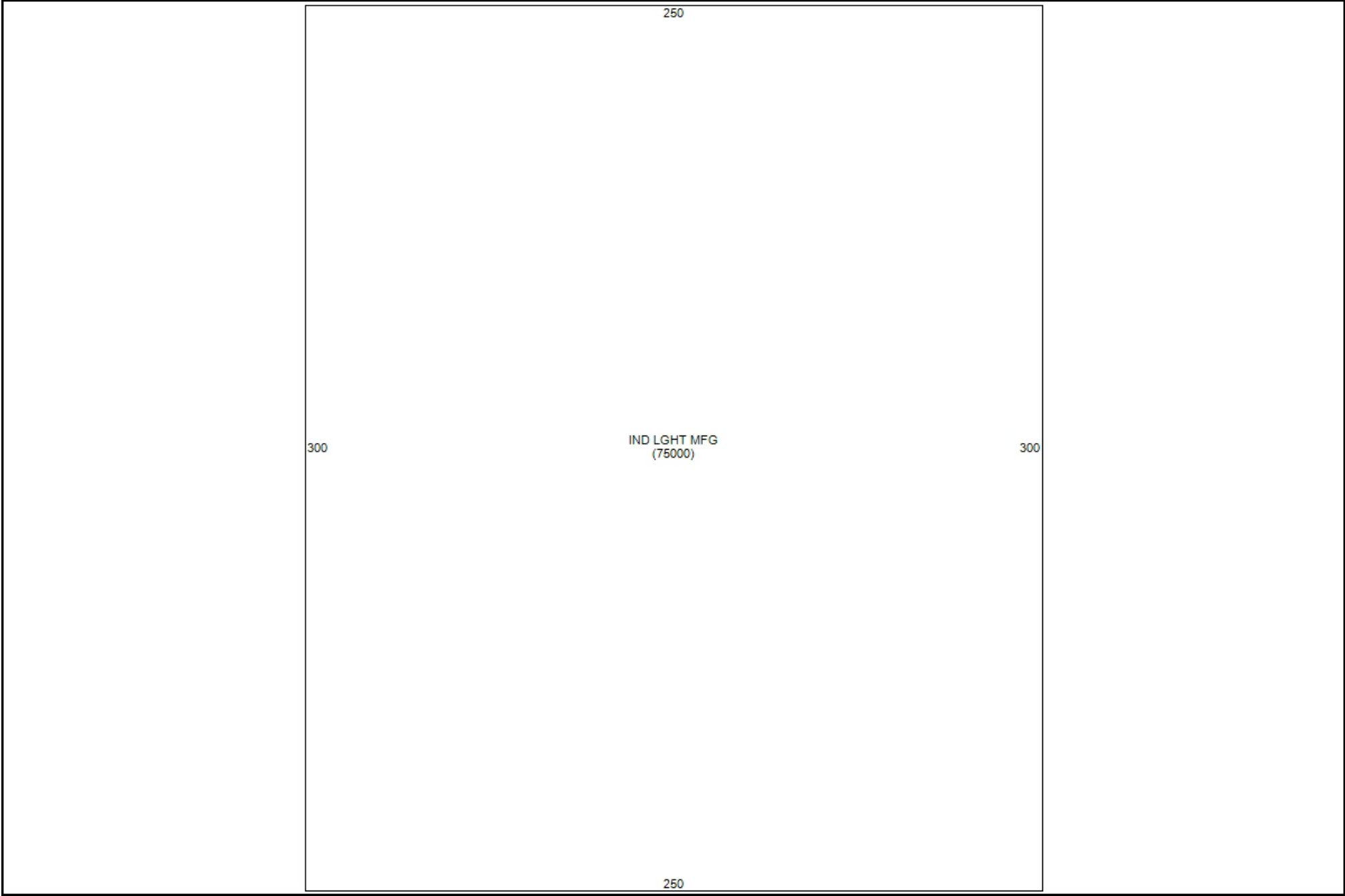
PHYS: BUILDING HAS BEEN WELL MAINTAINED SINCE IT IS A FAIRLY LOW ACTIVITY WAREHOUSE. IT DID HAVE A CENTER COLUMN DAMAGED ACCORDING TO THE GRANTOR, BUT IT WAS REPAIRED.

FUNC: FUNCTIONAL ISSUE OBSERVED FOR LOW OFFICE TO PLANT RATIO

ECON: LOCATED IN NEWER INDUSTRIAL PARK IN NEILLSVILLE, VISIBILITY FROM HWY 10 (.25 MILES AWAY FROM HWY 10)

OTHR: LAND ANALYSIS: A LAND STUDY OF VACANT LAND SALES





SALE REPORT

State ID #	76-11-211-R000035548	IPAS Sale Key #	214494
County	COLUMBIA	SIC Code	2821
Municipality	COLUMBUS	Interior Inspection Date	07/09/2019
Local Parcel #	11211 663	Revision Date	
Situs Address	240 N Birdsey St	Sale Validity	Valid - Additional Parcels included
Situs Zip Code	53925	Sale Index #	1
Appraiser	NITZMS	Year Added to Sales Database	2024

TRANSACTION INFORMATION

Conveyance Date	05/01/2023
Grantor	GAR REAL ESTATE LLC
Grantee	BIRDSEY WAREHOUSE LLC
Affinity	None
Conveyance Type	Warranty/Condo Deed
Prior Use	2821: Plastics Materials & Resins-Mfg
Intended Use	2821: Plastics Materials & Resins-Mfg
Time Vacant	0 - 1 years
Environmental Site	NO

SALE DATA

Sale Price	\$911,000
Adjustment	\$25,600
Adjusted Reason	Multi-parcel
Adjusted Sale Price	\$885,400
Land Value	\$70,800
Improvement Value	\$814,600
Time on Market	0 - 4 months
Recent Asking Price	\$950,000

PROPERTY IMPROVEMENT DATA

Weighted Actual Year Built	1956	
Number of Building Sections	3	
Predominant OCC Code	494	
Primary Area	36,220	
Additional Useable Area	0	
Total Area	36,220	
Basement Area		
Office Area (SF) / (%)	846	2%
Sprinkler (SF) / (%)		
Air Conditioning (SF) / (%)	0	0%
Notable Features/OBYs		
Stories	1	
Non-office ave wall height	16	
Non-office ave clear height	14	
Frame Type	03: Steel Non Fireproof	
Exterior Wall Type	03: Concrete Block	

LAND AND IMPROVEMENT SALE ANALYSIS

Adj Sale Price \$ / SF	\$24.45
Adj Sale Price Imps \$ / SF	\$22.49
Acres	2.307
Land Value \$ / Acre	\$30,689
SCR	2.77
RCN + OBY / SF	\$71.09
Physical Res. %	48%
Functional Res. %	85%
Functional OBS 1	Layout
Functional OBS 2	Site Coverage
Functional OBS 3	Ceiling Height
Community rating %	93%
NBHD Rating / Other %	90%
NBHD Rating / Other Econ Reason	Neighborhood Rating
Major Thoroughfare	0 to 1 mile
Market Variance	93%

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COMMENTS

GRTR: SOLD BUSINESS AND DIDN'T WANT TO LEASE OUT BUILDING

GRTE: WAS LOOKING FOR PROPERTY TO START UP HIS OWN BUSINESS IN THE FUTURE BUT CURRENTLY HAS LEASE IN PLACE

BRKR: PROPERTY LISTED FOR SALE ON OPEN MARKET BY COMMERCIAL REAL ESTATE FIRM LEE AND ASSOCIATES

PHYS: PROPERTY IS A ONE STORY STEEL FRAMED BUILDING WITH CONCRETE BLOCK WALLS.RECENT UPDATES PRIOR TO LISTING INCLUDE ROOF REPAIR AND LIGHTING UPGRADES

FUNC: BUILDING HAS LOW CEILING HEIGHTS, NON-SPRINKLERED, AND LOW SITE COVERAGE RATIO

ECON: THE PROPERTY IS LOCATED IN A MIXED COMMERCIAL AND RESIDENTIAL AREA WHERE DESIRABILITY IS STABLE

OTHR: LAND VALUES ARE IN LINE WITH OTHER SIMILAR PROPERTIES IN THE AREA

OTHR: SALE INCLUDED VACANT .207 ACRE COMMERCIALY ASSESSED PARCEL (11211-670) THAT IS ADJACENT TO MAIN LOCATIONADJUSTED SALES PRICE BY SUBTRACTING VACANT PARCELS 2022 FMV



110		105		144	
131		117		60	
IND LGHT MFG (14410)		IND LGHT MFG (13170)		IND LGHT MFG (8640)	
110		100		144	

SALE REPORT

State ID #	76-11-271-R000025312	IPAS Sale Key #	212182
County	COLUMBIA	SIC Code	3399
Municipality	PORTAGE	Interior Inspection Date	08/08/2017
Local Parcel #	11271 3128.03	Revision Date	
Situs Address	2855 Smith Rd	Sale Validity	Valid Sale
Situs Zip Code	53901	Sale Index #	2
Appraiser	NITZMS	Year Added to Sales Database	2024

TRANSACTION INFORMATION

Conveyance Date	03/22/2023
Grantor	PORTAGE PARTNERS
Grantee	WISCONSIN WAREHOUSE SOLUTIONS LLC
Affinity	None
Conveyance Type	Warranty/Condo Deed
Prior Use	3399: Primary Metal Products Nec-Mfg
Intended Use	0000: Commercial Parcel
Time Vacant	0 - 1 years
Environmental Site	NO

SALE DATA

Sale Price	\$1,900,000
Adjustment	
Adjusted Reason	
Adjusted Sale Price	\$1,900,000
Land Value	\$178,100
Improvement Value	\$1,721,900
Time on Market	0 - 4 months
Recent Asking Price	\$1,900,000

PROPERTY IMPROVEMENT DATA

Weighted Actual Year Built	1988
Number of Building Sections	2
Predominant OCC Code	494
Primary Area	83,600
Additional Useable Area	0
Total Area	83,600
Basement Area	
Office Area (SF) / (%)	3,850 5%
Sprinkler (SF) / (%)	75,600 90%
Air Conditioning (SF) / (%)	0 0%
Notable Features/OBYs	
Stories	1
Non-office ave wall height	20
Non-office ave clear height	18
Frame Type	03: Steel Non Fireproof
Exterior Wall Type	03: Concrete Block

LAND AND IMPROVEMENT SALE ANALYSIS

Adj Sale Price \$ / SF	\$22.73
Adj Sale Price Imps \$ / SF	\$20.60
Acres	9.590
Land Value \$ / Acre	\$18,571
SCR	5
RCN + OBY / SF	\$76.98
Physical Res. %	46%
Functional Res. %	90%
Functional OBS 1	Size
Functional OBS 2	Layout
Functional OBS 3	
Community rating %	93%
NBHD Rating / Other %	100%
NBHD Rating / Other Econ Reason	Neighborhood Rating
Major Thoroughfare	0 to 1 mile
Market Variance	70%

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COMMENTS

PHYS: BUILDING IS A 1 STORY STEEL FRAMED WITH CONCRETE BLOCK EXTERIOR IN FAIR CONDITION AT TIME OF SALE

FUNC: LAYOUT AND LOW CEILING HEIGHTS WERE FACTORS IN THE FUNCTIONAL REDUCTION

ECON: PROPERTY IS LOCATED IN AN INDUSTRIAL PARK WITH MULTI USE PROPERTIES

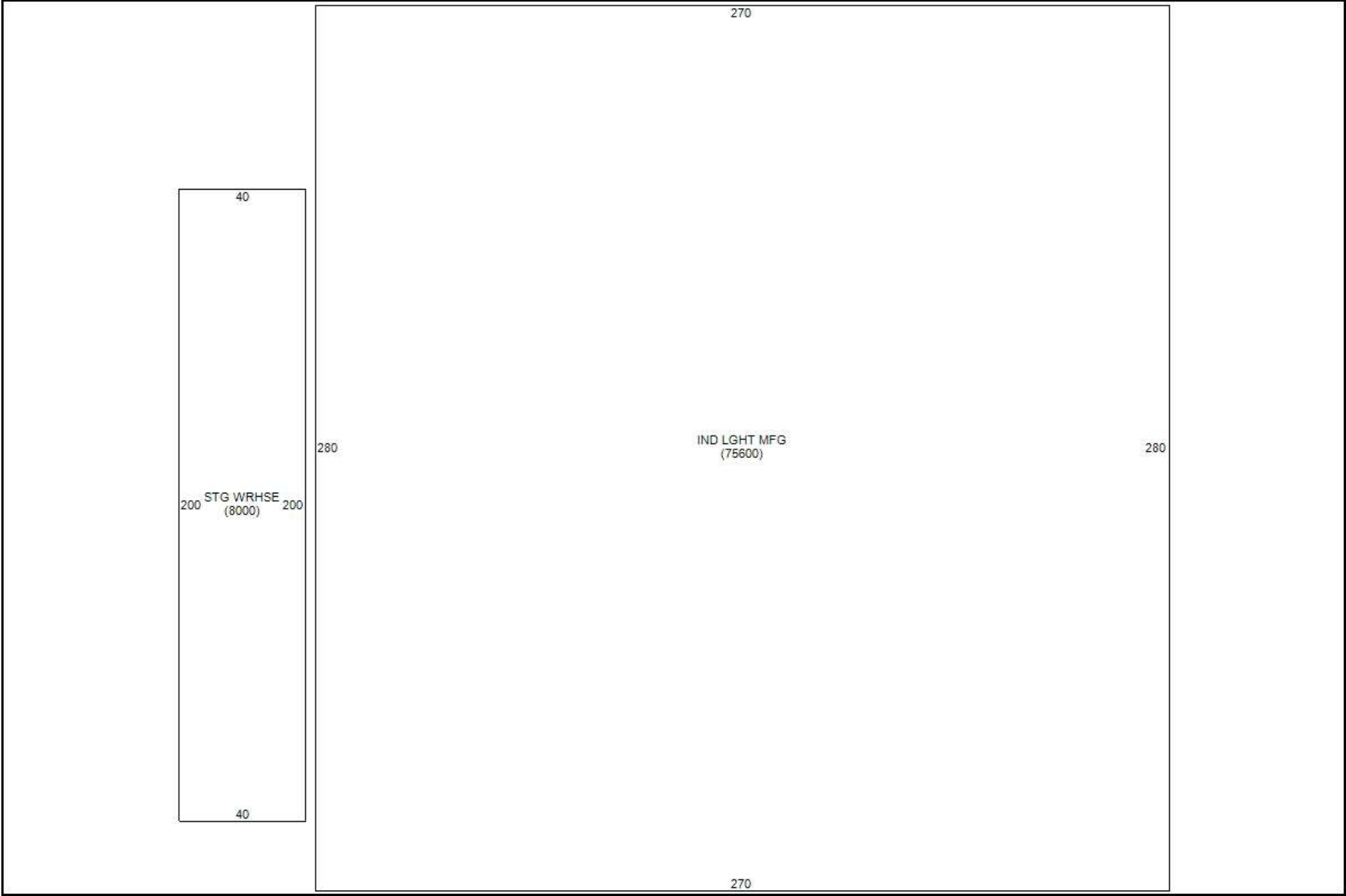
GRTR: PREVIOUS TENANT ENDED LEASE AND GRANTOR WANTED TO RETIRE

OTHR: LAND VALUES ARE CONSISTENT WITH OTHER INDUSTRIAL PROPERTIES IN THE AREA

GRTE: GRANTEE HEARD FROM THE BANK THAT GRANTOR WAS LOOKING TO SELL AND RETIRE.GRANTEE NOTED THAT IT WAS CLOSE TO HIS OFFICE, FAIR PRICE, AND POTENTIAL AS REASONS FOR PURCHASE

BRKR: PROPERTY WAS NOT LISTED WITH BROKER BUT WAS WELL KNOWN THAT THE GRANTOR WAS LOOKING TO RETIRE AND SELL PROPERTY.THE BANK NEGOTIATED SALES PRICE WHICH WAS FAIR TO BOTH PARTIES





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SALE REPORT

State ID #	76-13-196-R000002477	IPAS Sale Key #	208183
County	DANE	SIC Code	3523
Municipality	WINDSOR	Interior Inspection Date	08/10/2016
Local Parcel #	196/091006254129	Revision Date	
Situs Address	7848 Morrison St	Sale Validity	Valid Sale
Situs Zip Code	53532	Sale Index #	1
Appraiser	VILLALX	Year Added to Sales Database	2024

TRANSACTION INFORMATION

Conveyance Date	09/29/2022
Grantor	KAM PROPERTIES LLC
Grantee	BHA PROPERTY LLC
Affinity	None
Conveyance Type	Land Contract
Prior Use	3523: Farm Machinery & Equipment-Mfg
Intended Use	0000: Commercial Parcel
Time Vacant	0 - 1 years
Environmental Site	Unknown

SALE DATA

Sale Price	\$225,000
Adjustment	
Adjusted Reason	
Adjusted Sale Price	\$225,000
Land Value	\$20,700
Improvement Value	\$204,300
Time on Market	5 - 11 months
Recent Asking Price	

PROPERTY IMPROVEMENT DATA

Weighted Actual Year Built	1941	
Number of Building Sections	5	
Predominant OCC Code	494	
Primary Area	10,972	
Additional Useable Area	0	
Total Area	10,972	
Basement Area		
Office Area (SF) / (%)	1,300	12%
Sprinkler (SF) / (%)		
Air Conditioning (SF) / (%)	0	0%
Notable Features/OBYs		
Stories	1	
Non-office ave wall height	11	
Non-office ave clear height	9	
Frame Type	03: Steel Non Fireproof	
Exterior Wall Type	03: Concrete Block	

LAND AND IMPROVEMENT SALE ANALYSIS

Adj Sale Price \$ / SF	\$20.51
Adj Sale Price Imps \$ / SF	\$18.62
Acres	0.433
Land Value \$ / Acre	\$47,806
SCR	1.72
RCN + OBY / SF	\$83.50
Physical Res. %	22%
Functional Res. %	75%
Functional OBS 1	Layout
Functional OBS 2	Site Coverage
Functional OBS 3	Ceiling Height
Community rating %	93%
NBHD Rating / Other %	100%
NBHD Rating / Other Econ Reason	Neighborhood Rating
Major Thoroughfare	3 to 5 miles
Market Variance	145%

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COMMENTS

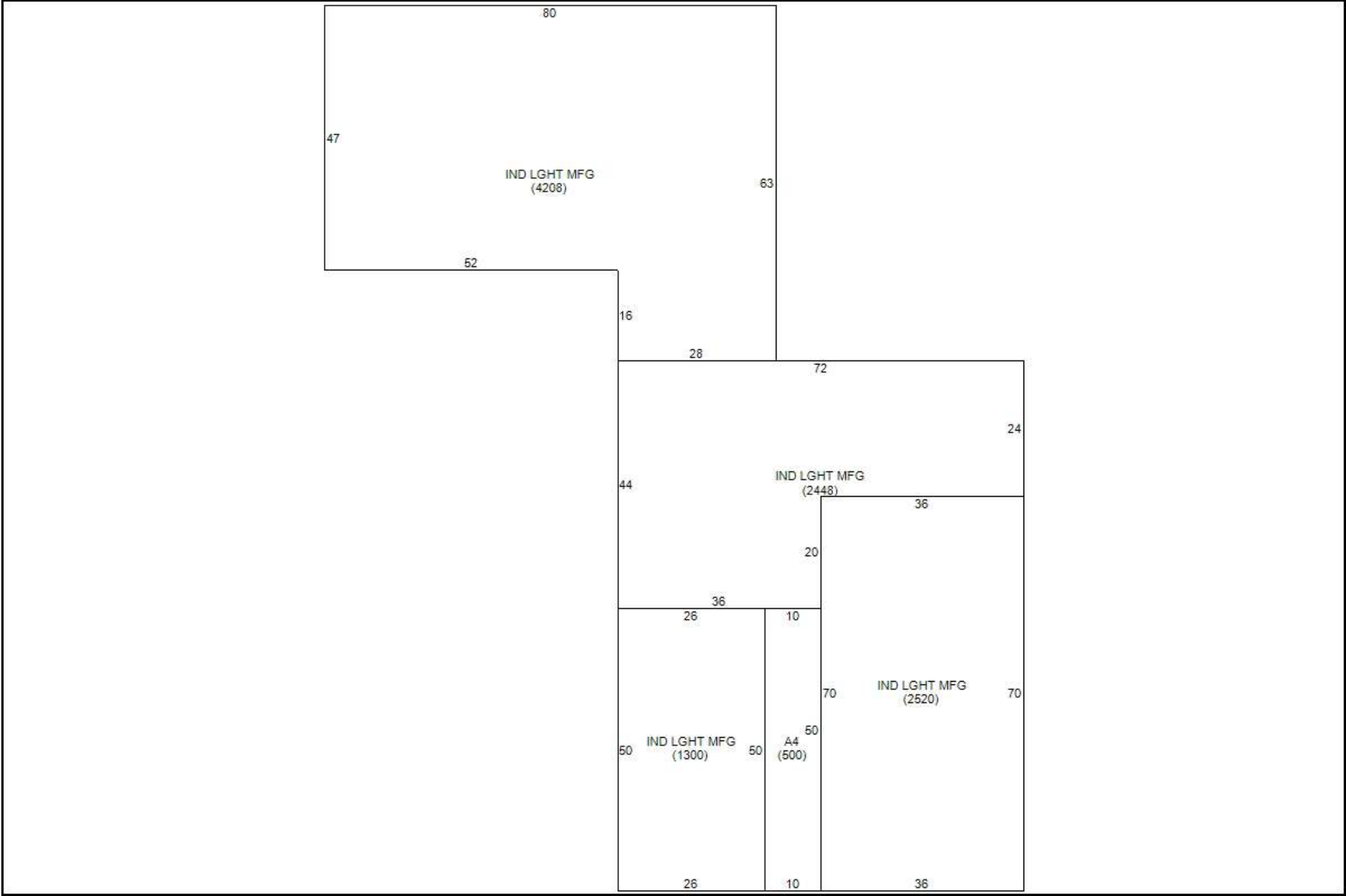
GRTR: GRANTOR RETURNED THE QUESTIONNAIRE AND CONFIRMED SALE

GRTR: HAD APPRAISAL DONE TO DICTATE SALES PRICE, AND AGREED THAT VALUE US MKT -

ECON: LOCATED IN A RESIDENTIAL NEIGHBORHOOD WITH FEW COMMERCIAL RE PARCELS

PHYS: OVERALL CONDITION IS GOOD, BUT REPAIRS AS NECESSARY.





SALE REPORT

State ID #	76-13-251-R000029758
County	DANE
Municipality	MADISON
Local Parcel #	251/071004409134
Situs Address	201 S Stoughton Rd
Situs Zip Code	53714
Appraiser	VILLALX

IPAS Sale Key #	208221
SIC Code	3851
Interior Inspection Date	06/18/2019
Revision Date	
Sale Validity	Valid Sale
Sale Index #	1
Year Added to Sales Database	2024

TRANSACTION INFORMATION

Conveyance Date	12/28/2022
Grantor	ALOYS WILLENBRING
Grantee	OCCUPY MADISON INC
Affinity	None
Conveyance Type	Warranty/Condo Deed
Prior Use	3851: Ophthalmic Goods-Mfg
Intended Use	0000: Commercial Parcel
Time Vacant	0 - 1 years
Environmental Site	NO

SALE DATA

Sale Price	\$800,000
Adjustment	
Adjusted Reason	
Adjusted Sale Price	\$800,000
Land Value	\$257,400
Improvement Value	\$542,600
Time on Market	5 - 11 months
Recent Asking Price	

PROPERTY IMPROVEMENT DATA

Weighted Actual Year Built	1976	
Number of Building Sections	1	
Predominant OCC Code	344	
Primary Area	11,184	
Additional Useable Area	0	
Total Area	11,184	
Basement Area	3,550	
Office Area (SF) / (%)	3,840	34%
Sprinkler (SF) / (%)		
Air Conditioning (SF) / (%)	0	0%
Notable Features/OBYs		
Stories	1	
Non-office ave wall height	9	
Non-office ave clear height	9	
Frame Type	05: Wood Joist Typical Wooc	
Exterior Wall Type	01: Brick Veneer	

LAND AND IMPROVEMENT SALE ANALYSIS

Adj Sale Price \$ / SF	\$71.53
Adj Sale Price Imps \$ / SF	\$48.52
Acres	1.050
Land Value \$ / Acre	\$245,143
SCR	5.99
RCN + OBY / SF	\$129.59
Physical Res. %	43%
Functional Res. %	80%
Functional OBS 1	Layout
Functional OBS 2	Ceiling Height
Functional OBS 3	Office/Plant Ratio
Community rating %	100%
NBHD Rating / Other %	100%
NBHD Rating / Other Econ Reason	Neighborhood Rating
Major Thoroughfare	0 to 1 mile
Market Variance	109%

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COMMENTS

GRTE: LISTED ON MLS. VALID SALE.





SALE REPORT

State ID #	76-13-282-R000002899	IPAS Sale Key #	211429
County	DANE	SIC Code	2541
Municipality	SUN PRAIRIE	Interior Inspection Date	08/09/2023
Local Parcel #	282/091132402762	Revision Date	
Situs Address	150 Business Park Dr	Sale Validity	Valid Sale
Situs Zip Code	53590	Sale Index #	2
Appraiser	OGDENJX	Year Added to Sales Database	2024

TRANSACTION INFORMATION

Conveyance Date	04/27/2023
Grantor	GUARDIAN FABRICATION LLC
Grantee	BUSINESS PARK PROPERTY GROUP LLC
Affinity	None
Conveyance Type	Warranty/Condo Deed
Prior Use	2541: Wood Partitions & Fixtures-Mfg
Intended Use	2541: Wood Partitions & Fixtures-Mfg
Time Vacant	0 - 1 years
Environmental Site	NO

SALE DATA

Sale Price	\$8,000,000
Adjustment	
Adjusted Reason	
Adjusted Sale Price	\$8,000,000
Land Value	\$957,800
Improvement Value	\$7,042,200
Time on Market	5 - 11 months
Recent Asking Price	\$7,800,000

PROPERTY IMPROVEMENT DATA

Weighted Actual Year Built	1990	
Number of Building Sections	6	
Predominant OCC Code	494	
Primary Area	173,695	
Additional Useable Area	0	
Total Area	173,695	
Basement Area		
Office Area (SF) / (%)	17,400	10%
Sprinkler (SF) / (%)	173,695	100%
Air Conditioning (SF) / (%)	0	0%
Notable Features/OBYs		
Stories	1	
Non-office ave wall height	19	
Non-office ave clear height	17	
Frame Type	03: Steel Non Fireproof	
Exterior Wall Type	07: Metal Light	

LAND AND IMPROVEMENT SALE ANALYSIS

Adj Sale Price \$ / SF	\$46.06
Adj Sale Price Imps \$ / SF	\$40.54
Acres	8.192
Land Value \$ / Acre	\$116,919
SCR	2.11
RCN + OBY / SF	\$74.38
Physical Res. %	71%
Functional Res. %	90%
Functional OBS 1	Size
Functional OBS 2	Layout
Functional OBS 3	
Community rating %	100%
NBHD Rating / Other %	100%
NBHD Rating / Other Econ Reason	Neighborhood Rating
Major Thoroughfare	0 to 1 mile
Market Variance	85%

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COMMENTS

GRTR: GRANTOR: CEASED OPERATIONS IN 2021. ACTIVE MARKET WITH MULTIPLE BIDS. LISTED AT \$7,800,000 PER BROKER OPINION. FELT SALE WAS FAIR MARKET VALUE.

GRTE: GRANTEE: INVESTMENT PURCHASE. WILL LIST FOR LEASE. LIKELY MANUFACTURING TENANT.

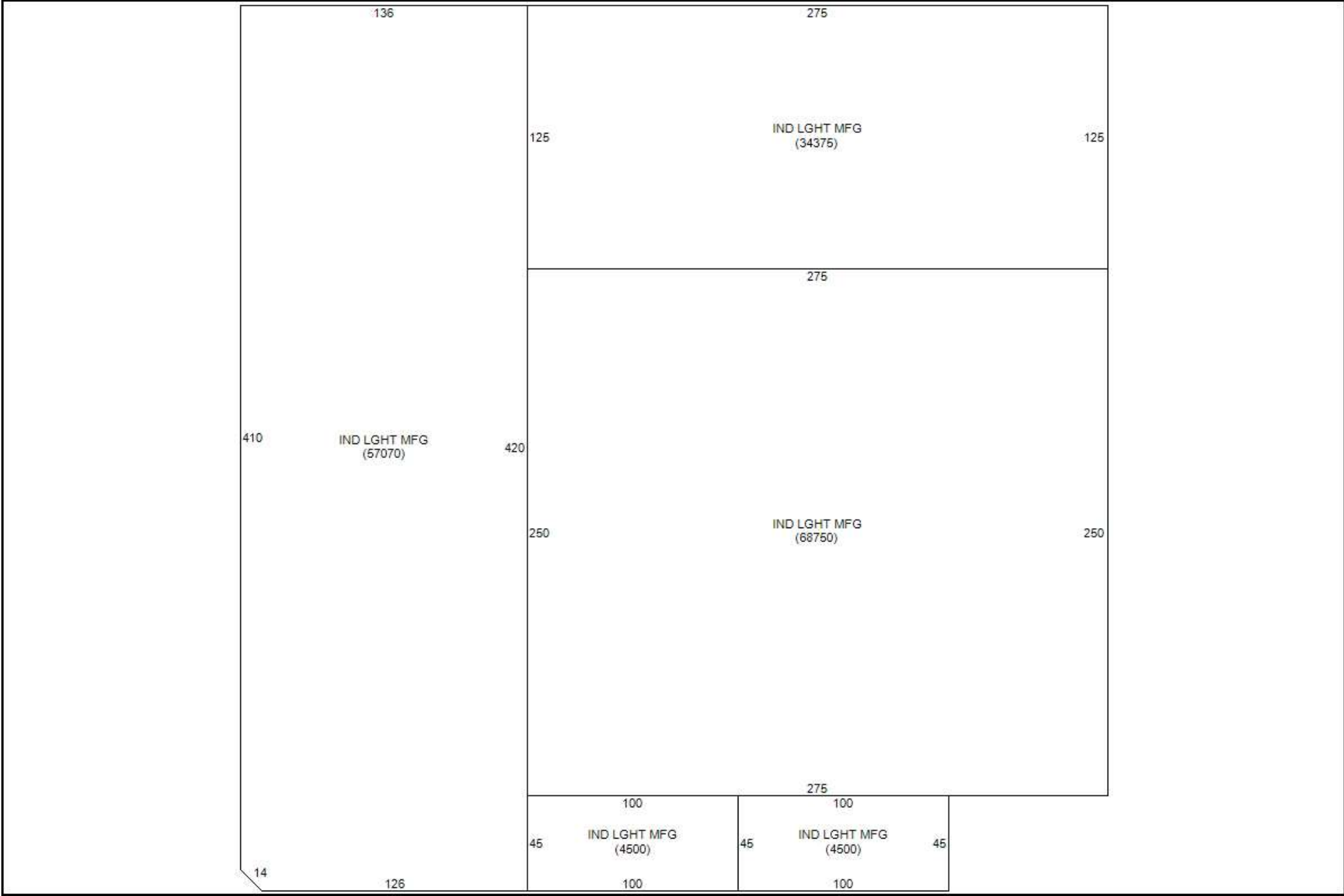
ECON: ECONOMIC: LOCATED IN ESTABLISHED, DESIRED INDUSTRIAL PARK WITH GOOD HIGHWAY ACCESS.

PHYS: PHYSICAL: OFFICES RENOVATED IN 2016. DECENT CONDITION. FEW ROOF LEAKS THAT WILL BE REPAIRED. NICE CURB APPEAL.

FUNC: FUNCTIONAL: LARGE SIZE AND ADD ON CONSTRUCTION

:





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SALE REPORT

State ID #	76-13-282-R000032844	IPAS Sale Key #	214305
County	DANE	SIC Code	3599
Municipality	SUN PRAIRIE	Interior Inspection Date	10/03/2023
Local Parcel #	282/091133247702	Revision Date	
Situs Address	320 Progress Way	Sale Validity	Valid Sale
Situs Zip Code	53590	Sale Index #	2
Appraiser	OGDENJX	Year Added to Sales Database	2024

TRANSACTION INFORMATION

Conveyance Date	08/10/2023
Grantor	RM GROUP LLC
Grantee	320 PROGRESS LLC
Affinity	None
Conveyance Type	Warranty/Condo Deed
Prior Use	3599: Industrial Machinery Nec-Mfg
Intended Use	0000: Commercial Parcel
Time Vacant	0 - 1 years
Environmental Site	NO

SALE DATA

Sale Price	\$1,350,000
Adjustment	
Adjusted Reason	
Adjusted Sale Price	\$1,350,000
Land Value	\$354,200
Improvement Value	\$995,800
Time on Market	0 - 4 months
Recent Asking Price	\$1,500,000

PROPERTY IMPROVEMENT DATA

Weighted Actual Year Built	2000	
Number of Building Sections	1	
Predominant OCC Code	494	
Primary Area	15,568	
Additional Useable Area	0	
Total Area	15,568	
Basement Area		
Office Area (SF) / (%)	2,400	15%
Sprinkler (SF) / (%)	15,568	100%
Air Conditioning (SF) / (%)	0	0%
Notable Features/OBYs		
Stories	1	
Non-office ave wall height	22	
Non-office ave clear height	20	
Frame Type	03: Steel Non Fireproof	
Exterior Wall Type	17: Masonry & Metal	

LAND AND IMPROVEMENT SALE ANALYSIS

Adj Sale Price \$ / SF	\$86.72
Adj Sale Price Imps \$ / SF	\$63.96
Acres	3.400
Land Value \$ / Acre	\$104,176
SCR	9.51
RCN + OBY / SF	\$89.86
Physical Res. %	72%
Functional Res. %	100%
Functional OBS 1	
Functional OBS 2	
Functional OBS 3	
Community rating %	100%
NBHD Rating / Other %	100%
NBHD Rating / Other Econ Reason	Neighborhood Rating
Major Thoroughfare	0 to 1 mile
Market Variance	99%

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COMMENTS

GRTE: GRANTEE: DECIDED TO CLOSE FACILITY AND HANDLE ALL MANUFACTURING OUT OF MAIN PRODUCTION LOCATION IN DODGE COUNTY, WI. OBTAINED APPRAISAL AND RELATOR OPINION OF MARKET VALUE FOR LISTING.

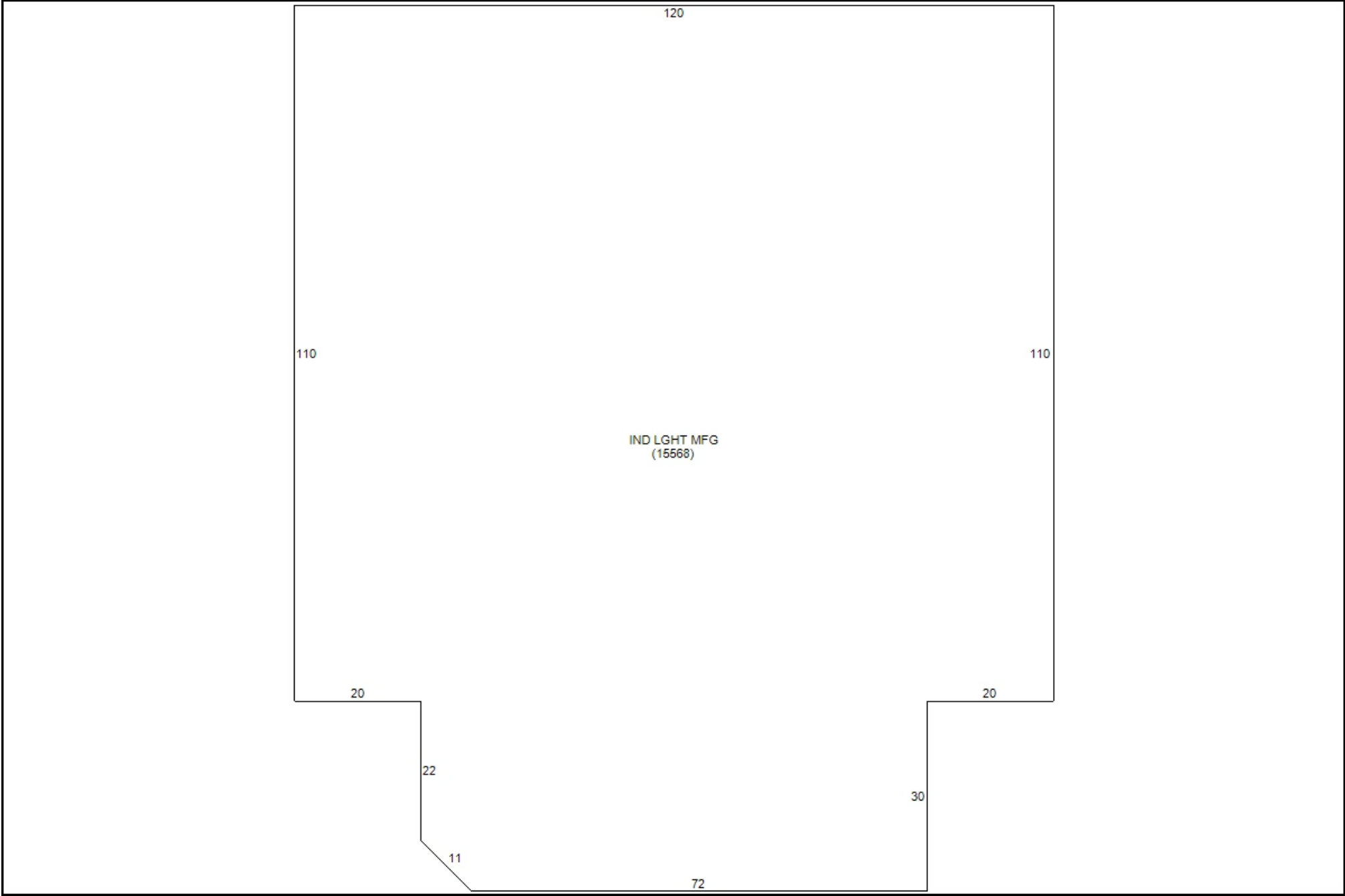
GRTR: GRANTOR: NEGOTIATED TO SALE PRICE. NO NOTED ISSUES WITH BUILDING. WILL USE FOR PLUMBING, FIRE AND A/C BUSINESS. NON MANUFACTURING USE.

PHYS: PHYSICAL: BUILDING WAS MAINTAINED ADEQUATELY. ASPHALT COULD USE SEAL.

ECON: ECONOMIC: LOCATED IN ESTABLISHED INDUSTRIAL AREA WITH GOOD ACCESS.

OTHR: OTHER: INTERIOR UPDATES OF LIGHTING. EXTERIOR STORAGE AREA 120 X 125. REAL ESTATE IS BEING RETURNED TO LOCAL FOR 2024.





SALE REPORT

State ID #	79-16-024-R000173071	IPAS Sale Key #	214263
County	DOUGLAS	SIC Code	2399
Municipality	PARKLAND	Interior Inspection Date	
Local Parcel #	PA-024-00314-00	Revision Date	
Situs Address	3302 S Humane Society Rd	Sale Validity	Valid Sale
Situs Zip Code	54874	Sale Index #	1
Appraiser	BURGELL	Year Added to Sales Database	2024

TRANSACTION INFORMATION

Conveyance Date	07/07/2022
Grantor	BERNS HOLDINGS LLC
Grantee	DULUTH/SUPERIOR EXCAVATION & DEMO LLC
Affinity	None
Conveyance Type	Warranty/Condo Deed
Prior Use	2399: Fabricated Textile Products Nec-Mfg
Intended Use	1794: Excavation Work-Const
Time Vacant	0 - 1 years
Environmental Site	NO

SALE DATA

Sale Price	\$223,400
Adjustment	
Adjusted Reason	
Adjusted Sale Price	\$223,400
Land Value	\$26,300
Improvement Value	\$197,100
Time on Market	0 - 4 months
Recent Asking Price	\$223,400

PROPERTY IMPROVEMENT DATA

Weighted Actual Year Built	2005	
Number of Building Sections	1	
Predominant OCC Code	406	
Primary Area	5,000	
Additional Useable Area	0	
Total Area	5,000	
Basement Area		
Office Area (SF) / (%)	540	11%
Sprinkler (SF) / (%)		
Air Conditioning (SF) / (%)	0	0%
Notable Features/OBYs		
Stories	1	
Non-office ave wall height	12	
Non-office ave clear height	12	
Frame Type	04: Pre-Engineered Steel	
Exterior Wall Type	07: Metal Light	

LAND AND IMPROVEMENT SALE ANALYSIS

Adj Sale Price \$ / SF	\$44.68
Adj Sale Price Imps \$ / SF	\$39.42
Acres	2.500
Land Value \$ / Acre	\$10,520
SCR	21.78
RCN + OBY / SF	\$66.34
Physical Res. %	72%
Functional Res. %	100%
Functional OBS 1	
Functional OBS 2	
Functional OBS 3	
Community rating %	80%
NBHD Rating / Other %	100%
NBHD Rating / Other Econ Reason	Neighborhood Rating
Major Thoroughfare	0 to 1 mile
Market Variance	103%

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COMMENTS

GRTR: MADE HUGE NETS FOR GOLF COURSES, DECIDED TO MOVE TO NEW ZEALAND TO BE CLOSER TO FAMILY, NO LONGER NEEDED THE BUILDING.

GRTE: OWNS AN EXCAVATION & DEMOLITION BUSINESS, SAW THE PROPERTY WAS FOR SALE AND FELT THE INTERIOR SPACE AND LOCATION WAS PERFECT FOR THEIR NEEDS. OFFERED ASKING PRICE, NO APPRAISAL WAS DONE, FEELS THE SALE PRICE REPRESENTED FMV..

BRKR: PROPERTY WAS LISTED BASED ON BROKERS' OPINION OF VALUE FOR \$223,400. THERE WAS NO RELATIONSHIP BETWEEN THE BROKER AND GRANTOR/GRANTEE AND FEELS THE PROPERTY SOLD FOR FMV

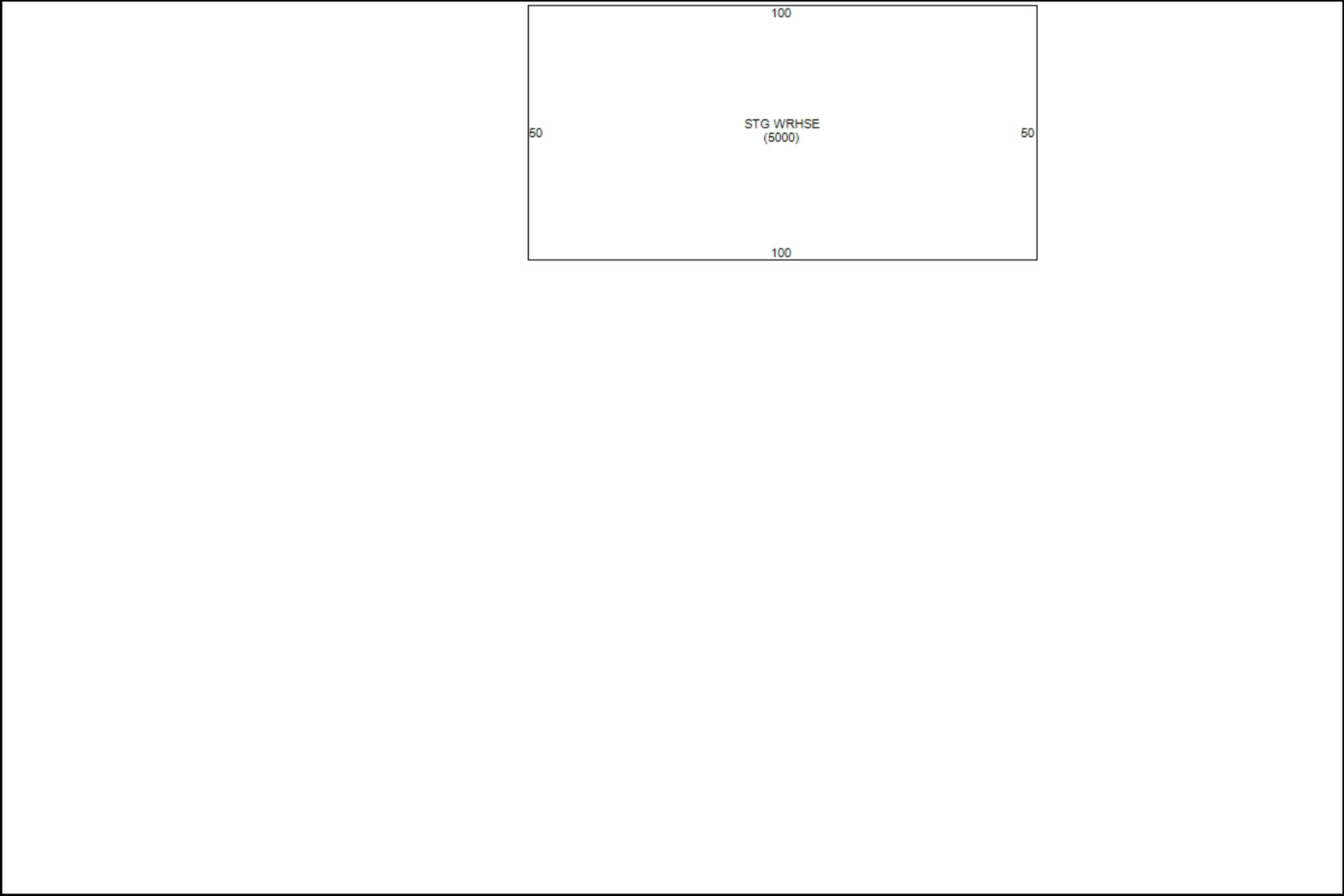
PHYS: A ONE-STORY PE BUILDING THAT APPEARS TO BE IN MODERATE CONDITION; SOME OBSERVABLE SIGNS OF WEAR AND AGING WITH INTERIOR FLOOR/WALLS AND EXTERIOR STEEL FADING. (OBSERVED INTERIOR & EXTERIOR BY PICTURES ON MLS)

FUNC: NO FUNCTIONAL OBSOLESCENCE OBSERVED...

ECON: LOCATED IN A RURAL AREA 4 MILES SE OF SUPERIOR ON A DEAD-END ROAD; 1/2 MILE TO THE HIGHWAY 53 & HWY 13 INTERCHANGE.

OTHR: LAND ANALYSIS: LAND VALUE DETERMINED FROM VACANT LAND SALES AND LOCALLY ASSESSED COMMERCIAL PROPERTIES.





SALE REPORT

State ID #	79-16-281-R000048988	IPAS Sale Key #	213423
County	DOUGLAS	SIC Code	3499
Municipality	SUPERIOR	Interior Inspection Date	10/06/2020
Local Parcel #	04-804-00102-00	Revision Date	
Situs Address	326 John Ave	Sale Validity	Valid Sale
Situs Zip Code	54880	Sale Index #	2
Appraiser	BURGELL	Year Added to Sales Database	2024

TRANSACTION INFORMATION

Conveyance Date	09/28/2022
Grantor	JAMES AND CYNTHIA BROWN SUPERIOR MACHINE WORKS
Grantee	DESMEDT ENERGIES PROPERTIES LLC
Affinity	Adjacent Owner
Conveyance Type	Warranty/Condo Deed
Prior Use	3499: Fabricated Metal Products Nec-Mfg
Intended Use	5531: Auto & Home Supply Stores-Retail
Time Vacant	0 - 1 years
Environmental Site	NO

SALE DATA

Sale Price	\$365,000
Adjustment	
Adjusted Reason	
Adjusted Sale Price	\$365,000
Land Value	\$102,100
Improvement Value	\$262,900
Time on Market	5 - 11 months
Recent Asking Price	\$365,000

PROPERTY IMPROVEMENT DATA

Weighted Actual Year Built	1985	
Number of Building Sections	2	
Predominant OCC Code	494	
Primary Area	2,622	
Additional Useable Area	0	
Total Area	2,622	
Basement Area		
Office Area (SF) / (%)	1,150	44%
Sprinkler (SF) / (%)		
Air Conditioning (SF) / (%)	0	0%
Notable Features/OBYs		
Stories	1	
Non-office ave wall height	12	
Non-office ave clear height	12	
Frame Type	05: Wood Joist Typical Wooc	
Exterior Wall Type	07: Metal Light	

LAND AND IMPROVEMENT SALE ANALYSIS

Adj Sale Price \$ / SF	\$139.21
Adj Sale Price Imps \$ / SF	\$100.27
Acres	1.216
Land Value \$ / Acre	\$83,964
SCR	20.2
RCN + OBY / SF	\$122.01
Physical Res. %	52%
Functional Res. %	90%
Functional OBS 1	Office/Plant Ratio
Functional OBS 2	
Functional OBS 3	
Community rating %	95%
NBHD Rating / Other %	100%
NBHD Rating / Other Econ Reason	Neighborhood Rating
Major Thoroughfare	0 to 1 mile
Market Variance	185%

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COMMENTS

GRTR: MOVED TO TEXAS TO BE CLOSER TO FAMILY, SOLD EQUIPMENT TO ANOTHER MANUFACTURER IN THE AREA. GRANTOR REACHED OUT TO A REALTOR TO LIST BUILDING, BUT THEN GRANTEE (A NEARBY BUSINESS OWNER) HEARD THAT THE GRANTOR WAS PLANNING ON SELLING AND REACHED OUT TO THE GRANTOR.

GRTE: OWNS A BUSINESS ACROSS THE ROAD FROM GRANTOR. GRANTEE'S LEASE ON A DIFFERENT BUILDING USED FOR STORAGE OF INVENTORY EXPIRED, COULDN'T FIND ANY RENTAL SPACE THAT MET THEIR REQUIREMENTS AND BUILDING A NEW BUILDING WAS TOO EXPENSIVE. GRANTEE HEARD THROUGH WORD OF MOUTH THAT THE BUILDING WAS GOING TO BE FOR SALE SO REACHED OUT TO GRANTOR AND PAID ASKING PRICE. GRANTOR FEELS HE MAY HAVE PAID SLIGHTLY OVER MARKET VALUE DUE TO THE FACT THAT HE WAS UNABLE TO FIND ANOTHER SUITABLE BUILDING AND THE LOCATION OF THIS BUILDING BEING ADJACENT TO HIS BUSINESS. AN APPRAISAL WAS DONE AND CAME IN SLIGHTLY LOWER THAN THE PURCHASE PRICE.

PHYS: BUILDING APPEARS TO BE IN FAIR CONDITION- SOME SIGNS OF DEFERRED MAINTENANCE ON CEILINGS & FLOOR COVERINGS. NO A/C IN BUILDING

FUNC: OBSOLESCENCE OBSERVED FOR OFFICE TO PLAN RATION

ECON: BUILDING LOCATED ON THE NE SIDE OF THE CITY OF SUPERIOR IN A NEIGHBORHOOD THAT CONSISTS OF COMMERCIAL, RESIDENTIAL & INDUSTRIAL BUILDINGS. PROPERTY IS 0.25 MILES FROM INTERSTATE HIGHWAY 535 & HIGHWAY 53 THAT CROSS INTO DULUTH MN.

OTHR: LAND ANALYSIS: CONSISTS OF ANALYSIS OF VACANT LAND SALES AND SURROUNDING LAND VALUES

OTHR: ASSESSOR: MOST RECENT SITE VISIT WAS CONDUCTED DURING COVID SO NO INTERIOR INSPECTION WAS DONE, JUST PHONE INTERVIEW WITH GRANTOR.

OTHR: MARKET VARIANCE: MARKET VARIANCE MAY BE DUE TO THE FACT THAT THE PURCHASER WAS AN ADJACENT OWNER AND THE DEMAND FOR PROPERTY THIS SIZE IN THE AREA IS LIMITED SO GRANTEE WAS WILLING TO PAY A HIGHER PRICE.



25	32
46 OFFICE BLDG (1150)	46 IND LGHT MFG (1472) 46
25	32

SALE REPORT

State ID #	79-17-251-R000035462	IPAS Sale Key #	206084
County	DUNN	SIC Code	3443
Municipality	MENOMONIE	Interior Inspection Date	10/11/2023
Local Parcel #	1725122813270060027	Revision Date	
Situs Address	815 Hofland Rd	Sale Validity	Valid Sale
Situs Zip Code	54751	Sale Index #	2
Appraiser	BURGELL	Year Added to Sales Database	2024

TRANSACTION INFORMATION

Conveyance Date	08/09/2022
Grantor	RED CEDAR PROPERTIES LLC
Grantee	CORINTHIAN REAL ESTATE INVESTMENT LLC
Affinity	None
Conveyance Type	Warranty/Condo Deed
Prior Use	3443: Fabricated Plate Work (Boiler Shops)-Mfg
Intended Use	3443: Fabricated Plate Work (Boiler Shops)-Mfg
Time Vacant	0 - 1 years
Environmental Site	NO

SALE DATA

Sale Price	\$1,500,000
Adjustment	
Adjusted Reason	
Adjusted Sale Price	\$1,500,000
Land Value	\$98,800
Improvement Value	\$1,401,200
Time on Market	0 - 4 months
Recent Asking Price	\$1,500,000

PROPERTY IMPROVEMENT DATA

Weighted Actual Year Built	1994
Number of Building Sections	7
Predominant OCC Code	494
Primary Area	27,330
Additional Useable Area	0
Total Area	27,330
Basement Area	
Office Area (SF) / (%)	872 3%
Sprinkler (SF) / (%)	
Air Conditioning (SF) / (%)	0 0%
Notable Features/OBYs	
Stories	1
Non-office ave wall height	20
Non-office ave clear height	20
Frame Type	04: Pre-Engineered Steel
Exterior Wall Type	07: Metal Light

LAND AND IMPROVEMENT SALE ANALYSIS

Adj Sale Price \$ / SF	\$54.88
Adj Sale Price Imps \$ / SF	\$51.27
Acres	3.030
Land Value \$ / Acre	\$32,607
SCR	4.78
RCN + OBY / SF	\$81.07
Physical Res. %	61%
Functional Res. %	85%
Functional OBS 1	Layout
Functional OBS 2	Ceiling Height
Functional OBS 3	
Community rating %	91%
NBHD Rating / Other %	100%
NBHD Rating / Other Econ Reason	Neighborhood Rating
Major Thoroughfare	1 to 3 miles
Market Variance	134%

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COMMENTS

GRTR: GRANTOR WAS LOOKING TO RETIRE AND LISTED THE COMPANY WITH A BROKER. THE BUSINESS SOLD 9 MONTHS PRIOR TO THE SALE OF THE REAL ESTATE TO A PERSON THAT WAS USING THE GRANTEE AS A CONSULTANT IN THE PURCHASE OF THE BUSINESS. DURING THE BUSINESS SALE THE GRANTOR GAVE THE GRANTEE FIRST RIGHT OF REFUSAL FOR THE REAL ESTATE, THE GRANTOR REACHED OUT TO THE GRANTEE WHEN HE WAS READY TO SELL THE REAL ESTATE TO SEE IF THEY WERE INTERESTED. GRANTOR FEELS IT SOLD FOR HIGHER THAN FMV

GRTE: THE GRANTEE WAS CONTACTED BY THE GRANTOR (SEE COMMENTS IN GRANTOR NOTE FOR EXPLANATION FOR FIRST RIGHT OF REFUSAL OPTION) THE GRANTEE DECIDED THEY WOULD LIKE TO ADD IT TO THEIR PORTFOLIO AND PURCHASED THE REAL ESTATE; AN APPRAISAL WAS DONE AS A FINANCING REQUIREMENT AND CAME IN THE SAME AS THE LISTING PRICE. NO TENANT LEASE INFORMATION WAS PROVIDED.

BRKR: REAL ESTATE WAS LISTED WITH A BROKER ON 06-01-2021 FOR \$1,500,000

PHYS: PROPERTY APPEARS TO BE IN MODERATE CONDITION, OLDER SECTIONS OF BUILDINGS ARE OF MASONRY & CONCRETE BLOCK CONSTRUCTION AND SHOWING SIGNS OF WEAR AND AGING OF THE FLOORS AND WALLS. NO CENTRAL AIR IN OFFICE AREA, ONLY HAS PORTABLE WALL UNITS.

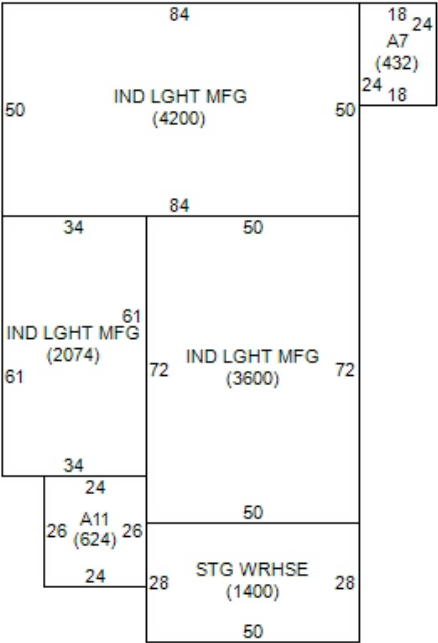
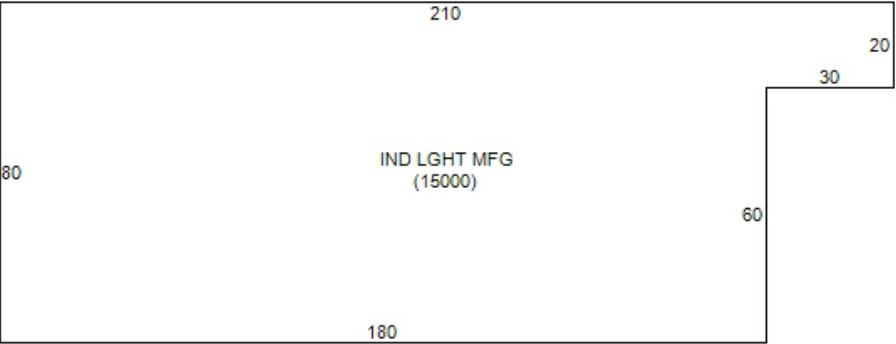
FUNC: OBSOLESCENCE OBSERVED FOR LAYOUT DUE TO THE MULTIPLE BUILDING SECTIONS AND INTERIOR WALLS AND ALSO FOR THE VARYING HEIGHT BETWEEN THE SECTIONS.

ECON: PROPERTY LOCATED ON THE WESTERN OUTSKIRTS OF THE CITY OF MENOMONIE JUST OFF HWY 29 ON HOFLAND RD; SURROUNDED PRIMARILY BY FARMLAND ALONG WITH A FEW RESIDENTIAL AND COMMERCIAL PROPERTIES. 3 MILES TO INTERSTATE 94

OTHR: LAND ANALYSIS: DETERMINED BY VACANT LAND SALES AND AN ANALYSIS OF LOCALLY ASSESSED LAND VALUES

OTHR: MARKET VARIANCE POSSIBLY DUE TO THE FIRST RIGHT OF REFUSAL THAT WAS EXERCISED BY THE GRANTEE.





SALE REPORT

State ID #	79-27-151-R000173834	IPAS Sale Key #	214863
County	JACKSON	SIC Code	2434
Municipality	MELROSE	Interior Inspection Date	09/21/2023
Local Parcel #	151-0034.0000	Revision Date	
Situs Address	307 N Washinton St	Sale Validity	Valid Sale
Situs Zip Code	54642	Sale Index #	1
Appraiser	BLUMJR	Year Added to Sales Database	2024

TRANSACTION INFORMATION

Conveyance Date	02/21/2023
Grantor	N & N ENTERPRISES INC.
Grantee	BRENT R. AND AMBER K. DUHOUX
Affinity	None
Conveyance Type	Warranty/Condo Deed
Prior Use	2434: Wood Kitchen Cabinets-Mfg
Intended Use	7299: Miscellaneous Personal Services Nec-Svc
Time Vacant	0 - 1 years
Environmental Site	NO

SALE DATA

Sale Price	\$175,000
Adjustment	
Adjusted Reason	
Adjusted Sale Price	\$175,000
Land Value	\$5,600
Improvement Value	\$169,400
Time on Market	5 - 11 months
Recent Asking Price	\$189,900

PROPERTY IMPROVEMENT DATA

Weighted Actual Year Built	2002	
Number of Building Sections	2	
Predominant OCC Code	494	
Primary Area	3,480	
Additional Useable Area	0	
Total Area	3,480	
Basement Area		
Office Area (SF) / (%)	540	16%
Sprinkler (SF) / (%)		
Air Conditioning (SF) / (%)	540	16%
Notable Features/OBYs		
Stories	1	
Non-office ave wall height	13	
Non-office ave clear height	11	
Frame Type	04: Pre-Engineered Steel	
Exterior Wall Type	07: Metal Light	

LAND AND IMPROVEMENT SALE ANALYSIS

Adj Sale Price \$ / SF	\$50.29
Adj Sale Price Imps \$ / SF	\$48.68
Acres	0.100
Land Value \$ / Acre	\$56,000
SCR	1.25
RCN + OBY / SF	\$86.47
Physical Res. %	70%
Functional Res. %	90%
Functional OBS 1	Layout
Functional OBS 2	Site Coverage
Functional OBS 3	
Community rating %	81%
NBHD Rating / Other %	100%
NBHD Rating / Other Econ Reason	Neighborhood Rating
Major Thoroughfare	over 10 miles
Market Variance	110%

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COMMENTS

GRTR: OPERATED A CUSTOM CABINET BUSINESS AND WAS READY TO RETIRE AND MOVE SOUTH. LISTED THE PROPERTY WITH A LOCAL BROKER AND FELT IT SOLD FOR FMV.

GRTE: FOUND THE PROPERTY LISTED AND WORKED WITH AN AGENT TO NEGOTIATE THE SALE PRICE. WILL BE USING THE LOCATION FOR HER WEDDING AND EVENT PLANNING BUSINESS. FELT THE SALE PRICE WAS REPRESENTATIVE OF FMV.

BRKR: PROPERTY WAS LISTED BY A LOCAL BROKER. IT WAS LISTED FOR \$189,900 AND WAS ON THE MARKET OVER 11 MONTHS.

PHYS: THE PROPERTY APPEARED TO BE IN MODERATE CONDITION WITH MINIMAL SIGNS OF WEAR. SIGNS PRESENT INCLUDING SOME FADING OF EXTERIOR WALL COVERINGS AND SOME DENTED INTERIOR WALL FINISHINGS. THE ROOF WAS REPORTED TO HAVE A LEAK AT THE TIME OF SALE WHICH WAS REPAIRED POST SALE. NO MAJOR REPAIRS WERE APPARENT AT THE TIME OF INSPECTION NOR DISCLOSED WHEN INTERVIEWING GRANTOR OR GRANTEE.

FUNC: FUNCTIONAL OBSOLESCENCE OBSERVED ARE LAY OUT AND A LOWER THAN TYPICAL SITE COVERAGE.

ECON: THIS PROPERTY IS LOCATED IN THE VILLAGE OF MELROSE WHICH HAS A POPULATION OF ABOUT 550. THIS PARCEL IS CENTRALLY LOCATED WITH FRONTAGE ON HIGHWAY 54, A MAIN HIGHWAY FOR THIS AREA. INTERSTATE 90 IS APPROXIMATELY 30 MILES TO THE SOUTH AND INTERSTATE 94 IS APPROXIMATELY 17 MILES NORTH. THIS PROPERTY NEIGHBORS OTHER COMMERCIAL AND RETAIL ESTABLISHMENTS AS WELL AS RESIDENTIAL PROPERTIES.

OTHR: LAND VALUE: DETERMINED BY VACANT LAND SALES AND AN ANALYSIS OF LOCALLY ASSESSED VALUES.



56		60	
30	IND LGHT MFG (1680)	30	IND LGHT MFG (1800)
56		60	

SALE REPORT

State ID #	76-28-241-R000003282	IPAS Sale Key #	213509
County	JEFFERSON	SIC Code	3599
Municipality	JEFFERSON	Interior Inspection Date	09/14/2023
Local Parcel #	241-0614-1134-044	Revision Date	
Situs Address	211 Collins Rd	Sale Validity	Valid Sale
Situs Zip Code	53549	Sale Index #	2
Appraiser	OGDENJX	Year Added to Sales Database	2024

TRANSACTION INFORMATION

Conveyance Date	07/28/2023
Grantor	COLLINS ROAD LLC
Grantee	NLM HOLDINGS 4 LLC
Affinity	None
Conveyance Type	Warranty/Condo Deed
Prior Use	3599: Industrial Machinery Nec-Mfg
Intended Use	3599: Industrial Machinery Nec-Mfg
Time Vacant	0 - 1 years
Environmental Site	NO

SALE DATA

Sale Price	\$3,150,000
Adjustment	
Adjusted Reason	
Adjusted Sale Price	\$3,150,000
Land Value	\$152,600
Improvement Value	\$2,997,400
Time on Market	0 - 4 months
Recent Asking Price	\$3,500,000

PROPERTY IMPROVEMENT DATA

Weighted Actual Year Built	1995
Number of Building Sections	4
Predominant OCC Code	494
Primary Area	61,700
Additional Useable Area	0
Total Area	61,700
Basement Area	6400
Office Area (SF) / (%)	2,8005%
Sprinkler (SF) / (%)	61,700100%
Air Conditioning (SF) / (%)	18,00029%
Notable Features/OBYs	
Stories	1
Non-office ave wall height	19
Non-office ave clear height	17
Frame Type	04: Pre-Engineered Steel
Exterior Wall Type	07: Metal Light

LAND AND IMPROVEMENT SALE ANALYSIS

Adj Sale Price \$ / SF	\$51.05
Adj Sale Price Imps \$ / SF	\$48.58
Acres	3.630
Land Value \$ / Acre	\$42,039
SCR	2.86
RCN + OBY / SF	\$82.98
Physical Res. %	79%
Functional Res. %	85%
Functional OBS 1	Layout
Functional OBS 2	
Functional OBS 3	
Community rating %	95%
NBHD Rating / Other %	100%
NBHD Rating / Other Econ Reason	Neighborhood Rating
Major Thoroughfare	0 to 1 mile
Market Variance	92%

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COMMENTS

GRTR: GRANTOR: OWNER PASSED AWAY AND SON DID NOT WANT TO MANAGE THE PROPERTY. LISTED IN MARCH 2023 FOR 3.5 MILLION. NEGOTIATED TO SALE PRICE. FELT SALE WAS FMV.

GRTE: GRANTEE: MANAGEMENT COMPANY WITH INVESTMENT INTEREST IN EXPANDING PORTFOLIO. APPRAISAL DONE AND PROPERTY WAS FINANCED.

PHYS: PHYSICAL: BUILDING IS MAINTAINED BY TENANT AND IS IN AVERAGE CONDITION FOR AGE. NO NOTED ISSUES.

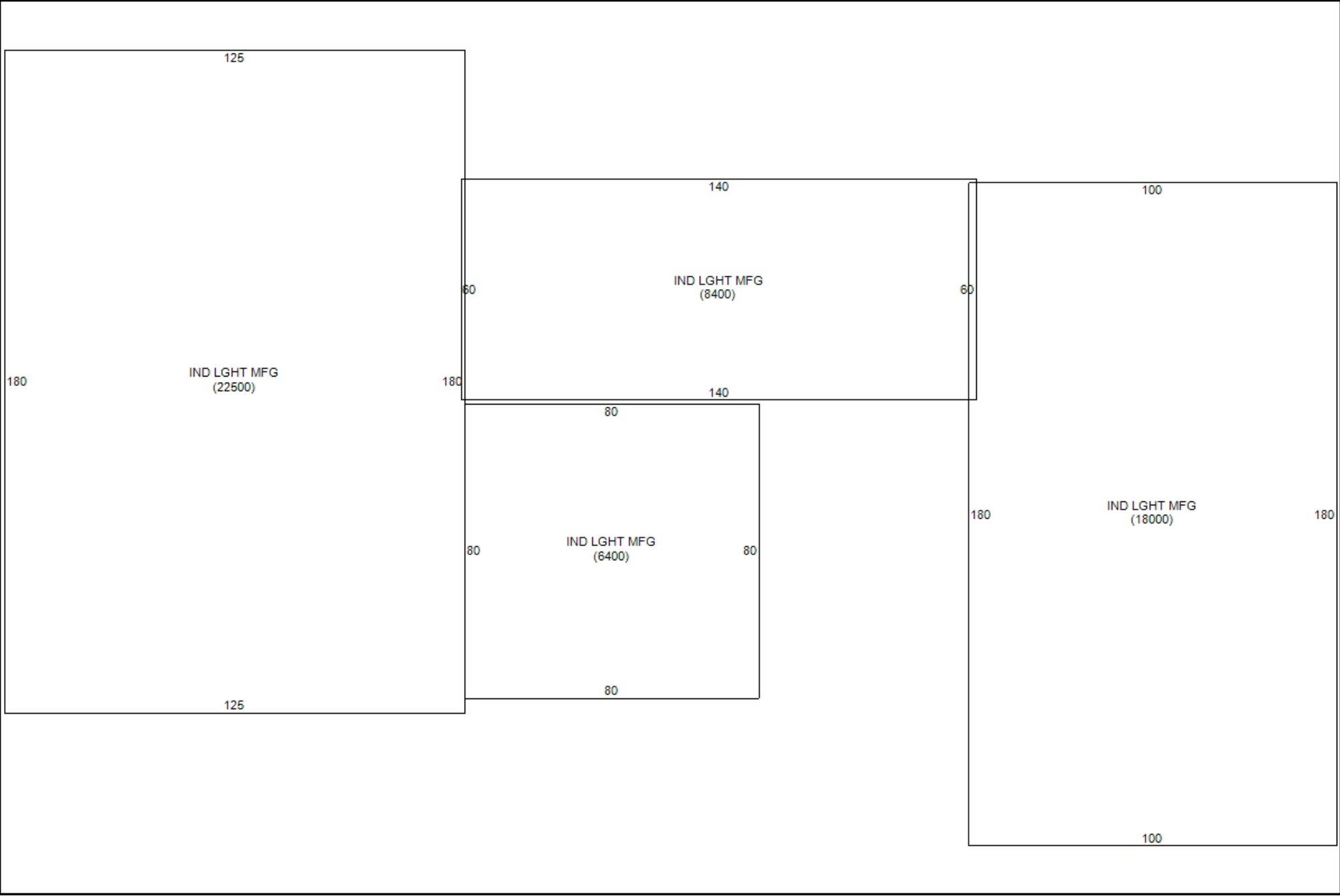
OTHR: OTHER: LONG TERM TENANT IN PLACE WITH 6 YEARS LEFT ON LEASE.

ECON: ECONOMIC: LOCATED IN A MIXED USE AREA OF INDUSTRIAL AND COMMERCIAL BUSINESSES.

FUNC: FUNCTIONAL: ADD ON CONSTRUCTION LIMITS LAYOUT. LIMITED ON SITE PARKING FOR EMPLOYEES. DOCK AREA HAS HAD STANDING WATER DUE TO LOW DRAINAGE AND POOR QUALITY SOIL.

:





SALE REPORT

State ID #	76-28-290-R000003311
County	JEFFERSON
Municipality	WATERLOO
Local Parcel #	290-0813-0543-026
Situs Address	310 Portland Rd
Situs Zip Code	53594
Appraiser	OGDENJX

IPAS Sale Key #	208347
SIC Code	2448
Interior Inspection Date	07/16/2021
Revision Date	
Sale Validity	Valid Sale
Sale Index #	1
Year Added to Sales Database	2024

TRANSACTION INFORMATION

Conveyance Date	10/07/2022
Grantor	DORLID DEVELOPMENT II LLC
Grantee	MOVEIN PROPERTIES LLC
Affinity	None
Conveyance Type	Warranty/Condo Deed
Prior Use	2448: Wood Pallets & Skids-Mfg
Intended Use	0000: Commercial Parcel
Time Vacant	1 - 3 years
Environmental Site	NO

SALE DATA

Sale Price	\$420,000
Adjustment	
Adjusted Reason	
Adjusted Sale Price	\$420,000
Land Value	\$71,700
Improvement Value	\$348,300
Time on Market	0 - 4 months
Recent Asking Price	\$450,000

PROPERTY IMPROVEMENT DATA

Weighted Actual Year Built	1977
Number of Building Sections	4
Predominant OCC Code	494
Primary Area	22,248
Additional Useable Area	0
Total Area	22,248
Basement Area	
Office Area (SF) / (%)	0 0%
Sprinkler (SF) / (%)	
Air Conditioning (SF) / (%)	0 0%
Notable Features/OBYs	
Stories	1
Non-office ave wall height	16
Non-office ave clear height	15
Frame Type	04: Pre-Engineered Steel
Exterior Wall Type	07: Metal Light

LAND AND IMPROVEMENT SALE ANALYSIS

Adj Sale Price \$ / SF	\$18.88
Adj Sale Price Imps \$ / SF	\$15.66
Acres	2.579
Land Value \$ / Acre	\$27,801
SCR	5.5
RCN + OBY / SF	\$63.52
Physical Res. %	41%
Functional Res. %	90%
Functional OBS 1	Layout
Functional OBS 2	Construction Materials
Functional OBS 3	
Community rating %	92%
NBHD Rating / Other %	100%
NBHD Rating / Other Econ Reason	Neighborhood Rating
Major Thoroughfare	0 to 1 mile
Market Variance	73%

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COMMENTS

GRTR: GRANTOR: LISTING REALTOR PREVIOUSLY PURCHASED AS FLIP. ALLOCATED PARCELS AND LISTED SAME DAY AS IS FOR \$450,000.

GRTE: GRANTEE: NEGOTIATED TO SALE PRICE. WILL USE FOR PERSONAL STORAGE. LIKELY LEASE SPACE IN FUTURE. FELT SALE WAS AT MARKET.

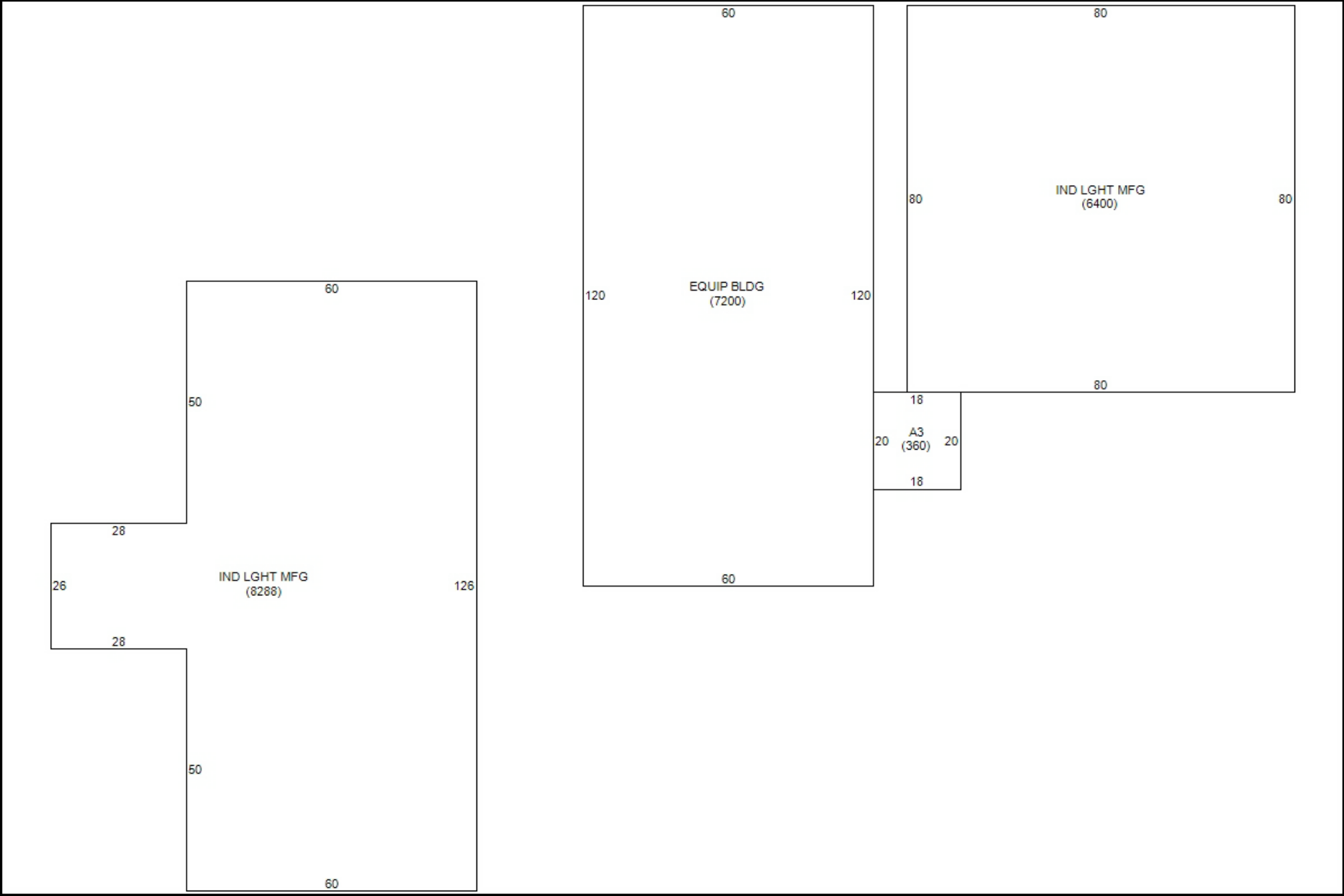
PHYS: PHYSICAL: FACILITY WAS VACANT AT TIME OF SALE AND IN FAIR CONDITION. BUYER PLANS TO ADD INSULATION. NO ISSUES NOTED.

ECON: ECONOMIC: LOCATED IN A MIXED USE AREA OF INDUSTRIAL AND COMMERCIAL BUSINESS ON MAIN DRAG IN CITY. GOOD ACCESS.

FUNC: FUNCTIONAL: ADD ON CONSTRUCTION, MIXED CONSTRUCTION TYPES AND VARIED CLEAR HEIGHTS.

OTHR: OTHER: PARCEL WAS RETURNED TO LOCAL FOR 2023. NON-MANUFACTURING USE IN FUTURE.





SALE REPORT

State ID #	76-28-290-R000003312	IPAS Sale Key #	208350
County	JEFFERSON	SIC Code	2448
Municipality	WATERLOO	Interior Inspection Date	07/16/2021
Local Parcel #	290-0813-0543-028	Revision Date	
Situs Address	310 Portland Rd	Sale Validity	Valid Sale
Situs Zip Code	53594	Sale Index #	2
Appraiser	OGDENJX	Year Added to Sales Database	2024

TRANSACTION INFORMATION

Conveyance Date	12/01/2022
Grantor	DORLID DEVELOPMENT LLC
Grantee	MOVE IN PROPERTIES LLC
Affinity	None
Conveyance Type	Warranty/Condo Deed
Prior Use	2448: Wood Pallets & Skids-Mfg
Intended Use	0000: Commercial Parcel
Time Vacant	1 - 3 years
Environmental Site	NO

SALE DATA

Sale Price	\$262,500
Adjustment	
Adjusted Reason	
Adjusted Sale Price	\$262,500
Land Value	\$24,400
Improvement Value	\$238,100
Time on Market	0 - 4 months
Recent Asking Price	\$275,000

PROPERTY IMPROVEMENT DATA

Weighted Actual Year Built	1940	
Number of Building Sections	2	
Predominant OCC Code	470	
Primary Area	5,980	
Additional Useable Area	0	
Total Area	5,980	
Basement Area		
Office Area (SF) / (%)	1,472	25%
Sprinkler (SF) / (%)		
Air Conditioning (SF) / (%)	0	0%
Notable Features/OBYs		
Stories	1	
Non-office ave wall height	12	
Non-office ave clear height	10	
Frame Type	07: Wood Pole	
Exterior Wall Type	07: Metal Light	

LAND AND IMPROVEMENT SALE ANALYSIS

Adj Sale Price \$ / SF	\$43.90
Adj Sale Price Imps \$ / SF	\$39.82
Acres	0.875
Land Value \$ / Acre	\$27,886
SCR	6.37
RCN + OBY / SF	\$36.24
Physical Res. %	52%
Functional Res. %	95%
Functional OBS 1	Layout
Functional OBS 2	
Functional OBS 3	
Community rating %	92%
NBHD Rating / Other %	100%
NBHD Rating / Other Econ Reason	Neighborhood Rating
Major Thoroughfare	0 to 1 mile
Market Variance	242%

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COMMENTS

GRTR: GRANTOR: LISTED FOR \$275,000 AND NEGOTIATED TO SALE PRICE. SOLD AS IS AND FELT IN FAIR CONDITION. SELLER FELT SIZE OF BUILDING WAS IDEAL AND LAND FOR POSSIBLE EXPANSION WAS A KEY SELLING POINT.

GRTE: GRANTEE: PURCHASED ADJACENT PARCEL MONTHS PRIOR AND IT SHARED ACCESS WITH THIS PARCEL. HE DECIDED HE WANTED THIS FOR WAREHOUSE TO LEASE AS AN INVESTMENT PROPERTY. FEELS HE PAID A PREMIUM BECAUSE SELLER SOLD HIM ADJACENT PROPERTY AND KNEW HE HAD AN INTEREST IN IT.

FUNC: FUNCTIONAL: LAYOUT- TWO SECTIONS WITH DIVIDING WALL. LESS THAN IDEAL FOR SINGLE TENANT.

ECON: ECONOMIC: LOCATED IN A MIXED-USE AREA WITH INDUSTRIAL AND COMMERCIAL USE. GOOD ACCESS ON MAIN THROUGHFARE.

OTHR: OTHER: PARCEL WAS RETURNED TO LOCAL FOR 2023. NON MANUFACTURING USE-STORAGE WAREHOUSE

PHYS: PHYSICAL: FAIR CONDITION. NO NOTED ISSUES. PLANS TO UPDATE WITH NEW INSULATION.



Sale Report

46

68

EQUIP BLDG
(3128)

68

46

62

EQUIP BLDG
(2852)

62

46

SALE REPORT

State ID #	76-28-290-R000003313	IPAS Sale Key #	208361
County	JEFFERSON	SIC Code	2448
Municipality	WATERLOO	Interior Inspection Date	07/16/2021
Local Parcel #	290-0813-0543-029	Revision Date	
Situs Address	312 Portland Rd	Sale Validity	Valid Sale
Situs Zip Code	53594	Sale Index #	1
Appraiser	OGDENJX	Year Added to Sales Database	2024

TRANSACTION INFORMATION

Conveyance Date	10/07/2022
Grantor	DORLID DEVELOPMENT II LLC
Grantee	SS JAHN PROPERTIES LLC
Affinity	None
Conveyance Type	Warranty/Condo Deed
Prior Use	2448: Wood Pallets & Skids-Mfg
Intended Use	0000: Commercial Parcel
Time Vacant	1 - 3 years
Environmental Site	NO

SALE DATA

Sale Price	\$310,000
Adjustment	
Adjusted Reason	
Adjusted Sale Price	\$310,000
Land Value	\$48,300
Improvement Value	\$261,700
Time on Market	0 - 4 months
Recent Asking Price	\$320,000

PROPERTY IMPROVEMENT DATA

Weighted Actual Year Built	1968	
Number of Building Sections	4	
Predominant OCC Code	494	
Primary Area	14,760	
Additional Useable Area	0	
Total Area	14,760	
Basement Area		
Office Area (SF) / (%)	0	0%
Sprinkler (SF) / (%)		
Air Conditioning (SF) / (%)	0	0%
Notable Features/OBYs		
Stories	1	
Non-office ave wall height	16	
Non-office ave clear height	15	
Frame Type	03: Steel Non Fireproof	
Exterior Wall Type	03: Concrete Block	

LAND AND IMPROVEMENT SALE ANALYSIS

Adj Sale Price \$ / SF	\$21.00
Adj Sale Price Imps \$ / SF	\$17.73
Acres	1.732
Land Value \$ / Acre	\$27,887
SCR	5.11
RCN + OBY / SF	\$81.49
Physical Res. %	43%
Functional Res. %	95%
Functional OBS 1	Layout
Functional OBS 2	
Functional OBS 3	
Community rating %	92%
NBHD Rating / Other %	100%
NBHD Rating / Other Econ Reason	Neighborhood Rating
Major Thoroughfare	0 to 1 mile
Market Variance	58%

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COMMENTS

GRTR: GRANTOR: PROPERTY SOLD IN AS IN CONDITION. NEGOTIATED TO SALE PRICE.

GRTE: GRANTEE: FELT SALE WAS FMV. WILL OCCUPY SPACE AS BOAT AND CAMPER STORAGE.

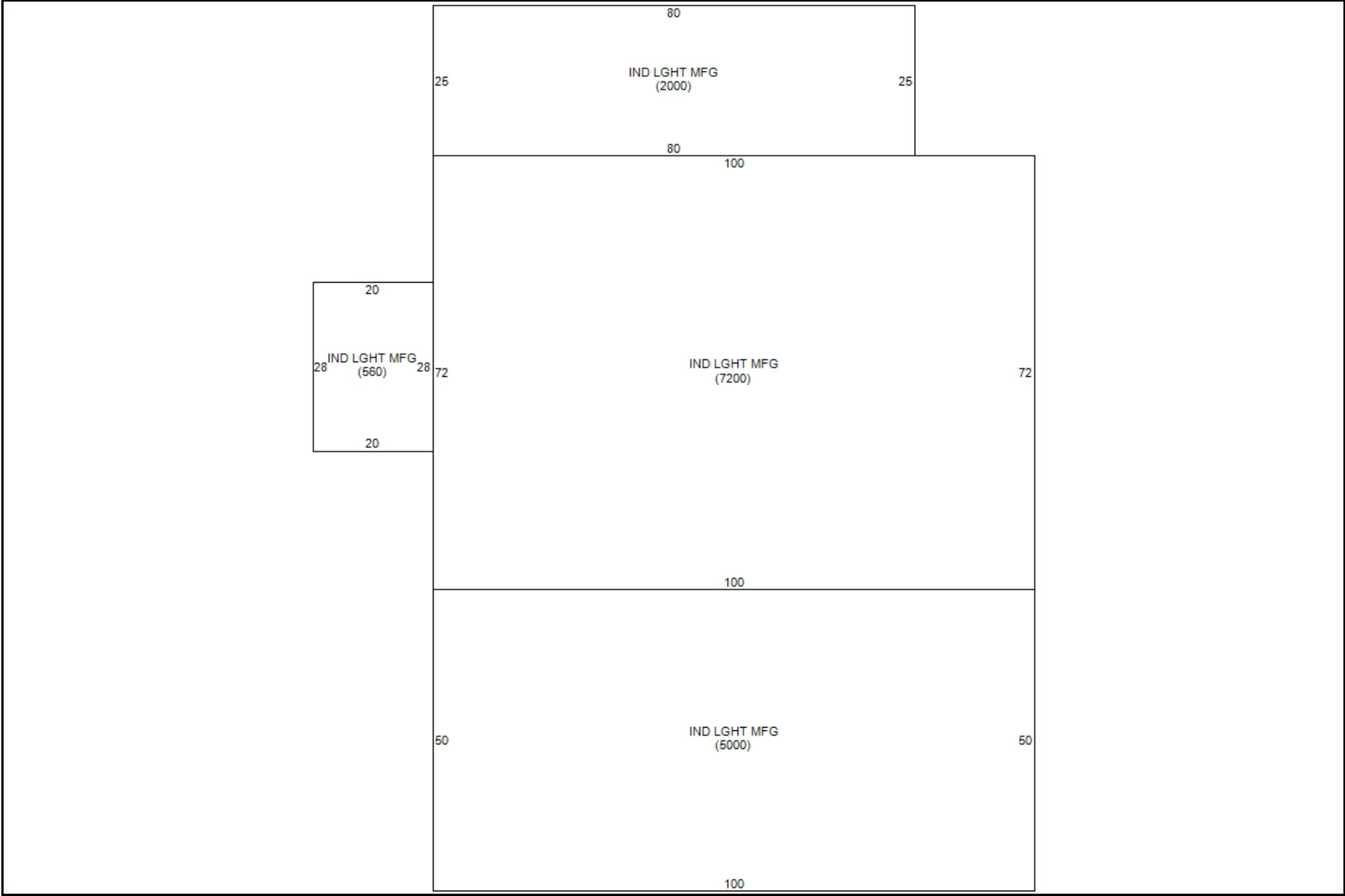
PHYS: PHYSICAL: SELLER FELT BUILDING WAS IN FAIR CONDITION. BUYER STATED BACK BUILDING HAD A BAD ROOF AND REPLACED. BUILDING WAS PRESSURE WASHED, DEEP CLEANED INSIDE AND OUT. INTERIOR WAS PAINTED AND NEW ENTRY DOOR.

ECON: ECONOMIC: LOCATED IN A MIXED USE AREA OF INDUSTRIAL AND COMMERCIAL ON THE FRINGE OF THE TOWN. GOOD ACCESS FOR TRUCKS.

FUNC: FUNCTIONAL: ADD ON CONSTRUCTION CONTRIBUTES TO LESS THAN IDEAL LAYOUT. VARIED CLEAR HEIGHTS.

OTHR: OTHER: FACILITY IS NOW USED FOR BOAT AND CAMPER STORAGE AND RETURNED TO LOCAL FOR 2023.





SALE REPORT

State ID #	76-28-291-R000003366	IPAS Sale Key #	212805
County	JEFFERSON	SIC Code	2048
Municipality	WATERTOWN	Interior Inspection Date	08/02/2023
Local Parcel #	291-0815-0524-002	Revision Date	
Situs Address	411 Dayton St	Sale Validity	Valid Sale
Situs Zip Code	53094	Sale Index #	1
Appraiser	OGDENJX	Year Added to Sales Database	2024

TRANSACTION INFORMATION

Conveyance Date	05/18/2023
Grantor	JOSEPH AND LORRAINE RODES LIVING TRUST
Grantee	STRAUSS FEEDS LLC
Affinity	None
Conveyance Type	Warranty/Condo Deed
Prior Use	2653: Corrugated & Solid Fiber Boxes-Mfg
Intended Use	2048: Prepared Feeds Nec-Mfg
Time Vacant	0 - 1 years
Environmental Site	NO

SALE DATA

Sale Price	\$1,800,000
Adjustment	\$0
Adjusted Reason	
Adjusted Sale Price	\$1,800,000
Land Value	\$54,300
Improvement Value	\$1,745,700
Time on Market	5 - 11 months
Recent Asking Price	\$2,300,000

PROPERTY IMPROVEMENT DATA

Weighted Actual Year Built	1996	
Number of Building Sections	7	
Predominant OCC Code	494	
Primary Area	57,209	
Additional Useable Area	0	
Total Area	57,209	
Basement Area		
Office Area (SF) / (%)	2,796	5%
Sprinkler (SF) / (%)	57,235	100%
Air Conditioning (SF) / (%)	24,929	44%
Notable Features/OBYs		
Stories	1	
Non-office ave wall height	13	
Non-office ave clear height	11	
Frame Type	04: Pre-Engineered Steel	
Exterior Wall Type	07: Metal Light	

LAND AND IMPROVEMENT SALE ANALYSIS

Adj Sale Price \$ / SF	\$31.46
Adj Sale Price Imps \$ / SF	\$30.51
Acres	2.000
Land Value \$ / Acre	\$27,150
SCR	1.52
RCN + OBY / SF	\$81.82
Physical Res. %	65%
Functional Res. %	90%
Functional OBS 1	Layout
Functional OBS 2	Site Coverage
Functional OBS 3	Ceiling Height
Community rating %	96%
NBHD Rating / Other %	100%
NBHD Rating / Other Econ Reason	Neighborhood Rating
Major Thoroughfare	0 to 1 mile
Market Variance	66%

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COMMENTS

GRTR: CEASED OPERATIONS AT THIS LOCATION AND LISTED ON MARKET FOR 2.5 MILLION

GRTE: CURRENT FACILITY IS AT MAX CAPACITY. WANTED ANOTHER LOCATION FOR STORAGE USE AND TO EXPAND MANUFACTURING OPERATIONS IN THE NEXT YEAR OR TWO.

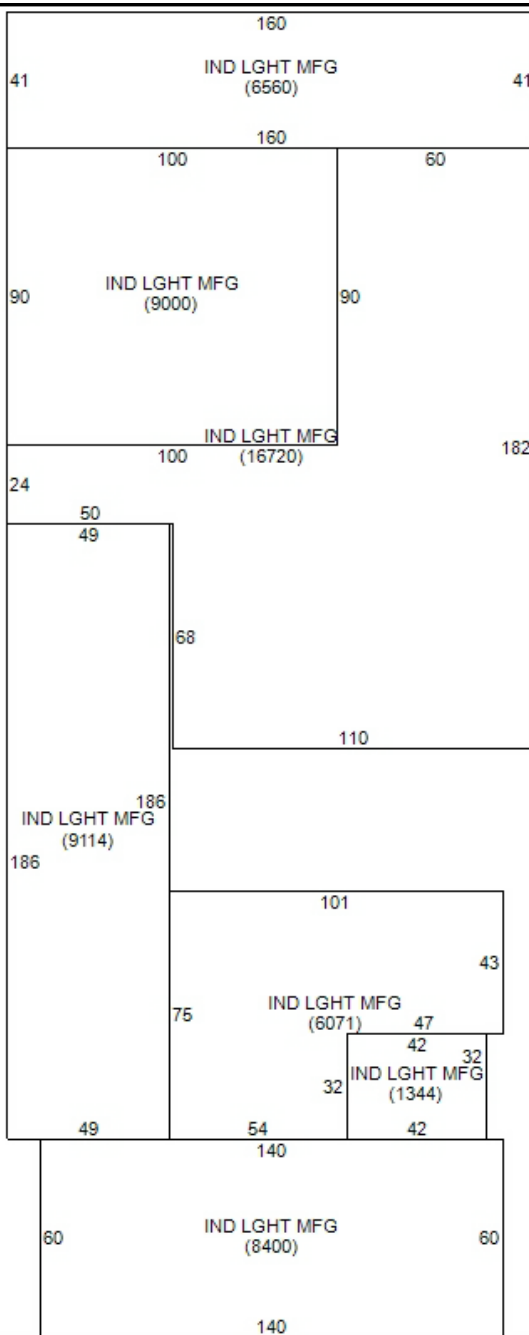
PHYS: PHYSICAL: BUILDING WAS IN DECENT SHAPE AT TIME OF SALE AND CONSIDERED IN AVERAGE CONDITION. NO IMMEDIATE PLANS FOR RENOVATIONS OR UPGRADES.

ECON: ECONOMIC: LOCATED IN ESTABLISHED INDUSTRIAL AREA IN THE CITY WITH SOME MIXED USED TO THE SOUTH INCLUDING RESIDENTIAL.

OTHR: OTHER: EXISTING EASEMENT FOR SHARED DRIVE

FUNC: FUNCTIONAL: SITE COVERAGE, ADD ON CONSTRUCTION AND LOWER HEIGHTS BEING LESS THAN IDEAL.





SALE REPORT

State ID #	79-29-221-R000173776	IPAS Sale Key #	214852
County	JUNEAU	SIC Code	4225
Municipality	ELROY	Interior Inspection Date	09/07/2023
Local Parcel #	292210844.3	Revision Date	
Situs Address	1400 2nd Main St	Sale Validity	Valid Sale
Situs Zip Code	53929	Sale Index #	2
Appraiser	BLUMJR	Year Added to Sales Database	2024

TRANSACTION INFORMATION

Conveyance Date	12/14/2022
Grantor	TIM BORGWARDT
Grantee	TERRENCE J. GUENTNER AND SUSAN C. GUENTNER JOINT REVOCABLE TRUST
Affinity	None
Conveyance Type	Warranty/Condo Deed
Prior Use	4225: General Warehousing & Storage-Trans
Intended Use	4225: General Warehousing & Storage-Trans
Time Vacant	0 - 1 years
Environmental Site	NO

SALE DATA

Sale Price	\$81,000
Adjustment	
Adjusted Reason	
Adjusted Sale Price	\$81,000
Land Value	\$6,400
Improvement Value	\$74,600
Time on Market	0 - 4 months
Recent Asking Price	\$89,888

PROPERTY IMPROVEMENT DATA

Weighted Actual Year Built	1990
Number of Building Sections	1
Predominant OCC Code	470
Primary Area	1,500
Additional Useable Area	0
Total Area	1,500
Basement Area	
Office Area (SF) / (%)	00%
Sprinkler (SF) / (%)	
Air Conditioning (SF) / (%)	00%
Notable Features/OBYs	
Stories	1
Non-office ave wall height	16
Non-office ave clear height	16
Frame Type	07: Wood Pole
Exterior Wall Type	07: Metal Light

LAND AND IMPROVEMENT SALE ANALYSIS

Adj Sale Price \$ / SF	\$54.00
Adj Sale Price Imps \$ / SF	\$49.73
Acres	0.370
Land Value \$ / Acre	\$17,297
SCR	10.74
RCN + OBY / SF	\$53.33
Physical Res. %	76%
Functional Res. %	90%
Functional OBS 1	Office/Plant Ratio
Functional OBS 2	
Functional OBS 3	
Community rating %	85%
NBHD Rating / Other %	100%
NBHD Rating / Other Econ Reason	Neighborhood Rating
Major Thoroughfare	over 10 miles
Market Variance	160%

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COMMENTS

GRTR: PLANNED TO OPERATE AN AUTOBODY SHOP AT THIS LOCATION, BUT SITUATIONS CHANGED IN THEIR PERSONAL LIFE THAT MADE THAT NO LONGER AN OPTION AND DECIDED TO SELL. LISTED WITH A LOCAL BROKER AND FELT THEY RECEIVED FMV.

GRTE: FOUND THE PROPERTY FOR SALE LISTED ONLINE. DESIRED TO THE PROPERTY FOR VEHICLE STORAGE AND MAINTENANCE. MADE AN OFFER AND NEGOTIATED THE SALE PRICE. FELT THE SALE PRICE IS REFLECTIVE OF FMV.

BRKR: LOCAL BROKER LISTED THE PROPERTY FOR SALE FOR \$89,888 FOR ABOUT 3 MONTHS UNTIL IT SOLD FOR \$81,000.

PHYS: PROPERTY SHOWS MINIMAL WEAR WHICH INCLUDED WORN FLOOR FINISHING AND SOME FADING OF ROOFING PANELS. PROPERTY APPEARED TO BE MAINTAINED AS NEEDED.

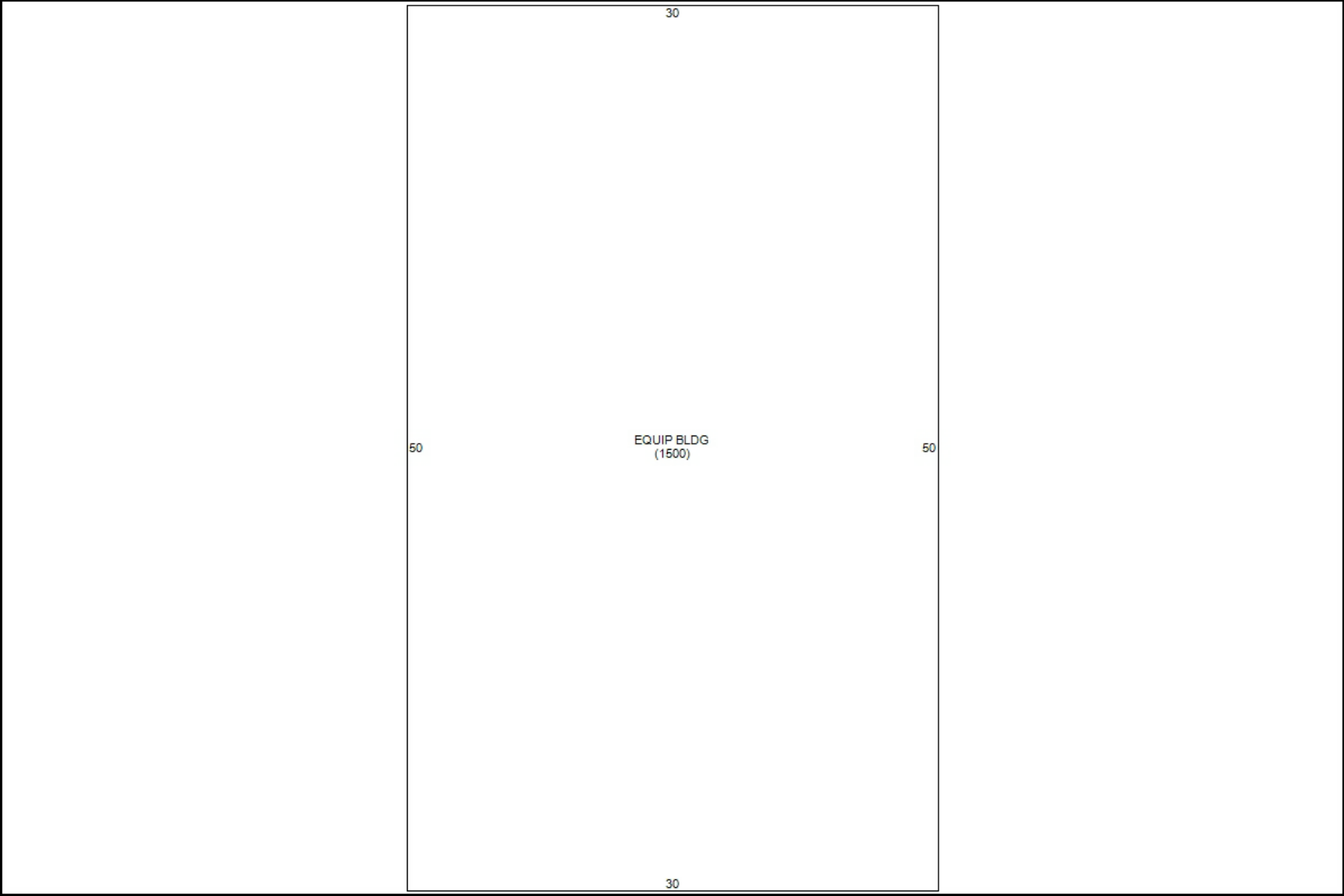
FUNC: FUNCTIONAL OBSOLESCENCE OBSERVED IS OFFICE TO PLANT RATIO AS THERE IS NO OFFICE.

ECON: THIS PROPERTY IS IN THE CITY OF ELROY WHICH HAS A POPULATION OF AROUND 1,300. ELROY IS LOCATED ABOUT 12 MILES WEST OF MAUSTON AND ABOUT 20 MILES SOUTH OF TOMAH, BOTH OF WHICH IS WHERE THE CLOSEST ACCESS TO A 4-LANE HIGHWAY IS. THIS PARCEL IS A BLOCK AWAY FROM HIGHWAY 82 WHICH IS A MAIN 2 LANE HIGHWAY FOR THIS AREA. THIS PROPERTY IS LOCATED AMONG COMMERCIAL AND RESIDENTIAL PROPERTIES.

OTHR: LAND VALUE: DETERMINED BY VACANT LAND SALES AND AN ANALYSIS OF LOCALLY ASSESSED VALUES.

APPR: MARKET VARIANCE SUGGESTS THIS PROPERTY SOLD HIGH. THIS COULD BE A RESULT OF ITS SIZE BEING MORE DESIRABLE AMONG A GREATER, MORE DIVERSE POOL OF BUYERS.





SALE REPORT

State ID #	79-29-251-R000104865	IPAS Sale Key #	213128
County	JUNEAU	SIC Code	4783
Municipality	MAUSTON	Interior Inspection Date	09/07/2023
Local Parcel #	292511251	Revision Date	
Situs Address	1110 North Rd	Sale Validity	Valid Sale
Situs Zip Code	53948	Sale Index #	1
Appraiser	BLUMJR	Year Added to Sales Database	2024

TRANSACTION INFORMATION

Conveyance Date	03/10/2022
Grantor	STROH DIE CAST LLC
Grantee	VERNON AREA REHABILITATION CENTER INC
Affinity	None
Conveyance Type	Warranty/Condo Deed
Prior Use	3364: Nonferrous Die-Casting Exc. Aluminum-Mfg
Intended Use	4783: Packing & Crating-Trans
Time Vacant	1 - 3 years
Environmental Site	NO

SALE DATA

Sale Price	\$500,000
Adjustment	
Adjusted Reason	
Adjusted Sale Price	\$500,000
Land Value	\$87,400
Improvement Value	\$412,600
Time on Market	12 - 24 months
Recent Asking Price	\$560,000

PROPERTY IMPROVEMENT DATA

Weighted Actual Year Built	1997
Number of Building Sections	3
Predominant OCC Code	494
Primary Area	25,417
Additional Useable Area	0
Total Area	25,417
Basement Area	
Office Area (SF) / (%)	2,208 9%
Sprinkler (SF) / (%)	
Air Conditioning (SF) / (%)	25,417 100%
Notable Features/OBYs	
Stories	1
Non-office ave wall height	14
Non-office ave clear height	14
Frame Type	03: Steel Non Fireproof
Exterior Wall Type	03: Concrete Block

LAND AND IMPROVEMENT SALE ANALYSIS

Adj Sale Price \$ / SF	\$19.67
Adj Sale Price Imps \$ / SF	\$16.23
Acres	5.640
Land Value \$ / Acre	\$15,496
SCR	9.67
RCN + OBY / SF	\$81.36
Physical Res. %	53%
Functional Res. %	90%
Functional OBS 1	Layout
Functional OBS 2	
Functional OBS 3	
Community rating %	90%
NBHD Rating / Other %	100%
NBHD Rating / Other Econ Reason	Neighborhood Rating
Major Thoroughfare	0 to 1 mile
Market Variance	46%

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COMMENTS

GRTR: LISTED PROPERTY AFTER GOING OUT OF BUSINESS. LISTED WITH A BROKER. FELT SALE PRICE WAS FMV.

GRTE: STARTED LOOKING FOR THEIR OWN FACILITY TO BUILD EQUITY AND TO CREATE A SPACE FOR THEIR NEEDS. FELT THE SALE PRICE WAS REFLECTIVE OF FMV. DID NOT KNOW THE GRTR.

PHYS: BUILDING WAS REPORTED TO BE IN FAIR CONDITION WITH REPAIRS NEEDED FOR ROOFING, ELECTRICAL AND HVAC. ENTIRE BUILDING IS OUTFITTED FOR A/C, HOWEVER, AT THE TIME OF SALE IT WAS NOT FUNCTIONAL. OBSERVED CRACKED AND STAINED FLOORING AS WELL AS FADING AND LIGHT DAMAGE OF INTERIOR WALL COVERINGS. MUCH OF THE IMPROVEMENT APPEARED TO BE DATED.

FUNC: FUNCTIONAL OBS OBSERVED FOR LAYOUT DUE TO ITS LACK OF A LOADING DOCK. BOTH GRTR AND GRTE STATED THIS WAS AN ISSUE. GRTE HAS SINCE ADDED ONE AFTER TAKING OWNERSHIP.

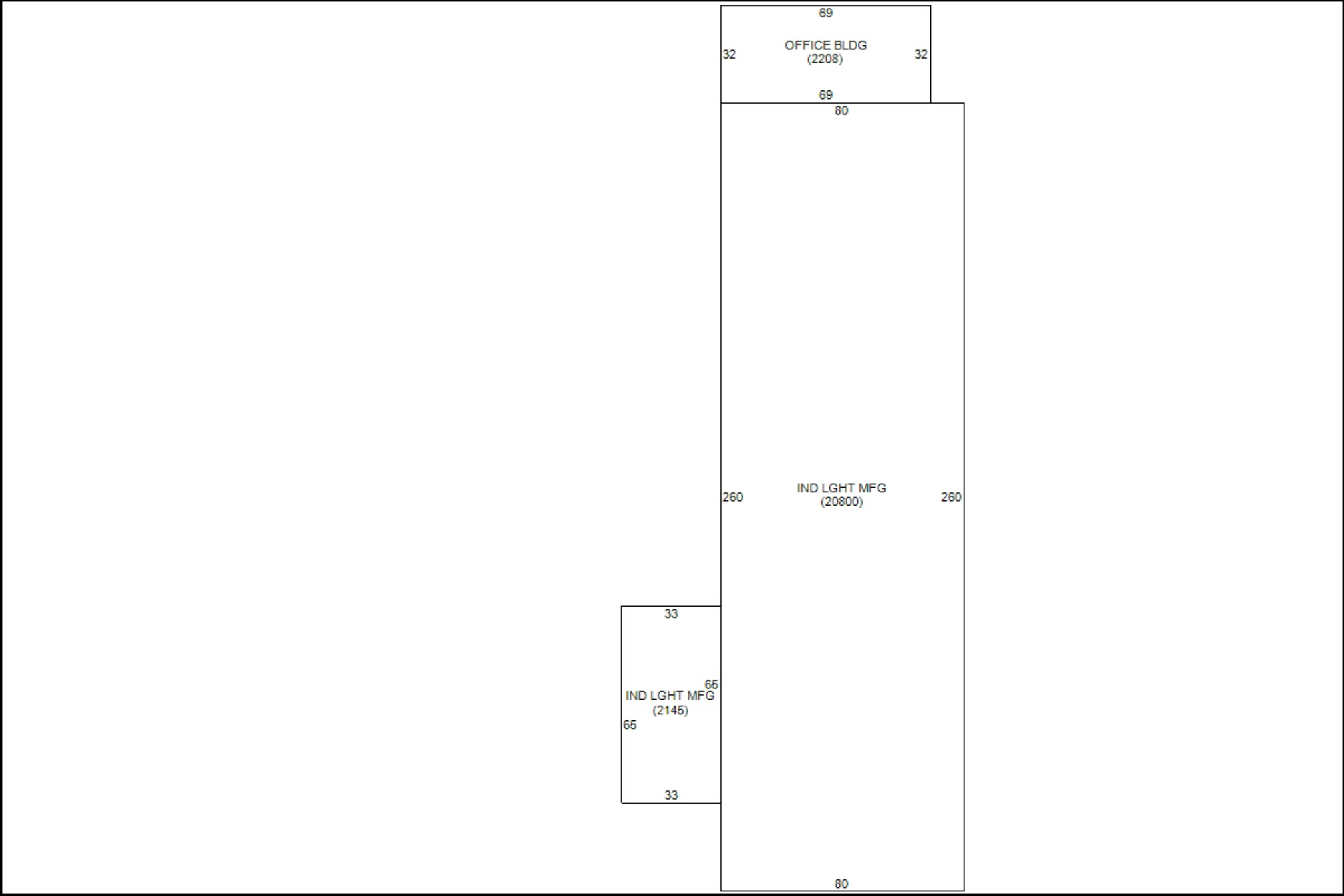
ECON: PROPERTY IS LOCATED IN AN INDUSTRIAL PARK WITH GOOD ACCESS TO INTERSTATE 94 WHICH IS ABOUT 8 MILES AWAY.

OTHR: LAND ANALYSIS: A LAND STUDY OF VACANT LAND SALES COUPLED WITH LOCAL LAND VALUES WERE REVIEWED IN DETERMINING LAND VALUE.

BRKR: LISTED WITH A NATIONAL BROKER OUT OF MILWAUKEE. LISTED FOR \$560,000 IN JULY OF 2020.

APPR: MARKET VARIANCE COULD BE LOW DUE TO THE REQUIRED MAINTENANCE, REPAIRS, AND CLEANING THE PROPERTY NEEDED DUE TO YEARS OF BEING VACANT. TIME ON THE MARKET WAS ALSO A FACTOR IN THE NEGOTIATED SALE PRICE.





SALE REPORT

State ID #	79-29-251-R000172194	IPAS Sale Key #	213818
County	JUNEAU	SIC Code	4225
Municipality	MAUSTON	Interior Inspection Date	10/26/2022
Local Parcel #	292511070 AND 295211662	Revision Date	
Situs Address	906 Lacrosse St	Sale Validity	Valid Sale
Situs Zip Code	53948	Sale Index #	1
Appraiser	BLUMJR	Year Added to Sales Database	2024

TRANSACTION INFORMATION

Conveyance Date	09/22/2022
Grantor	WAFLE THOMAS LUBINSKI PROPERTIES LLC
Grantee	STEADFAST REMODELING INC
Affinity	None
Conveyance Type	Warranty/Condo Deed
Prior Use	4225: General Warehousing & Storage-Trans
Intended Use	1520: Residential Building Construction-Const
Time Vacant	0 - 1 years
Environmental Site	NO

SALE DATA

Sale Price	\$250,000
Adjustment	
Adjusted Reason	
Adjusted Sale Price	\$250,000
Land Value	\$32,800
Improvement Value	\$217,200
Time on Market	5 - 11 months
Recent Asking Price	\$289,900

PROPERTY IMPROVEMENT DATA

Weighted Actual Year Built	2000	
Number of Building Sections	2	
Predominant OCC Code	494	
Primary Area	3,200	
Additional Useable Area	0	
Total Area	3,200	
Basement Area		
Office Area (SF) / (%)	1,200	38%
Sprinkler (SF) / (%)		
Air Conditioning (SF) / (%)	1,200	38%
Notable Features/OBYs		
Stories	1	
Non-office ave wall height	12	
Non-office ave clear height	12	
Frame Type	05: Wood Joist Typical Wooc	
Exterior Wall Type	07: Metal Light	

LAND AND IMPROVEMENT SALE ANALYSIS

Adj Sale Price \$ / SF	\$78.13
Adj Sale Price Imps \$ / SF	\$67.88
Acres	0.922
Land Value \$ / Acre	\$35,575
SCR	12.55
RCN + OBY / SF	\$107.39
Physical Res. %	62%
Functional Res. %	95%
Functional OBS 1	Ceiling Height
Functional OBS 2	
Functional OBS 3	
Community rating %	90%
NBHD Rating / Other %	100%
NBHD Rating / Other Econ Reason	Neighborhood Rating
Major Thoroughfare	1 to 3 miles
Market Variance	119%

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COMMENTS

GRTR: DID NOT RESPOND TO INQUIRIES.

GRTE: FOUND THE PROPERTY FOR SALE THOUGH LISTING. OPERATES A RESIDENTIAL REMODELING BUSINESS AND WAS LOOKING FOR A LOCATION TO SHOWCASE PRODUCTS AS WELL AS STAGE AND STORE MATERIALS AND TOOLS. NEGOTIATED THE SALE PRICE AND FELT IT REPRESENTED FMV.

BRKR: LISTED BY A LOCAL REALTOR AT \$289,900 FOR ALMOST 11 MONTHS. REPORTED THE PROPERTY DID NOT REQUIRE ANY MAINTENANCE OR REPAIRS AND FELT IT SOLD FOR FMV.

PHYS: REPORTED AND OBSERVED THE PROPERTY TO BE IN MODERATE CONDITION. SIGNS OF WEAR INCLUDED SOME FADING AND RUSTING OF EXTERIOR WALL AND ROOF COVERINGS AND MINOR DAMAGE TO INTERIOR FLOOR AND WALL SURFACES. NO MAINTENANCE OR REPAIRS NEEDED AT THE TIME OF SALE. GRTE DID REMODEL THE OFFICE AREA TO PROVIDE A MORE SUITABLE AND UPDATED SPACE FOR THEIR BUSINESS.

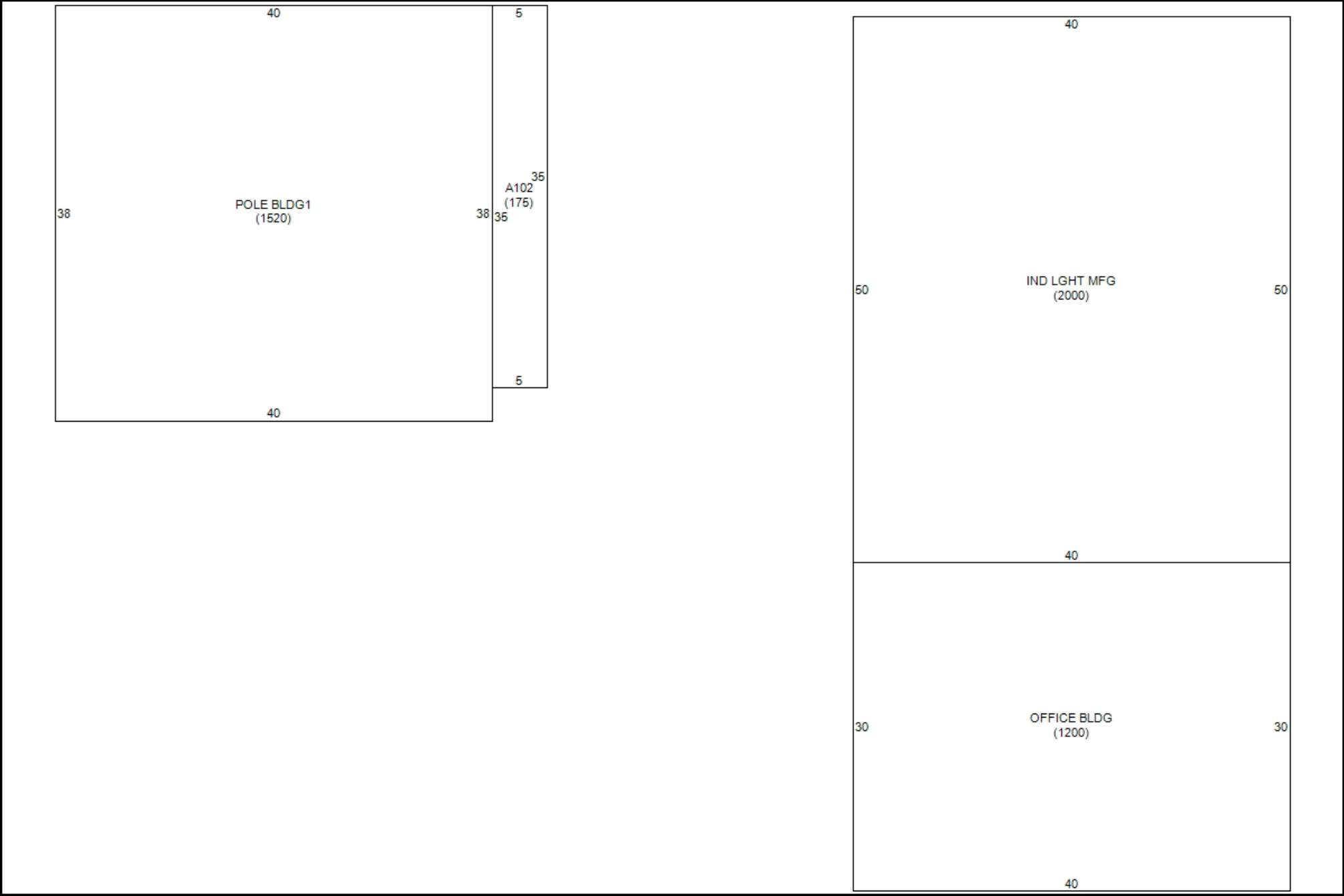
FUNC: FUNCTIONAL OBSOLESCENCE OBSERVED FOR LOW CEILING HEIGHT AND FOR HIGH PLANT TO OFFICE RATIO.

ECON: THIS PROPERTY IS CENTRALLY LOCATED IN THE CITY OF MAUSTON. IT NEIGHBORS OTHER COMMERCIAL PROPERTIES INCLUDING OFFICES, AUTO REPAIR/SALES AND JUNEAU COUNTY'S HIGHWAY SHOP AS WELL AS RESIDENTIAL. HIGHWAY 16 IS ONE BLOCK AWAY AND ACCESS TO INTERSTATE 94 IS LESS THAN 2 MILES AWAY.

OTHR: LAND VALUE: DETERMINED BY VACANT LAND SALES AND AN ANALYSIS OF LOCALLY ASSESSED VALUES.

APPR: THIS PROPERTY INCLUDES AN UNHEATED POLE BUILDING OF 1520 SQ/FT. AN ADJUSTMENT MAY BE NECESSARY.





SALE REPORT

State ID #	77-30-104-R000005734
County	KENOSHA
Municipality	BRISTOL
Local Parcel #	37-4-121-172-0200
Situs Address	19800 86th St
Situs Zip Code	53104
Appraiser	BOESEBC

IPAS Sale Key #	206295
SIC Code	2679
Interior Inspection Date	07/12/2023
Revision Date	
Sale Validity	Valid Sale
Sale Index #	1
Year Added to Sales Database	2024

TRANSACTION INFORMATION

Conveyance Date	10/28/2022
Grantor	86TH STREET HOLDINGS LLC
Grantee	HCS RENTALS LLC
Affinity	None
Conveyance Type	Warranty/Condo Deed
Prior Use	3452: Bolts Nuts Rivets & Washers-Mfg
Intended Use	2679: Converted Paper Products Nec-Mfg
Time Vacant	0 - 1 years
Environmental Site	YES

SALE DATA

Sale Price	\$1,700,000
Adjustment	
Adjusted Reason	
Adjusted Sale Price	\$1,700,000
Land Value	\$153,300
Improvement Value	\$1,546,700
Time on Market	0 - 4 months
Recent Asking Price	

PROPERTY IMPROVEMENT DATA

Weighted Actual Year Built	1971	
Number of Building Sections	4	
Predominant OCC Code	494	
Primary Area	51,886	
Additional Useable Area	0	
Total Area	51,886	
Basement Area		
Office Area (SF) / (%)	3,125	6%
Sprinkler (SF) / (%)	51,886	100%
Air Conditioning (SF) / (%)	2,120	4%
Notable Features/OBYs		
Stories	1	
Non-office ave wall height	15	
Non-office ave clear height	13	
Frame Type	03: Steel Non Fireproof	
Exterior Wall Type	03: Concrete Block	

LAND AND IMPROVEMENT SALE ANALYSIS

Adj Sale Price \$ / SF	\$32.76
Adj Sale Price Imps \$ / SF	\$29.81
Acres	2.460
Land Value \$ / Acre	\$62,317
SCR	2.15
RCN + OBY / SF	\$93.91
Physical Res. %	46%
Functional Res. %	85%
Functional OBS 1	Layout
Functional OBS 2	Site Coverage
Functional OBS 3	Ceiling Height
Community rating %	85%
NBHD Rating / Other %	90%
NBHD Rating / Other Econ Reason	Neighborhood Rating
Major Thoroughfare	0 to 1 mile
Market Variance	106%

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COMMENTS

OTHR: LAND VALUES IS \$62,300/AC.

FUNC: GRADE OF SITE DROPS FROM NORTH TO SOUTH. NORTHERN MOST SECTION IS TWO-STORY WITH OFFICE IN UPPER AND PRODUCTION BELOW. LOW CEILING HEIGHT AND INTERIOR WALLS IN PRODUCTION AREA.

ECON: LOCATED IN BRISTOL INDUSTRIAL PARK, AN OLDER INDUSTRIAL PARK LESS THAN 6 MILES FROM I-94.

GRTR: INVESTOR OWNER. UNABLE TO CONTACT.

GRTE: OWNER OCCUPANT. WAS LOOKING FOR LARGER SPACE FOR SEVERAL YEARS. NEGOTIATED SALE CONTRACT WITH PRE-CLOSING OCCUPANCY, PAYING RENT TO GRANTOR UNTIL CLOSING. GROUND CONTAMINATION REMEDIATED AT COST OF GRANTOR. MONEY PLACED IN ESCROW BY GRANTOR TO COMPLETE REMEDIATION POST CLOSING. FELT PRICE REFLECTED CURRENT MARKET.

PHYS: FAIR CONDITION AT TIME OF SALE. NEW ROOF, PAINT, LED LIGHTING, AND DRAIN TILE REPAIR AFTER CLOSING. AWAITING CLOSURE LETTER FROM DNR ON CONTAMINATION. OLD UNIT HEATERS IN PRODUCTION. EXTERIOR TUCK POINTING NEEDED. OFFICE CLEAN WITH MODERATE LEVEL FINISHES.



	202	
	53	53
	IND LGHT MFG (10706)	
	202	
	217	
	60	60
	IND LGHT MFG (13020)	
	217	
	217	
	60	60
	IND LGHT MFG (13020)	
	217	
	217	
	60	60
	IND LGHT MFG (13020)	
	217	

SALE REPORT

State ID #	79-32-246-R000173540	IPAS Sale Key #	214643
County	LA CROSSE	SIC Code	4225
Municipality	LA CROSSE	Interior Inspection Date	07/15/2021
Local Parcel #	17-10530-70	Revision Date	
Situs Address	3237 Airport Rd	Sale Validity	Valid Sale
Situs Zip Code	54603	Sale Index #	2
Appraiser	BENISDC	Year Added to Sales Database	2024

TRANSACTION INFORMATION

Conveyance Date	12/20/2021
Grantor	WEBER AIRPORT WAREHOUSE LLC
Grantee	WISCONSIN AIRPORT WAREHOUSE LLC
Affinity	None
Conveyance Type	Warranty/Condo Deed
Prior Use	4225: General Warehousing & Storage-Trans
Intended Use	4225: General Warehousing & Storage-Trans
Time Vacant	0 - 1 years
Environmental Site	NO

SALE DATA

Sale Price	\$6,300,000
Adjustment	
Adjusted Reason	
Adjusted Sale Price	\$6,300,000
Land Value	\$609,300
Improvement Value	\$5,690,700
Time on Market	0 - 4 months
Recent Asking Price	\$6,600,000

PROPERTY IMPROVEMENT DATA

Weighted Actual Year Built	1998
Number of Building Sections	2
Predominant OCC Code	406
Primary Area	102,720
Additional Useable Area	0
Total Area	102,720
Basement Area	
Office Area (SF) / (%)	14,07214%
Sprinkler (SF) / (%)	102,720100%
Air Conditioning (SF) / (%)	22,72022%
Notable Features/OBYs	
Stories	1
Non-office ave wall height	22
Non-office ave clear height	22
Frame Type	04: Pre-Engineered Steel
Exterior Wall Type	07: Metal Light

LAND AND IMPROVEMENT SALE ANALYSIS

Adj Sale Price \$ / SF	\$61.33
Adj Sale Price Imps \$ / SF	\$55.40
Acres	5.770
Land Value \$ / Acre	\$105,598
SCR	2.45
RCN + OBY / SF	\$70.11
Physical Res. %	77%
Functional Res. %	90%
Functional OBS 1	Layout
Functional OBS 2	Office/Plant Ratio
Functional OBS 3	
Community rating %	95%
NBHD Rating / Other %	100%
NBHD Rating / Other Econ Reason	Neighborhood Rating
Major Thoroughfare	1 to 3 miles
Market Variance	120%

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COMMENTS

GRTR: IS A LOCAL BUSINESSMAN WHO HAS PURCHASED/SOLD MANY PROPERTIES THROUGHOUT THE YEARS AND HAS KNOWLEDGE OF THE REAL ESTATE MARKET IN THIS AREA. WASN'T NECESSARILY LOOKING TO SELL BUT WAS APPROACHED WITH AN OFFER TO PURCHASE AND THE AGREED UPON PRICE WAS 'THE RIGHT PRICE.' INITIALLY ASKED FOR AN AMOUNT AROUND \$6.6-\$6.8 MILLION. THOUGHT BUILDING SOLD FOR A BIT MORE THAN MARKET VALUE.

GRTE: DID NOT WANT TO GIVE OUT MUCH INFORMATION. IS AN OUT OF STATE INVESTMENT COMPANY OUT ON THE EAST COAST. APPROACHED GRANTOR WITH AN INTEREST TO PURCHASE THE PROPERTY.

PHYS: OVERALL, A WELL MAINTAINED FACILITY. SOME MARKS ON THE FLOOR. A NEW ROOF OVER NEARLY 1/2 OF THE SQUARE FOOTAGE WAS INSTALLED ABOUT 5 YEARS BEFORE THE SALE.

FUNC: THERE IS A 2009 ADDITION TO THE ORIGINALLY STRUCTURE. THERE ARE A COUPLE OF INTERIOR WALLS TO DIVIDE THE THREE TENANTS IN THE BUILDING.

ECON: LOCATED IN AN INDUSTRIAL AREA NEAR THE AIRPORT ON FRENCH ISLAND, LESS THAN 2 MILES FROM INTERSTATE 90.

OTHR: LAND VALUE DETERMINED BY VACANT LAND SALES.

APPR: THE FACILITY IS LEASED TO THREE COMPANIES AND ALL ARE CONSIDERED TO BE PAYING MARKET RENT. COMPANY A IS ON A NNN LEASE WITH SEVEN YEARS REMAINING WITH NO OPTION TO RENEW IN THE LEASE AGREEMENT. COMPANY B IS ON A GROSS LEASE AND HAD FIVE YEARS REMAINING WITH THREE ADDITIONAL THREE-YEAR OPTIONS TO RENEW. COMPANY C IS ON A NNN LEASE AND HAD 4 YEARS REMAINING. COMPANY C HAD JUST EXTENDED THEIR LEASE ANOTHER THREE YEARS PRIOR TO THE SALE. THE FACILITY HAS 8 DOCK DOORS AND 2 OVERHEAD DOORS.





SALE REPORT

State ID #	81-34-008-R000173812
County	LANGLADE
Municipality	ELCHO
Local Parcel #	008-2317.000
Situs Address	N11254 Industrial Ln
Situs Zip Code	54428
Appraiser	PENDLBL

IPAS Sale Key #	214867
SIC Code	2673
Interior Inspection Date	10/17/2023
Revision Date	
Sale Validity	Valid Sale
Sale Index #	2
Year Added to Sales Database	2024

TRANSACTION INFORMATION

Conveyance Date	01/16/2023
Grantor	GOERKE ENTERPRISES LLC
Grantee	TIGO BROS INVESTMENTS LLC
Affinity	None
Conveyance Type	Warranty/Condo Deed
Prior Use	2673: Bags- Plastics Laminated & Coated-Mfg
Intended Use	2673: Bags- Plastics Laminated & Coated-Mfg
Time Vacant	0 - 1 years
Environmental Site	NO

SALE DATA

Sale Price	\$306,500
Adjustment	
Adjusted Reason	
Adjusted Sale Price	\$306,500
Land Value	\$12,600
Improvement Value	\$293,900
Time on Market	0 - 4 months
Recent Asking Price	\$399,000

PROPERTY IMPROVEMENT DATA

Weighted Actual Year Built	2006
Number of Building Sections	3
Predominant OCC Code	494
Primary Area	12,000
Additional Useable Area	0
Total Area	12,000
Basement Area	
Office Area (SF) / (%)	1,254 10%
Sprinkler (SF) / (%)	
Air Conditioning (SF) / (%)	1,254 10%
Notable Features/OBYs	
Stories	1
Non-office ave wall height	16
Non-office ave clear height	16
Frame Type	04: Pre-Engineered Steel
Exterior Wall Type	07: Metal Light

LAND AND IMPROVEMENT SALE ANALYSIS

Adj Sale Price \$ / SF	\$25.54
Adj Sale Price Imps \$ / SF	\$24.49
Acres	4.500
Land Value \$ / Acre	\$2,800
SCR	16.34
RCN + OBY / SF	\$67.95
Physical Res. %	81%
Functional Res. %	90%
Functional OBS 1	Layout
Functional OBS 2	
Functional OBS 3	
Community rating %	80%
NBHD Rating / Other %	100%
NBHD Rating / Other Econ Reason	Neighborhood Rating
Major Thoroughfare	3 to 5 miles
Market Variance	62%

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COMMENTS

GRTR: GRANTOR RETIRED. LISTED PROPERTY WITH A BROKER.

GRTE: STARTUP MANUFACTURING BUSINESS. MANUFACTURER LIKED LOCATION FOR SOURCING RAW MATERIAL. BUILDING SUITED MANUFACTURER NEEDS.

PHYS: SINGLE STORY PRE-ENGINEERED STEEL BUILDING IS WELL MAINTAINED AND IS IN GOOD CONDITION. FOOD GRADE FINISH DUE TO MANUFACTURING FOOD PACKAGING.

FUNC: UNNECESSARY INTERIOR WALL CAUSES A LAYOUT DEFICIENCY.

ECON: THE PROPERTY IS LOCATED IN AN INDUSTRIAL PARK.

OTHR: LAND ANALYSIS: LAND VALUED IN RELATIONSHIP WITH LOCALLY ASSESSED LAND AROUND IT.



[illegible]

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SALE REPORT

State ID #	79-35-024-R000173320	IPAS Sale Key #	214449
County	LINCOLN	SIC Code	5093
Municipality	SCOTT	Interior Inspection Date	09/21/2023
Local Parcel #	024-3106-153-9989	Revision Date	
Situs Address	W6059 Heldt St	Sale Validity	Valid Sale
Situs Zip Code	54452	Sale Index #	1
Appraiser	BLUMJR	Year Added to Sales Database	2024

TRANSACTION INFORMATION

Conveyance Date	09/19/2022
Grantor	DANST ENTERPRISES LLC
Grantee	GIPP
Affinity	None
Conveyance Type	Warranty/Condo Deed
Prior Use	5093: Scrap & Waste Materials-WholeSL
Intended Use	1799: Special Trade Contractors Nec-Const
Time Vacant	0 - 1 years
Environmental Site	YES

SALE DATA

Sale Price	\$430,000
Adjustment	
Adjusted Reason	
Adjusted Sale Price	\$430,000
Land Value	\$69,200
Improvement Value	\$360,800
Time on Market	0 - 4 months
Recent Asking Price	\$474,900

PROPERTY IMPROVEMENT DATA

Weighted Actual Year Built	1980	
Number of Building Sections	3	
Predominant OCC Code	494	
Primary Area	15,588	
Additional Useable Area	0	
Total Area	15,588	
Basement Area		
Office Area (SF) / (%)	828	5%
Sprinkler (SF) / (%)		
Air Conditioning (SF) / (%)	828	5%
Notable Features/OBYs		
Stories	1	
Non-office ave wall height	15	
Non-office ave clear height	15	
Frame Type	04: Pre-Engineered Steel	
Exterior Wall Type	07: Metal Light	

LAND AND IMPROVEMENT SALE ANALYSIS

Adj Sale Price \$ / SF	\$27.59
Adj Sale Price Imps \$ / SF	\$23.15
Acres	6.920
Land Value \$ / Acre	\$10,000
SCR	19.34
RCN + OBY / SF	\$62.53
Physical Res. %	49%
Functional Res. %	90%
Functional OBS 1	Layout
Functional OBS 2	
Functional OBS 3	
Community rating %	80%
NBHD Rating / Other %	100%
NBHD Rating / Other Econ Reason	Neighborhood Rating
Major Thoroughfare	5 to 10 miles
Market Variance	105%

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COMMENTS

GRTR: RETIRING AND DECIDED TO SELL. GRANTOR OPERATED A SCRAP AND RECYCLING BUSINESS AT THIS LOCATION AND FELT THE PROPERTY SOLD FOR FMV.

GRTE: OWNS AND OPERATES AN OVERHEAD DOOR SALES, SERVICE AND INSTALLATION BUSINESS. RECEIVED A MAILING FROM LISTER AND FELT THE PROPERTY FIT HIS NEEDS FOR HIS GROWING BUSINESS. FELT THE SALE WAS FMV.

BRKR: LISTED BY A LOCAL BROKER FOR \$474,900 FOR A LITTLE OVER ONE MONTH.

PHYS: BUILDINGS SHOWED SIGNS OF WEAR INCLUDING STAINED CONCRETE FLOORING, DENTED AND FADED INTERIOR AND EXTERIOR WALL COVERINGS. WEST BUILDING DOES HAVE SOME ROOF LEAKS, POOR INSULATION AND DAMAGED OVERHEAD DOORS.

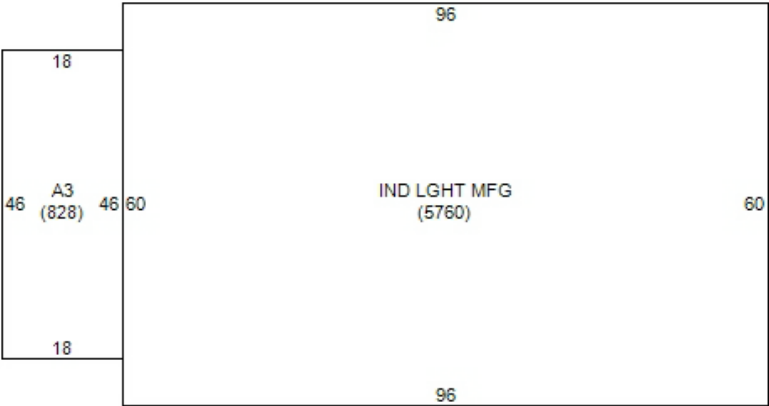
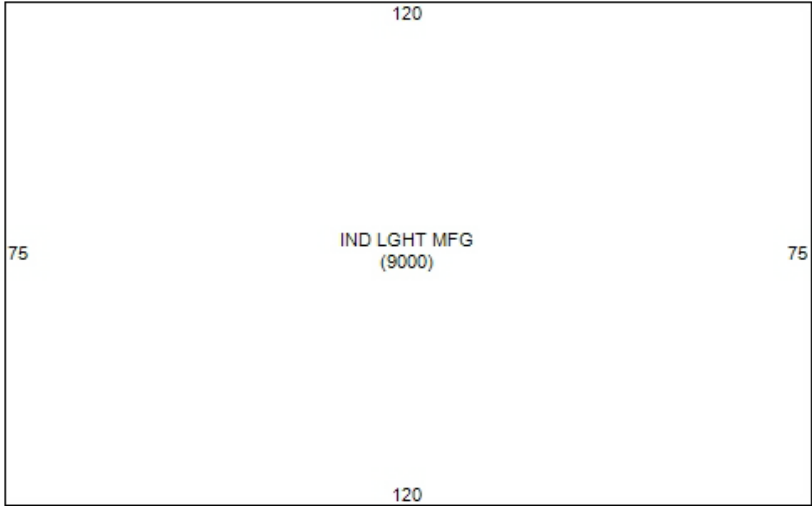
FUNC: LAYOUT OBSOLESCENCE OBSERVED FOR LAYOUT DUE TO TWO SEPARATE BUILDINGS.

ECON: THIS PROPERTY IS LOCATED IN THE TOWN OF SCOTT AND IS DIRECTLY ACROSS THE STREET FROM THE CITY OF MERRILL'S BOUNDARY. IT IS APPROXIMATELY 20 MILES NORTH OF WAUSAU AND ABOUT 5 MILES FROM HIGHWAY 51, A 4-LANE MAJOR HIGHWAY FOR THIS AREA. THIS PROPERTY IS SURROUNDED BY OTHER COMMERCIAL, RESIDENTIAL AND MANUFACTURING PROPERTIES.

OTHR: LAND VALUE: DETERMINED BY VACANT LAND SALES AND AN ANALYSIS OF LOCALLY ASSESSED VALUES.

APPR: THIS PARCEL DOES HAVE LAND CONTAMINATION; HOWEVER, IT DID NOT AFFECT THE TERMS OF THE SALE OR WAS EVEN BROUGHT UP AS A CONCERN BY EITHER PARTY. IT SHOULD BE NOTED THAT THE CONTAMINATION CASE FOR THIS PARCEL IS CLOSED, HOWEVER CONTAMINATION IS STILL PRESENT, AND ANY FUTURE EXCAVATION WILL REQUIRE ADDITIONAL PRECAUTIONS.





SALE REPORT

State ID #	79-35-251-R000152912	IPAS Sale Key #	213866
County	LINCOLN	SIC Code	4225
Municipality	MERRILL	Interior Inspection Date	09/21/2023
Local Parcel #	25131061320056	Revision Date	
Situs Address	705 S Center Ave	Sale Validity	Valid Sale
Situs Zip Code	54452	Sale Index #	2
Appraiser	BLUMJR	Year Added to Sales Database	2024

TRANSACTION INFORMATION

Conveyance Date	02/16/2023
Grantor	AFR HOLDINGS LLC
Grantee	JAS ENTERPRISES LLC
Affinity	None
Conveyance Type	Warranty/Condo Deed
Prior Use	4225: General Warehousing & Storage-Trans
Intended Use	4225: General Warehousing & Storage-Trans
Time Vacant	0 - 1 years
Environmental Site	NO

SALE DATA

Sale Price	\$320,000
Adjustment	
Adjusted Reason	
Adjusted Sale Price	\$320,000
Land Value	\$57,800
Improvement Value	\$262,200
Time on Market	5 - 11 months
Recent Asking Price	\$350,000

PROPERTY IMPROVEMENT DATA

Weighted Actual Year Built	1961	
Number of Building Sections	6	
Predominant OCC Code	494	
Primary Area	21,206	
Additional Useable Area	0	
Total Area	21,206	
Basement Area		
Office Area (SF) / (%)	1,248	6%
Sprinkler (SF) / (%)		
Air Conditioning (SF) / (%)	12,710	60%
Notable Features/OBYs		
Stories	1	
Non-office ave wall height	14	
Non-office ave clear height	14	
Frame Type	02: Masonry Load Bearing	
Exterior Wall Type	06: Masonry & Frame	

LAND AND IMPROVEMENT SALE ANALYSIS

Adj Sale Price \$ / SF	\$15.09
Adj Sale Price Imps \$ / SF	\$12.36
Acres	1.860
Land Value \$ / Acre	\$31,075
SCR	3.82
RCN + OBY / SF	\$72.83
Physical Res. %	38%
Functional Res. %	85%
Functional OBS 1	Layout
Functional OBS 2	Ceiling Height
Functional OBS 3	
Community rating %	90%
NBHD Rating / Other %	100%
NBHD Rating / Other Econ Reason	Neighborhood Rating
Major Thoroughfare	0 to 1 mile
Market Variance	58%

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COMMENTS

GRTE: DECIDED TO SELL AFTER PLANS FOR THE PROPERTY FELL THROUGH. HAD ONE TENANT IN THE PROPERTY AT THE TIME OF SALE, HOWEVER ONLY ONE MONTH REMAINED ON THE LEASE AND IT WAS NOT RENEWED. PROPERTY WAS LISTED AND FELT IT SOLD FOR FMV.

GRTE: FOUND THE PROPERTY THROUGH LISTING AND SAW IT AS AN INVESTMENT OPPORTUNITY. WANTED THE PROPERTY TO CREATE A SPACE FOR MINI STORAGE AS WELL AS OFFICE SPACE FOR ANOTHER TENANT OR TWO. GRANTEE FELT THE PROPERTY SOLD HIGHER THAN FMV DUE TO ITS SIZE, LOCATION AND POTENTIAL. SALE PRICE WAS BASED ON GRANTEE'S KNOWLEDGE OF REAL ESTATE MARKET TRENDS AND WAS NEGOTIATED.

BRKR: PROPERTY WAS LISTED BY A LOCAL BROKER. IT WAS LISTED FOR \$350,000 AND WAS ON THE MARKET FOR ALMOST 7 MONTHS.

PHYS: BOTH GRANTOR AND GRANTEE REPORTED THE PROPERTY TO BE IN FAIR TO POOR CONDITION. SIGNS OF WEAR INCLUDED FADED AND PEELING EXTERIOR PAINT AS WELL AS SOME DAMAGE. ROOF LEAKS WERE REPORTED IN SOME SECTIONS AS WELL AS REPAIRS NEEDED FOR WATER LINES AND THE HVAC SYSTEM. PHOTOS WERE TAKEN AFTER THE SALE DURING ASSESSOR'S VISIT BUT ARE NOT INCLUDED WITH THIS REPORT DUE TO REPAIRS AND PAINT EVIDENT AFTER THE SALE.

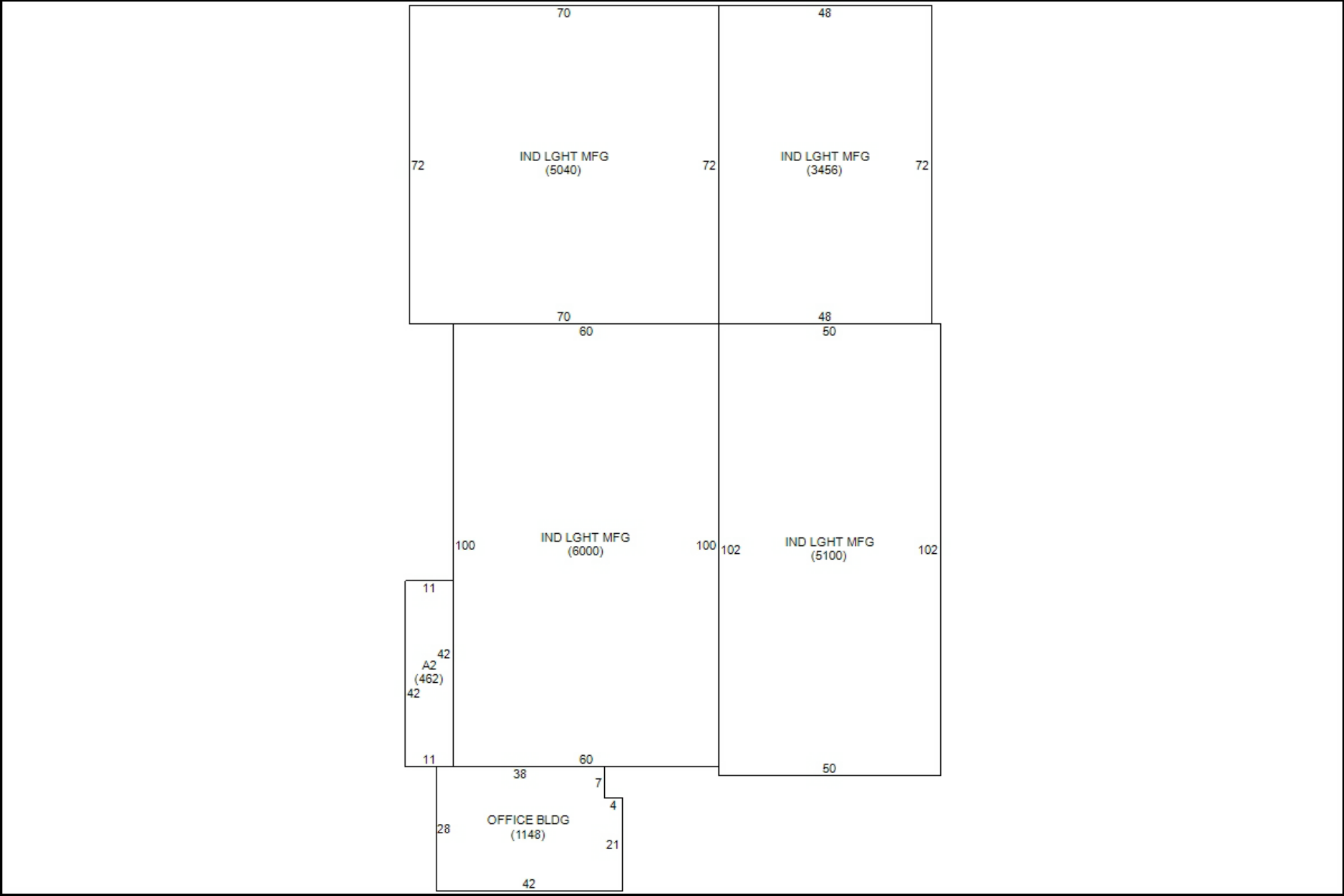
FUNC: LAYOUT OBSOLESCENCE OBSERVED FOR MULTIPLE SECTIONS AS WELL AS VARYING CEILING HEIGHTS.

ECON: LOCATED CENTRALLY IN THE CITY OF MERRILL WHICH LAYS NORTH OF WAUSAU. THIS PROPERTY NEIGHBORS OTHER NON-RETAIL COMMERCIAL BUSINESSES AS WELL AS RESIDENTIAL. HIGHWAY 51 IS ABOUT 2 MILES AWAY AND IS A MAJOR 4 LANE HIGHWAY FOR THIS AREA.

OTHR: LAND VALUE: DETERMINED BY VACANT LAND SALES AND AN ANALYSIS OF LOCALLY ASSESSED VALUES.

APPR: MARKET VARIANCE INDICATES THIS PROPERTY SOLD LOW. THIS HAS HISTORICALLY BEEN THE TREND FOR THIS MUNICIPALITY AS WELL AS OTHERS IN LINCOLN CO. THIS PROPERTY PREVIOUSLY SOLD ON 09/2021 FOR \$250,000 (SALE #191310)





SALE REPORT

State ID #	81-36-251-R000000841
County	MANITOWOC
Municipality	MANITOWOC
Local Parcel #	052-770-001-151.00
Situs Address	445 S 29th St
Situs Zip Code	54220
Appraiser	ARMSTPA

IPAS Sale Key #	212561
SIC Code	2047
Interior Inspection Date	09/18/2023
Revision Date	
Sale Validity	Valid Sale
Sale Index #	2
Year Added to Sales Database	2024

TRANSACTION INFORMATION

Conveyance Date	06/26/2023
Grantor	KAUFMAN ENTERPRISES INC.
Grantee	WOLTER PROPERTIES LLC
Affinity	None
Conveyance Type	Warranty/Condo Deed
Prior Use	3540: Metalworking Machinery-Mfg
Intended Use	2047: Dog & Cat Food-Mfg
Time Vacant	1 - 3 years
Environmental Site	NO

SALE DATA

Sale Price	\$575,000
Adjustment	
Adjusted Reason	
Adjusted Sale Price	\$575,000
Land Value	\$67,700
Improvement Value	\$507,300
Time on Market	0 - 4 months
Recent Asking Price	\$575,000

PROPERTY IMPROVEMENT DATA

Weighted Actual Year Built	1971	
Number of Building Sections	5	
Predominant OCC Code	494	
Primary Area	28,170	
Additional Useable Area	0	
Total Area	28,170	
Basement Area		
Office Area (SF) / (%)	2,183	8%
Sprinkler (SF) / (%)	28,170	100%
Air Conditioning (SF) / (%)	2,183	8%
Notable Features/OBYs		
Stories	1	
Non-office ave wall height	16	
Non-office ave clear height	14	
Frame Type	03: Steel Non Fireproof	
Exterior Wall Type	07: Metal Light	

LAND AND IMPROVEMENT SALE ANALYSIS

Adj Sale Price \$ / SF	\$20.41
Adj Sale Price Imps \$ / SF	\$18.01
Acres	0.902
Land Value \$ / Acre	\$75,055
SCR	1.39
RCN + OBY / SF	\$76.73
Physical Res. %	44%
Functional Res. %	80%
Functional OBS 1	Layout
Functional OBS 2	Site Coverage
Functional OBS 3	Ceiling Height
Community rating %	97%
NBHD Rating / Other %	80%
NBHD Rating / Other Econ Reason	Neighborhood Rating
Major Thoroughfare	3 to 5 miles
Market Variance	86%

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COMMENTS

GRTR: BUILDING NOT BEING FULLY UTILIZED BY SELLER AND WAS ALSO IN NEED OF ROOF REPAIRS SO DECIDED TO SELL.

GRTE: BUYER INTERESTED IN PROPERTY DUE TO CLOSE PROXIMITY TO EXISTING MANUFACTURING SITE. BUYER WAS AWARE OF NEEDED ROOF REPAIRS AND SIGNIFICANT MODIFICATIONS NEEDED TO MEET ITS INTENDED USE.

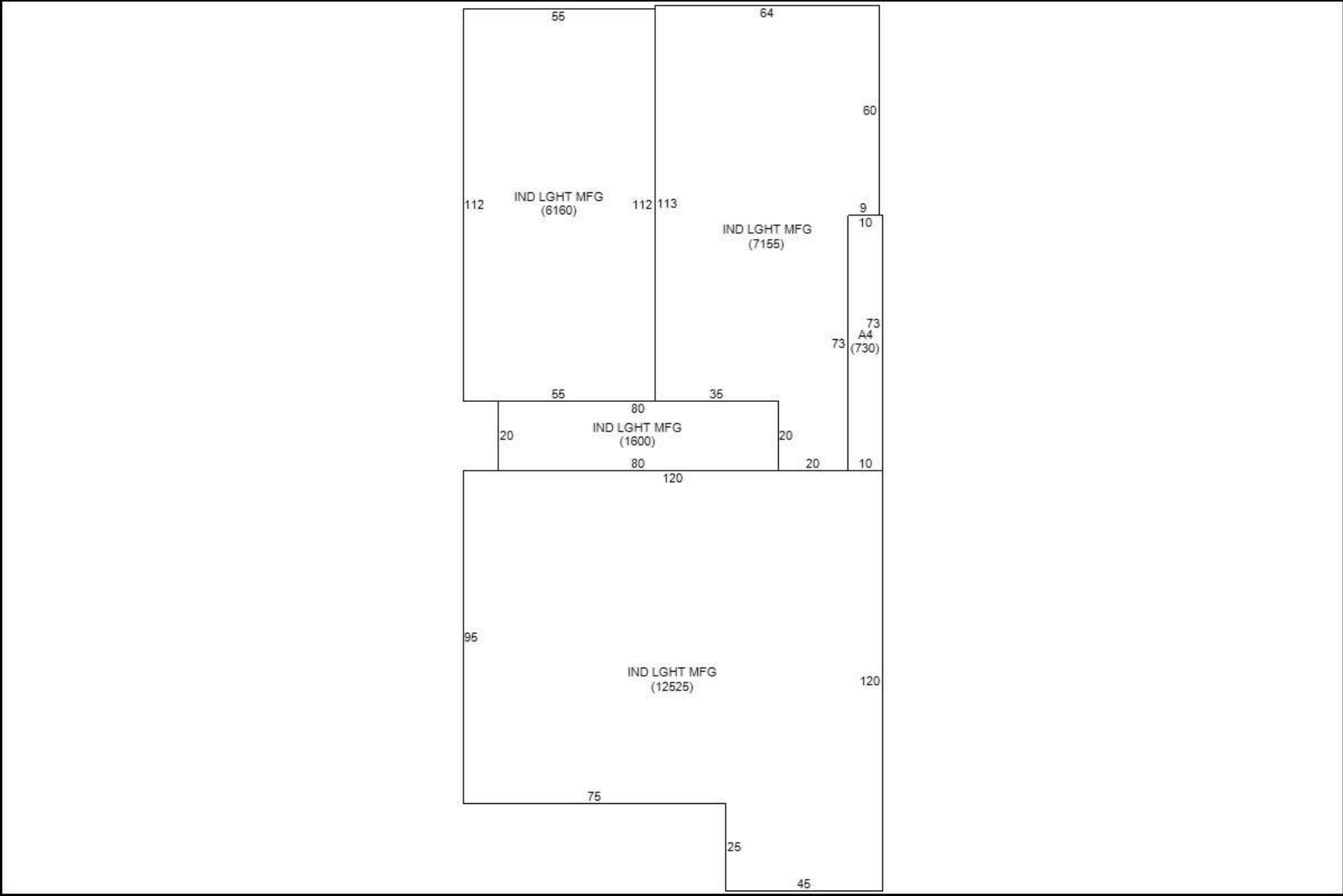
PHYS: PROPERTY IS A LONG, 28,170 SF SINGLE-STORY BUILDING WITH STEEL FRAMING AND METAL AND BRICK EXTERIOR. STRUCTURE CONSISTS OF MOSTLY WAREHOUSE SPACE WITH APPROXIMATELY 2100 SF OFFICE/ CONFERENCE ROOM/BREAK ROOM AREA. FIRST SECTION WAS BUILT IN 1960 WITH ADDITIONS THROUGHOUT THE 1970'S. STRUCTURE HAS AN OVERALL DATED APPEARANCE AND IS IN NEED OF A NEW ROOF.

FUNC: SUBJECT IS LONG AND NARROW WITH MULTIPLE SECTIONS. REMOVAL OF AN INTERIOR WALL ON ONE HALF COULD ALLOW FOR END-TO-END PRODUCTION FLOW. BUYER INTENDS TO SIGNIFICANTLY MODIFY STRUCTURE ADDING COOLERS AND FREEZER SPACE TO MEET THE NEEDS OF ITS FUTURE USE.

ECON: SUBJECT IS LOCATED IN A MIXED COMMERCIAL AND RESIDENTIAL NEIGHBORHOOD. WHILE THE STRUCTURE DOES OFFER TWO TRUCK BAYS AND A LARGE OVERHEAD DOOR, ACCESS LIMITATIONS IN TERMS OF EASE AND CONVENIENCE CANNOT BE OVERLOOKED.

OTHR: LAND ANALYSIS: LAND VALUES ARE LINE WITH SURROUNDING LAND VALUES PER LAND STUDY.





SALE REPORT

State ID #	81-36-251-R000173526
County	MANITOWOC
Municipality	MANITOWOC
Local Parcel #	052-826-401-024.00
Situs Address	4440 Custer St
Situs Zip Code	54220
Appraiser	ARMSTPA

IPAS Sale Key #	214565
SIC Code	4225
Interior Inspection Date	10/18/2023
Revision Date	
Sale Validity	Valid Sale
Sale Index #	1
Year Added to Sales Database	2024

TRANSACTION INFORMATION

Conveyance Date	05/26/2023
Grantor	HAROLD N AND MICHELLE L PHILIPPSEN JR.
Grantee	POLY PROPERTIES LLC
Affinity	None
Conveyance Type	Warranty/Condo Deed
Prior Use	4225: General Warehousing & Storage-Trans
Intended Use	4225: General Warehousing & Storage-Trans
Time Vacant	0 - 1 years
Environmental Site	NO

SALE DATA

Sale Price	\$844,027
Adjustment	
Adjusted Reason	
Adjusted Sale Price	\$844,027
Land Value	\$72,700
Improvement Value	\$771,327
Time on Market	Unknown
Recent Asking Price	\$850,000

PROPERTY IMPROVEMENT DATA

Weighted Actual Year Built	1989	
Number of Building Sections	1	
Predominant OCC Code	407	
Primary Area	26,000	
Additional Useable Area	0	
Total Area	26,000	
Basement Area		
Office Area (SF) / (%)	1,400	5%
Sprinkler (SF) / (%)		
Air Conditioning (SF) / (%)	1,400	5%
Notable Features/OBYs		
Stories	1	
Non-office ave wall height	16	
Non-office ave clear height	16	
Frame Type	04: Pre-Engineered Steel	
Exterior Wall Type	07: Metal Light	

LAND AND IMPROVEMENT SALE ANALYSIS

Adj Sale Price \$ / SF	\$32.46
Adj Sale Price Imps \$ / SF	\$29.67
Acres	2.100
Land Value \$ / Acre	\$34,619
SCR	3.5
RCN + OBY / SF	\$51.55
Physical Res. %	69%
Functional Res. %	95%
Functional OBS 1	Layout
Functional OBS 2	
Functional OBS 3	
Community rating %	97%
NBHD Rating / Other %	90%
NBHD Rating / Other Econ Reason	Neighborhood Rating
Major Thoroughfare	0 to 1 mile
Market Variance	101%

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COMMENTS

GRTE: GRANTEE OWNS ADJACENT PROPERTY AND LEASED WAREHOUSE SPACE IN THIS BUILDING SO WHEN IT BECAME AVAILABLE HE BOUGHT IT. APPRAISAL HELPED ESTABLISH SELLING PRICE.

GRTR: NO CONTACT WITH GRANTOR. PER GRANTEE, GRANTOR LEASED SPACE TO MULTIPLE TENANTS,

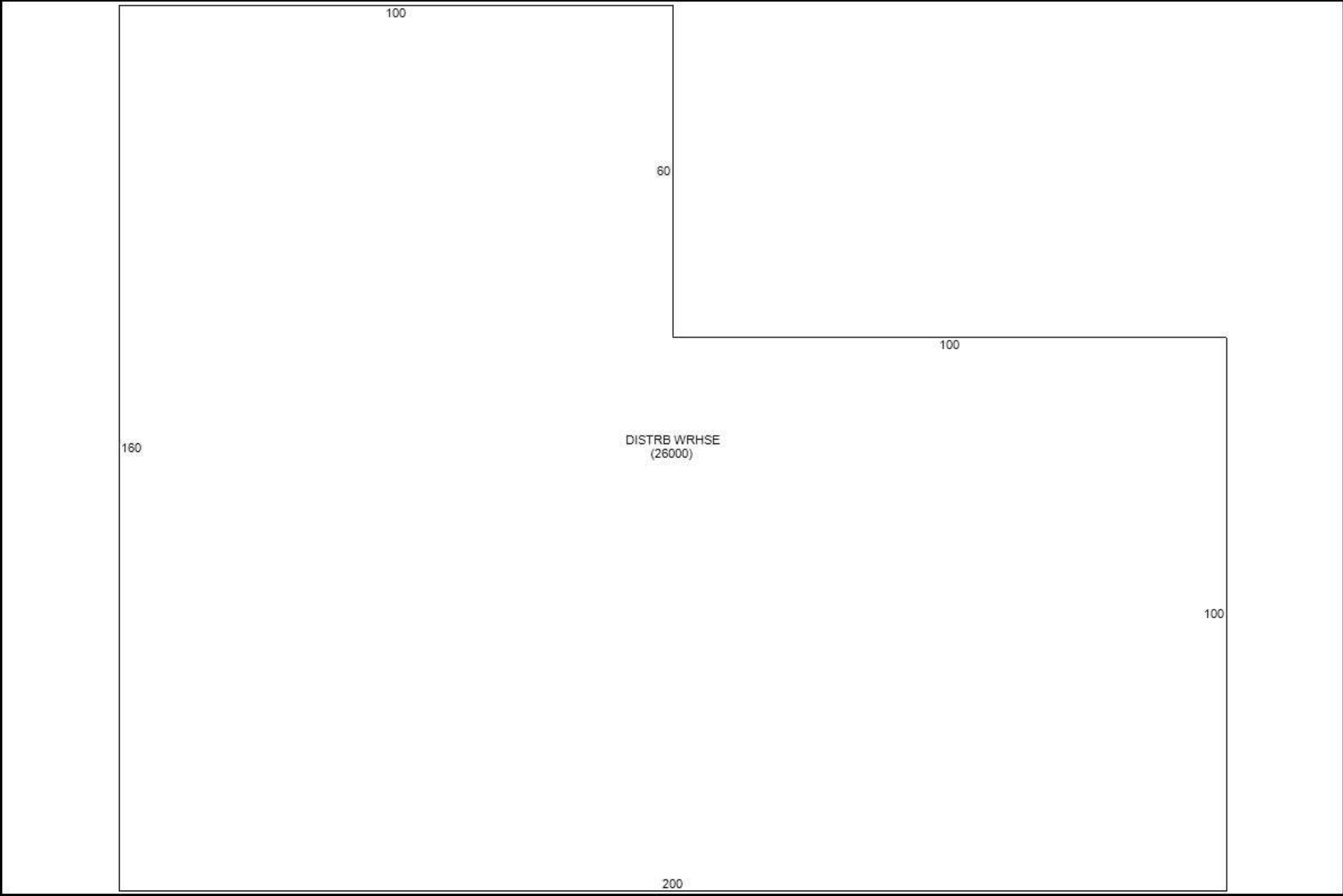
PHYS: SUBJECT IS A 16-FOOT, SINGLE-STORY STRUCTURE BUILT IN 1989 WITH PE STEEL FRAMING AND A METAL EXTERIOR. EXTERIOR VIEW ALONG WITH BROKER LISTING SHOWS THE PROPERTY TO BE WELL-MAINTAINED AND IN MODERATE CONDITION.

FUNC: STRUCTURE IS MOSTLY WIDE-OPEN WAREHOUSE SPACE WITH A SUPPORTING FRONT OFFICE AND TWO ADDITIONAL PRIVATE OFFICES. BUILDING EQUIPPED WITH NINE TRUCK BAYS IN FRONT AND TWO ADDITIONAL BAYS IN THE REAR. STRUCTURE IS L-SHAPED AND PAVEMENT DOES NOT WRAP AROUND TO REAR BAYS. EXPANSION NOT IMPOSSIBLE WITH STRATEGIC PLANNING.

ECON: SUBJECT IS LOCATED IN A DESIRABLE WELL-TRAVELED COMMERCIAL AREA SURROUNDED BY RESIDENTIAL NEIGHBORHOODS. ROADS ARE WIDE ENOUGH FOR TRUCK ACCESS WITH I-43 JUST SLIGHTLY OVER 1 MILE AWAY.

OTHR: LAND VALUE IS CONSISTENT WITH OTHER PREMIUM COMMERCIAL AND MANUFACTURING PROPERTIES IN THE AREA.





SALE REPORT

State ID #	79-37-016-R000025867	IPAS Sale Key #	206297
County	MARATHON	SIC Code	3494
Municipality	DAY	Interior Inspection Date	07/19/2023
Local Parcel #	016-2604-173-0996	Revision Date	
Situs Address	204923 River Run Rd	Sale Validity	Valid Sale
Situs Zip Code	54484	Sale Index #	2
Appraiser	BENISDC	Year Added to Sales Database	2024

TRANSACTION INFORMATION

Conveyance Date	06/27/2022
Grantor	JBT HOLDINGS LLC
Grantee	AJR PROPERTIES EAST LLC
Affinity	None
Conveyance Type	Warranty/Condo Deed
Prior Use	3494: Valves & Pipe Fittings Nec-Mfg
Intended Use	7699: Repair Services Nec-Svcs
Time Vacant	0 - 1 years
Environmental Site	Unknown

SALE DATA

Sale Price	\$239,000
Adjustment	
Adjusted Reason	
Adjusted Sale Price	\$239,000
Land Value	\$30,000
Improvement Value	\$209,000
Time on Market	0 - 4 months
Recent Asking Price	\$259,000

PROPERTY IMPROVEMENT DATA

Weighted Actual Year Built	1978	
Number of Building Sections	7	
Predominant OCC Code	494	
Primary Area	13,982	
Additional Useable Area	672	
Total Area	14,654	
Basement Area		
Office Area (SF) / (%)	984	7%
Sprinkler (SF) / (%)		
Air Conditioning (SF) / (%)	984	7%
Notable Features/OBYs		
Stories	1	
Non-office ave wall height	16	
Non-office ave clear height	15	
Frame Type	04: Pre-Engineered Steel	
Exterior Wall Type	07: Metal Light	

LAND AND IMPROVEMENT SALE ANALYSIS

Adj Sale Price \$ / SF	\$16.31
Adj Sale Price Imps \$ / SF	\$14.26
Acres	4.000
Land Value \$ / Acre	\$7,500
SCR	12.46
RCN + OBY / SF	\$72.76
Physical Res. %	42%
Functional Res. %	75%
Functional OBS 1	Layout
Functional OBS 2	Ceiling Height
Functional OBS 3	
Community rating %	80%
NBHD Rating / Other %	100%
NBHD Rating / Other Econ Reason	Neighborhood Rating
Major Thoroughfare	over 10 miles
Market Variance	78%

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COMMENTS

GRTR: THIS FACILITY WAS INCLUDED IN A MASS BUSINESS SALE A FEW YEARS AGO. WAS ABLE TO CONSOLIDATE ALL OPERATIONS INTO OTHER FACILITIES AND THUS NO LONGER NEEDED THIS PROPERTY.

GRTE: HAD BEEN LEASING SPACE ELSEWHERE, BUT THAT WAS NO LONGER AN OPTION. THIS PROPERTY WAS CLOSE TO WHERE MOST OF THE EMPLOYEES LIVE.

BRKR: LISTED WITH A LOCAL BROKER AT AN ASKING PRICE OF \$259,000.

PHYS: WAS ORIGINALLY AN OLD SMALL CHEESE FACTORY. MAIN SECTION HAS TILE FLOORING. PROPERTY WAS INSPECTED AND A MINOR ROOF REPAIR WILL NEED TO BE COMPLETED. AT TIME OF SALE, FACILITY WAS DIRTY. THERE IS DENTING AT THE BOTTOM OF SOME EXTERIOR WALLS AND HOLES IN THE INSULATION. SOME STAINING ON THE INTERIOR WALLS. NOT ANY UPDATES DONE IN QUITE A WHILE.

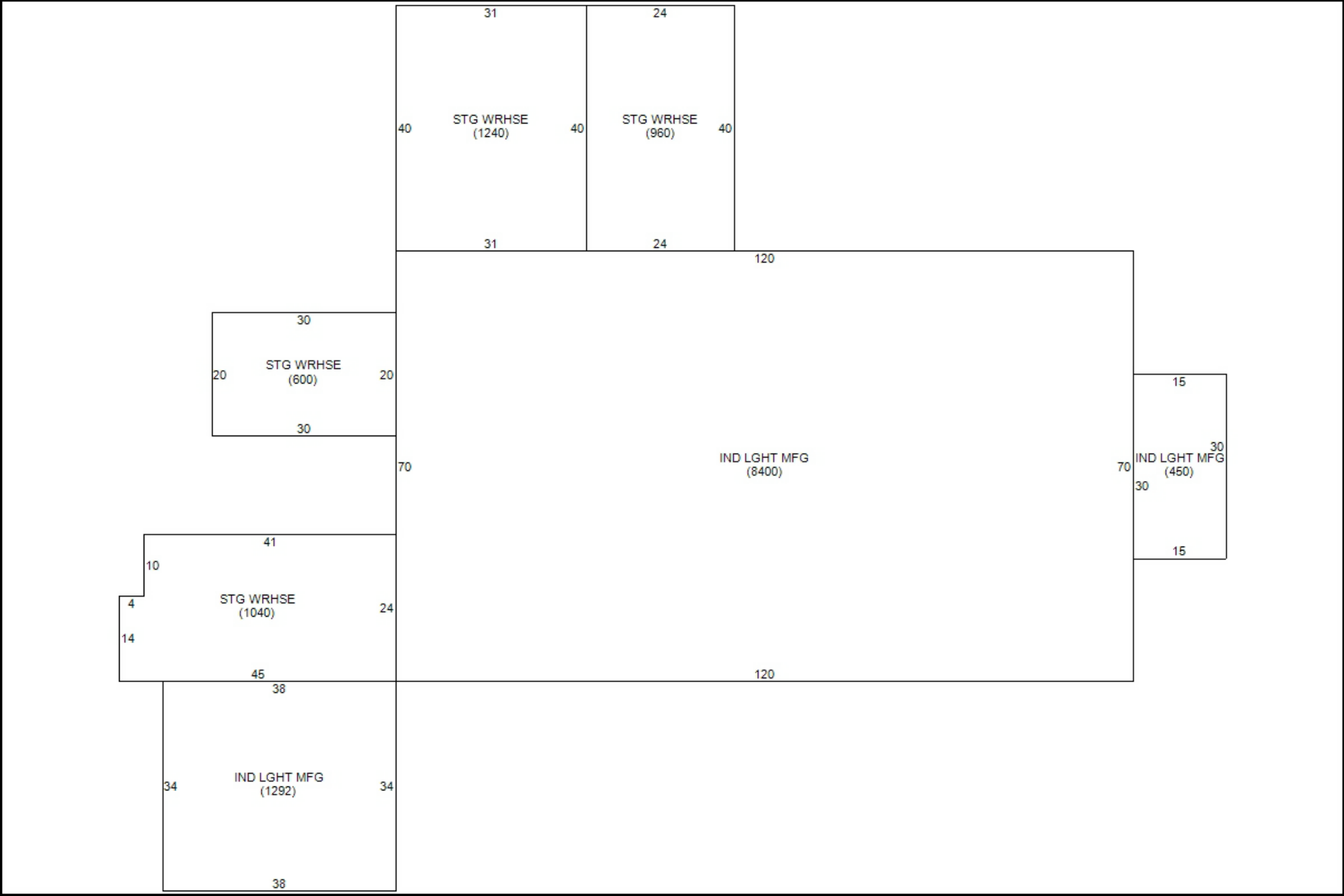
FUNC: ADD-ON CONSTRUCTION AND SOME INTERIOR WALLS WITHIN SECTIONS. HEIGHT VARIES AMONGST SECTIONS.

ECON: LOCATED IN A RURAL AREA ABOUT 15 MILES SOUTH OF HWY 29 AND 20 MILES WEST OF I-51. MOST OF THE PROPERTIES SURROUNDING THE SUBJECT ARE FARM SETS OR RURAL RESIDENTIAL PROPERTIES.

OTHR: LAND VALUE: DETERMINED BY AN ANALYSIS OF VACANT LAND SALES.

OTHR: MARKET VARIANCE MAY BE DUE TO GRANTOR'S DESIRE TO GET THIS PROPERTY OFF THEIR BOOKS.





SALE REPORT

State ID #	79-37-056-R000171747	IPAS Sale Key #	213606
County	MARATHON	SIC Code	7349
Municipality	MCMILLAN	Interior Inspection Date	09/13/2023
Local Parcel #	056-2603-242-0987	Revision Date	
Situs Address	204353 Drake Ave	Sale Validity	Valid Sale
Situs Zip Code	54449	Sale Index #	1
Appraiser	BENISDC	Year Added to Sales Database	2024

TRANSACTION INFORMATION

Conveyance Date	11/22/2021
Grantor	XTERIOR XPERTS LLC
Grantee	ROBERT L AND LINDA K CANFIELD
Affinity	None
Conveyance Type	Warranty/Condo Deed
Prior Use	7349: Building Maintenance Services Nec-Svcs
Intended Use	1711: Plumbing Heating Air-Conditioning-Cons
Time Vacant	0 - 1 years
Environmental Site	NO

SALE DATA

Sale Price	\$179,000
Adjustment	
Adjusted Reason	
Adjusted Sale Price	\$179,000
Land Value	\$12,800
Improvement Value	\$166,200
Time on Market	0 - 4 months
Recent Asking Price	\$179,000

PROPERTY IMPROVEMENT DATA

Weighted Actual Year Built	1975	
Number of Building Sections	2	
Predominant OCC Code	406	
Primary Area	5,200	
Additional Useable Area	0	
Total Area	5,200	
Basement Area		
Office Area (SF) / (%)	1,200	23%
Sprinkler (SF) / (%)		
Air Conditioning (SF) / (%)	0	0%
Notable Features/OBYs		
Stories	1	
Non-office ave wall height	16	
Non-office ave clear height	15	
Frame Type	04: Pre-Engineered Steel	
Exterior Wall Type	07: Metal Light	

LAND AND IMPROVEMENT SALE ANALYSIS

Adj Sale Price \$ / SF	\$34.42
Adj Sale Price Imps \$ / SF	\$31.96
Acres	1.710
Land Value \$ / Acre	\$7,485
SCR	14.32
RCN + OBY / SF	\$71.16
Physical Res. %	57%
Functional Res. %	85%
Functional OBS 1	Office/Plant Ratio
Functional OBS 2	Building Mechanics
Functional OBS 3	
Community rating %	85%
NBHD Rating / Other %	100%
NBHD Rating / Other Econ Reason	
Major Thoroughfare	over 10 miles
Market Variance	109%

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COMMENTS

GRTR: UNABLE TO CONTACT. RELOCATED HIS BUSINESS ELSEWHERE IN THE STATE. BASICALLY USED THE PROPERTY FOR COLD STORAGE.

GRTE: NEEDED A BUILDING WITH MORE SPACE. DUE TO MARKET CONDITIONS OF PROPERTIES BEING SOLD QUICKLY, OFFERED ASKING PRICE.

BRKR: LISTED BY A LOCAL BROKER FOR \$179,000. THE SELLER WOULD RUN ELECTRICAL TO THE BUILDINGS FOR A PURCHASE PRICE OF \$198,000--THIS OPTION WAS NOT EXERCISED. PROPERTY SOLD WITHIN A MONTH OF BEING LISTED.

PHYS: BUILDINGS SHOWED TYPICAL WEAR AND TEAR FOR THEIR AGE. GRANTEE NEEDED TO DO QUITE A BIT OF CLEANING.

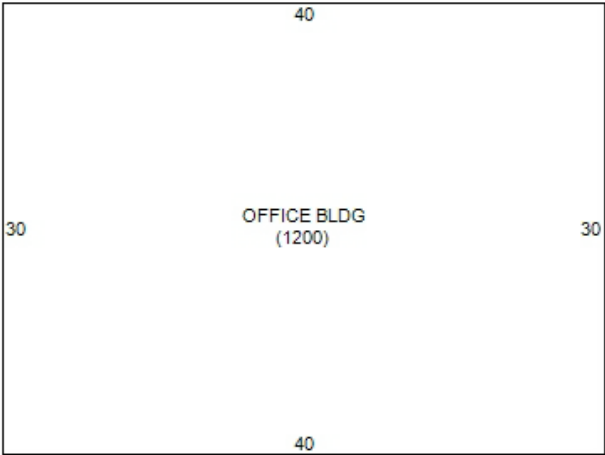
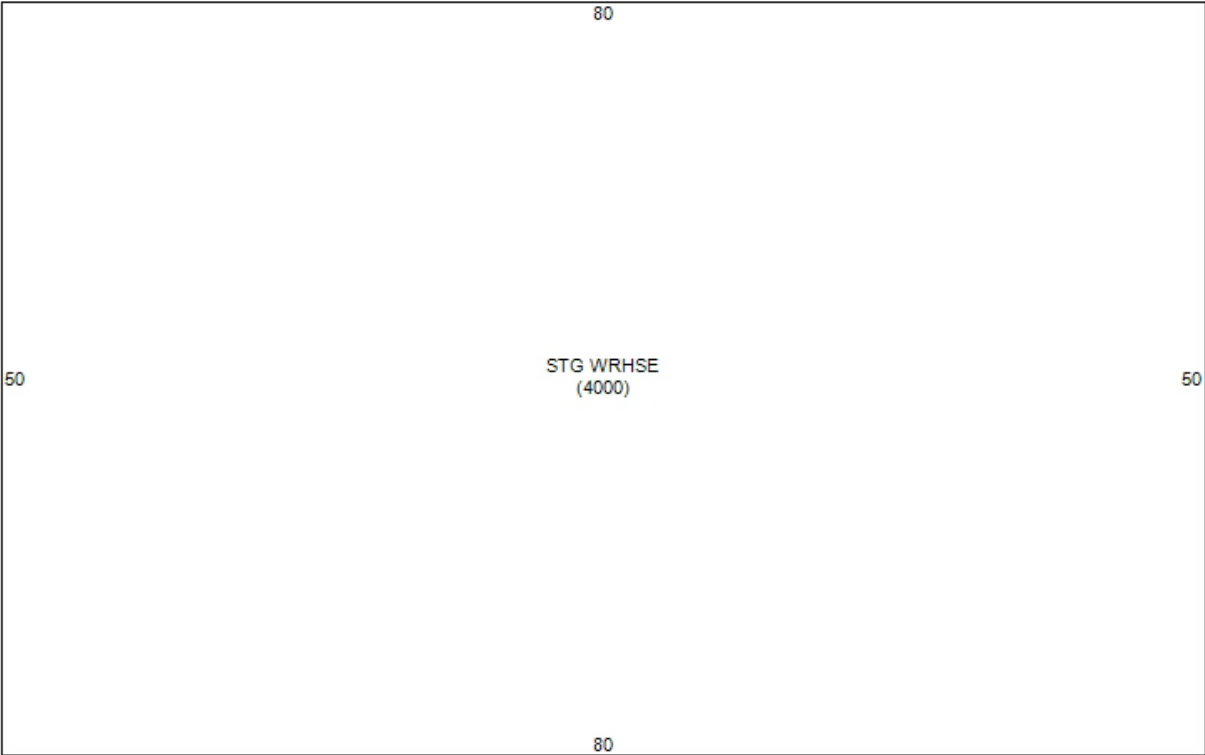
FUNC: OFFICE TO PLANT RATIO IS A BIT ON THE HIGH SIDE--HOWEVER, IT IS A SMALLER BUILDING. AT THE TIME OF SALE, THERE WAS NO ELECTRICAL AND PLUMBING (SEE BELOW FOR MORE DETAILS).

ECON: LOCATED IN A RURAL SETTING ABOUT 4 MILES NORTHEAST OF THE CITY OF MARSHFIELD. THE SUBJECT IS ONE LOT FROM HWY 97 (NO VISIBILITY) AND IS SURROUNDED BY RURAL RESIDENTIAL PROPERTIES AND SMALL FARM SETS. THE NEAREST 4-LANE HWY IS ABOUT 20 MILES AWAY.

OTHR: LAND VALUE DETERMINED BY AN ANALYSIS OF VACANT LAND SALES.

APPR: ORIGINALLY, THIS PROPERTY WAS OWNED IN CONJUNCTION WITH THE ADJACENT RESIDENTIAL PARCEL. THE ELECTRICITY FROM THE RESIDENCE ALSO SUPPLIED THE SUBJECT PROPERTY. ONCE THE OWNER MOVED THE SUBJECT PROPERTY WAS SPLIT AND THE ELECTRICAL WAS CUTOFF FROM IT. AT THE TIME OF SALE THERE WAS NO PLUMBING. THE GRANTEE RAN THE ELECTRIC, INSTALLED A BATHROOM IN THE OFFICE BUILDING, PUT IN A WELL AND SEPTIC, ADDED AIR CONDITIONING IN THE OFFICE AND HEAT IN THE WAREHOUSE FOR APPROX. \$50,000. IF USING THIS SALE FOR A COMPARABLE, IN MOST INSTANCES, A POSITIVE ADJUSTMENT WOULD BE WARRANTED.





SALE REPORT

State ID #	79-37-072-R000172659	IPAS Sale Key #	214012
County	MARATHON	SIC Code	7389
Municipality	RINGLE	Interior Inspection Date	09/13/2023
Local Parcel #	072-2809-213-0979	Revision Date	
Situs Address	169933 Ringle Ave	Sale Validity	Valid Sale
Situs Zip Code	54471	Sale Index #	1
Appraiser	BENISDC	Year Added to Sales Database	2024

TRANSACTION INFORMATION

Conveyance Date	07/07/2021
Grantor	BRIAN L AND ANGELA BURGOYNE
Grantee	DUSTIN LUND
Affinity	None
Conveyance Type	Warranty/Condo Deed
Prior Use	7389: Business Services Nec-Svcs
Intended Use	4212: Local Trucking Without Storage-Trans
Time Vacant	0 - 1 years
Environmental Site	Unknown

SALE DATA

Sale Price	\$250,000
Adjustment	
Adjusted Reason	
Adjusted Sale Price	\$250,000
Land Value	\$60,000
Improvement Value	\$190,000
Time on Market	5 - 11 months
Recent Asking Price	\$260,000

PROPERTY IMPROVEMENT DATA

Weighted Actual Year Built	1998	
Number of Building Sections	1	
Predominant OCC Code	406	
Primary Area	4,000	
Additional Useable Area	0	
Total Area	4,000	
Basement Area		
Office Area (SF) / (%)	288	7%
Sprinkler (SF) / (%)		
Air Conditioning (SF) / (%)	0	0%
Notable Features/OBYs		
Stories	1	
Non-office ave wall height	16	
Non-office ave clear height	16	
Frame Type	04: Pre-Engineered Steel	
Exterior Wall Type	07: Metal Light	

LAND AND IMPROVEMENT SALE ANALYSIS

Adj Sale Price \$ / SF	\$62.50
Adj Sale Price Imps \$ / SF	\$47.50
Acres	1.500
Land Value \$ / Acre	\$40,000
SCR	16.34
RCN + OBY / SF	\$71.23
Physical Res. %	70%
Functional Res. %	100%
Functional OBS 1	
Functional OBS 2	
Functional OBS 3	
Community rating %	80%
NBHD Rating / Other %	100%
NBHD Rating / Other Econ Reason	Neighborhood Rating
Major Thoroughfare	0 to 1 mile
Market Variance	119%

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COMMENTS

GRTR: HAD SOME HEALTH ISSUES AND DECIDED TO CEASE OPERATIONS.

GRTE: WAS SEARCHING OUT A BETTER LOCATION FOR HIS TRUCKING BUSINESS. LIKED THE LARGE FENCED-IN LOT WHERE HE COULD STORE THE TRUCKS. ALSO LIKED THE CLOSE PROXIMITY TO HWY 29. FELT PROPERTY SOLD FOR FAIR MARKET VALUE.

BRKR: LISTED BY A LOCAL BROKER FOR \$260,000.

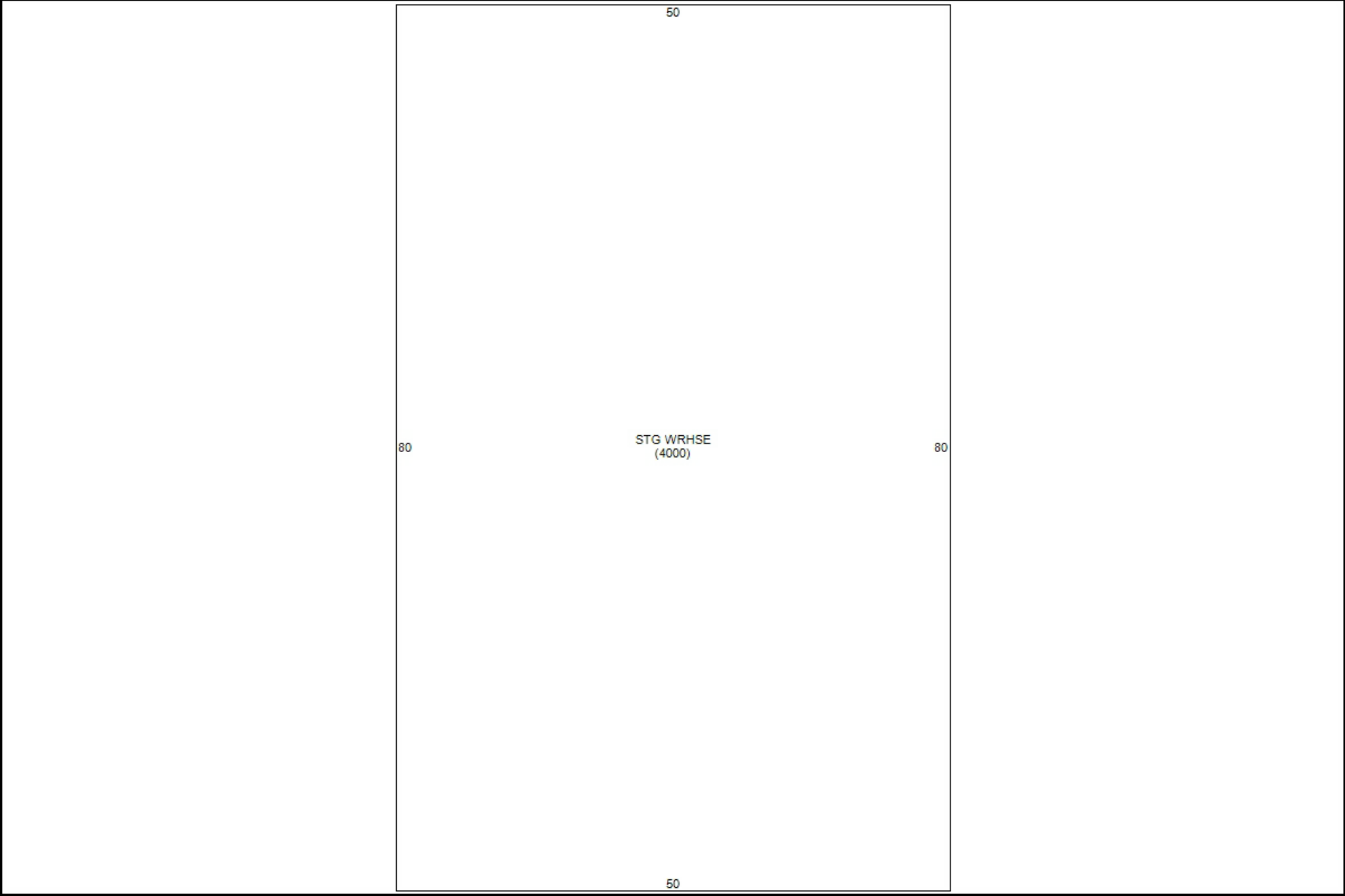
PHYS: FLOOR SOILED AND SOME DENTS ON EXTERIOR SIDING. ONE OF THE EXTERIOR WALL PANELS WILL NEED REPAIR IN THE NEAR FUTURE DUE TO RUST. THE FENCED-IN AREA HAD WEEDS AND SMALL TREES THAT NEEDED TO BE REMOVED. ROOF IN SOLID SHAPE WITH NO LEAKS.

FUNC: NO FUNCTIONAL OBSOLESCENCE OBSERVED.

ECON: LOCATED ABOUT 1/2 MILE FROM A HWY 29 EXIT IN A SMALL COMMUNITY THAT SITS ABOUT 5 MILES EAST OF THE WAUSAU (WESTON) AREA. THE SUBJECT IS SURROUNDED BY OTHER SMALL COMMERCIAL PROPERTIES.

OTHR: LAND VALUE DETERMINED BY AN ANALYSIS OF VACANT LAND SALES AND LOCALLY ASSESSED VALUES. NO CENTRAL AIR CONDITIONING IN OFFICE.





SALE REPORT

State ID #	79-37-072-R000172676	IPAS Sale Key #	214026
County	MARATHON	SIC Code	7692
Municipality	RINGLE	Interior Inspection Date	09/13/2023
Local Parcel #	072-2809-213-0983	Revision Date	
Situs Address	169955 Ringle Ave	Sale Validity	Valid Sale
Situs Zip Code	54471	Sale Index #	2
Appraiser	BENISDC	Year Added to Sales Database	2024

TRANSACTION INFORMATION

Conveyance Date	11/26/2021
Grantor	THE ESTATE OF DAVID STASZAK
Grantee	HARTERS FOX VALLEY PROPERTY MANAGEMENT
Affinity	Adjacent Owner
Conveyance Type	Personal Representative
Prior Use	7692: Welding Repair-Svcs
Intended Use	4212: Local Trucking Without Storage-Trans
Time Vacant	0 - 1 years
Environmental Site	Unknown

SALE DATA

Sale Price	\$500,000
Adjustment	
Adjusted Reason	
Adjusted Sale Price	\$500,000
Land Value	\$86,200
Improvement Value	\$413,800
Time on Market	0 - 4 months
Recent Asking Price	\$500,000

PROPERTY IMPROVEMENT DATA

Weighted Actual Year Built	1999	
Number of Building Sections	2	
Predominant OCC Code	494	
Primary Area	15,300	
Additional Useable Area	0	
Total Area	15,300	
Basement Area		
Office Area (SF) / (%)	1,416	9%
Sprinkler (SF) / (%)		
Air Conditioning (SF) / (%)	1,416	9%
Notable Features/OBYs		
Stories	1	
Non-office ave wall height	16	
Non-office ave clear height	15	
Frame Type	04: Pre-Engineered Steel	
Exterior Wall Type	07: Metal Light	

LAND AND IMPROVEMENT SALE ANALYSIS

Adj Sale Price \$ / SF	\$32.68
Adj Sale Price Imps \$ / SF	\$27.05
Acres	3.136
Land Value \$ / Acre	\$27,487
SCR	8.93
RCN + OBY / SF	\$81.34
Physical Res. %	56%
Functional Res. %	85%
Functional OBS 1	Layout
Functional OBS 2	
Functional OBS 3	
Community rating %	80%
NBHD Rating / Other %	100%
NBHD Rating / Other Econ Reason	
Major Thoroughfare	0 to 1 mile
Market Variance	87%

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COMMENTS

GRTR: OWNER PASSED AWAY. FAMILY REPRESENTATIVE HAD DISCUSSIONS WITH A REALTOR TO COME UP WITH AN ASKING PRICE.

GRTE: IS THE ADJACENT OWNER. AFTER GRANTOR PASSED AWAY, APPROACHED THE FAMILY WITH INTEREST IN PURCHASING THE PROPERTY. ACCEPTED INITIAL ASKING PRICE. LIKED THE AMOUNT OF EXTERIOR AND INTERIOR SPACE TO ACCOMMODATE THEIR MANY GARBAGE TRUCKS.

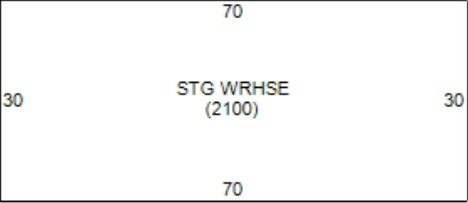
PHYS: NOTHING IN NEED OF IMMEDIATE REPAIR BUT MECHANICALS ARE NEARING END OF LIFE. FLOORS SOILED WITH SOME CRACKS. SOME CLEANING UP WAS NECESSARY. MOST OF PARKING AREA IS UNPAVED CAUSING UNEVENNESS AND THE LOT GETS MUDDY AFTER RAINFALL.

FUNC: THE MAIN BUILDING HAS TWO INTERIOR WALLS. THERE IS A SEPARATED HEATED SMALLER BUILDING. THE BUILDING SITS BACK OFF THE ROAD AWAYS AND IS ACCESSED BY A LONGER DRIVEWAY.

ECON: LOCATED ABOUT 1/2 MILE FROM A HWY 29 EXIT IN A SMALL COMMUNITY THAT SITS ABOUT 5 MILES EAST OF THE WAUSAU (WESTON) AREA. THE SUBJECT IS SURROUNDED BY OTHER SMALL COMMERCIAL PROPERTIES.

OTHR: LAND VALUE DETERMINED BY AN ANALYSIS OF VACANT LAND SALES AND LOCALLY ASSESSED VALUES.





SALE REPORT

State ID #	79-37-145-R000034227	IPAS Sale Key #	214173
County	MARATHON	SIC Code	9900
Municipality	KRONENWETTER	Interior Inspection Date	10/05/2022
Local Parcel #	145-2707-222-0979	Revision Date	
Situs Address	100 Paper Pl	Sale Validity	Valid Sale
Situs Zip Code	54455	Sale Index #	2
Appraiser	BENISDC	Year Added to Sales Database	2024

TRANSACTION INFORMATION

Conveyance Date	12/06/2021
Grantor	WAUSAU PAPER CORPORATION
Grantee	PROPERTY MANAGEMENT BY D&E LLC
Affinity	None
Conveyance Type	Warranty/Condo Deed
Prior Use	9900: Office
Intended Use	9900: Office
Time Vacant	3 or more years
Environmental Site	NO

SALE DATA

Sale Price	\$950,000
Adjustment	
Adjusted Reason	
Adjusted Sale Price	\$950,000
Land Value	\$199,000
Improvement Value	\$751,000
Time on Market	5 - 11 months
Recent Asking Price	\$986,722

PROPERTY IMPROVEMENT DATA

Weighted Actual Year Built	1984	
Number of Building Sections	1	
Predominant OCC Code	344	
Primary Area	18,268	
Additional Useable Area	0	
Total Area	18,268	
Basement Area		
Office Area (SF) / (%)	18,268	100%
Sprinkler (SF) / (%)		
Air Conditioning (SF) / (%)	18,268	100%
Notable Features/OBYs		
Stories	2	
Non-office ave wall height	16	
Non-office ave clear height	10	
Frame Type	03: Steel Non Fireproof	
Exterior Wall Type	01: Brick Veneer	

LAND AND IMPROVEMENT SALE ANALYSIS

Adj Sale Price \$ / SF	\$52.00
Adj Sale Price Imps \$ / SF	\$41.11
Acres	5.306
Land Value \$ / Acre	\$37,505
SCR	25.3
RCN + OBY / SF	\$129.54
Physical Res. %	50%
Functional Res. %	100%
Functional OBS 1	
Functional OBS 2	
Functional OBS 3	
Community rating %	90%
NBHD Rating / Other %	100%
NBHD Rating / Other Econ Reason	Neighborhood Rating
Major Thoroughfare	0 to 1 mile
Market Variance	71%

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COMMENTS

GRTR: SERVED AS A HEADQUARTERS FOR THEIR BUSINESS THAT EVENTUALLY WAS SOLD BACK IN 2013. BUILDING WAS VACANT FOR ABOUT FOUR YEARS BEFORE SALE.

GRTE: HAD BEEN LOOKING FOR MORE SPACE FOR THEIR GROWING BUSINESS. OFFERED \$950,000 FOR THE PROPERTY AND THAT WAS ACCEPTED.

BRKR: LISTED BY A LOCAL BROKER. ORIGINALLY, THE LISTING INCLUDED TWO OFFICE BUILDINGS WITH AN ASKING PRICE OF \$2.5 MILLION. A YEAR LATER, DUE TO NO INTEREST, WORKED WITH THE VILLAGE AND SPLIT THE PARCEL SO THAT THERE WAS AN OFFICE BUILDING ON EACH PARCEL. ALSO REDUCED THE ASKING PRICE FOR THIS SUBJECT PROPERTY TO \$986,722 OR ABOUT \$54/SQFT. PROPERTY SOLD 10 MONTHS AFTER PRICE REDUCTION.

PHYS: HVAC WAS IN ROUGH SHAPE AND NEEDED TO BE REPLACED. A FEW AREAS OF THE ROOF/CEILING NEEDED SOME PATCHWORK. AFTER SALE, GRANTEE SPENT ABOUT 200K ON THE HVAC AND ROOF WORK. SOME GENERAL CLEANING NEEDED TO BE DONE AND THERE WERE SOME ITEMS LEFT BEHIND THAT NEEDED TO BE DISCARDED. MINOR CARPET STAINING.

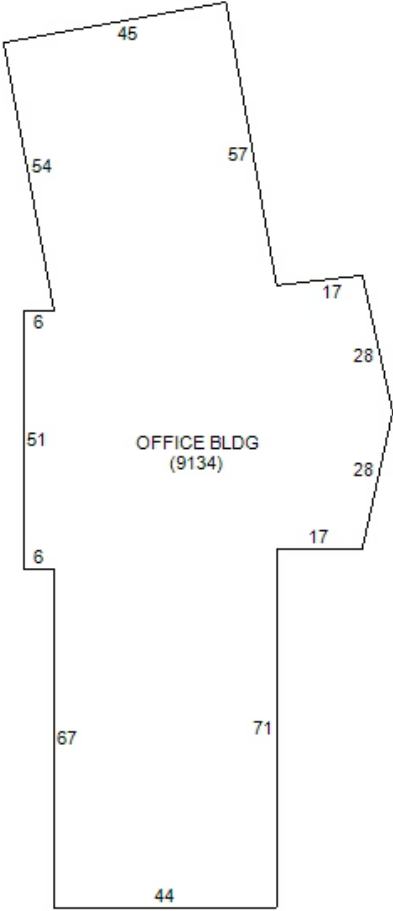
FUNC: NO FUNCTIONAL OBSOLESCENCE OBSERVED FOR THIS OFFICE BUILDING.

ECON: CONVENIENTLY LOCATED 1/2 MILE FROM AN I-39/51 EXIT. THE PARCEL IS CLOSE TO THE INTERSTATE, BUT DUE TO THE TREE COVER, THE BUILDING IS HARDLY VISIBLE FROM IT. COMMERCIAL AND RESIDENTIAL PROPERTIES SURROUND THE SUBJECT.

OTHR: LAND VALUE DETERMINED BY VACANT LAND SALES.

OTHR: MARKET VARIANCE: MOST LIKELY DUE TO THE LACK OF DEMAND FOR OFFICE BUILDINGS, ESPECIALLY SINCE THE COVID-19 PANDEMIC. THE LENGTHY AMOUNT OF TIME THE PROPERTY WAS VACANT ALSO WAS LIKELY A CONTRIBUTING FACTOR.





SALE REPORT

State ID #	79-37-176-R000172913	IPAS Sale Key #	214160
County	MARATHON	SIC Code	5084
Municipality	ROTHSCHILD	Interior Inspection Date	06/28/2023
Local Parcel #	176-2807-354-1016	Revision Date	
Situs Address	508 Creske Ave	Sale Validity	Valid Sale
Situs Zip Code	54474	Sale Index #	2
Appraiser	BENISDC	Year Added to Sales Database	2024

TRANSACTION INFORMATION

Conveyance Date	04/29/2021
Grantor	MARMON DEVELOPMENT LLP
Grantee	IMPERIAL INDUSTRIES INC
Affinity	Adjacent Owner
Conveyance Type	Warranty/Condo Deed
Prior Use	5084: Industrial Machinery & Equipment-WholeSL
Intended Use	3440: Fabricated Structural Metal Products-Mfg
Time Vacant	0 - 1 years
Environmental Site	NO

SALE DATA

Sale Price	\$635,000
Adjustment	
Adjusted Reason	
Adjusted Sale Price	\$635,000
Land Value	\$118,300
Improvement Value	\$516,700
Time on Market	0 - 4 months
Recent Asking Price	\$649,900

PROPERTY IMPROVEMENT DATA

Weighted Actual Year Built	1997	
Number of Building Sections	2	
Predominant OCC Code	406	
Primary Area	8,280	
Additional Useable Area	0	
Total Area	8,280	
Basement Area		
Office Area (SF) / (%)	3,651	44%
Sprinkler (SF) / (%)		
Air Conditioning (SF) / (%)	3,651	44%
Notable Features/OBYs		
Stories	1	
Non-office ave wall height	19	
Non-office ave clear height	19	
Frame Type	04: Pre-Engineered Steel	
Exterior Wall Type	17: Masonry & Metal	

LAND AND IMPROVEMENT SALE ANALYSIS

Adj Sale Price \$ / SF	\$76.69
Adj Sale Price Imps \$ / SF	\$62.40
Acres	2.150
Land Value \$ / Acre	\$55,023
SCR	11.31
RCN + OBY / SF	\$95.53
Physical Res. %	77%
Functional Res. %	95%
Functional OBS 1	Office/Plant Ratio
Functional OBS 2	
Functional OBS 3	
Community rating %	95%
NBHD Rating / Other %	100%
NBHD Rating / Other Econ Reason	Neighborhood Rating
Major Thoroughfare	0 to 1 mile
Market Variance	94%

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COMMENTS

GRTR: NO LONGER NEEDED THIS PROPERTY DUE TO RETIREMENT.

GRTE: IS THE ADJACENT OWNER AND HAS MULTIPLE PROPERTIES IN THIS BUSINESS PARK. PURCHASED PROPERTY FOR EXPANSION. INITIAL OFFER WAS \$600,000.

BRKR: LISTED BY A LOCAL BROKER WITH AN ASKING PRICE OF \$649,900 FOR ABOUT 3 TO 4 MONTHS.

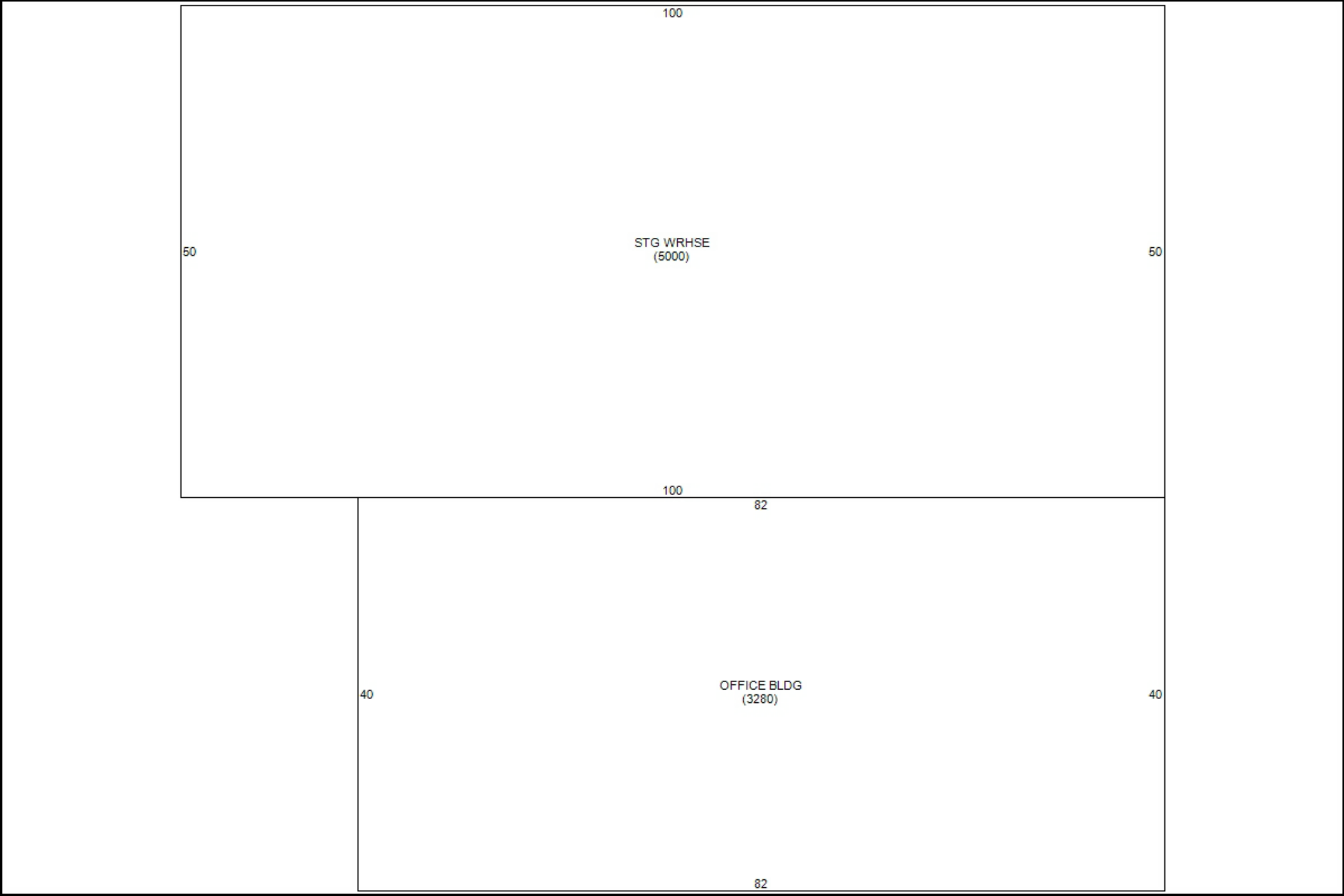
PHYS: BUILDING IN SOUND CONDITION. NO ISSUES WITH THE ROOF NOR THE MECHANICALS. THE OFFICE IS MADE UP OF MOSTLY INDIVIDUAL OFFICES WITH SOME CUBICLES AND HAS NICE TRIM WORK. THIS SMALLER BUILDING HAS TWO OVERHEAD DOORS AND ONE DOCK.

FUNC: THE OFFICE AREA REPRESENTS NEARLY HALF OF THE TOTAL SQUARE FOOTAGE OF THE BUILDING.

ECON: LOCATED IN THE MIDDLE OF A BUSINESS PARK WITH RETAIL PROPERTIES TO THE WEST AND INDUSTRIAL/STORAGE PROPERTIES TO THE EAST. LOWER TRAFFIC FLOW. THE BUILDING IS LESS THAN ONE MILE FROM AN I-51 EXIT.

OTHR: LAND VALUE DETERMINED BY AN ANALYSIS OF VACANT LAND SALES.





SALE REPORT

State ID #	79-37-182-R000010629	IPAS Sale Key #	194431
County	MARATHON	SIC Code	3490
Municipality	STRATFORD	Interior Inspection Date	10/26/2021
Local Parcel #	182-2704-191-1004	Revision Date	
Situs Address	119208 North St	Sale Validity	Valid Sale
Situs Zip Code	54484	Sale Index #	4
Appraiser	BENISDC	Year Added to Sales Database	2024

TRANSACTION INFORMATION

Conveyance Date	07/01/2021
Grantor	STRATFORD GENERAL CORP
Grantee	PAPE PROPERTIES LLC
Affinity	Business
Conveyance Type	Warranty/Condo Deed
Prior Use	3490: Misc. Fabricated Metal Products-Mfg
Intended Use	3490: Misc. Fabricated Metal Products-Mfg
Time Vacant	0 - 1 years
Environmental Site	NO

SALE DATA

Sale Price	\$460,000
Adjustment	
Adjusted Reason	
Adjusted Sale Price	\$460,000
Land Value	\$97,800
Improvement Value	\$362,200
Time on Market	0 - 4 months
Recent Asking Price	\$460,000

PROPERTY IMPROVEMENT DATA

Weighted Actual Year Built	1954	
Number of Building Sections	8	
Predominant OCC Code	494	
Primary Area	31,221	
Additional Useable Area	0	
Total Area	31,221	
Basement Area		
Office Area (SF) / (%)	1,308	4%
Sprinkler (SF) / (%)		
Air Conditioning (SF) / (%)	0	0%
Notable Features/OBYs		
Stories	1	
Non-office ave wall height	13	
Non-office ave clear height	13	
Frame Type	05: Wood Joist Typical Wooc	
Exterior Wall Type	07: Metal Light	

LAND AND IMPROVEMENT SALE ANALYSIS

Adj Sale Price \$ / SF	\$14.73
Adj Sale Price Imps \$ / SF	\$11.60
Acres	12.230
Land Value \$ / Acre	\$7,997
SCR	17.06
RCN + OBY / SF	\$62.82
Physical Res. %	33%
Functional Res. %	75%
Functional OBS 1	Layout
Functional OBS 2	Office/Plant Ratio
Functional OBS 3	Ceiling Height
Community rating %	85%
NBHD Rating / Other %	100%
NBHD Rating / Other Econ Reason	Neighborhood Rating
Major Thoroughfare	0 to 1 mile
Market Variance	88%

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COMMENTS

GRTR: NEARING RETIREMENT AND WANTING TO SELL THE BUSINESSES AND THE REAL ESTATE. APPROACHED GRANTEE TO SEE IF THERE WAS ANY INTEREST IN PURCHASING. AN APPRAISAL WAS COMPLETED TO DETERMINE THE SALE PRICE. ENVIRONMENTAL STUDY WAS DONE AND CAME BACK CLEAN. THOUGHT PROPERTY SOLD FOR FAIR MARKET VALUE.

GRTE: PURCHASED ONE OF THE TWO BUSINESSES THAT OCCUPIES THE PROPERTY. OPERATES OTHER BUS SERVICES THROUGHOUT THE WEST SIDE OF THE STATE. WAS LOOKING TO EXPAND HIS BUSINESS AND THIS PROVIDED AN OPPORTUNITY TO GET INTO ANOTHER GEOGRAPHICAL AREA.

PHYS: THIS FACILITY IS AGED AND LOOKS OUTDATED. MOST OF THE SQUARE FOOTAGE WAS CONSTRUCTED IN 1920 & 1930.

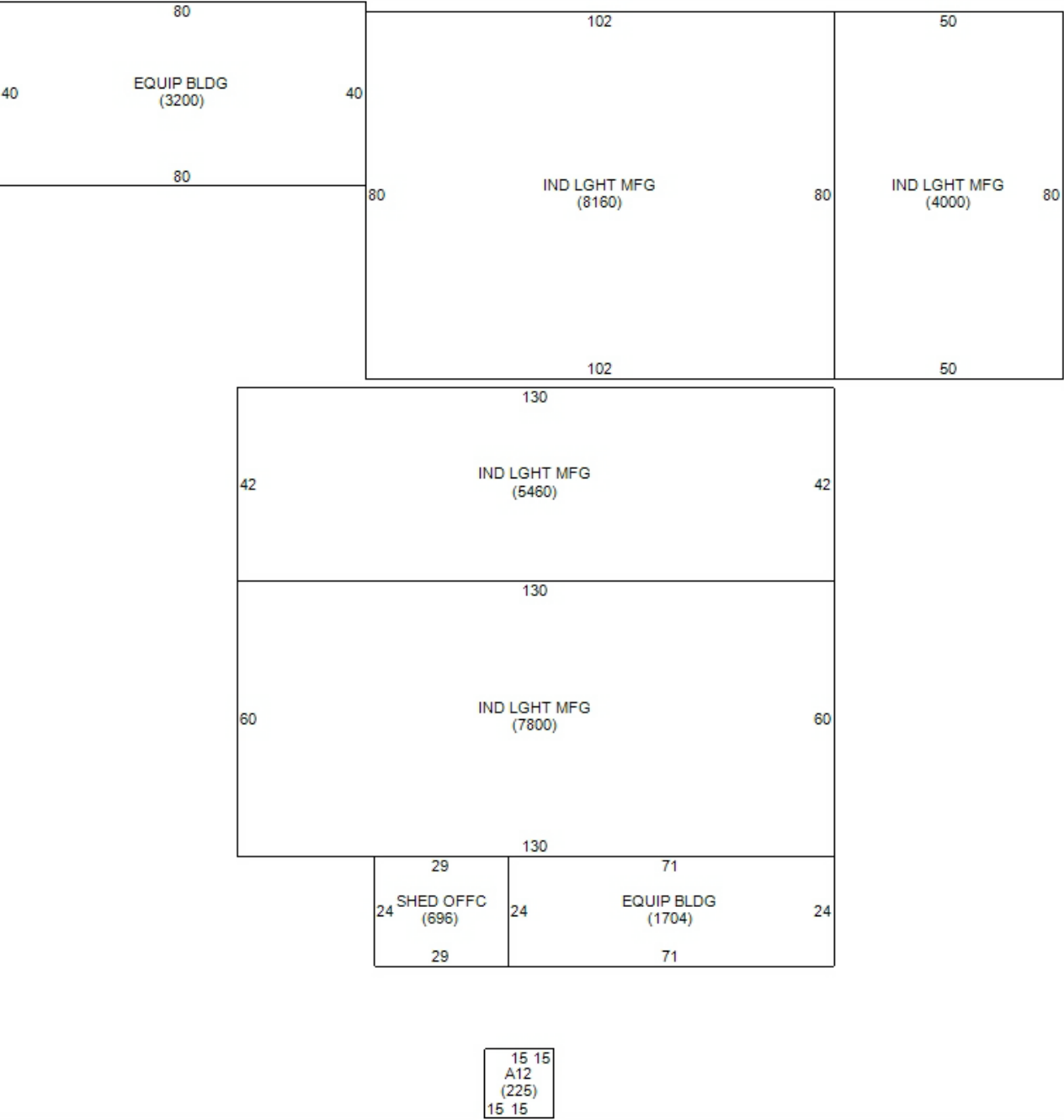
FUNC: A LOW AMOUNT OF OFFICE SQUARE FOOTAGE. THERE ARE TWO SEPARATED BUILDINGS, BOTH WITH ADD-ON CONSTRUCTION. SUBSTANDARD HEIGHT.

ECON: SURROUNDED BY A MIX OF COMMERCIAL AND RESIDENTIAL PROPERTIES. NEAREST MAJOR THROUGHFARE IS HWY 29, WHICH IS 10 MILES TO THE NORTH. THE VILLAGE OF STRATFORD HAS A POPULATION OF ABOUT 1,500, BUT DOES HAVE A SUBSTANTIAL MANUFACTURING BASE.

OTHR: LAND VALUE DETERMINED BY AN ANALYSIS OF VACANT LAND SALES. THERE ARE SOME WETLANDS TOWARD THE REAR OF THE PROPERTY.

APPR: THERE ARE TWO COMPANIES ON SITE. ONE IS A MANUFACTURING COMPANY THAT OCCUPIES JUST OVER 50% OF THE SQUARE FOOTAGE. THE OTHER IS A SCHOOL BUS OPERATOR. THE GRANTEE PURCHASED THE SCHOOL BUS SERVICE ALONG WITH THE REAL ESTATE AND WILL CONTINUE TO LEASE TO THE MANUFACTURING COMPANY. THE GRANTOR HAD OWNED BOTH BUSINESSES. AT TIME OF SALE, THE MANUFACTURING COMPANY HAD 3 YEARS LEFT ON ITS LEASE WITH TWO OPTIONS (A 3-YEAR & A 4-YEAR) TO RENEW AND IS REQUIRED TO PAY FOR ANY INTERIOR MAINTENANCE AND 50% OF THE TAXES/INSURANCE IN THE AREA THE COMPANY OCCUPIES. THERE IS NO CENTRAL AIR CONDITIONING IN THE OFFICE. SINCE THIS IS A PARTIAL BUSINESS SALE, A SCAR WAS COMPLETED. THE SCAR, APPRAISAL AND THE MARKET VARIANCE SHOW THAT THE SALE PRICE WAS REPRESENTATIVE OF FAIR MARKET VALUE.





SALE REPORT

State ID #	79-37-192-R000172839	IPAS Sale Key #	214144
County	MARATHON	SIC Code	7999
Municipality	WESTON	Interior Inspection Date	10/19/2023
Local Parcel #	192-2808-234-0025	Revision Date	
Situs Address	8706 Progress Way	Sale Validity	Valid Sale
Situs Zip Code	54476	Sale Index #	2
Appraiser	BENISDC	Year Added to Sales Database	2024

TRANSACTION INFORMATION

Conveyance Date	02/28/2022
Grantor	PREMIER SPORTS ACADEMY LLC
Grantee	PROGRESS WESTON LLC
Affinity	None
Conveyance Type	Warranty/Condo Deed
Prior Use	7999: Amusement & Recreation Nec-Svcs
Intended Use	3490: Misc. Fabricated Metal Products-Mfg
Time Vacant	0 - 1 years
Environmental Site	NO

SALE DATA

Sale Price	\$970,000
Adjustment	
Adjusted Reason	
Adjusted Sale Price	\$970,000
Land Value	\$204,100
Improvement Value	\$765,900
Time on Market	5 - 11 months
Recent Asking Price	\$1,249,000

PROPERTY IMPROVEMENT DATA

Weighted Actual Year Built	2015	
Number of Building Sections	1	
Predominant OCC Code	406	
Primary Area	17,050	
Additional Useable Area	0	
Total Area	17,050	
Basement Area		
Office Area (SF) / (%)	1,800	11%
Sprinkler (SF) / (%)		
Air Conditioning (SF) / (%)	1,800	11%
Notable Features/OBYs		
Stories	1	
Non-office ave wall height	26	
Non-office ave clear height	24	
Frame Type	04: Pre-Engineered Steel	
Exterior Wall Type	07: Metal Light	

LAND AND IMPROVEMENT SALE ANALYSIS

Adj Sale Price \$ / SF	\$56.89
Adj Sale Price Imps \$ / SF	\$44.92
Acres	3.710
Land Value \$ / Acre	\$55,013
SCR	9.48
RCN + OBY / SF	\$73.88
Physical Res. %	90%
Functional Res. %	90%
Functional OBS 1	Construction Materials
Functional OBS 2	
Functional OBS 3	
Community rating %	95%
NBHD Rating / Other %	100%
NBHD Rating / Other Econ Reason	Neighborhood Rating
Major Thoroughfare	0 to 1 mile
Market Variance	79%

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COMMENTS

GRTR: DUE TO LACK OF DEMAND IN THE AREA FOR ITS BUSINESS SERVICES, CLOSED COMPANY.

GRTE: IS A REAL ESTATE INVESTOR LOOKING TO ADD TO HIS PORTFOLIO. OFFERED QUITE A BIT LESS THAN ASKING PRICE BECAUSE HE KNEW THAT THERE WOULD BE A SIGNIFICANT INVESTMENT POST SALE IN MAKING THE FACILITY MORE FUNCTIONAL SUCH AS ADDING A CONCRETE FLOOR, DOCK AREA, AND A SPRINKLER SYSTEM FOR FIRE SUPPRESSION.

BRKR: PROPERTY LISTED BY A LOCAL BROKER FOR \$1,249,000 FOR ABOUT 3 MONTHS. THERE IS ROOM TO DOUBLE THE SIZE OF THE FACILITY ALLOWING ROOM FOR FUTURE GROWTH.

PHYS: THIS NEWER BUILDING WAS CONSTRUCTED IN 2015 AND WAS USED AS A VENUE TO PRACTICE SPORTS. THERE IS LIMITED TO NO SIGNS OF WEAR AND TEAR.

FUNC: SINCE THIS PROPERTY WAS USED AS A SPORT FACILITY WITH ARTIFICIAL TURF, THERE WAS NO CONCRETE FLOOR AT THE TIME SALE. A CONCRETE FLOOR NEEDED TO BE ADDED AFTER THE SALE.

ECON: LOCATED IN A BUSINESS PARK A LITTLE OVER A MILE FROM A HWY 29 EXIT. THIS PARCEL HAS VISIBILITY FROM HWY 29.

OTHR: LAND VALUE DETERMINED BY AN ANALYSIS OF VACANT LAND SALES IN THE AREA.

OTHR: MARKET VARIANCE MAY BE DUE TO THE LACK OF TYPICAL FLOORING AT THE TIME OF SALE.

APPR: THE ARTIFICIAL TURF WAS REMOVED PRIOR TO THE SALE. AN ADJUSTMENT IS MOST LIKELY WARRANTED FOR THE LACK OF A CONCRETE FLOOR AT THE TIME OF SALE.



110

SALE REPORT

State ID #	79-37-211-R000010638	IPAS Sale Key #	214467
County	MARATHON	SIC Code	2653
Municipality	COLBY	Interior Inspection Date	10/19/2023
Local Parcel #	211-2802-183-1009	Revision Date	
Situs Address	610 S Division St	Sale Validity	Valid Sale
Situs Zip Code	54421	Sale Index #	2
Appraiser	BENISDC	Year Added to Sales Database	2024

TRANSACTION INFORMATION

Conveyance Date	04/06/2022
Grantor	PACKAGING CORPORATION OF AMERICA
Grantee	PINTER ENTERPRISES LLC
Affinity	None
Conveyance Type	Warranty/Condo Deed
Prior Use	2653: Corrugated & Solid Fiber Boxes-Mfg
Intended Use	5722: Household Appliance Stores-Retail
Time Vacant	1 - 3 years
Environmental Site	Unknown

SALE DATA

Sale Price	\$145,000
Adjustment	
Adjusted Reason	
Adjusted Sale Price	\$145,000
Land Value	\$32,900
Improvement Value	\$112,100
Time on Market	12 - 24 months
Recent Asking Price	\$200,000

PROPERTY IMPROVEMENT DATA

Weighted Actual Year Built	1990	
Number of Building Sections	1	
Predominant OCC Code	494	
Primary Area	5,500	
Additional Useable Area	0	
Total Area	5,500	
Basement Area		
Office Area (SF) / (%)	1,255	23%
Sprinkler (SF) / (%)	5,500	100%
Air Conditioning (SF) / (%)	4,000	73%
Notable Features/OBYs		
Stories	1	
Non-office ave wall height	15	
Non-office ave clear height	14	
Frame Type	03: Steel Non Fireproof	
Exterior Wall Type	07: Metal Light	

LAND AND IMPROVEMENT SALE ANALYSIS

Adj Sale Price \$ / SF	\$26.36
Adj Sale Price Imps \$ / SF	\$20.38
Acres	0.730
Land Value \$ / Acre	\$45,068
SCR	5.78
RCN + OBY / SF	\$90.03
Physical Res. %	42%
Functional Res. %	90%
Functional OBS 1	Layout
Functional OBS 2	Office/Plant Ratio
Functional OBS 3	
Community rating %	90%
NBHD Rating / Other %	100%
NBHD Rating / Other Econ Reason	Neighborhood Rating
Major Thoroughfare	0 to 1 mile
Market Variance	67%

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COMMENTS

GRTR: OWNED THIS PROPERTY AND THE MAIN PLANT ACROSS THE STREET IN CLARK COUNTY. THE PROPERTIES SUFFERED SOME STORM DAMAGE AND BEING THAT THIS WAS ONE OF THEIR OLDER FACILITIES DECIDED NOT TO FIX THE DAMAGE. COMPANY HAD RECENTLY CONSTRUCTED A NEW FACILITY IN MARSHFIELD AND IT MADE SENSE TO CONSOLIDATE THERE.

GRTE: PURCHASED PRIMARILY FOR INVESTMENT PURPOSES AND IS CURRENTLY LEASING THE BUILDING. HEARD THAT THE PROPERTY WAS AVAILABLE FOR PURCHASE THROUGH AN EMPLOYEE OF THE GRANTOR. THOUGHT PROPERTY SOLD FOR FAIR MARKET VALUE.

BRKR: THIS PROPERTY WAS ADVERTISED ON COSTAR BY A LARGE BROKERAGE FIRM OUT OF MILWAUKEE. IN ADDITION, IT WAS MADE KNOWN IN THE AREA THAT PCA WAS MOVING OUT AND THE FACILITY WAS GOING TO BE AVAILABLE FOR PURCHASE. THE PROPERTY WAS ON THE MARKET FOR 14 MONTHS.

PHYS: BUILDING SUFFERED SOME STORM DAMAGE. THE NORTH EXTERIOR WALL BOWS OUT A BIT. THE FLOOR IS MARKED UP AND THE AIR CONDITIONING NEEDED SOME REPAIR.

FUNC: THERE IS AN INTERIOR WALL IN THE NON-OFFICE SPACE.

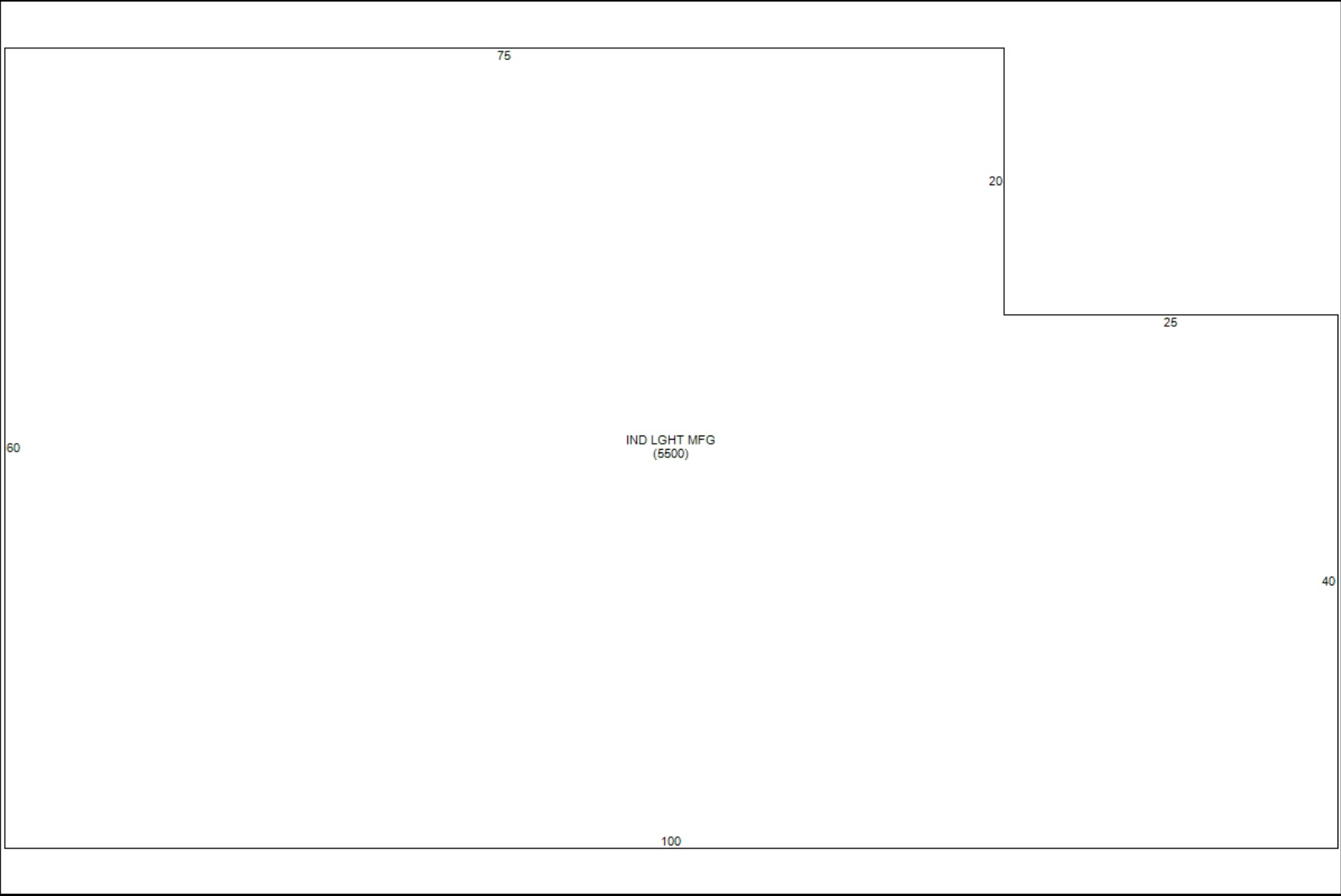
ECON: PROPERTY LOCATED IN A SMALL RURAL CITY WITH A POPULATION OF ABOUT 1900. ALTHOUGH IT IS LOCATED ON HWY 13 WITH GOOD ACCESS AND VISIBILITY, DUE TO A LACK OF POPULATION BASE IN THE AREA THE TRAFFIC IS LIMITED. THE PROPERTY IS SURROUNDED BY COMMERCIAL (RETAIL AND NON-RETAIL) AND RESIDENTIAL PROPERTIES. A MANUFACTURING COMPANY IS ACROSS THE STREET. AN EXIT TO HWY 29 LAYS ABOUT 2 MILES TO THE NORTH.

OTHR: LAND VALUE DETERMINED BY AN ANALYSIS OF VACANT LAND SALES.

OTHR: MARKET VARIANCE IS MOST LIKELY DUE TO A MOTIVATED SELLER WHO WANTED THIS PROPERTY OFF THEIR BOOKS. THE STORM DAMAGE MAY HAVE ALSO BEEN A FACTOR.

APPR: THIS SALE INCLUDED ANOTHER PARCEL TWO LOTS AWAY. THE PARCEL (211-2802-183-1016) IS A PAVED AREA USED FOR PARKING.





SALE REPORT

State ID #	79-37-251-R000010651	IPAS Sale Key #	208345
County	MARATHON	SIC Code	5093
Municipality	MOSINEE	Interior Inspection Date	07/28/2022
Local Parcel #	251-2707-274-9997	Revision Date	
Situs Address	1050 Indianhead Dr	Sale Validity	Valid Sale
Situs Zip Code	54455	Sale Index #	1
Appraiser	BENISDC	Year Added to Sales Database	2024

TRANSACTION INFORMATION

Conveyance Date	12/23/2022
Grantor	STNL INDIANHEAD DRIVE LLC
Grantee	DEROSS COMMERCIAL MOSINEE LLC
Affinity	None
Conveyance Type	Warranty/Condo Deed
Prior Use	5093: Scrap & Waste Materials-WholeSL
Intended Use	5093: Scrap & Waste Materials-WholeSL
Time Vacant	0 - 1 years
Environmental Site	NO

SALE DATA

Sale Price	\$10,000,000
Adjustment	
Adjusted Reason	
Adjusted Sale Price	\$10,000,000
Land Value	\$691,000
Improvement Value	\$9,309,000
Time on Market	5 - 11 months
Recent Asking Price	\$10,958,000

PROPERTY IMPROVEMENT DATA

Weighted Actual Year Built	1992	
Number of Building Sections	3	
Predominant OCC Code	494	
Primary Area	192,781	
Additional Useable Area	0	
Total Area	192,781	
Basement Area		
Office Area (SF) / (%)	21,861	11%
Sprinkler (SF) / (%)	192,781	100%
Air Conditioning (SF) / (%)	21,861	11%
Notable Features/OBYs		
Stories	1	
Non-office ave wall height	28	
Non-office ave clear height	27	
Frame Type	04: Pre-Engineered Steel	
Exterior Wall Type	07: Metal Light	

LAND AND IMPROVEMENT SALE ANALYSIS

Adj Sale Price \$ / SF	\$51.87
Adj Sale Price Imps \$ / SF	\$48.29
Acres	39.483
Land Value \$ / Acre	\$17,501
SCR	8.92
RCN + OBY / SF	\$88.51
Physical Res. %	62%
Functional Res. %	90%
Functional OBS 1	Size
Functional OBS 2	Ceiling Height
Functional OBS 3	
Community rating %	95%
NBHD Rating / Other %	100%
NBHD Rating / Other Econ Reason	Neighborhood Rating
Major Thoroughfare	0 to 1 mile
Market Variance	103%

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COMMENTS

GRTR: PART OF BUSINESS MODEL IS TO PURCHASE LEASED PROPERTIES, MAKE THE LEASE TERMS MORE ATTRACTIVE FOR POTENTIAL INVESTORS, AND THEN SELL. OWNED PROPERTY FOR LESS THAN TWO YEARS. PHASE 1 STUDY CAME BACK CLEAN. THOUGHT PROPERTY SOLD FOR FAIR MARKET VALUE.

GRTE: AN INVESTOR LOOKING TO ADD TO HIS PORTFOLIO. GRANTEE'S BROKER NOTIFIED HIM THAT THIS PROPERTY WAS AVAILABLE FOR PURCHASE. FINANCING APPRAISAL CAME IN AT \$10,250,000. THOUGHT THE PROPERTY SOLD FOR FAIR MARKET VALUE.

PHYS: STRUCTURE IS IN SOUND CONDITION. THE TENANT'S PROCESS IS DIRTY AND AS A RESULT, FLOORS ARE STAINED AND SOILED THROUGHOUT, INCLUDING SOME OF THE OFFICE AREA. PARKING AREA HAD CRACKS. THE FACILITY HAS 16 DOCK DOORS AND 2 OVERHEAD (DRIVE-IN) DOORS.

BRKR: LISTED BY A NATIONAL FIRM AT \$10,958,000 FOR ABOUT 5 MONTHS.

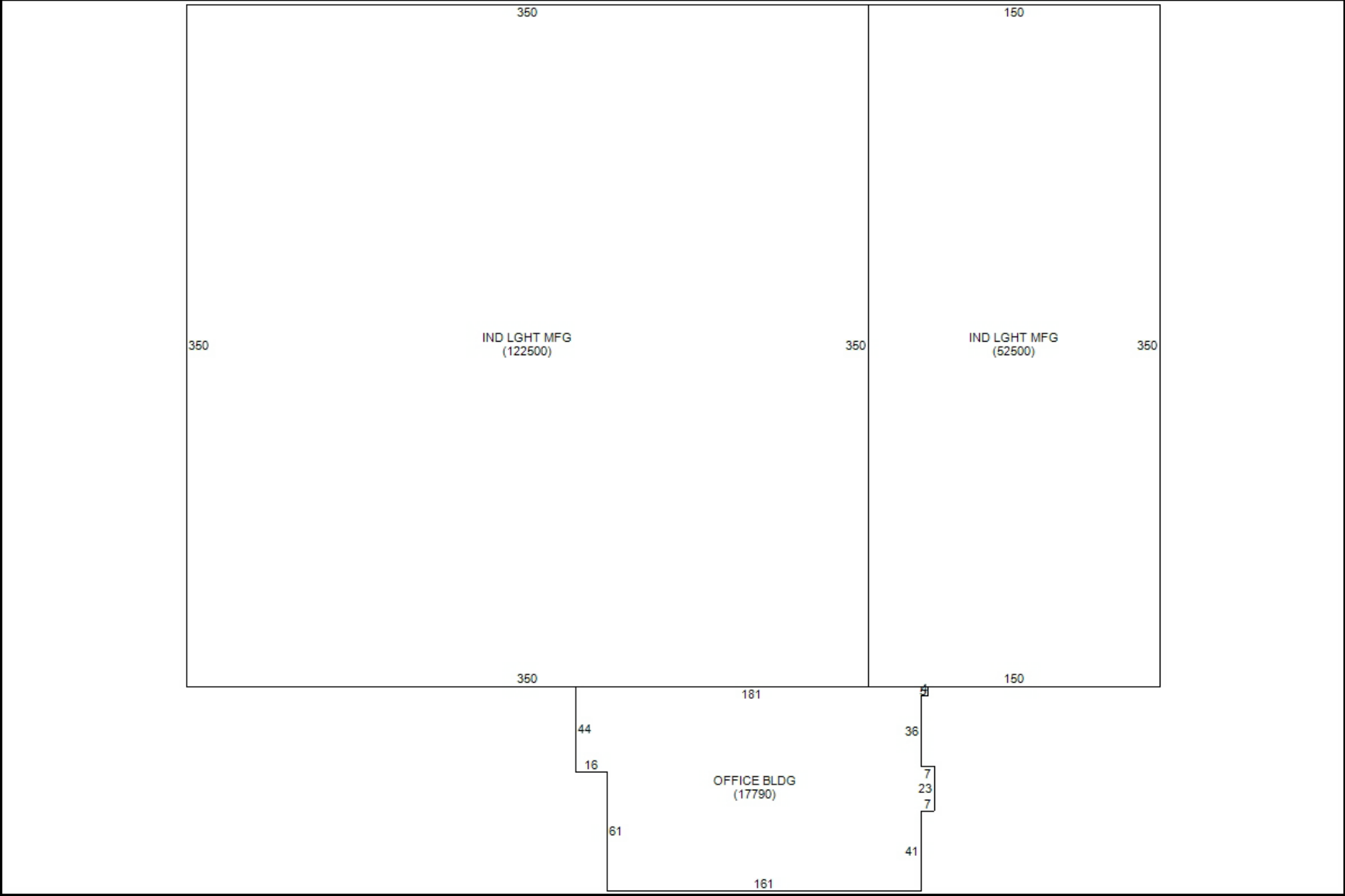
FUNC: VARYING CEILING HEIGHT. THE FACILITY IS LARGE IN SIZE, ESPECIALLY FOR THE COMMUNITY IT IS LOCATED IN. THERE IS NO INTERIOR WALL IN BETWEEN THE TWO VARIED HEIGHT PARTS OF THE FACILITY.

ECON: LOCATED IN AN INDUSTRIAL PARK ABOUT A MILE FROM INTERSTATE 39. THE INDUSTRIAL PARK IS LOCATED ACROSS THE STREET FROM THE CENTRAL WISCONSIN AIRPORT THAT SERVICES THE WAUSAU AREA. THE CITY OF MOSINEE IS LOCATED ABOUT 15 MILES SOUTH OF WAUSAU AND HAS A POPULATION OF LESS THAN 5,000.

OTHR: LAND VALUE: DETERMINED BY VACANT LAND SALES AND AN ANALYSIS OF LOCALLY ASSESSED VALUES.

APPR: GRANTOR PURCHASED PROPERTY IN EARLY 2021. DURING OWNERSHIP HAD RENEGOTIATED LEASE TERMS WHICH INCLUDED RENT INCREASES, A TWO-YEAR LEASE EXTENSION, AND SHIFTING THE LEASE STRUCTURE FROM A TRIPLE NET LEASE TO AN ABSOLUTE NET LEASE (NO LANDLORD RESPONSIBILITIES). AT TIME OF SALE, TENANT HAD SIX YEARS LEFT ON LEASE WITH TWO 5-YEAR OPTIONS TO RENEW. THERE ARE RENT INCREASES EVERY COUPLE OF YEARS. THIS PROPERTY SOLD IN 2019 FOR \$6,100,000. IT INCLUDED A LEASE BUYOUT OF THE TENANT AT THAT TIME. THE DETAILS OF THE LEASE BUYOUT/TERMINATION WERE UNAVAILABLE, SO THE SALE WAS NOT INCLUDED IN THE DOR SALE DATABASE. THIS PROPERTY SOLD AGAIN IN 2021 FOR \$7,110,000.





SALE REPORT

State ID #	79-37-281-R000010684	IPAS Sale Key #	214178
County	MARATHON	SIC Code	3444
Municipality	SCHOFIELD	Interior Inspection Date	06/20/2023
Local Parcel #	281-2808-181-9944	Revision Date	
Situs Address	724 Ross Ave	Sale Validity	Valid Sale
Situs Zip Code	54476	Sale Index #	4
Appraiser	BENISDC	Year Added to Sales Database	2024

TRANSACTION INFORMATION

Conveyance Date	01/31/2023
Grantor	DAVID J AND KAREN L GLEASON
Grantee	PAR 5 HOLDINGS LLC
Affinity	Business
Conveyance Type	Warranty/Condo Deed
Prior Use	3444: Sheet Metalwork-Mfg
Intended Use	3444: Sheet Metalwork-Mfg
Time Vacant	0 - 1 years
Environmental Site	NO

SALE DATA

Sale Price	\$400,000
Adjustment	
Adjusted Reason	
Adjusted Sale Price	\$400,000
Land Value	\$74,500
Improvement Value	\$325,500
Time on Market	0 - 4 months
Recent Asking Price	\$400,000

PROPERTY IMPROVEMENT DATA

Weighted Actual Year Built	1980	
Number of Building Sections	1	
Predominant OCC Code	494	
Primary Area	9,050	
Additional Useable Area	0	
Total Area	9,050	
Basement Area		
Office Area (SF) / (%)	400	4%
Sprinkler (SF) / (%)		
Air Conditioning (SF) / (%)	400	4%
Notable Features/OBYs		
Stories	1	
Non-office ave wall height	14	
Non-office ave clear height	14	
Frame Type	04: Pre-Engineered Steel	
Exterior Wall Type	07: Metal Light	

LAND AND IMPROVEMENT SALE ANALYSIS

Adj Sale Price \$ / SF	\$44.20
Adj Sale Price Imps \$ / SF	\$35.97
Acres	1.241
Land Value \$ / Acre	\$60,032
SCR	5.97
RCN + OBY / SF	\$71.33
Physical Res. %	52%
Functional Res. %	100%
Functional OBS 1	
Functional OBS 2	
Functional OBS 3	
Community rating %	95%
NBHD Rating / Other %	100%
NBHD Rating / Other Econ Reason	Neighborhood Rating
Major Thoroughfare	1 to 3 miles
Market Variance	102%

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COMMENTS

GRTR: WAS RETIRING SO WANTED TO SELL BOTH THE BUSINESS AND THE REAL ESTATE. THIS WAS NOT PUBLICLY MARKETING THROUGH A BROKER.

GRTE: HAD DONE BUSINESS WITH THE GRANTOR. GRANTOR HAD MENTIONED THAT HE WAS RETIRING AND WAS GOING TO SELL. GRANTEE THOUGHT THIS WOULD BE A GOOD BUSINESS OPPORTUNITY AND INVESTMENT.

PHYS: A BIT OF AN AGED APPEARANCE ON THE INSIDE. FLOORS SOILED IN AREAS. EXTERIOR WALLS SLIGHTLY STAINED WITH SOME MINOR DENTING. VERY LIMITED PAVING AROUND THE FACILITY. THE BUILDING HAS 5 OVERHEAD DOORS.

FUNC: NO CLEAR FUNCTIONAL OBSOLESCENCE OBSERVED. THE OFFICE PERCENTAGE IS BORDERLINE.

ECON: LOCATED IN AN INDUSTRIAL PARK ABOUT 1.5 MILES FROM HWY 29. THE LOT IS ON ROSS AVE WHICH HAS MODERATE TRAFFIC. THE BUILDING SITS TOWARDS THE REAR OF THE PARCEL AND HAS LIMITED EXPOSURE FROM THE ROAD.

OTHR: LAND VALUE WAS DETERMINED BY AN ANALYSIS OF VACANT LAND SALES.

APPR: THIS SALE IS A BUSINESS SALE. EVERYTHING WAS PURCHASED IN ONE LUMP SUM TRANSACTION AND \$400,000 WAS ALLOCATED TO THE REAL ESTATE BASED ON AN APPRAISAL THAT WAS DONE IN 2020 FOR \$385,000. A LATE 2022 FINANCING APPRAISAL CAME IN AT \$432,000. DUE TO THIS BEING A BUSINESS SALE, A SUPPORTING SCAR WAS COMPLETED. THE TWO APPRAISALS, THE SCAR, AND THE MARKET VARIANCE SHOW THAT THE \$400,000 LISTED ON THE REAL ESTATE TRANSFER RETURN IS INDICATIVE OF MARKET VALUE.



SALE REPORT

State ID #	79-37-291-R000169836	IPAS Sale Key #	212642
County	MARATHON	SIC Code	5063
Municipality	WAUSAU	Interior Inspection Date	07/11/2023
Local Parcel #	29129062530975	Revision Date	
Situs Address	400 S 86th Ave	Sale Validity	Valid Sale
Situs Zip Code	54401	Sale Index #	1
Appraiser	BLUMJR	Year Added to Sales Database	2024

TRANSACTION INFORMATION

Conveyance Date	11/29/2021
Grantor	CANNISTRA PROPERTIES LLC
Grantee	MOUA REAL ESTATE HOLDINGS LLC
Affinity	None
Conveyance Type	Warranty/Condo Deed
Prior Use	5063: Electrical Apparatus & Equipment-WholeSL
Intended Use	2392: Housefurnishings Nec-Mfg
Time Vacant	0 - 1 years
Environmental Site	NO

SALE DATA

Sale Price	\$489,000
Adjustment	
Adjusted Reason	
Adjusted Sale Price	\$489,000
Land Value	\$77,500
Improvement Value	\$411,500
Time on Market	5 - 11 months
Recent Asking Price	\$489,000

PROPERTY IMPROVEMENT DATA

Weighted Actual Year Built	1999	
Number of Building Sections	2	
Predominant OCC Code	494	
Primary Area	7,260	
Additional Useable Area	0	
Total Area	7,260	
Basement Area		
Office Area (SF) / (%)	1,920	26%
Sprinkler (SF) / (%)		
Air Conditioning (SF) / (%)	7,260	100%
Notable Features/OBYs		
Stories	1	
Non-office ave wall height	20	
Non-office ave clear height	20	
Frame Type	04: Pre-Engineered Steel	
Exterior Wall Type	07: Metal Light	

LAND AND IMPROVEMENT SALE ANALYSIS

Adj Sale Price \$ / SF	\$67.36
Adj Sale Price Imps \$ / SF	\$56.68
Acres	1.810
Land Value \$ / Acre	\$42,818
SCR	10.86
RCN + OBY / SF	\$104.97
Physical Res. %	74%
Functional Res. %	95%
Functional OBS 1	Office/Plant Ratio
Functional OBS 2	
Functional OBS 3	
Community rating %	95%
NBHD Rating / Other %	100%
NBHD Rating / Other Econ Reason	Neighborhood Rating
Major Thoroughfare	0 to 1 mile
Market Variance	81%

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COMMENTS

GRTR: DID NOT RETURN CALLS OR EMAILS.

GRTE: SOUGHT NEWER AND LARGER SPACE FOR THEIR LINEN MFG BUSINESS. FOUND THIS PROPERTY LISTED FOR SALE AND FELT IT WOULD PROVIDE THE SPACE NEEDED TO EXPAND PRODUCTION. THEY FELT THE LIST PRICE WAS FAIR AND OFFERED/PURCHASED AT LIST PRICE.

BRKR: PROPERTY WAS LISTED BY A BROKER AND WAS LISTED IN JULY, 2021 FOR \$489,000. THE PROPERTY WAS ON THE MARKET FOR ABOUT 5 MONTHS.

PHYS: PROPERTY WAS REPORTED AND OBSERVED TO BE IN MODERATE TO GOOD CONDITION WITH LIMITED OBSERVED WEAR. THERE APPEARED TO BE NO NEEDED MAINTENANCE OUTSIDE OF ASPHALT SEALING OR REPAIR AND NO REPORTED REPAIRS OR MAINTENANCE NEEDS AT THE TIME OF SALE.

FUNC: FUNCTIONAL OBSOLESCENCE IS DUE TO HIGHER THAN TYPICAL OFFICE TO PLANT RATIO FOR THIS SIZE BUILDING.

ECON: THIS PROPERTY IS LOCATED IN THE CITY OF WAUSAU'S INDUSTRIAL PARK. IT HAS A MIX OF COMMERCIAL AND INDUSTRIAL PROPERTIES SURROUNDING IT. GOOD ACCESS TO US HWY 29 AT LESS THAN 2 MILES AWAY AND US HWY 51 AROUND 4 MILES AWAY.

OTHR: LAND ANALYSIS: A LAND STUDY OF VACANT LAND SALES COUPLED WITH LOCAL LAND VALUES WERE REVIEWED IN DETERMINING LAND VALUE.



60		
89	IND LGHT MFG (5340)	89
60		
32	OFFICE BLDG (1920)	32
60		

SALE REPORT

State ID #	79-37-291-R000010739	IPAS Sale Key #	213093
County	MARATHON	SIC Code	3272
Municipality	WAUSAU	Interior Inspection Date	07/25/2023
Local Parcel #	291-2907-243-0953	Revision Date	
Situs Address	406 Winton St	Sale Validity	Unconfirmed
Situs Zip Code	54403	Sale Index #	2
Appraiser	BLUMJR	Year Added to Sales Database	2024

TRANSACTION INFORMATION

Conveyance Date	05/23/2023
Grantor	COUNTY MATERIALS CORP
Grantee	406 WINTON ST LLC
Affinity	None
Conveyance Type	Warranty/Condo Deed
Prior Use	3272: Concrete Products Nec-Mfg
Intended Use	3599: Industrial Machinery Nec-Mfg
Time Vacant	3 or more years
Environmental Site	NO

SALE DATA

Sale Price	\$2,225,000
Adjustment	
Adjusted Reason	
Adjusted Sale Price	\$2,225,000
Land Value	\$619,900
Improvement Value	\$1,605,100
Time on Market	12 - 24 months
Recent Asking Price	\$2,225,000

PROPERTY IMPROVEMENT DATA

Weighted Actual Year Built	1965	
Number of Building Sections	17	
Predominant OCC Code	494	
Primary Area	55,593	
Additional Useable Area	0	
Total Area	55,593	
Basement Area		
Office Area (SF) / (%)	5,064	9%
Sprinkler (SF) / (%)		
Air Conditioning (SF) / (%)	5,064	9%
Notable Features/OBYs		
Stories	1	
Non-office ave wall height	22	
Non-office ave clear height	22	
Frame Type	03: Steel Non Fireproof	
Exterior Wall Type	03: Concrete Block	

LAND AND IMPROVEMENT SALE ANALYSIS

Adj Sale Price \$ / SF	\$40.02
Adj Sale Price Imps \$ / SF	\$28.87
Acres	16.800
Land Value \$ / Acre	\$36,899
SCR	13.16
RCN + OBY / SF	\$96.23
Physical Res. %	35%
Functional Res. %	75%
Functional OBS 1	Layout
Functional OBS 2	Ceiling Height
Functional OBS 3	
Community rating %	95%
NBHD Rating / Other %	100%
NBHD Rating / Other Econ Reason	Neighborhood Rating
Major Thoroughfare	1 to 3 miles
Market Variance	120%

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COMMENTS

GRTR: SOLD PROPERTY DUE TO NO LONGER UTILIZING IT FOR PRODUCTION. PRODUCTION OF CONCRETE PRODUCTS WAS REPORTED TO HAVE STOPPED AROUND 2005 AND HAS BEEN VACANT FOR A NUMBER OF YEARS THERE AFTER. STATED THEY HAVE RECEIVED INTEREST FROM A NUMBER OF PARTIES INCLUDING THE GRANTEE OVER THE YEARS AND SOLD WHEN THEY WERE FINALLY READY TO SELL. FELT IT WAS SOLD AT FMV. DID NOT KNOW THE GRANTEE OUTSIDE OF THIS TRANSACTION.

GRTE: OPERATED A HEAVY METAL FABRICATION MANUFACTURING BUSINESS IN THE SAME MUNI AND DESIRED A LARGER PROPERTY THAT THEY COULD OWN. FELT THIS PROPERTY OFFERED AN OPPORTUNITY TO EXPAND THEIR BUSINESS AS WELL AS PROVIDING SPACE TO LEASE. STATED THEY DID NOT KNOW THE GRANTOR AND HAD MADE A COUPLE OF OFFERS OVER THE YEARS UNTIL GRTR DECIDED TO SELL. PRICE WAS NEGOTIATED AND THEY FELT IT WAS FMV.

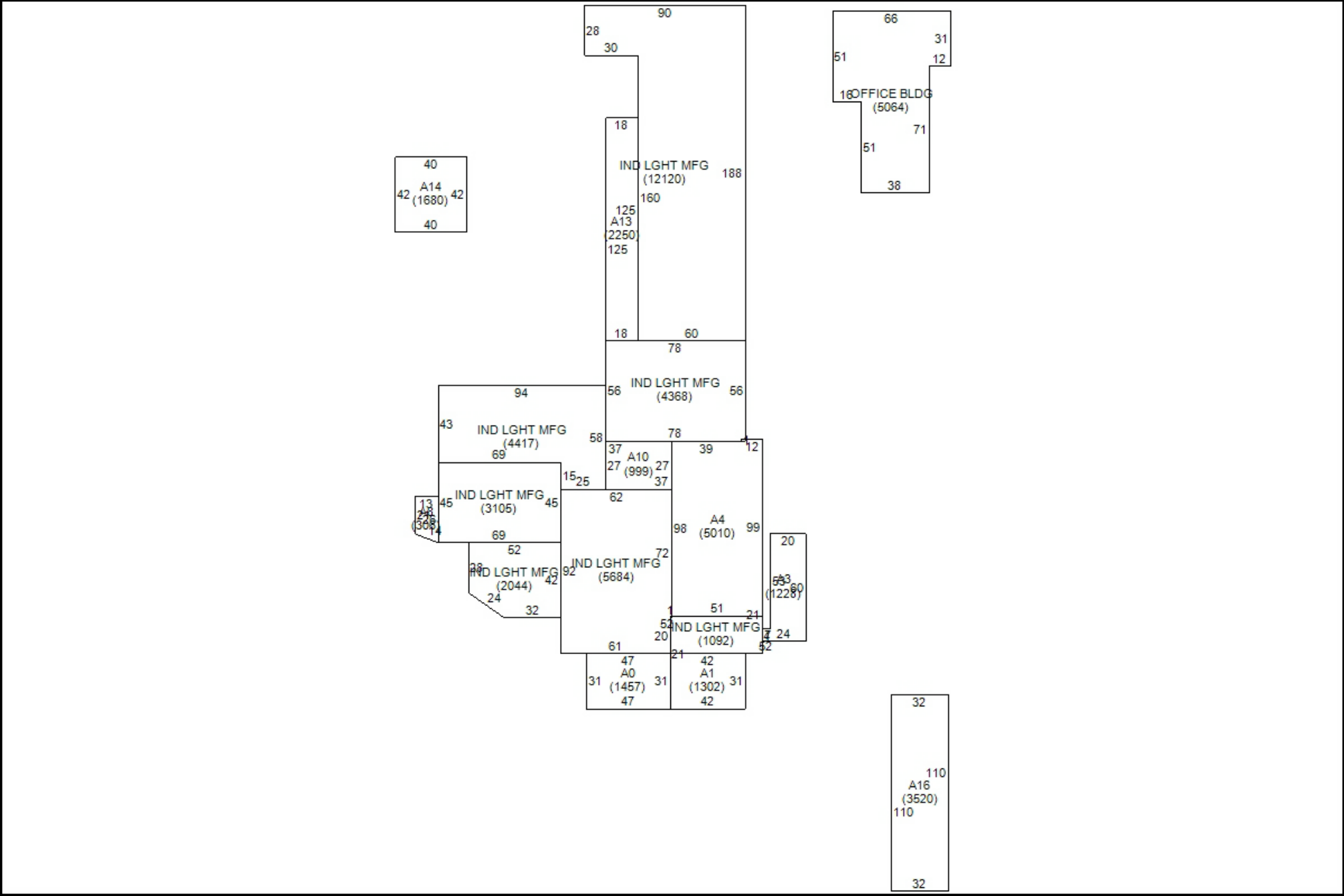
PHYS: PROPERTY WAS OBSERVED AND REPORTED TO BE IN POOR CONDITION. IT SHOWED SIGNS OF NEGLECT AND WAS IN NEED OF MAJOR REPAIRS TO EXTERNAL AND INTERNAL COMPONENTS INCLUDING ROOF REPLACEMENT, STRUCTURAL WALL REPAIRS, PAINT, ELECTRICAL, LIGHTING AND HVAC REPAIRS. A MAJORITY OF THE IMPROVEMENTS. IS CONSTRUCTED OF BLOCK WITH HEAVY CONCRETE FLOORING AND FOOTINGS.

FUNC: FUNCTIONAL OBSOLESCENCE INCLUDE LAYOUT WITH MULTIPLE SECTIONS SEPARATED BY WALLS FROM ADD ON CONSTRUCTION, VARYING CEILING HEIGHT, STANDALONE OFFICE BUILDING.

ECON: THIS SALE IS IN THE CITY OF WAUSAU AND IN AN AREA THAT HAS A MIX OF MANUFACTURING, COMMERCIAL AND RESIDENTIAL PROPERTY. A RAIL LINE RUNS ADJACENT TO THE PROPERTY AND IT ONCE HAD A SPUR SERVICE THIS LOCATION WHICH HAS BEEN PARTIALLY REMOVED. US HWY 51 AND US HWY 29 ARE LOCATED ABOUT 3 MILES AWAY AND ARE MAJOR MOTORWAYS FOR THIS PART OF THE STATE.

OTHR: LAND ANALYSIS: A LAND STUDY OF VACANT LAND SALES COUPLED WITH LOCAL LAND VALUES WERE REVIEWED IN DETERMINING LAND VALUE.





SALE REPORT

State ID #	79-37-291-R000090655	IPAS Sale Key #	213132
County	MARATHON	SIC Code	4225
Municipality	WAUSAU	Interior Inspection Date	10/05/2022
Local Parcel #	291-2907-243-0985	Revision Date	
Situs Address	201 Devoe St	Sale Validity	Unconfirmed
Situs Zip Code	54401	Sale Index #	1
Appraiser	BLUMJR	Year Added to Sales Database	2024

TRANSACTION INFORMATION

Conveyance Date	10/28/2022
Grantor	AGATETHA NORTH LLC
Grantee	WOODBURY RENTALS LLC
Affinity	None
Conveyance Type	Warranty/Condo Deed
Prior Use	3792: Travel Trailers & Campers-Mfg
Intended Use	4225: General Warehousing & Storage-Trans
Time Vacant	0 - 1 years
Environmental Site	NO

SALE DATA

Sale Price	\$260,000
Adjustment	
Adjusted Reason	
Adjusted Sale Price	\$260,000
Land Value	\$24,000
Improvement Value	\$236,000
Time on Market	0 - 4 months
Recent Asking Price	\$319,000

PROPERTY IMPROVEMENT DATA

Weighted Actual Year Built	1963	
Number of Building Sections	2	
Predominant OCC Code	494	
Primary Area	3,704	
Additional Useable Area	0	
Total Area	3,704	
Basement Area		
Office Area (SF) / (%)	504	14%
Sprinkler (SF) / (%)		
Air Conditioning (SF) / (%)	0	0%
Notable Features/OBYs		
Stories	1	
Non-office ave wall height	12	
Non-office ave clear height	11	
Frame Type	02: Masonry Load Bearing	
Exterior Wall Type	03: Concrete Block	

LAND AND IMPROVEMENT SALE ANALYSIS

Adj Sale Price \$ / SF	\$70.19
Adj Sale Price Imps \$ / SF	\$63.71
Acres	0.197
Land Value \$ / Acre	\$121,827
SCR	2.32
RCN + OBY / SF	\$100.40
Physical Res. %	57%
Functional Res. %	90%
Functional OBS 1	Site Coverage
Functional OBS 2	Ceiling Height
Functional OBS 3	
Community rating %	95%
NBHD Rating / Other %	100%
NBHD Rating / Other Econ Reason	Neighborhood Rating
Major Thoroughfare	0 to 1 mile
Market Variance	130%

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COMMENTS

GRTR: MFG OF TEAR DROP CAMPERS AND WANTED MORE SPACE TO EXPAND PRODUCTION. LISTED WITH BROKER WHEN ANOTHER PROPERTY WAS FOUND THAT FIT THEIR NEEDS. DID NOT KNOW THE GRANTEES, AND FELT IT REPRESENTED FAIR MARKET VALUE.

GRTE: WANTED A PROPERTY TO SERVE AS MATERIAL AND TOOL STORAGE FOR HIS CONSTRUCTION AND PROPERTY MANAGEMENT BUSINESS. DID NOT KNOW THE GRANTOR AND FELT FELT IT REPRESENTED FAIR MARKET VALUE.

BRKR: PROPERTY WAS LISTED FOR 79 DAYS THROUGH COLDWELL BANKER BEFORE IT SOLD. MARKETING AS A MIXED-USE COMMERCIAL PROPERTY LISTED AT \$319,000. FELT THE SALE REPRESENTED FAIR MARKET VALUE

PHYS: PROPERTY HAD AN UPDATED FINISHED OFFICE SPACE WITH NEWER PAINT, FLOORING AND FIXTURES. SOME SIGNS OF WEAR TO PRODUCTION AREA FLOOR AND WALLS, BUT MOSTLY APPEARED TO BE WELL MAINTAINED WITH NO REPORTED NEEDS OF REPAIR AT THE TIME OF SALE BY GRTR OR GRTE.

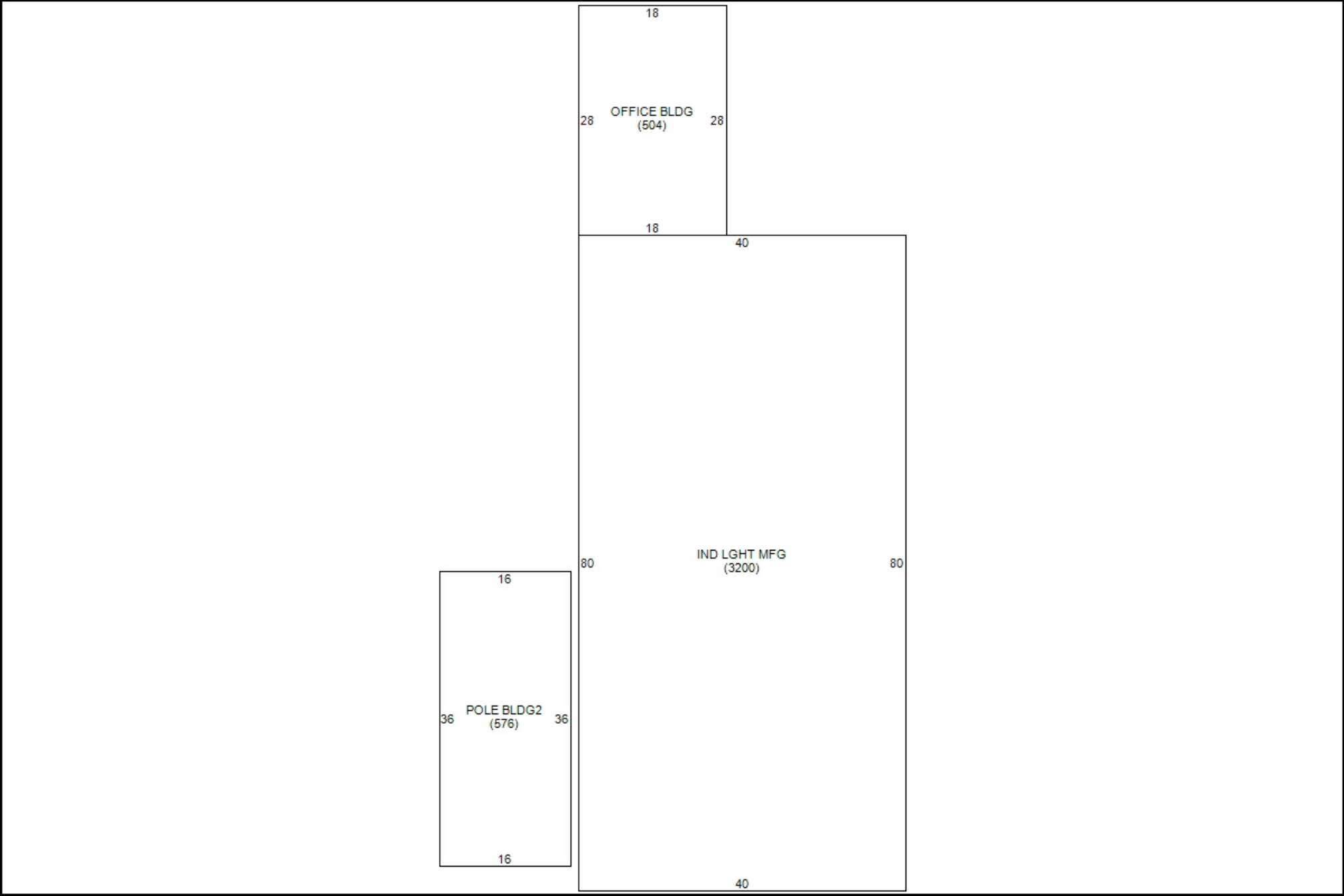
FUNC: FUNCTIONAL OBSOLESCENCE OBSERVED FOR SITE COVERAGE WITH LIMITED ROOM FOR FUTURE ADDITIONS. CEILING HEIGHT IS ALSO LOW.

ECON: PROPERTY IS LOCATED IN THE CITY OF WAUSAU IN A MIXED AREA COMPRISED OF MFG AND COMMERCIAL. THIS AREA WAS AN OLDER INDUSTRIAL AREA WHICH IS BEING PHASED OUT FOR MORE COMMERCIAL PROPERTIES INCLUDING APARTMENT AND RETAIL. RAIL RUNS ADJACENT TO THE PROPERTY. US HWY 51 AND US HWY 29 INTERSECT ABOUT 3 MILES AWAY AND SERVE AS MAJOR THROUGHFARE FOR THE AREA.

OTHR: LAND ANALYSIS: A LAND STUDY OF VACANT LAND SALES COUPLED WITH LOCAL LAND VALUES WERE REVIEWED IN DETERMINING LAND VALUE.

APPR: MARKET VARIANCE IS HIGH. THIS COULD BE DUE THE PROPERTY BEING MARKETING AS POTENTIALLY HAVING RENTABLE LIVING SPACE AVAILABLE. HOWEVER DUE TO ZONING RESTRICTIONS, THAT WAS NOT POSSIBLE FOR THE GRTE.





SALE REPORT

State ID #	79-37-291-R000172856	IPAS Sale Key #	214147
County	MARATHON	SIC Code	4225
Municipality	WAUSAU	Interior Inspection Date	09/21/2023
Local Parcel #	29129072540962	Revision Date	
Situs Address	745 Scott St	Sale Validity	Valid Sale
Situs Zip Code	54403	Sale Index #	2
Appraiser	BLUMJR	Year Added to Sales Database	2024

TRANSACTION INFORMATION

Conveyance Date	01/26/2023
Grantor	THE NEIGHBOR'S PLACE INC
Grantee	TEBO & TILLY LLC
Affinity	None
Conveyance Type	Warranty/Condo Deed
Prior Use	4225: General Warehousing & Storage-Trans
Intended Use	4225: General Warehousing & Storage-Trans
Time Vacant	0 - 1 years
Environmental Site	NO

SALE DATA

Sale Price	\$330,000
Adjustment	
Adjusted Reason	
Adjusted Sale Price	\$330,000
Land Value	\$74,700
Improvement Value	\$255,300
Time on Market	0 - 4 months
Recent Asking Price	\$330,000

PROPERTY IMPROVEMENT DATA

Weighted Actual Year Built	1953	
Number of Building Sections	4	
Predominant OCC Code	494	
Primary Area	19,787	
Additional Useable Area	0	
Total Area	19,787	
Basement Area		
Office Area (SF) / (%)	1,980	10%
Sprinkler (SF) / (%)		
Air Conditioning (SF) / (%)	0	0%
Notable Features/OBYs		
Stories	1	
Non-office ave wall height	16	
Non-office ave clear height	15	
Frame Type	05: Wood Joist Typical Wooc	
Exterior Wall Type	04: Brick & Concrete Block	

LAND AND IMPROVEMENT SALE ANALYSIS

Adj Sale Price \$ / SF	\$16.68
Adj Sale Price Imps \$ / SF	\$12.90
Acres	0.970
Land Value \$ / Acre	\$77,010
SCR	2.14
RCN + OBY / SF	\$61.97
Physical Res. %	44%
Functional Res. %	85%
Functional OBS 1	Layout
Functional OBS 2	Ceiling Height
Functional OBS 3	Site Coverage
Community rating %	95%
NBHD Rating / Other %	100%
NBHD Rating / Other Econ Reason	Neighborhood Rating
Major Thoroughfare	1 to 3 miles
Market Variance	59%

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COMMENTS

GRTR: THIS PARCEL SERVED AS A FOOD PANTY WHICH MOSTLY CONSISTED OF FOOD STORAGE, ORGANIZATION, AND DISTRIBUTION. ULTIMATELY DESIRED A NEW LOCATION AND SOLD DUE TO THIS LOCATION NOT SERVING THEIR CLIENTAL AS IT WAS NOT ON A BUS STOP OR AS CONDUCIVE TO THE DISTRIBUTION OF THEIR SERVICES. THE PROPERTY WAS NOT LISTED AND WAS SOLD VIA WORD OF MOUTH. AN APPRAISAL WAS CONDUCTED, AND THE SALE PRICE WAS AGREED UPON BASED OFF THE APPRAISAL. GRANTOR WAS NOT ABLE TO RECALL WHAT THE EXACT APPRAISAL VALUE WAS BUT WAS CONFIDENT IT WAS VERY CLOSE TO THE SALE PRICE.

GRTE: FOUND THE PROPERTY THROUGH WORD OF MOUTH. GRANTEE OPERATES A RETAIL BUSINESS IN THE SAME MUNI AND DESIRED THIS PROPERTY FOR WAREHOUSING THEIR PRODUCTS. AN APPRAISAL WAS CONDUCTED, AND THE SALE PRICE WAS AGREED UPON BASED OFF THE APPRAISAL. GRANTEE FELT THE PROPERTY WAS PURCHASED AT FMV.

PHYS: REPORTED AND OBSERVED THE PROPERTY TO BE IN FAIR CONDITION. SIGNS OF WEAR INCLUDED SOME MINOR DAMAGE TO INTERIOR FLOOR AND WALL SURFACES, INCLUDING CRACKING AND STAINING. EXTERIOR BRICK AND WINDOWS SHOWED SIGNS OF AGE WITH CRACKING AND PREVIOUS REPAIRS. NO MAJOR MAINTENANCE OR REPAIRS WERE REPORTED TO BE NEEDED AT THE TIME OF SALE.

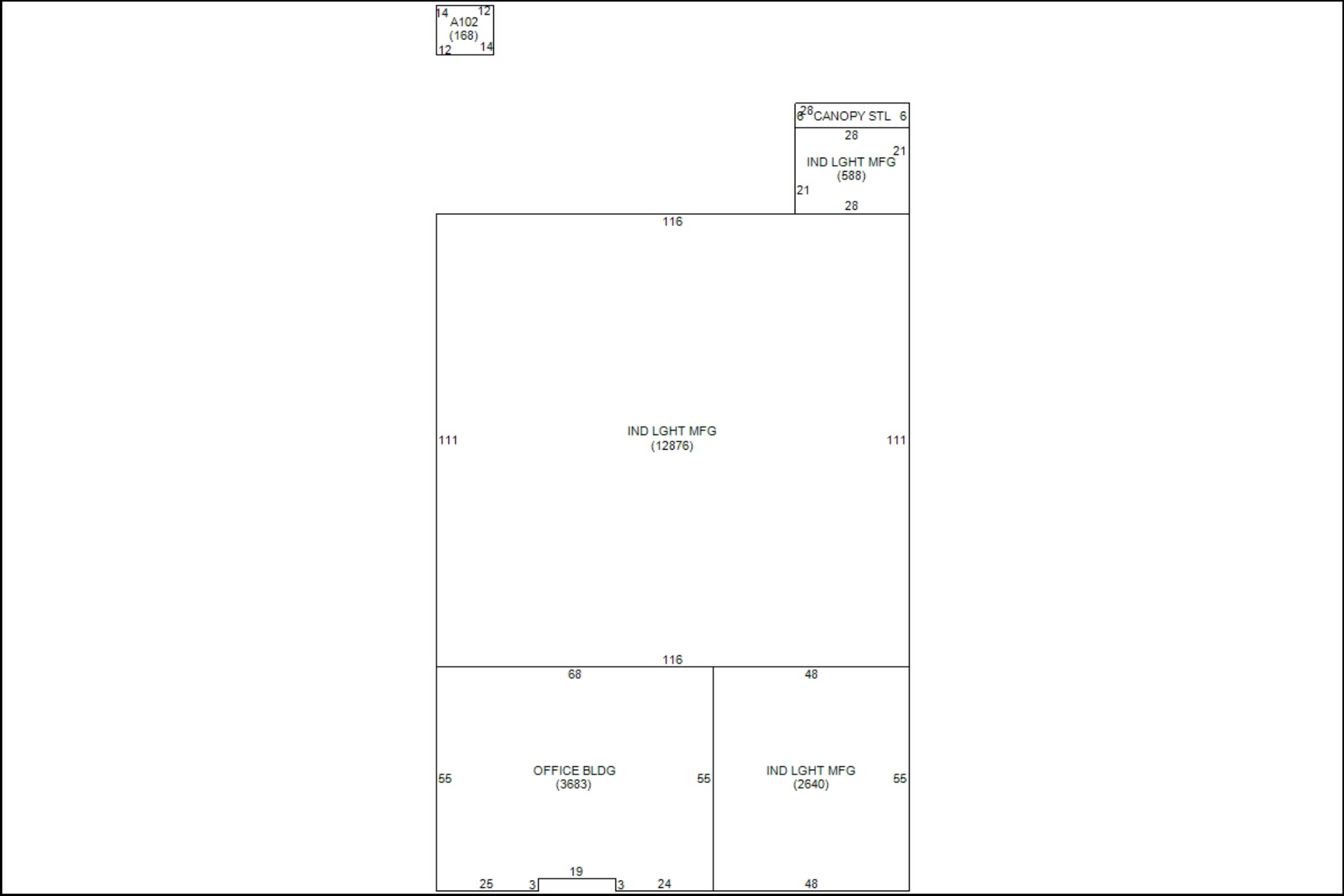
FUNC: LAYOUT OBSOLESCENCE OBSERVED FOR MULTIPLE SECTIONS AS WELL AS VARYING FLOOR LEVELS AND CEILING HEIGHTS.

ECON: LOCATED CENTRALLY IN THE CITY OF WAUSAU. THIS PROPERTY NEIGHBORS OTHER COMMERCIAL, MANUFACTURING, AND RESIDENTIAL. HIGHWAY 51 AND HIGHWAY 29 LAY ABOUT 3 MILES AWAY, BUT DO REQUIRE TRUCK TRAFFIC TO TRAVEL THROUGH BOTH DOWNTOWN AND RESIDENTIAL AREAS.

OTHR: LAND VALUE: DETERMINED BY VACANT LAND SALES AND AN ANALYSIS OF LOCALLY ASSESSED VALUES.

APPR: MARKET VARIANCE COULD BE AFFECTED BY THE SUBJECT'S LACK OF EXPOSURE OF THE OPEN MARKET, HOWEVER AN APPRAISAL WAS PERFORMED AND SET THE SALE PRICE.





SALE REPORT

State ID #	79-37-291-R000010760	IPAS Sale Key #	214329
County	MARATHON	SIC Code	3999
Municipality	WAUSAU	Interior Inspection Date	08/23/2023
Local Parcel #	291-2907-312-0977	Revision Date	
Situs Address	7120 Stewart Ave	Sale Validity	Valid Sale
Situs Zip Code	54401	Sale Index #	4
Appraiser	BENISDC	Year Added to Sales Database	2024

TRANSACTION INFORMATION

Conveyance Date	07/01/2021
Grantor	TOENJES PROPERTIES LLC
Grantee	KINGSPAN LIGHT & AIR LLC
Affinity	Business
Conveyance Type	Warranty/Condo Deed
Prior Use	3999: Manufacturing Industries Nec-Mfg
Intended Use	3999: Manufacturing Industries Nec-Mfg
Time Vacant	0 - 1 years
Environmental Site	NO

SALE DATA

Sale Price	\$2,700,000
Adjustment	
Adjusted Reason	
Adjusted Sale Price	\$2,700,000
Land Value	\$282,400
Improvement Value	\$2,417,600
Time on Market	5 - 11 months
Recent Asking Price	\$2,700,000

PROPERTY IMPROVEMENT DATA

Weighted Actual Year Built	1994
Number of Building Sections	3
Predominant OCC Code	494
Primary Area	53,224
Additional Useable Area	2920
Total Area	56,144
Basement Area	
Office Area (SF) / (%)	8,472 15%
Sprinkler (SF) / (%)	30,224 54%
Air Conditioning (SF) / (%)	8,472 15%
Notable Features/OBYS	
Stories	1
Non-office ave wall height	16
Non-office ave clear height	16
Frame Type	04: Pre-Engineered Steel
Exterior Wall Type	07: Metal Light

LAND AND IMPROVEMENT SALE ANALYSIS

Adj Sale Price \$ / SF	\$48.09
Adj Sale Price Imps \$ / SF	\$43.06
Acres	5.278
Land Value \$ / Acre	\$53,505
SCR	4.32
RCN + OBY / SF	\$75.64
Physical Res. %	69%
Functional Res. %	85%
Functional OBS 1	Layout
Functional OBS 2	Ceiling Height
Functional OBS 3	
Community rating %	95%
NBHD Rating / Other %	100%
NBHD Rating / Other Econ Reason	Neighborhood Rating
Major Thoroughfare	0 to 1 mile
Market Variance	102%

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COMMENTS

GRTR: WAS RETIRING AND WANTED TO SELL BOTH THE BUSINESS AND THE REAL ESTATE. ENVIRONMENTAL STUDY CAME BACK CLEAN. THOUGHT PROPERTY SOLD FOR FAIR MARKET VALUE.

GRTE: IS A GLOBAL COMPANY THAT WAS LOOKING TO EXPAND ITS PORTFOLIO.

BRKR: THIS BUSINESS TRANSACTION WAS SELECTIVELY MARKETING BY A BROKER. A FEW PARTIES SHOWED INTEREST.

PHYS: AT TIME OF SALE THERE WAS SOME VERY SMALL ROOF LEAKS AND SOME MINOR DENTING ON THE EXTERIOR WALLS.

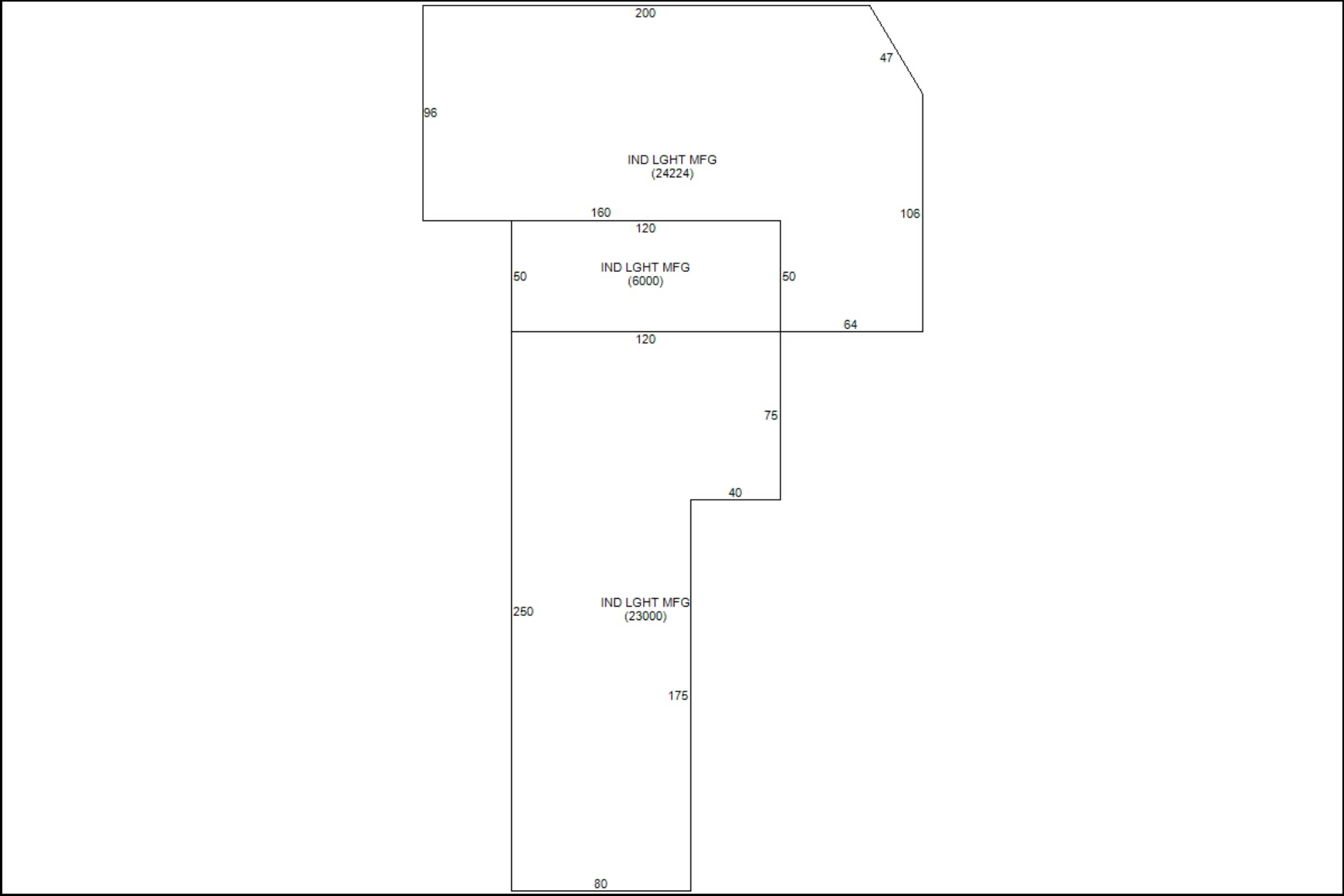
FUNC: ADD-ON CONSTRUCTION AND LOW CEILING HEIGHTS.

ECON: LOCATED IN THE WAUSAU WEST INDUSTRIAL PARK, 600 FEET FROM A HWY 29 EXIT. LIMITED VISIBILITY FROM HWY 29, BUT THE PROPERTY IS LOCATED ON THE CORNER OF THE INITIAL INTERSECTION RIGHT OFF THE HWY.

OTHR: LAND VALUE DETERMINED BY VACANT LAND SALES AND A REVIEW OF LOCALLY ASSESSED VALUES.

APPR: THIS IS A BUSINESS SALE THAT INVOLVED TWO SEPARATE TRANSACTIONS FOR THE BUSINESS AND THE REAL ESTATE. THE PRICE ON THE REAL ESTATE TRANSFER RETURN WAS BASED OFF OF A 2019 BROKER OPINION OF VALUE THAT CAME IN AT \$2.5 MILLION. AN ADDITIONAL ESTIMATE OF \$200,000 FOR MARKET APPRECIATION LED TO THE 2021 SALE AMOUNT OF \$2.7 MILLION. THE SALE PRICE IS SUPPORTED BY A SCAR, THE BROKER OPINION OF VALUE, AND THE MARKET VARIANCE.





SALE REPORT

State ID #	79-37-291-R000173570	IPAS Sale Key #	214684
County	MARATHON	SIC Code	5085
Municipality	WAUSAU	Interior Inspection Date	08/22/2023
Local Parcel #	29129073130993	Revision Date	
Situs Address	7130 Packer Dr	Sale Validity	Valid Sale
Situs Zip Code	54401	Sale Index #	2
Appraiser	BLUMJR	Year Added to Sales Database	2024

TRANSACTION INFORMATION

Conveyance Date	06/14/2023
Grantor	MICHAEL J. BENDA
Grantee	JESSE WELL INVESTMENTS LLC
Affinity	None
Conveyance Type	Warranty/Condo Deed
Prior Use	5085: Industrial Supplies-WholeSL
Intended Use	5085: Industrial Supplies-WholeSL
Time Vacant	0 - 1 years
Environmental Site	NO

SALE DATA

Sale Price	\$360,000
Adjustment	
Adjusted Reason	
Adjusted Sale Price	\$360,000
Land Value	\$151,600
Improvement Value	\$208,400
Time on Market	0 - 4 months
Recent Asking Price	\$399,000

PROPERTY IMPROVEMENT DATA

Weighted Actual Year Built	1992	
Number of Building Sections	1	
Predominant OCC Code	494	
Primary Area	7,700	
Additional Useable Area	0	
Total Area	7,700	
Basement Area		
Office Area (SF) / (%)	2,660	35%
Sprinkler (SF) / (%)		
Air Conditioning (SF) / (%)	7,700	100%
Notable Features/OBYs		
Stories	1	
Non-office ave wall height	18	
Non-office ave clear height	16	
Frame Type	04: Pre-Engineered Steel	
Exterior Wall Type	07: Metal Light	

LAND AND IMPROVEMENT SALE ANALYSIS

Adj Sale Price \$ / SF	\$46.75
Adj Sale Price Imps \$ / SF	\$27.06
Acres	4.580
Land Value \$ / Acre	\$33,100
SCR	25.91
RCN + OBY / SF	\$78.58
Physical Res. %	64%
Functional Res. %	95%
Functional OBS 1	Office/Plant Ratio
Functional OBS 2	
Functional OBS 3	
Community rating %	95%
NBHD Rating / Other %	100%
NBHD Rating / Other Econ Reason	Neighborhood Rating
Major Thoroughfare	0 to 1 mile
Market Variance	60%

COMMENTS

GRTR: DECIDED TO RETIRE. LISTED PROPERTY WITH A LOCAL BROKER. WANTED A LOWER LIST PRICE THAN BROKER SUGGESTED (\$425,000) AS HE DESIRED A QUICK SALE. LONG TIME SINGLE TENANT WITH A NNN LEASE OCCUPIED THE PROPERTY WITH 3 YEARS REMAINING IN THE LEASE.

GRTE: WAS LOOKING FOR REAL ESTATE TO INVEST IN AND FOUND THIS PROPERTY LISTED. NEGOTIATED TO THE SALE PRICE OF \$360,000. STATED HE OFFERED A LITTLE LOW DUE TO THERE ONLY BEING 1 TENANT. FEELS THE SALE PRICE IS REFLECTIVE OF FMV.

BRKR: PROPERTY WAS LISTED BY A LOCAL COMMERCIAL BROKER. IT WAS LISTED FOR \$399,000 AND WAS ON THE MARKET FOR LESS THAN A MONTH. BROKER FELT THE MARKET SUPPORTED A HIGHER VALUE AND THAT THE PROPERTY LIKELY SOLD LESS THAN FAIR MARKET VALUE.

PHYS: THE PROPERTY DID SHOWED SIGNS OF WEAR INCLUDING STAINED CONCRETE FLOORING, FADED EXTERIOR WALL COVERINGS. REPAIRS MADE PRIOR TO THE SALE INCLUDE NEW ROOF, INSULATION, AS WELL AS A NEW DOCK LEVELER. THERE APPEARED TO HAVE NEW FLOORING AND LIGHTING WAS UPGRADE THROUGH OUT THE BUILDING. THE ASPHALT PAVING WAS OBSERVED AND REPORTED TO BE IN POOR CONDITION AND LIKELY IN NEED OF REPLACEMENT.

FUNC: OFFICE PLANT RATIO OF 35% IS HIGHER THAN NORMAL FOR A BUILDING OF THIS SIZE.

ECON: THIS PARCEL IS IN AN INDUSTRIAL AREA ON THE WEST SIDE OF THE CITY OF WAUSAU. IT HAS VISIBILITY FROM US HIGHWAY 29 AND EASY ACCESS TO THIS 4-LANE HIGHWAY.

APPR: MARKET VARIANCE SUGGESTS THIS PROPERTY SOLD LOW, WHICH IS CONSISTENT WITH COMMENTS MADE BY THE BROKER. THE GRANTOR DESIRED A QUICK SALE AND WAS WILLING TO ACCEPT A LOWER SALE PRICE TO ACHIEVE THAT. THIS PROPERTY IS 100% AIR CONDITIONED.





SALE REPORT

State ID #	81-38-251-R000172581
County	MARINETTE
Municipality	MARINETTE
Local Parcel #	251-00530.000
Situs Address	2815 Mary St
Situs Zip Code	54143
Appraiser	BARRERM

IPAS Sale Key #	213939
SIC Code	5080
Interior Inspection Date	09/22/2023
Revision Date	
Sale Validity	Valid Sale
Sale Index #	1
Year Added to Sales Database	2024

TRANSACTION INFORMATION

Conveyance Date	06/26/2023
Grantor	CHAD FAIRCHILD
Grantee	EFX INC
Affinity	None
Conveyance Type	Warranty/Condo Deed
Prior Use	5080: Machinery Equipment & Supplies-WholeSL
Intended Use	7600: Miscellaneous Repair Services-Svcs
Time Vacant	0 - 1 years
Environmental Site	Unknown

SALE DATA

Sale Price	\$225,000
Adjustment	
Adjusted Reason	
Adjusted Sale Price	\$225,000
Land Value	\$17,200
Improvement Value	\$207,800
Time on Market	0 - 4 months
Recent Asking Price	\$300,000

PROPERTY IMPROVEMENT DATA

Weighted Actual Year Built	1966	
Number of Building Sections	1	
Predominant OCC Code	406	
Primary Area	9,492	
Additional Useable Area	0	
Total Area	9,492	
Basement Area		
Office Area (SF) / (%)	200	2%
Sprinkler (SF) / (%)		
Air Conditioning (SF) / (%)	0	0%
Notable Features/OBYs		
Stories	1	
Non-office ave wall height	14	
Non-office ave clear height	14	
Frame Type	04: Pre-Engineered Steel	
Exterior Wall Type	07: Metal Light	

LAND AND IMPROVEMENT SALE ANALYSIS

Adj Sale Price \$ / SF	\$23.70
Adj Sale Price Imps \$ / SF	\$21.89
Acres	0.687
Land Value \$ / Acre	\$25,036
SCR	3.2
RCN + OBY / SF	\$64.05
Physical Res. %	43%
Functional Res. %	90%
Functional OBS 1	Office/Plant Ratio
Functional OBS 2	Layout
Functional OBS 3	Ceiling Height
Community rating %	90%
NBHD Rating / Other %	95%
NBHD Rating / Other Econ Reason	Neighborhood Rating
Major Thoroughfare	0 to 1 mile
Market Variance	103%

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COMMENTS

GRTR: SOLD, RENTED, AND SERVICED MATERIAL HANDLING EQUIPMENT. PURCHASED A LARGER BUILDING TO EXPAND BUSINESS AND LISTED SUBJECT FOR SALE WITH REALTOR.

GRTE: LOCAL BUSINESS WHO HEARD THROUGH WORD OF MOUTH THAT SUBJECT WAS AVAILABLE, AND NEGOTIATED TO SALE PRICE. GRANTEE TO USE THIS LOCATION FOR MACHINERY REPAIR.

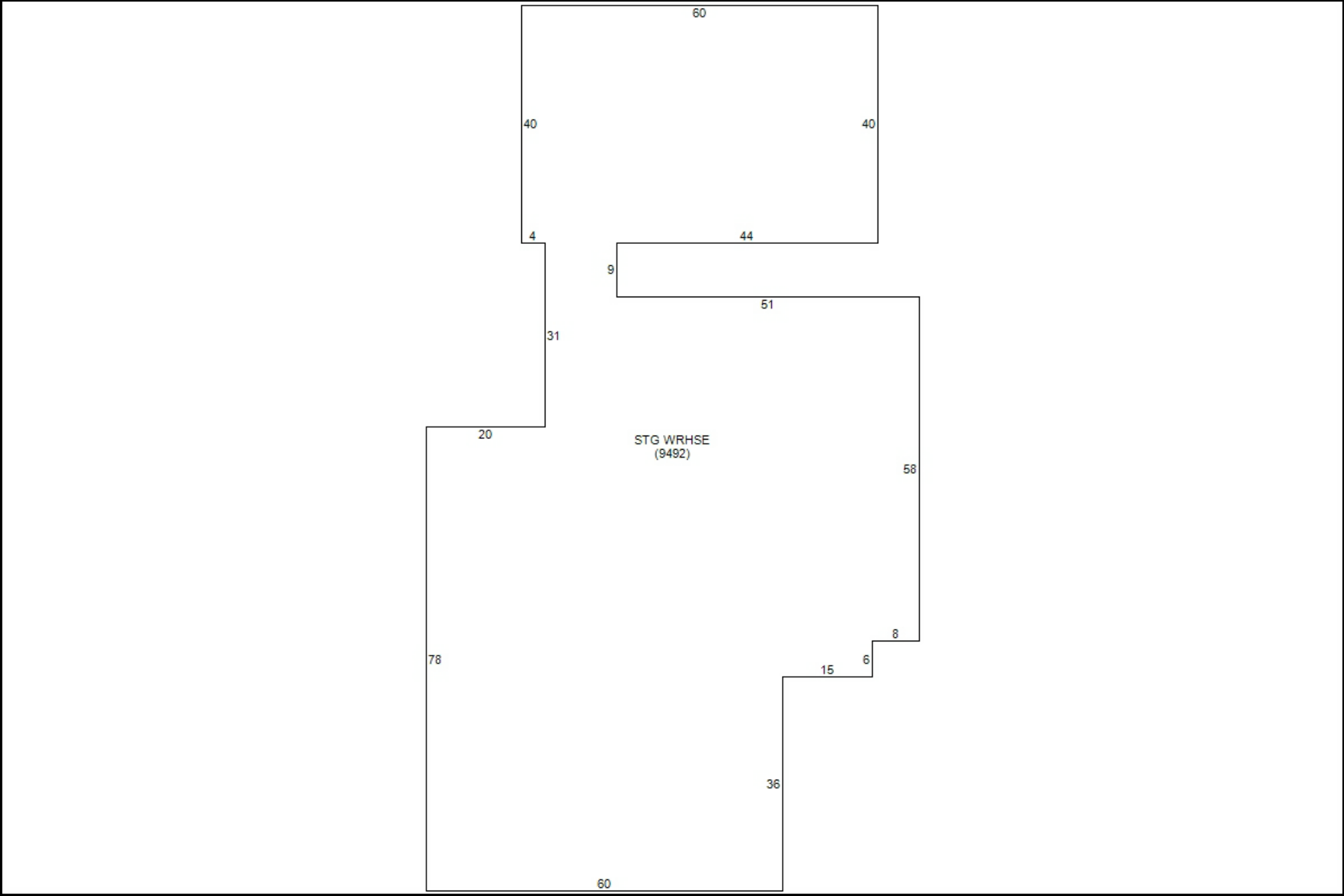
PHYS: A METAL, WAREHOUSE-STYLE BUILDING THAT WAS BUILT IN 1966 AND IN FAIR CONDITION. MINIMAL OFFICE AREA, ALTHOUGH ABILITY EXISTS TO ADD MORE RATHER EASILY. THERE ARE FIVE OVERHEAD DOORS. SUBJECT CONDITION DETERMINED BY EXTERIOR INSPECTION AND INTERIOR SALE LISTING PHOTOS.

FUNC: FUNCTIONAL ISSUES NOTED FOR RATHER LOW AND VARYING CEILING HEIGHTS, AMOUNT OF OFFICE AREA, AND LAYOUT. THERE IS AN ENCLOSED WALKWAY LEADING TO THE REAR WAREHOUSE AREA.

ECON: LOCATED ABOUT A BLOCK OFF OF A MAIN COMMERCIAL THOROUGHFARE IN THE CITY OF MARINETTE, BUT HAS NO VISIBILITY AND IS NEAR A RAILROAD CROSSING.

OTHR: LAND: RECENT SALES AND FAIR MARKET VALUES OF NEARBY COMMERCIAL PROPERTIES WERE ANALYZED.





SALE REPORT

State ID #	81-38-251-R000173796
County	MARINETTE
Municipality	MARINETTE
Local Parcel #	251-00607.001
Situs Address	2505 Biehl Ave
Situs Zip Code	54143
Appraiser	BARRERM

IPAS Sale Key #	214951
SIC Code	4225
Interior Inspection Date	10/09/2023
Revision Date	
Sale Validity	Valid Sale
Sale Index #	2
Year Added to Sales Database	2024

TRANSACTION INFORMATION

Conveyance Date	08/01/2023
Grantor	BIEHL CONSTRUCTION COMPANY INC
Grantee	CASHCHILD LLC
Affinity	None
Conveyance Type	Warranty/Condo Deed
Prior Use	4225: General Warehousing & Storage-Trans
Intended Use	5080: Machinery Equipment & Supplies-WholeSL
Time Vacant	0 - 1 years
Environmental Site	Unknown

SALE DATA

Sale Price	\$1,000,000
Adjustment	\$3,000
Adjusted Reason	Personal Property Included
Adjusted Sale Price	\$997,000
Land Value	\$46,900
Improvement Value	\$950,100
Time on Market	0 - 4 months
Recent Asking Price	\$1,100,000

PROPERTY IMPROVEMENT DATA

Weighted Actual Year Built	1985
Number of Building Sections	1
Predominant OCC Code	494
Primary Area	20,000
Additional Useable Area	1920
Total Area	21,920
Basement Area	
Office Area (SF) / (%)	3,840 18%
Sprinkler (SF) / (%)	
Air Conditioning (SF) / (%)	3,840 18%
Notable Features/OBYs	
Stories	1
Non-office ave wall height	16
Non-office ave clear height	16
Frame Type	04: Pre-Engineered Steel
Exterior Wall Type	07: Metal Light

LAND AND IMPROVEMENT SALE ANALYSIS

Adj Sale Price \$ / SF	\$45.48
Adj Sale Price Imps \$ / SF	\$43.34
Acres	2.507
Land Value \$ / Acre	\$18,708
SCR	5.5
RCN + OBY / SF	\$82.23
Physical Res. %	55%
Functional Res. %	100%
Functional OBS 1	
Functional OBS 2	
Functional OBS 3	
Community rating %	90%
NBHD Rating / Other %	100%
NBHD Rating / Other Econ Reason	Neighborhood Rating
Major Thoroughfare	0 to 1 mile
Market Variance	106%

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COMMENTS

GRTR: NO LONGER NEEDED SUBJECT FOR THEIR CONSTRUCTION BUSINESS AFTER MAJOR DOWNSIZING OF OPERATIONS. AT TIME OF SALE, WERE USING FOR STORAGE AND EQUIPMENT MAINTENANCE. HAD BEEN PLANNING TO LIST ON MARKET WITH REALTOR SOON, WHEN THEY WERE APPROACHED BY GRANTEE. REALTOR OPINION OF VALUE WAS USED AS A BASIS FOR NEGOTIATION.

GRTE: GRANTEE IS A SUPPLIER OF MATERIAL HANDLING EQUIPMENT, PARTS, AND SERVICE. NEEDED A LARGER FACILITY TO ACCOMMODATE GROWTH. AN EMPLOYEE MADE GRANTEE AWARE THAT SUBJECT DIDN'T APPEAR TO BE OCCUPIED, SO GRANTEE HAD REALTOR CONTACT GRANTOR.

PHYS: A PRE-ENGINEERED STEEL FRAMED, METAL EXTERIOR BUILDING WITH A TWO-STORY OFFICE AREA IN THE FRONT. THE WALLS AND CEILING ARE WELL-INSULATED. HAS A FENCED-IN PARKING LOT. THE ROOF WAS INSPECTED AS PART OF THE SALE AND WAS IN GOOD CONDITION OTHER THAN SOME MINOR REPAIRS. FOLLOWING THE SALE, CLEANING AND PAINTING WILL BE DONE AS WELL AS THE CREATION OF A SHOWROOM AREA. AN EXTERIOR INSPECTION AS WELL AS INFORMATION FROM THE GRANTOR WAS USED TO DETERMINE CONDITION.

FUNC: NO FUNCTIONAL ISSUES NOTED.

ECON: LOCATED IN AN INDUSTRIAL/COMMERCIAL AREA IN THE CITY OF MARINETTE, LESS THAN A MILE FROM US HWY 41.

OTHR: LAND VALUE DETERMINED THROUGH ANALYSIS OF SALES AND SURROUNDING FAIR MARKET VALUES.

OTHR: ADDITIONAL USEABLE AREA IS THE SECOND FLOOR OFFICE. THERE WAS ALSO PERSONAL PROPERTY INCLUDED IN THE SALE PRICE...INCLUDING OFFICE EQUIPMENT, A PRESSURE WASHER, AND COMPRESSOR. THE VALUE WAS ESTIMATED BASED ON INFORMATION FROM GRANTOR.



Sale Report

The diagram shows a rectangular building layout. The overall dimensions are 250 units wide and 80 units high. The width is indicated by '250' at the top and bottom edges. The height is indicated by '80' at the left and right edges. In the center of the rectangle, the text 'IND LGHT MFG' is written, with '(20000)' below it.

SALE REPORT

State ID #	77-40-107-R000035383
County	MILWAUKEE
Municipality	BROWN DEER
Local Parcel #	029-0089-001
Situs Address	5221 W Beaver Creek Pky
Situs Zip Code	53223
Appraiser	WATSOMN

IPAS Sale Key #	215242
SIC Code	3993
Interior Inspection Date	11/03/2023
Revision Date	
Sale Validity	Valid Sale
Sale Index #	1
Year Added to Sales Database	2024

TRANSACTION INFORMATION

Conveyance Date	08/08/2023
Grantor	EI PROPERTIES LLC
Grantee	23-VOLGA 5221 BEAVER LLC
Affinity	None
Conveyance Type	Warranty/Condo Deed
Prior Use	3993: Signs & Advertising Specialities-Mfg
Intended Use	3993: Signs & Advertising Specialities-Mfg
Time Vacant	0 - 1 years
Environmental Site	NO

SALE DATA

Sale Price	\$950,000
Adjustment	
Adjusted Reason	
Adjusted Sale Price	\$950,000
Land Value	\$174,400
Improvement Value	\$775,600
Time on Market	0 - 4 months
Recent Asking Price	\$1,000,000

PROPERTY IMPROVEMENT DATA

Weighted Actual Year Built	1973
Number of Building Sections	2
Predominant OCC Code	494
Primary Area	12,768
Additional Useable Area	0
Total Area	12,768
Basement Area	
Office Area (SF) / (%)	3,168 25%
Sprinkler (SF) / (%)	
Air Conditioning (SF) / (%)	3,168 25%
Notable Features/OBYs	
Stories	1
Non-office ave wall height	16
Non-office ave clear height	16
Frame Type	04: Pre-Engineered Steel
Exterior Wall Type	07: Metal Light

LAND AND IMPROVEMENT SALE ANALYSIS

Adj Sale Price \$ / SF	\$74.40
Adj Sale Price Imps \$ / SF	\$60.75
Acres	1.320
Land Value \$ / Acre	\$132,121
SCR	4.5
RCN + OBY / SF	\$88.06
Physical Res. %	55%
Functional Res. %	95%
Functional OBS 1	Office/Plant Ratio
Functional OBS 2	Layout
Functional OBS 3	
Community rating %	100%
NBHD Rating / Other %	95%
NBHD Rating / Other Econ Reason	Neighborhood Rating
Major Thoroughfare	3 to 5 miles
Market Variance	139%

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COMMENTS

PHYS: NICELY NEWER REMODELED OFFICE. PRODUCTION AREA SHOWS SIGNS OF AGE AND WEAR FROM PRODUCTION BUT MAINTAINED. ROOF AND MECHANICALS MAINTAINED. EXTERIOR METAL SIDING SHOWS MORE SIGNIFICANT SIGNS OF AGING AND WEAR.

GRTR: OWNER OCCUPIED. PURCHASED NEW BUILDING IN COLUMBIA COUNTY, DUE TO EXPANDING BUSINESS. LOVED THE SIZE AND LOCATION OF THE BUILDING. GREAT ACCESS TO FREEWAY AND IT'S CLOSE PROXIMITY TO MILWAUKEE. FELT BUILDING WAS WELL MAINTAINED AND IN GOOD CONDITION. FELT SALE PRICE REFLECTED MARKET VALUE.

OTHR: MARKET VARIANCE: DUE TO A COMBINATION OF BUILDING SIZE, DEMAND IN LOCATION, AND MOTIVATED BUYER.

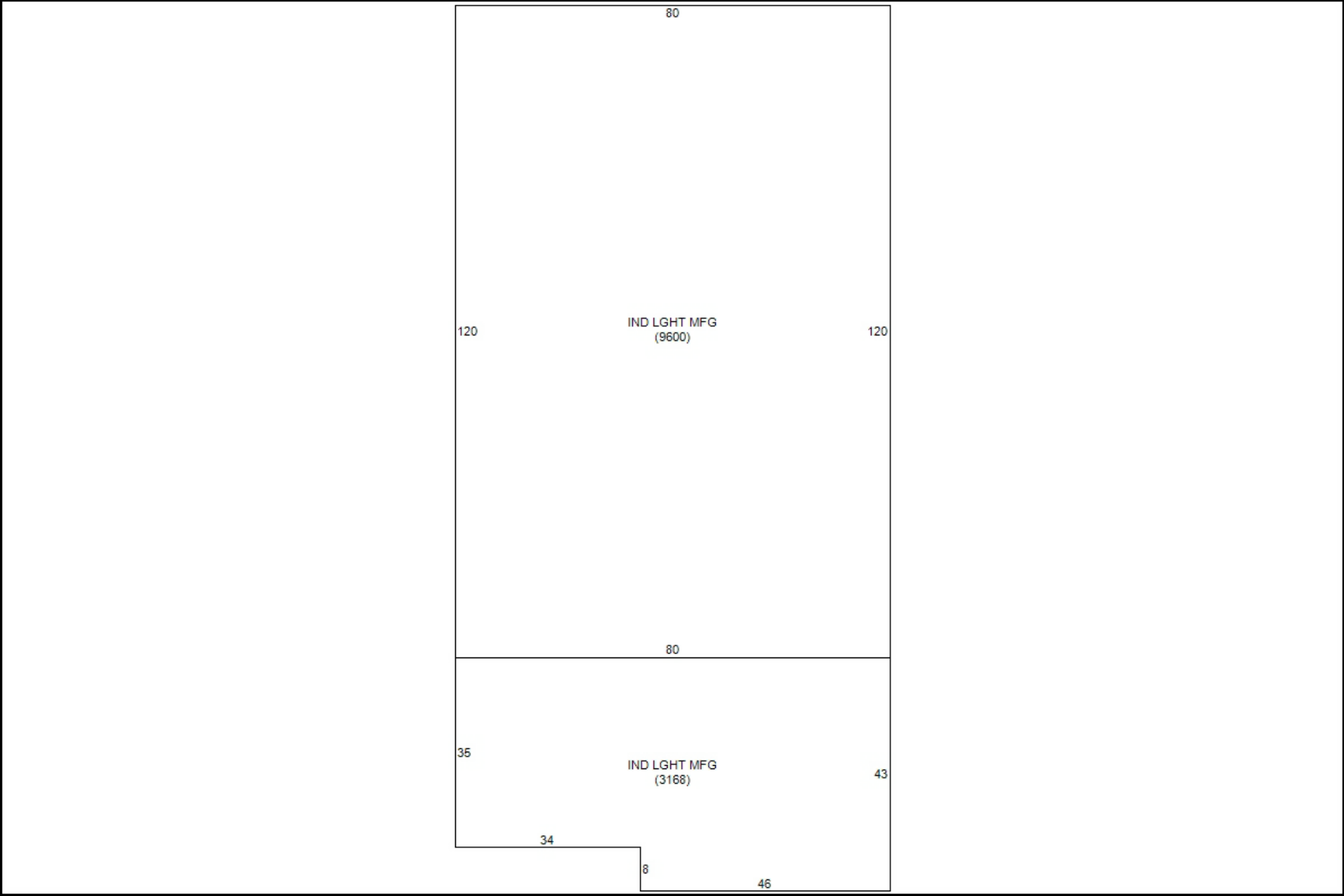
ECON: LOCATED IN ESTABLISHED MIXED-USE INDUSTRIAL POCKET OF BROWN DEER. GOOD ACCESS TO LOCAL THOROUGHFARES AND I43.

GRTE: NO RESPONSE. DISCUSSED WITH BROKER STEVEN PROVANCHER, WHO FACILITATED SELL. MOTIVATED INVESTOR PURCHASE, FAMILIAR WITH THE AREA. NO APPRAISAL WAS DONE.

OTHR: LAND ANALYSIS: AN INVESTIGATION OF AVAILABLE DATA INCLUDING BUT NOT LIMITED TO SALE AND LISTING ACTIVITY, ASSESSOR'S RECORDS AND ECONOMIC TRENDS WERE USED TO DERIVE THE LAND VALUE.

FUNC: EXCESSIVE OFFICE SPACE FOR SIZE OF BUILDING.





SALE REPORT

State ID #	77-40-131-R000004118
County	MILWAUKEE
Municipality	GREENDALE
Local Parcel #	695-0045-000
Situs Address	6169 Industrial Ct
Situs Zip Code	53129
Appraiser	REICHRM

IPAS Sale Key #	208589
SIC Code	3442
Interior Inspection Date	07/03/2018
Revision Date	11/14/2023
Sale Validity	Valid Sale
Sale Index #	2
Year Added to Sales Database	2024

TRANSACTION INFORMATION

Conveyance Date	09/01/2022
Grantor	WIKK 6169 LLC
Grantee	ABMZ LLC
Affinity	None
Conveyance Type	Warranty/Condo Deed
Prior Use	3442: Metal Doors Sash & Trim-Mfg
Intended Use	3442: Metal Doors Sash & Trim-Mfg
Time Vacant	0 - 1 years
Environmental Site	NO

SALE DATA

Sale Price	\$1,228,000
Adjustment	
Adjusted Reason	
Adjusted Sale Price	\$1,228,000
Land Value	\$141,100
Improvement Value	\$1,086,900
Time on Market	0 - 4 months
Recent Asking Price	

PROPERTY IMPROVEMENT DATA

Weighted Actual Year Built	1984	
Number of Building Sections	3	
Predominant OCC Code	494	
Primary Area	20,365	
Additional Useable Area	0	
Total Area	20,365	
Basement Area	216	
Office Area (SF) / (%)	2,140	11%
Sprinkler (SF) / (%)		
Air Conditioning (SF) / (%)	6,749	33%
Notable Features/OBYs		
Stories	1	
Non-office ave wall height	16	
Non-office ave clear height	14	
Frame Type	03: Steel Non Fireproof	
Exterior Wall Type	03: Concrete Block	

LAND AND IMPROVEMENT SALE ANALYSIS

Adj Sale Price \$ / SF	\$60.30
Adj Sale Price Imps \$ / SF	\$53.37
Acres	1.283
Land Value \$ / Acre	\$109,977
SCR	2.77
RCN + OBY / SF	\$91.06
Physical Res. %	57%
Functional Res. %	90%
Functional OBS 1	Layout
Functional OBS 2	Site Coverage
Functional OBS 3	
Community rating %	100%
NBHD Rating / Other %	95%
NBHD Rating / Other Econ Reason	Neighborhood Rating
Major Thoroughfare	1 to 3 miles
Market Variance	120%

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COMMENTS

GRTR: BUILDING WAS NEVER LISTED ON THE OPEN MARKET - SALE BASED OFF OF AN APPRAISAL

GRTE: GRANTEE WAS TENANT IN THE BUILDING PRIOR TO THE SALE. THEY PURCHASED THE BUSINESS IN JUNE 2018. THEY WERE REQUIRED TO DO A 5-YEAR LEASE IN ORDER TO PURCHASE THE BUSINESS. THEY APPROACHED THE GRANTOR ABOUT SELLING IN 2022 AND AN APPRAISAL WAS DONE AND PRICE WAS NEGOTIATED.

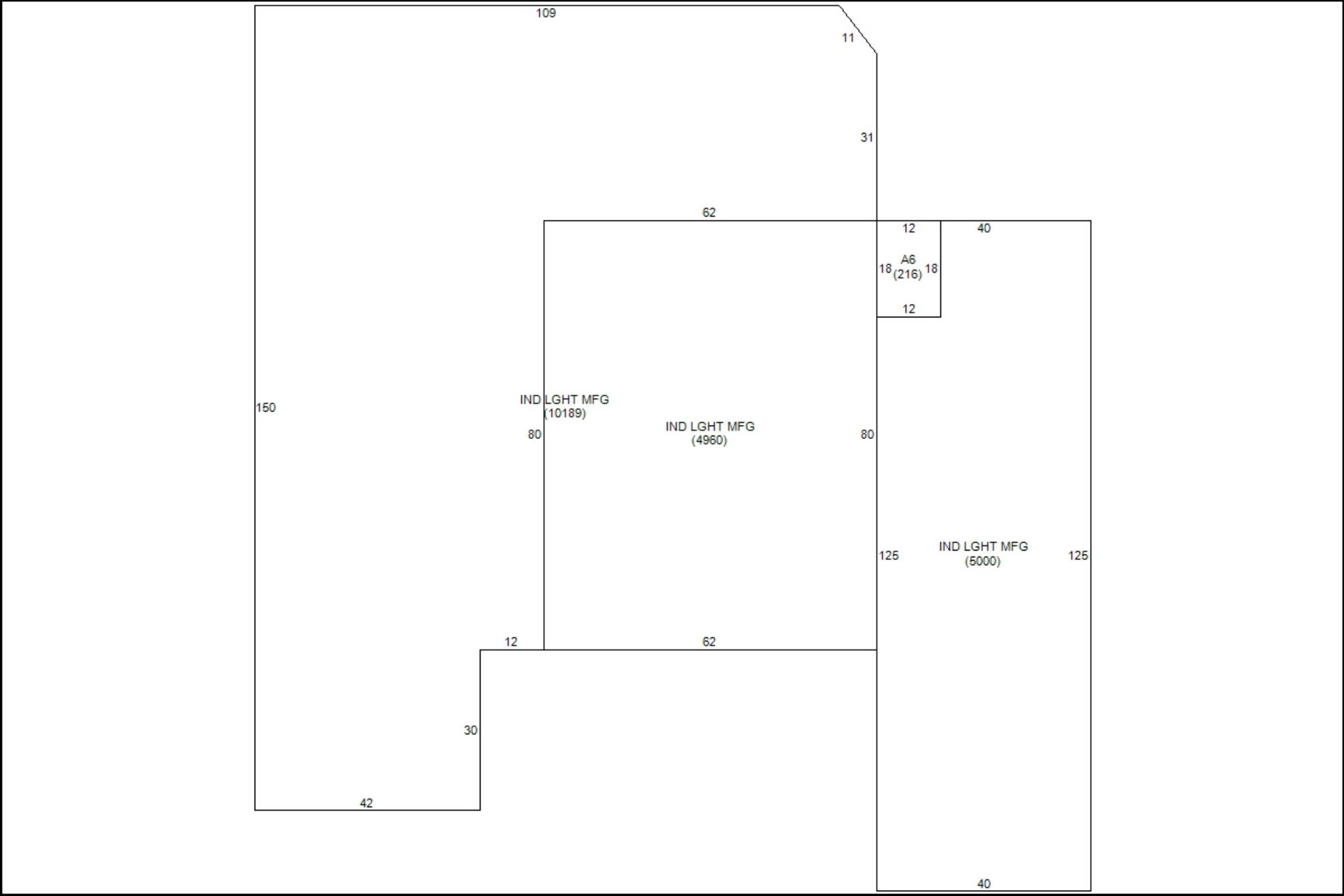
PHYS: THE GRANTOR REPLACED THE ROOF IN 2016. OFFICE NEEDS REMODELING, A/C DOES NOT WORK. MILDEW AND H2O LEAKS IN SOUTH OFFICE(1995) & BASEMENT AREA. MAJOR STEP CRACKING IN 1962 SECTION. ORIGINAL FACTORY WINDOWS IN 1962 SECTION.

FUNC: THE BUILDING IS 'U' SHAPED AND HAS MULTIPLE WALLS FROM ADD ON CONSTRUCTION.

ECON: PRIMARY HIGHWAY ACCESS TO THE AREA IS I-94/I-41 ABOUT 3.3 MILES VIA COLLEGE AVE. ALTERNATIVE ACCESS IS HWY 894 WHICH IS 2.7 MILES VIA WI-36.

OTHR: MARKET VARIANCE: MOTIVATED BUYER. WANTED TO STAY IN THE AREA. NOT A LOT OF SALES NEARBY.





SALE REPORT

State ID #	77-40-191-R000172666
County	MILWAUKEE
Municipality	WEST MILWAUKEE
Local Parcel #	457-1023-001
Situs Address	2225 S 38th St
Situs Zip Code	53215
Appraiser	WATSOMN

IPAS Sale Key #	213993
SIC Code	3089
Interior Inspection Date	09/15/2023
Revision Date	
Sale Validity	Valid - Includes Multiple Local Classes
Sale Index #	2
Year Added to Sales Database	2024

TRANSACTION INFORMATION

Conveyance Date	06/16/2023
Grantor	HAMILTON COMMERCIAL PROPERTIES LLC
Grantee	IBC-2225 LLC
Affinity	None
Conveyance Type	Warranty/Condo Deed
Prior Use	3089: Plastics Products Nec-Mfg
Intended Use	0000: Commercial Parcel
Time Vacant	0 - 1 years
Environmental Site	NO

SALE DATA

Sale Price	\$380,000
Adjustment	
Adjusted Reason	
Adjusted Sale Price	\$380,000
Land Value	\$46,200
Improvement Value	\$333,800
Time on Market	5 - 11 months
Recent Asking Price	\$370,000

PROPERTY IMPROVEMENT DATA

Weighted Actual Year Built	1946	
Number of Building Sections	3	
Predominant OCC Code	494	
Primary Area	6,898	
Additional Useable Area	0	
Total Area	6,898	
Basement Area		
Office Area (SF) / (%)	444	6%
Sprinkler (SF) / (%)		
Air Conditioning (SF) / (%)	444	6%
Notable Features/OBYs		
Stories	1	
Non-office ave wall height	13	
Non-office ave clear height	11	
Frame Type	03: Steel Non Fireproof	
Exterior Wall Type	03: Concrete Block	

LAND AND IMPROVEMENT SALE ANALYSIS

Adj Sale Price \$ / SF	\$55.09
Adj Sale Price Imps \$ / SF	\$48.39
Acres	0.330
Land Value \$ / Acre	\$140,000
SCR	2.08
RCN + OBY / SF	\$84.88
Physical Res. %	60%
Functional Res. %	90%
Functional OBS 1	Site Coverage
Functional OBS 2	Ceiling Height
Functional OBS 3	
Community rating %	95%
NBHD Rating / Other %	90%
NBHD Rating / Other Econ Reason	Neighborhood Rating
Major Thoroughfare	0 to 1 mile
Market Variance	123%

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COMMENTS

OTHR: MARKET VARIANCE: THE GRANTOR RECEIVED NUMEROUS OFFERS AND A BIDDING WAR DROVE THE SALE PRICE HIGHER THAN THE ASKING PRICE. THE CIRCUMSTANCES OF THE SALE WOULD INDICATE THAT THE SUBJECT SOLD ON THE HIGH END OF THE MARKET VALUE RANGE.

FUNC: THE SALE INCLUDES A SALE MANUFACTURING BUILDING WITH INTERIOR WALLS AND A RESIDENTIAL PROPERTY. NOT A TYPICAL PURCHASE AND MAY NOT APPEAL TO MANY POTENTIAL BUYERS.

ECON: LOCATED IN A MIXED-USE AREA WITH RESIDENTIAL, INDUSTRIAL AND COMMERCIAL USES. GREAT ACCESS TO LOCAL THOROUGHFARES AND THE LOCAL FREEWAY SYSTEM. MAJOR REDEVELOPMENT AREA DUE TO THE FROEDTERT MALT PLANT CLOSING. THE BUILDING WILL BE RAZED FOR COMMERCIAL DEVELOPMENT.

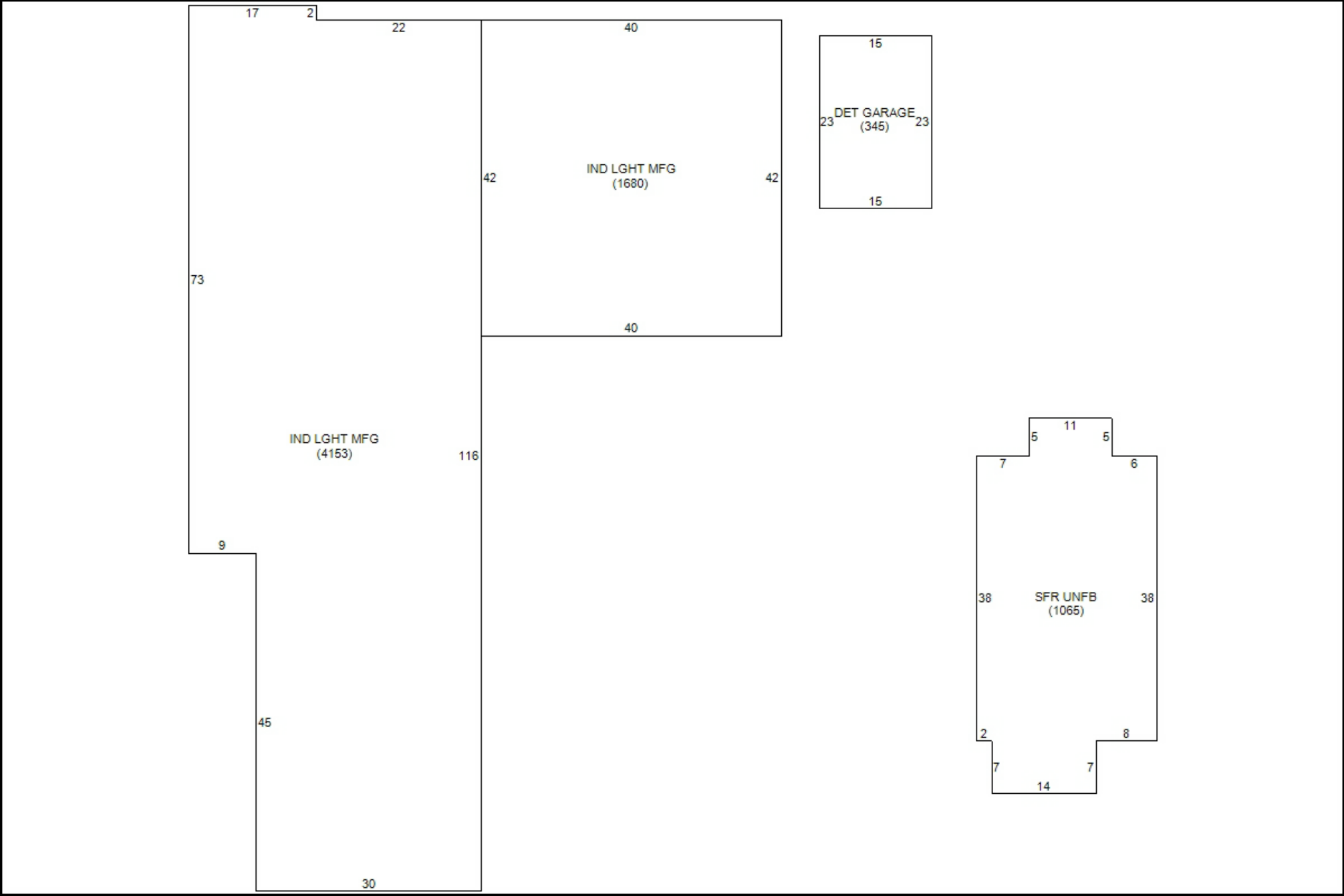
GRTR: THEY NEEDED MORE SPACE FOR THEIR GROWING BUSINESS. MOVING OPERATIONS TO NEW BERLIN. NO LONGER NEEDED THESE BUILDINGS. RECEIVED MULTIPLE OFFERS, A COUPLE WERE OVER ASKING PRICE. FELT THE PROPERTY WAS IN GOOD CONDITION AT THE TIME OF SALE.

GRTE: LEASING A BUILDING IN WAUKESHA AND WAS LOOKING TO PURCHASE A PROPERTY FOR HIS BUSINESS. DID NOT WANT TO DISCUSS THE TERMS OF THE SALE.

PHYS: NO MAJOR PROBLEMS WITH THE BUILDING. SOME WEAR AND TEAR DUE TO HEAVY USE.

OTHR: LAND ANALYSIS: AN INVESTIGATION OF AVAILABLE DATA INCLUDING BUT NOT LIMITED TO SALE AND LISTING ACTIVITY, ASSESSOR'S RECORDS AND ECONOMIC TRENDS WERE USED TO DERIVE THE LAND VALUE.





SALE REPORT

State ID #	77-40-191-R000172662
County	MILWAUKEE
Municipality	WEST MILWAUKEE
Local Parcel #	472-1018-000
Situs Address	2235 S 38th St
Situs Zip Code	53215
Appraiser	WATSOMN

IPAS Sale Key #	214011
SIC Code	3089
Interior Inspection Date	09/15/2023
Revision Date	
Sale Validity	Valid - Includes Multiple Local Classes
Sale Index #	3
Year Added to Sales Database	2024

TRANSACTION INFORMATION

Conveyance Date	06/16/2023
Grantor	HAMILTON LOTS LLC
Grantee	GENERACORP STORAGE LLC
Affinity	None
Conveyance Type	Warranty/Condo Deed
Prior Use	3089: Plastics Products Nec-Mfg
Intended Use	0000: Commercial Parcel
Time Vacant	0 - 1 years
Environmental Site	NO

SALE DATA

Sale Price	\$992,000
Adjustment	
Adjusted Reason	
Adjusted Sale Price	\$992,000
Land Value	\$71,500
Improvement Value	\$920,500
Time on Market	5 - 11 months
Recent Asking Price	\$1,010,000

PROPERTY IMPROVEMENT DATA

Weighted Actual Year Built	1998	
Number of Building Sections	6	
Predominant OCC Code	494	
Primary Area	13,712	
Additional Useable Area	0	
Total Area	13,712	
Basement Area		
Office Area (SF) / (%)	1,820	13%
Sprinkler (SF) / (%)	8,000	58%
Air Conditioning (SF) / (%)	10,320	75%
Notable Features/OBYs		
Stories	1	
Non-office ave wall height	17	
Non-office ave clear height	15	
Frame Type	04: Pre-Engineered Steel	
Exterior Wall Type	07: Metal Light	

LAND AND IMPROVEMENT SALE ANALYSIS

Adj Sale Price \$ / SF	\$72.35
Adj Sale Price Imps \$ / SF	\$67.13
Acres	0.550
Land Value \$ / Acre	\$130,000
SCR	1.87
RCN + OBY / SF	\$104.75
Physical Res. %	79%
Functional Res. %	85%
Functional OBS 1	Layout
Functional OBS 2	Site Coverage
Functional OBS 3	Multi Story
Community rating %	95%
NBHD Rating / Other %	90%
NBHD Rating / Other Econ Reason	Neighborhood Rating
Major Thoroughfare	0 to 1 mile
Market Variance	112%

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COMMENTS

GRTE: INTERESTED IN 2019 BUILDING FOR FUTURE USE AS A WAREHOUSE. MOST DESIREABLE FEATURE WAS THE SIZE OF WAREHOUSE BUILDING. DIDN'T NEED THE OTHER BUILDING OR SHED BUT THE GRANTOR WOULDN'T SELL THEM SEPARATELY. NOT SURE WHAT GRANTEE WILL DO WITH OTHER BUILDING YET.

OTHR: LAND ANALYSIS: AN INVESTIGATION OF AVAILABLE DATA INCLUDING BUT NOT LIMITED TO SALE AND LISTING ACTIVITY, ASSESSOR'S RECORDS AND ECONOMIC TRENDS WERE USED TO DERIVE THE LAND VALUE.

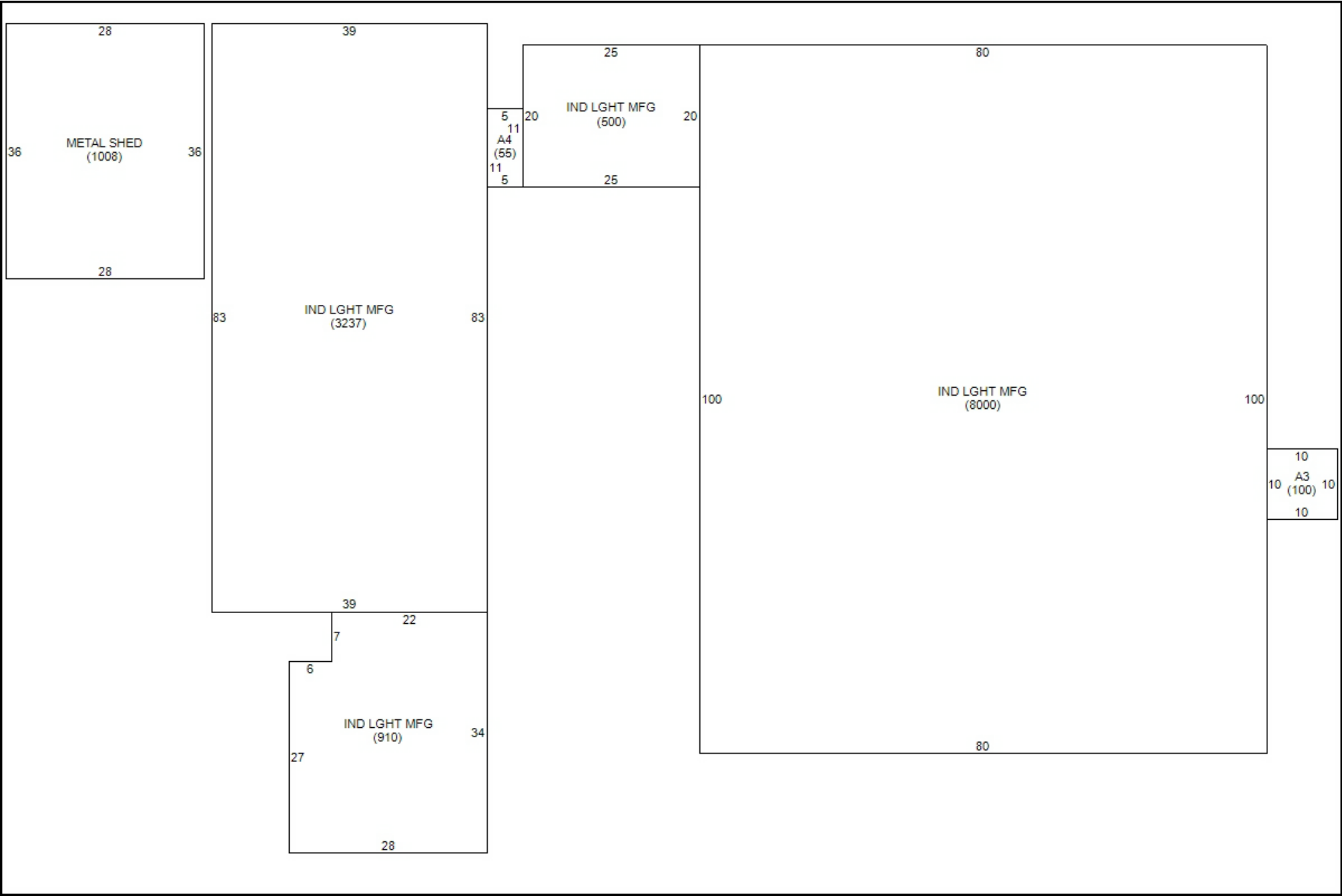
FUNC: NO BATHROOM IN WAREHOUSE FACILITY. LOW CEILING HEIGHT IN OLDER PRODUCTION BUILDING. TWO SEPARATE BUILDINGS CONNECTED BY CORRIDORS.

GRTR: NEEDED MORE SPACE FOR THEIR GROWING BUSINESS. PURCHASED NEW BUILDING, MOVING OPERATIONS TO NEW BERLIN. RECEIVED MULTIPLE OFFERS BELOW ASKING PRICE. FELT THE PROPERTY WAS IN GREAT CONDITION AT THE TIME OF SALE. WANTED TO SELL PARCELS TOGETHER.

ECON: LOCATED IN A MIXED-USE AREA WITH RESIDENTIAL, INDUSTRIAL AND COMMERCIAL USES. GREAT ACCESS TO LOCAL THOROUGHFARES AND THE LOCAL FREEWAY SYSTEM. MAJOR REDEVELOPMENT AREA DUE TO THE FROEDTERT MALT PLANT CLOSING, WHICH WILL BE RAZED FOR COMMERCIAL DEVELOPMENT.

PHYS: WAREHOUSE IS NEW BUILD (2019). OTHER TWO ARE OLDER BUILDINGS, WHICH REQUIRE ONGOING MAINTENANCE.





SALE REPORT

State ID #	77-40-226-R000037164
County	MILWAUKEE
Municipality	FRANKLIN
Local Parcel #	900-0009-019
Situs Address	2 World Packaging Cir
Situs Zip Code	53132
Appraiser	TOOKEAX

IPAS Sale Key #	214648
SIC Code	2440
Interior Inspection Date	11/10/2021
Revision Date	
Sale Validity	Valid Sale
Sale Index #	1
Year Added to Sales Database	2024

TRANSACTION INFORMATION

Conveyance Date	10/10/2023
Grantor	ETCL FRANKLIN TRANSPACKAGING LLC
Grantee	PG1 LLC
Affinity	None
Conveyance Type	Warranty/Condo Deed
Prior Use	2440: Wood Containers-Mfg
Intended Use	3620: Electrical Industrial Apparatus-Mfg
Time Vacant	1 - 3 years
Environmental Site	NO

SALE DATA

Sale Price	\$20,300,000
Adjustment	
Adjusted Reason	
Adjusted Sale Price	\$20,300,000
Land Value	\$2,084,000
Improvement Value	\$18,216,000
Time on Market	12 - 24 months
Recent Asking Price	

PROPERTY IMPROVEMENT DATA

Weighted Actual Year Built	2006	
Number of Building Sections	3	
Predominant OCC Code	494	
Primary Area	199,330	
Additional Useable Area	6100	
Total Area	205,430	
Basement Area	11,000	
Office Area (SF) / (%)	13,256	6%
Sprinkler (SF) / (%)	236,304	115%
Air Conditioning (SF) / (%)	19,056	9%
Notable Features/OBYs		
Stories	1	
Non-office ave wall height	34	
Non-office ave clear height	30	
Frame Type	02: Masonry Load Bearing	
Exterior Wall Type	14: Concrete Tilt-up	

LAND AND IMPROVEMENT SALE ANALYSIS

Adj Sale Price \$ / SF	\$98.82
Adj Sale Price Imps \$ / SF	\$88.67
Acres	17.472
Land Value \$ / Acre	\$119,277
SCR	4.95
RCN + OBY / SF	\$109.63
Physical Res. %	82%
Functional Res. %	100%
Functional OBS 1	
Functional OBS 2	
Functional OBS 3	
Community rating %	100%
NBHD Rating / Other %	95%
NBHD Rating / Other Econ Reason	Neighborhood Rating
Major Thoroughfare	3 to 5 miles
Market Variance	104%

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COMMENTS

GRTR: PROPERTY WAS VACANT FOR A PROLONGED PERIOD, SO AFTER YEAR OF WITHOUT A TENANT THE PROPERTY WAS LISTED FOR LEASE/SALE. FELT THE SALE PRICE WAS MARKET VALUE.

GRTE: NO RESPONSE.

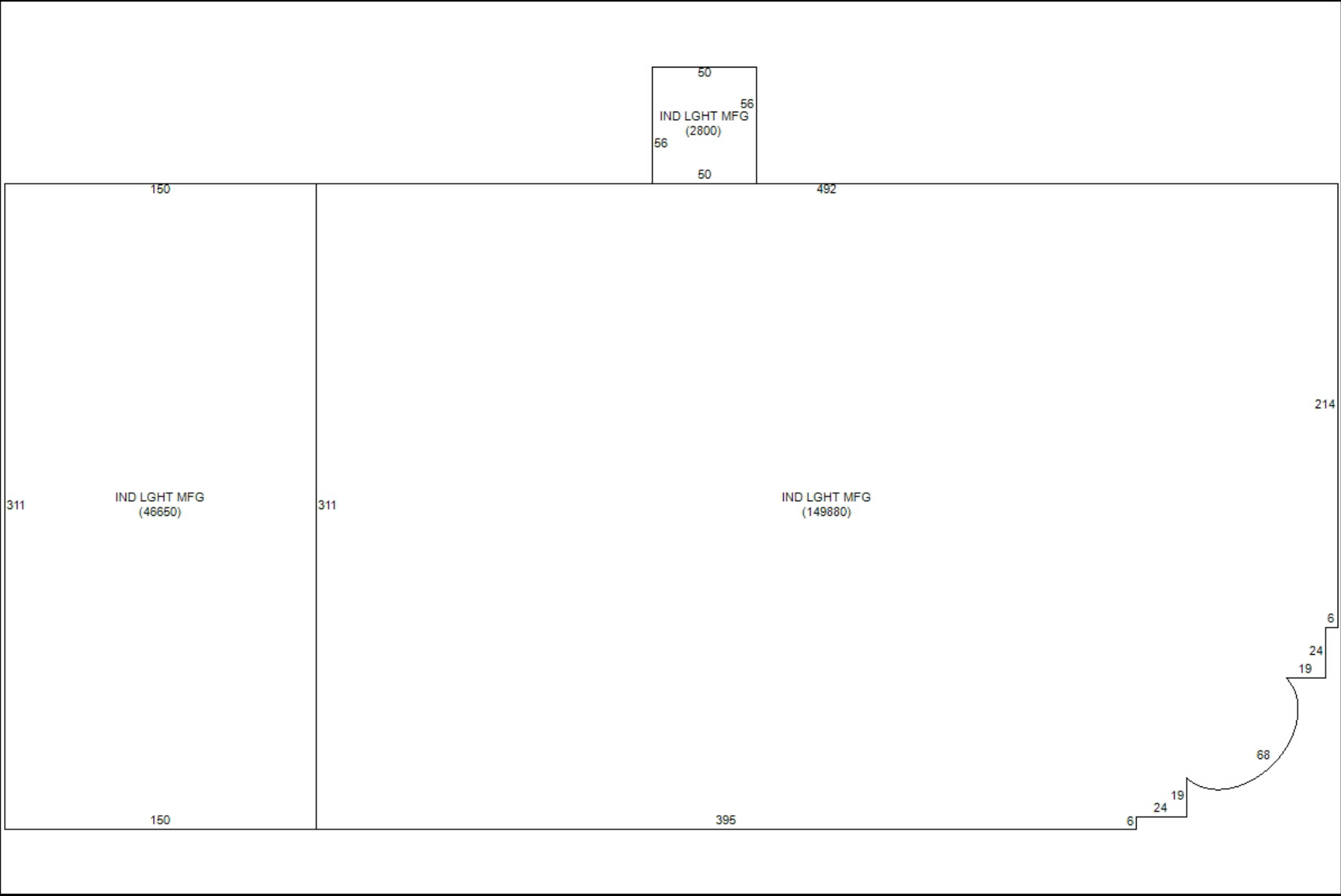
PHYS: NO MAJOR DEFICIENCIES. SOME WEAR AND TEAR FROM PREVIOUS PRODUCTION PROCESS.

FUNC: NO FUNCTIONAL ISSUES.

ECON: LOCATED IN FRANKLIN'S CORPORATE PARK A NEWER INDUSTRIAL AREA WITH HIGHER QUALITY FACILITIES. GREAT ACCESS TO LOCAL THOROUGHFARES AND THE INTERSTATE SYSTEM.

OTHR: LAND ANALYSIS: AN INVESTIGATION OF AVAILABLE DATA INCLUDING BUT NOT LIMITED TO SALE AND LISTING ACTIVITY, ASSESSOR'S RECORDS AND ECONOMIC TRENDS WERE USED TO DERIVE THE LAND VALUE.





SALE REPORT

State ID #	77-40-251-R000154706	IPAS Sale Key #	192710
County	MILWAUKEE	SIC Code	0000
Municipality	MILWAUKEE	Interior Inspection Date	11/16/2023
Local Parcel #	155-9983-100	Revision Date	
Situs Address	6101 6105 N 64th	Sale Validity	Valid Sale
Situs Zip Code	53218	Sale Index #	1
Appraiser	HOLTSA	Year Added to Sales Database	2024

TRANSACTION INFORMATION

Conveyance Date	01/29/2021
Grantor	T&M INDUSTRIAL PROPERTIES LLC
Grantee	CMK 64TH ST LLC
Affinity	None
Conveyance Type	Warranty/Condo Deed
Prior Use	0000: Commercial Parcel
Intended Use	0000: Commercial Parcel
Time Vacant	0 - 1 years
Environmental Site	NO

SALE DATA

Sale Price	\$6,500,000
Adjustment	
Adjusted Reason	
Adjusted Sale Price	\$6,500,000
Land Value	\$897,300
Improvement Value	\$5,602,700
Time on Market	0 - 4 months
Recent Asking Price	\$8,500,000

PROPERTY IMPROVEMENT DATA

Weighted Actual Year Built	1966	
Number of Building Sections	3	
Predominant OCC Code	453	
Primary Area	355,200	
Additional Useable Area	0	
Total Area	355,200	
Basement Area		
Office Area (SF) / (%)	3,000	1%
Sprinkler (SF) / (%)	630	0%
Air Conditioning (SF) / (%)	0	0%
Notable Features/OBYs		
Stories	1	
Non-office ave wall height	26	
Non-office ave clear height	24	
Frame Type	04: Pre-Engineered Steel	
Exterior Wall Type	03: Concrete Block	

LAND AND IMPROVEMENT SALE ANALYSIS

Adj Sale Price \$ / SF	\$18.30
Adj Sale Price Imps \$ / SF	\$15.77
Acres	26.390
Land Value \$ / Acre	\$34,002
SCR	3.24
RCN + OBY / SF	\$64.15
Physical Res. %	54%
Functional Res. %	80%
Functional OBS 1	Layout
Functional OBS 2	Building Mechanics
Functional OBS 3	
Community rating %	100%
NBHD Rating / Other %	80%
NBHD Rating / Other Econ Reason	Neighborhood Rating
Major Thoroughfare	1 to 3 miles
Market Variance	71%

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COMMENTS

GRTR: PROPERTY WAS SOLD THROUGH DICKMAN COMPANY, WAS ON MARKET FOR A LONG TIME, 1 YEAR, BUYER ORDERED THE APPRASIAL OF SALE AND THE PRICE WAS NEGOTIATED. THERE WAS ONLY THE OFFER OF THE BUYER. FELT BUILDING WAS IN EXCELLENT CONDITION AT THE TIME OF SALE WITH ONLY MINOR REPAIRS REQUIRED. FELT THE MOST DESIREABLE ASPECT WAS THE SIZE AND THERE WERE NO LEAST DESIRABLE ASPECTS.

GRTE: PRICE WAS DETERMINED BY APPRAISAL, HAS MULTIPLE TENANTS' COMMERCIAL LEASES ARE COMING DUE SOON, PURCHASE WAS FOR INVESTMENT, FEELS MARKET PRICE WAS PAID, OWN NEIGHBORING BUILDING. NO COMMENT TO REMAINING QUESTIONS.

PHYS: IN MODERATE CONDITION AT THE TIME OF SALE. NO MAJOR DEFECTS BUT REQUIRED MINOR IMPROVEMENTS TO PARKING LOT, ENTRANCES, AND ELECTRICAL UPGRADES.

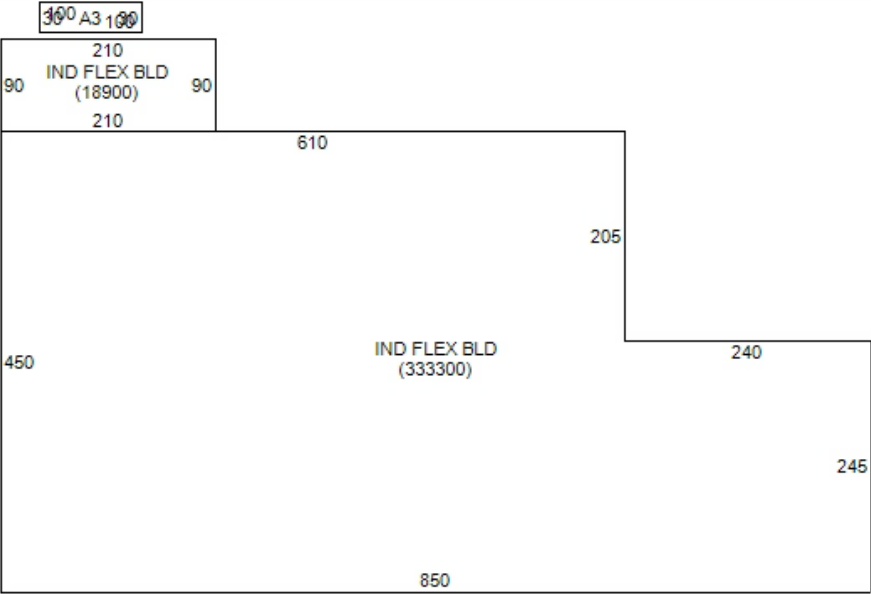
FUNC: BUILDING IS A SIZE OUT OF SCOPE OF MIXED USE (HIGH RESIDENTIAL NEIGHBORHOOD), BUILDING SUFFERS FROM ADD-ON CONSTRUCTION AND UNIQUE LAYOUT NOT TYPICAL FOR MODERN FLEX INDUSTRIAL/COMMERCIAL BUILDINGS.

ECON: PARCEL IS LOCATED IN THE SILVERSPRING NEIGHBORHOOD. A MAJORITY RESIDENTIAL NEIGHBORHOOD WITH SOME LINGERING HISTORICAL INDUSTRIAL PROPERTY, HISTORICAL INDUSTRIAL TRANSITIONED TO COMMERCIAL PROPERTIES, AND A CHARTER SCHOOL

ENVR: PARCEL HAS HAD SEVERAL INCIDENTS 2 ERP (CLOSED), 2 SPILLS (1 CLOSED, 1 ONGOING HISTORICAL 1991), AND 1 NAR (ONGOING 1991) 1991 STORM DRAIN ACID SPILL WAS THE ACTIONS OF INMAR RX SOLUTIONS (FORMER TENANT) AND THE 1991 HAZARDOUS SUBSTANCE DISCHARGE WAS DUE TO INMAR RX SOLUTIONS - NO ACTION REQUIRED ON EITHER OPEN INCIDENT BUT STILL ARE NOT CLOSED.

OTHR: CURRENT USE: PARCEL IS CURRENTLY OCCUPIED BY WISCONSIN DEPARTMENT OF HEALTH SERVICES (GOVERNMENT), MILLIVISION (SECURITES DISTRIBUTOR/MFG.), CREAM CITY TRUCKYARD (STORAGE), M&M QUALITY SOLUTIONS (STORAGE), AND HB PERFORMANCES SYSTEMS (CAR REPAIR/MAINTENANCE)





SALE REPORT

State ID #	77-40-251-R000004493
County	MILWAUKEE
Municipality	MILWAUKEE
Local Parcel #	140-0281-000
Situs Address	6600 N Industrial Rd
Situs Zip Code	53223
Appraiser	HOLTSA

IPAS Sale Key #	194534
SIC Code	4225
Interior Inspection Date	11/20/2014
Revision Date	
Sale Validity	Valid Sale
Sale Index #	4
Year Added to Sales Database	2024

TRANSACTION INFORMATION

Conveyance Date	10/08/2021
Grantor	GPT INDUSTRIAL DRIVE OWNER LLC
Grantee	FFV WI MKE LLC
Affinity	Business
Conveyance Type	Warranty/Condo Deed
Prior Use	3410: Metal Cans & Shipping Containers-Mfg
Intended Use	2899: Chemical Preparations Nec-Mfg
Time Vacant	0 - 1 years
Environmental Site	NO

SALE DATA

Sale Price	\$7,415,000
Adjustment	
Adjusted Reason	
Adjusted Sale Price	\$7,415,000
Land Value	\$530,200
Improvement Value	\$6,884,800
Time on Market	0 - 4 months
Recent Asking Price	

PROPERTY IMPROVEMENT DATA

Weighted Actual Year Built	1974	
Number of Building Sections	2	
Predominant OCC Code	494	
Primary Area	110,298	
Additional Useable Area	0	
Total Area	110,298	
Basement Area		
Office Area (SF) / (%)	14,280	13%
Sprinkler (SF) / (%)	110,298	100%
Air Conditioning (SF) / (%)	14,280	13%
Notable Features/OBYs		
Stories	1	
Non-office ave wall height	38	
Non-office ave clear height	36	
Frame Type	03: Steel Non Fireproof	
Exterior Wall Type	08: Metal Sandwich	

LAND AND IMPROVEMENT SALE ANALYSIS

Adj Sale Price \$ / SF	\$67.23
Adj Sale Price Imps \$ / SF	\$62.42
Acres	7.364
Land Value \$ / Acre	\$71,999
SCR	2.91
RCN + OBY / SF	\$109.17
Physical Res. %	74%
Functional Res. %	90%
Functional OBS 1	Layout
Functional OBS 2	Bay Spacing
Functional OBS 3	
Community rating %	100%
NBHD Rating / Other %	85%
NBHD Rating / Other Econ Reason	Neighborhood Rating
Major Thoroughfare	3 to 5 miles
Market Variance	101%

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COMMENTS

GRTR: PENDING RETURN CALL OF SELLERS REPRESENTATIVE.

GRTE: FOUNDERS OWNS PROPERTY SPOKE WITH ACCOUNTS REPRESENTATIVE. STATED HE FELT IT WAS AN ARM'S LENGTH TRANSACTION. HOWEVER, STATED HE DID NOT KNOW IF THE PROPERTY WAS LISTED ON THE OPEN MARKET. HE ALSO STATED THAT HE COULD NOT ANSWER IF THE LEASE WHICH ENDS IN 2033 WAS A FACTOR OF SALE NOR DID HE ANSWER WHAT SALES PRICE WAS BASED ON.

FUNC: BUILDING SUFFERS FROM MULTIPLE INTERNAL WALLS AND BAY SPACING.

PHYS: BUILDING APPEARS TO BE IN GOOD CONDITION AND WELL MAINTAINED. PERMIT INFORMATION SUPPORTS BUILDINGS MECHANICS ARE WELL MAINTAINED AND UP TO DATE. GAS-FIRED APPLIED AIR HEATER AND GAS-FIRED FORCED AIR HANGING UNIT. NOTE BUILDING MAIN PRODUCTION SPACE HAS HEIGHT OF 42'. DOCK AREA AND OFFICE HAS HEIGHT OF 13'.

ECON: BUILDING IS IN MENOMONEE RIVER HILLS EAST ALONG A SOUTHEASTERN QUADRANT WHICH IS A POCKETED INDUSTRIAL AREA. ON THE OPPOSING SIDE IS RESIDENTIAL.

OTHR: HIGHER COST FOR CONSTRUCTION DUE TO SUPPLY CHAIN ISSUES, AS WELL AS LIMITED SPACE IN LOCATION FOR PURCHASE MAY BE CAUSE OF MARKET VARIANCE. INVESTMENT INFLUENCE OF 2033 MAY ALSO HAVE HAD A HEAVY FACTOR ON SALE.



396									
IND LGHT MFG (78408)									
396									
IND LGHT MFG (31890)									
176									
53									
37									

SALE REPORT

State ID #	77-40-251-R000004736
County	MILWAUKEE
Municipality	MILWAUKEE
Local Parcel #	273-1401-111
Situs Address	3832 N 3rd St
Situs Zip Code	53212
Appraiser	HOLTSA

IPAS Sale Key #	195810
SIC Code	2653
Interior Inspection Date	08/17/2017
Revision Date	
Sale Validity	Valid Sale
Sale Index #	1
Year Added to Sales Database	2024

TRANSACTION INFORMATION

Conveyance Date	01/04/2022
Grantor	3RD STREET INDUSTRIAL LLC
Grantee	B3D3 LLC
Affinity	None
Conveyance Type	Warranty/Condo Deed
Prior Use	2653: Corrugated & Solid Fiber Boxes-Mfg
Intended Use	4225: General Warehousing & Storage-Trans
Time Vacant	1 - 3 years
Environmental Site	YES

SALE DATA

Sale Price	\$3,600,000
Adjustment	
Adjusted Reason	
Adjusted Sale Price	\$3,600,000
Land Value	\$449,900
Improvement Value	\$3,150,100
Time on Market	0 - 4 months
Recent Asking Price	

PROPERTY IMPROVEMENT DATA

Weighted Actual Year Built	1953	
Number of Building Sections	19	
Predominant OCC Code	494	
Primary Area	431,511	
Additional Useable Area	0	
Total Area	431,511	
Basement Area		
Office Area (SF) / (%)	28,122	7%
Sprinkler (SF) / (%)	458,911	106%
Air Conditioning (SF) / (%)	28,122	7%
Notable Features/OBYs		
Stories	1	
Non-office ave wall height	25	
Non-office ave clear height	23	
Frame Type	03: Steel Non Fireproof	
Exterior Wall Type	04: Brick & Concrete Block	

LAND AND IMPROVEMENT SALE ANALYSIS

Adj Sale Price \$ / SF	\$8.34
Adj Sale Price Imps \$ / SF	\$7.30
Acres	12.942
Land Value \$ / Acre	\$34,763
SCR	1.32
RCN + OBY / SF	\$91.39
Physical Res. %	31%
Functional Res. %	45%
Functional OBS 1	Size
Functional OBS 2	Layout
Functional OBS 3	Site Coverage
Community rating %	100%
NBHD Rating / Other %	70%
NBHD Rating / Other Econ Reason	Neighborhood Rating
Major Thoroughfare	0 to 1 mile
Market Variance	82%

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COMMENTS

GRTR: BUSINESS UNDER CHAPTER 128 RECEIVERSHIP. PROPERTY WAS LISTED AND SOLD THROUGH THE DICKMAN COMPANY OF WHICH MULTIPLE OFFERS WERE PROVIDED FOR PROPERTY.

GRTE: ACQUIRED THE PROPERTY THROUGH COMPETITIVE NEGOTIATION. FELT THE PROPERTY WAS IN DECENT CONDITION AT THE TIME OF PURCHASE HOWEVER FELT THAT THEY PAID WELL OVER WHAT THEY SHOULD HAVE. PROPERTY IS CURRENTLY BEING USED AS STORAGE WITH NO FORESEEABLE FUTURE OF MFG. TENANTS OR PURPOSE.

PHYS: THE 70,000SQ FOOT NEWER ADDITION WAS IN GOOD CONDITION AT TIME OF 2017 FA. REMAINDER OF BUILDING IS AGED WITH MAJORITY POOR CONDITION WORSENER BY WATER DAMAGED CONTRIBUTED FROM AGED ROOF.

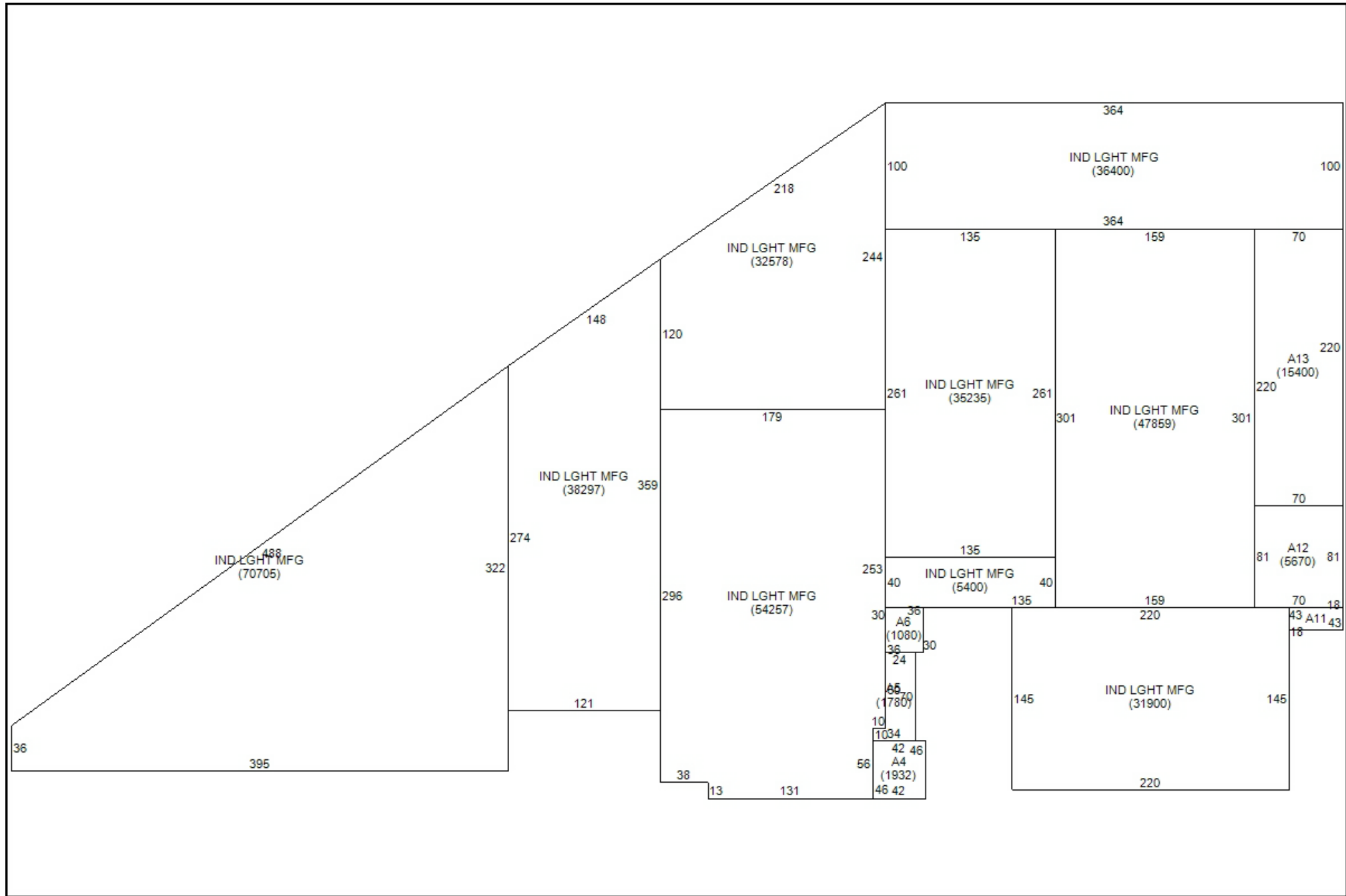
FUNC: BUILDING SUFFERS FROM EXCESSIVE SIZE, LOCATION, ANGLED CONFIGURATION, SECTIONAL SECOND STORY, ADD ON CONSTRUCTION WITH MULTIPLE WALLS, VARIED HEIGHTS THROUGH STRUCTURE. ONLY 50% OF BUILDING IS SPRINKLED, FIRE DOORS PROTECT REMAINDER OF OLDER PARTS OF BUILDING THAT IS NOT.

ECON: LOCATED IN THE WILLIAMSBURG HEIGHTS 7TH DISTRICT NEIGHBORHOOD. AN OLDER POCKETED MANUFACTURING HUB, THAT IS HIGH RESIDENTIAL. AREA SUFFERS FROM PERCEIVED AND ONGOING CRIME THAT RENDERS AREA UNIQUE TO OTHER MFG. HUBS THROUGHOUT THE CITY OF MILWAUKEE.

ENVR: 2002 SPILL CAUSED BY TANK CRACK TO SEWER - CLSD. & 2004 LUBRICATING OIL GROUNDWATER/SOIL/SEWER CONTAMINATION - 2008 MONITORING WELL ADDED - CLOSED.

OTHR: DUE TO BUILDING SIZE, UNIQUE FEATURES WHICH ADD COST THAT ARE NOT RECAPTURED ON THE MARKET, AND INFLATED CONSTRUCTION AND LABOR COST.





SALE REPORT

State ID #	77-40-251-R000004351
County	MILWAUKEE
Municipality	MILWAUKEE
Local Parcel #	037-0011-000
Situs Address	9168 N 124th St
Situs Zip Code	53224
Appraiser	HOLTSA

IPAS Sale Key #	199692
SIC Code	3295
Interior Inspection Date	08/03/2022
Revision Date	
Sale Validity	Valid Sale
Sale Index #	3
Year Added to Sales Database	2024

TRANSACTION INFORMATION

Conveyance Date	03/01/2022
Grantor	SHORELINE SUPPORT CORP. A WISCONSIN CORP
Grantee	MENOMONEE FALLS CRUSHING LLC
Affinity	None
Conveyance Type	Warranty/Condo Deed
Prior Use	3295: Minerals Ground Or Treated-Mfg
Intended Use	0000: Commercial Parcel
Time Vacant	0 - 1 years
Environmental Site	NO

SALE DATA

Sale Price	\$1,450,000
Adjustment	
Adjusted Reason	
Adjusted Sale Price	\$1,450,000
Land Value	\$1,122,100
Improvement Value	\$327,900
Time on Market	0 - 4 months
Recent Asking Price	

PROPERTY IMPROVEMENT DATA

Weighted Actual Year Built	2005	
Number of Building Sections	6	
Predominant OCC Code	470	
Primary Area	10,322	
Additional Useable Area	0	
Total Area	10,322	
Basement Area		
Office Area (SF) / (%)	500	5%
Sprinkler (SF) / (%)		
Air Conditioning (SF) / (%)	0	0%
Notable Features/OBYs		
Stories	1	
Non-office ave wall height	17	
Non-office ave clear height	15	
Frame Type	07: Wood Pole	
Exterior Wall Type	07: Metal Light	

LAND AND IMPROVEMENT SALE ANALYSIS

Adj Sale Price \$ / SF	\$140.48
Adj Sale Price Imps \$ / SF	\$31.77
Acres	23.623
Land Value \$ / Acre	\$47,500
SCR	99.69
RCN + OBY / SF	\$47.84
Physical Res. %	62%
Functional Res. %	95%
Functional OBS 1	Layout
Functional OBS 2	Construction Materials
Functional OBS 3	
Community rating %	100%
NBHD Rating / Other %	90%
NBHD Rating / Other Econ Reason	Neighborhood Rating
Major Thoroughfare	0 to 1 mile
Market Variance	125%

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COMMENTS

GRTR: WAS APPROACHED BY BUYER TO PURCHASE PARCELS. PRICE WAS BASED ON NEGOTIATIONS WITHOUT A BROKER OR APPRAISAL OF WHICH GRANTORS (HUSBAND/WIFE) WERE VERY SATISFIED AND FELT PRICE WAS ABOVE MARKET. STATED HUSBAND WAS IN 80'S AND READY TO RETIRE. STATED NO CONTAMINATION ISSUES WERE ONGOING AND WAS A CONDITION OF SALE.

GRTE: NO COMMENT - NOT RESPONSIVE

PHYS: BUILDING WAS IN FAIR CONDITION. OFFICE WAS DATED WITH SIGNS OF DAMAGE APPARENT IN CEILING TILES. METAL WAREHOUSE WELL MAINTAINED AND SEALED WITH DIRT FLOORS.

FUNC: BUILDING SUFFERS FROM ADD ON CONSTRUCTIONS (SEPARATE BUILDINGS) AND DATED MATERIALS/MECHANICS.

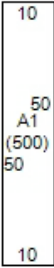
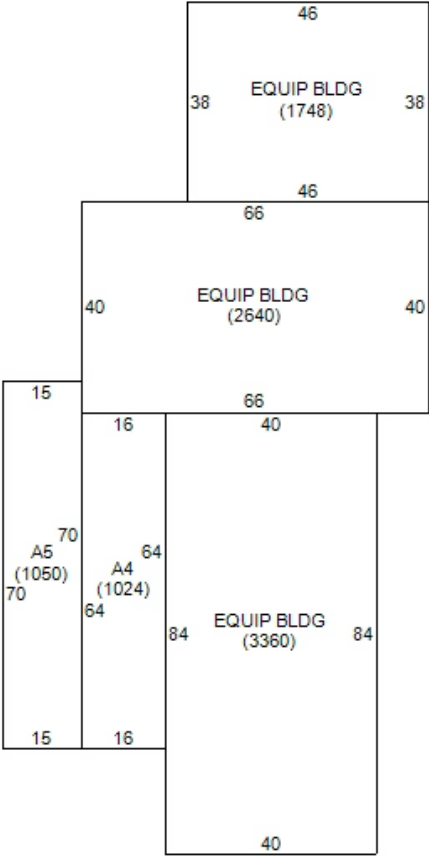
ECON: LOCATED IN THE NORTH GRANVILLE LOCATED DIRECTLY ON BOUNDARY RD STREET WITHIN A MFG. HUB. PROPERTY IS UNIQUE TO AREA LOCATED NEXT TO RESIDENTIAL PROPERTY ZONED INDUSTRIAL. ON THE EDGE OF MILWAUKEE COUNTY AND MENOMONEE FALLS

ENVR: BRRTS OPEN ERP ISSUES - ARSENIC, LEAD (PB) VOLATILE ORGANIC COMPOUNDS, POLYNUCLEAR AROMIC HYDROCARBONS PETROLEUM AND TRICHLOROETHYLENE. LAST UPDATED WAS 01/25/2019 LONG TERM CARE ACTIVITIES REQUIRED + 04/06/2021 DNR REGULATORY REMINDER.

OTHR: SALE INFORMATION: SALE INCLUDED THE FOLLOWING FIVE PARCELS: 037-0011-000 (SUBJECT), 037-012-000 (VACANT PARCEL WITH NO ROAD ACCESS), 037-0013-000 (NON-IMPROVED PARCEL - NO DIRECT ROAD ACCESS), 037-0014-000 (NON-IMPROVED PARCEL - NO DIRECT ROAD ACCESS), AND 001-9992-100 (NARROW VACANT STRIP OF LAND)

OTHR: MARKET VARIENCE: SMALL BUILDING SF MAY BE CAUSE OF VAIRENCE





SALE REPORT

State ID #	77-40-251-R000004376
County	MILWAUKEE
Municipality	MILWAUKEE
Local Parcel #	070-0092-000
Situs Address	7900 W Tower Ave
Situs Zip Code	53223
Appraiser	HOLTSA

IPAS Sale Key #	199774
SIC Code	3444
Interior Inspection Date	09/15/2015
Revision Date	
Sale Validity	Valid Sale
Sale Index #	3
Year Added to Sales Database	2024

TRANSACTION INFORMATION

Conveyance Date	06/10/2022
Grantor	1200 SOUTH KOELLER STREEL III LLC
Grantee	PELL STREET PROPERTIES LP
Affinity	Business
Conveyance Type	Warranty/Condo Deed
Prior Use	3444: Sheet Metalwork-Mfg
Intended Use	0000: Commercial Parcel
Time Vacant	0 - 1 years
Environmental Site	Unknown

SALE DATA

Sale Price	\$11,200,000
Adjustment	
Adjusted Reason	
Adjusted Sale Price	\$11,200,000
Land Value	\$1,599,300
Improvement Value	\$9,600,700
Time on Market	0 - 4 months
Recent Asking Price	

PROPERTY IMPROVEMENT DATA

Weighted Actual Year Built	1980	
Number of Building Sections	18	
Predominant OCC Code	494	
Primary Area	430,369	
Additional Useable Area	2000	
Total Area	432,369	
Basement Area	4623	
Office Area (SF) / (%)	25,186	6%
Sprinkler (SF) / (%)	395,183	91%
Air Conditioning (SF) / (%)	25,186	6%
Notable Features/OBYs		
Stories	2	
Non-office ave wall height	26	
Non-office ave clear height	24	
Frame Type	04: Pre-Engineered Steel	
Exterior Wall Type	08: Metal Sandwich	

LAND AND IMPROVEMENT SALE ANALYSIS

Adj Sale Price \$ / SF	\$25.90
Adj Sale Price Imps \$ / SF	\$22.20
Acres	22.939
Land Value \$ / Acre	\$69,720
SCR	2.41
RCN + OBY / SF	\$85.76
Physical Res. %	43%
Functional Res. %	60%
Functional OBS 1	Size
Functional OBS 2	Layout
Functional OBS 3	Office/Plant Ratio
Community rating %	100%
NBHD Rating / Other %	85%
NBHD Rating / Other Econ Reason	Neighborhood Rating
Major Thoroughfare	1 to 3 miles
Market Variance	118%

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COMMENTS

GRTE: SPOKE WITH INVESTMENT FIRM REPRESENTATIVE. STATED THAT PROPERTY WAS PURCHASED AS AN INVESTMENT PROPERTY. TENANTS HOWEVER DID NOT REMAIN AT LOCATION AS THEY HAD ASSUMED THEY WOULD DURING PURCHASE. FELT WITH THAT KNOWLEDGE THEY OVERPAID. THEY HAVE HAD PROPERLY LISTED FOR LEASE WITH LITTLE MFG. INTEREST.

GRTR: NO COMMENT.

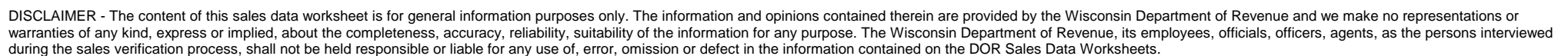
PHYS: DATED REQUIRES MAINTENANCE, EXTENSIVE REPAIR REQUIRED DEPENDING ON ENTITY/ENTITIES THAT OCCUPIES SPACE. BUILDING FROM VIRTUAL REVIEW SHOWED SIGNS OF VERY WORN FLOORS, SOILED CEILINGS IN OFFICE SPACE, DATED INTERIOR OF OFFICE, PRODUCTION BARE WALLS WITH EXPOSED INSTILLATION ALONG WALLS.

FUNC: SUFFERS FROM AGED MECHANICS, EXCESSIVE SIZE EVEN TO INDUSTRIAL AREA, LAYOUT, SIGNIFICANTLY VARIED CEILING HEIGHTS FOR SIZE, BAY SPACING, AND INSIGNIFICANT OFFICE SPACE TO SIZE.

ECON: AREA IS A STABLE HIGH MODERATE TO GOOD MILWAUKEE INDUSTRIAL AREA THAT IS DESIRABLE IN THE INDUSTRIAL MARKET JUST OUTSIDE BRADLEY WOODS BUSINESS PARK.

OTHR: MARKET VARIANCE: CAUSED BY HEAVY INVESTMENT SIGNIFICANCE, BUILDINGS UNIQUE SIZE, AND BUILDINGS HISTORICALLY INDUSTRIAL BUILD TYPE.





SALE REPORT

State ID #	77-40-251-R000004593
County	MILWAUKEE
Municipality	MILWAUKEE
Local Parcel #	178-0512-000
Situs Address	5801 N 94th St
Situs Zip Code	53225
Appraiser	HOLTSA

IPAS Sale Key #	199798
SIC Code	3547
Interior Inspection Date	11/16/2023
Revision Date	
Sale Validity	Valid Sale
Sale Index #	1
Year Added to Sales Database	2024

TRANSACTION INFORMATION

Conveyance Date	03/04/2022
Grantor	METAL IMPROVEMENT COMPANY
Grantee	5801 PROPERTIES LLC
Affinity	None
Conveyance Type	Warranty/Condo Deed
Prior Use	3547: Rolling Mill Machinery-Mfg
Intended Use	3629: Electrical Industrial Apparatus Nec-Mfg
Time Vacant	0 - 1 years
Environmental Site	NO

SALE DATA

Sale Price	\$575,000
Adjustment	
Adjusted Reason	
Adjusted Sale Price	\$575,000
Land Value	\$57,600
Improvement Value	\$517,400
Time on Market	0 - 4 months
Recent Asking Price	

PROPERTY IMPROVEMENT DATA

Weighted Actual Year Built	1979
Number of Building Sections	1
Predominant OCC Code	494
Primary Area	11,144
Additional Useable Area	0
Total Area	11,144
Basement Area	
Office Area (SF) / (%)	1,660 15%
Sprinkler (SF) / (%)	
Air Conditioning (SF) / (%)	1,660 15%
Notable Features/OBYs	
Stories	1
Non-office ave wall height	24
Non-office ave clear height	22
Frame Type	03: Steel Non Fireproof
Exterior Wall Type	04: Brick & Concrete Block

LAND AND IMPROVEMENT SALE ANALYSIS

Adj Sale Price \$ / SF	\$51.60
Adj Sale Price Imps \$ / SF	\$46.43
Acres	0.450
Land Value \$ / Acre	\$128,000
SCR	1.76
RCN + OBY / SF	\$98.23
Physical Res. %	55%
Functional Res. %	95%
Functional OBS 1	Site Coverage
Functional OBS 2	
Functional OBS 3	
Community rating %	100%
NBHD Rating / Other %	90%
NBHD Rating / Other Econ Reason	Neighborhood Rating
Major Thoroughfare	1 to 3 miles
Market Variance	101%

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COMMENTS

GRTR: PRIOR FINANCE DIRECTOR PROVIDED COMMENTARY, PROPERTY WAS NEVER LISTED ON THE OPEN MARKET AT TIME FELT RECEIVED A FAVORABLE PRICE FOR THE BUILDING.

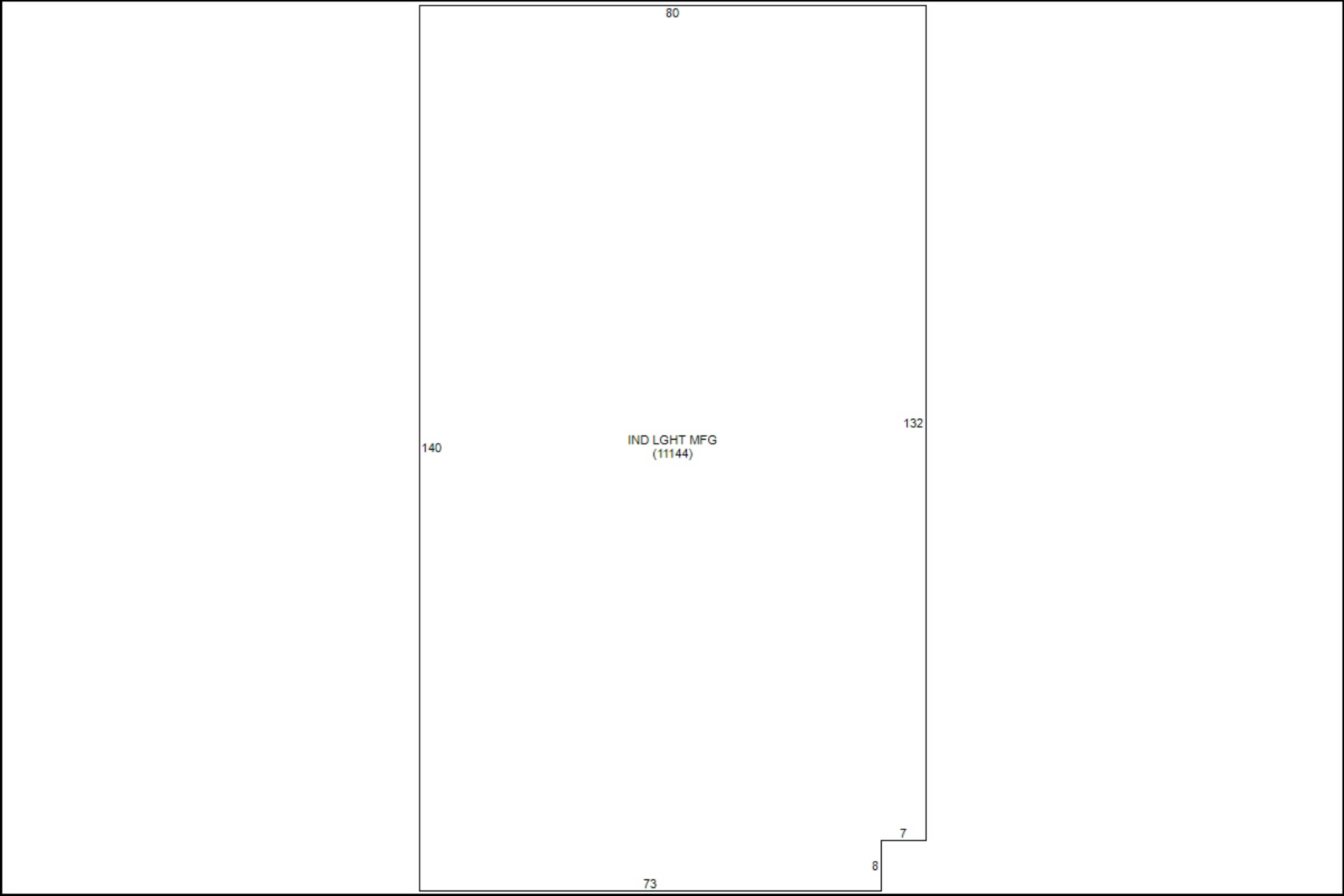
GRTE: PENDING RESPONSE

PHYS: BUILDING WAS IN MODERATE CONDITION, ROOF REPAIRED IN 2013 DUE TO CONSISTENT LEAKS, THAT LEAD TO OBSERVABLE DAMAGE AND STAINS IN OFFICE AND ALL CORNERS OF THE WAREHOUSE. INT AND EXT. CONCRETE BLOCK PAINT WAS PEELING WITH NOTABLE STAIR-STEP CRACKING.

FUNC: BUILDING SUFFERS FROM POOR SITE COVERAGE, SLIGHTLY EXCESSIVE OFFICE FOR SIZE, AND LIMITED TRUCK ACCESS DUE TO NARROW RESIDENTIAL STREETS.

ECON: SILVERSWAN IS A MIXED USE INDUSTRIAL AND RESIDENTIAL NEIGHBORHOOD AREA ON THE NORTHWEST SIDE OF MILWAUKEE. NEARLY HALF OF THE REAL ESTATE IN AREA ARE OFFICES AND WAREHOUSES LINING THE RAILROAD BETWEEN APPLETON AVE AND FOND DU LAC. IN VERY CLOSE PROXIMITY TO TIMMERMAN AIRPORT.





SALE REPORT

State ID #	77-40-251-R000082684
County	MILWAUKEE
Municipality	MILWAUKEE
Local Parcel #	354-0738-110
Situs Address	1776 N Water St
Situs Zip Code	53202
Appraiser	HOLTSA

IPAS Sale Key #	199802
SIC Code	3841
Interior Inspection Date	11/28/2023
Revision Date	
Sale Validity	Valid Sale
Sale Index #	1
Year Added to Sales Database	2024

TRANSACTION INFORMATION

Conveyance Date	11/30/2021
Grantor	ESTATE OF JOHN KIRCHGEORG
Grantee	COMMUNITY ROOFING & RESTORATION INC
Affinity	None
Conveyance Type	Personal Representative
Prior Use	3841: Surgical & Medical Instruments-Mfg
Intended Use	1629: Heavy Construction Nec-Const
Time Vacant	0 - 1 years
Environmental Site	NO

SALE DATA

Sale Price	\$450,000
Adjustment	
Adjusted Reason	
Adjusted Sale Price	\$450,000
Land Value	\$268,200
Improvement Value	\$181,800
Time on Market	0 - 4 months
Recent Asking Price	

PROPERTY IMPROVEMENT DATA

Weighted Actual Year Built	1935	
Number of Building Sections	2	
Predominant OCC Code	494	
Primary Area	3,188	
Additional Useable Area	0	
Total Area	3,188	
Basement Area		
Office Area (SF) / (%)	988	31%
Sprinkler (SF) / (%)		
Air Conditioning (SF) / (%)	0	0%
Notable Features/OBYs		
Stories	1	
Non-office ave wall height	12	
Non-office ave clear height	10	
Frame Type	05: Wood Joist Typical Wood	
Exterior Wall Type	04: Brick & Concrete Block	

LAND AND IMPROVEMENT SALE ANALYSIS

Adj Sale Price \$ / SF	\$141.15
Adj Sale Price Imps \$ / SF	\$57.03
Acres	0.105
Land Value \$ / Acre	\$2,554,286
SCR	1.43
RCN + OBY / SF	\$98.45
Physical Res. %	35%
Functional Res. %	90%
Functional OBS 1	Layout
Functional OBS 2	Office/Plant Ratio
Functional OBS 3	
Community rating %	100%
NBHD Rating / Other %	105%
NBHD Rating / Other Econ Reason	Neighborhood Rating
Major Thoroughfare	0 to 1 mile
Market Variance	175%

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COMMENTS

GRTR: CONTACT INFORMATION OF PRIOR OWNER DISCONNECTED.

OTHR: MARKET VARIANCE: DUE TO SIZE AND LOCATION OF BUILDING.

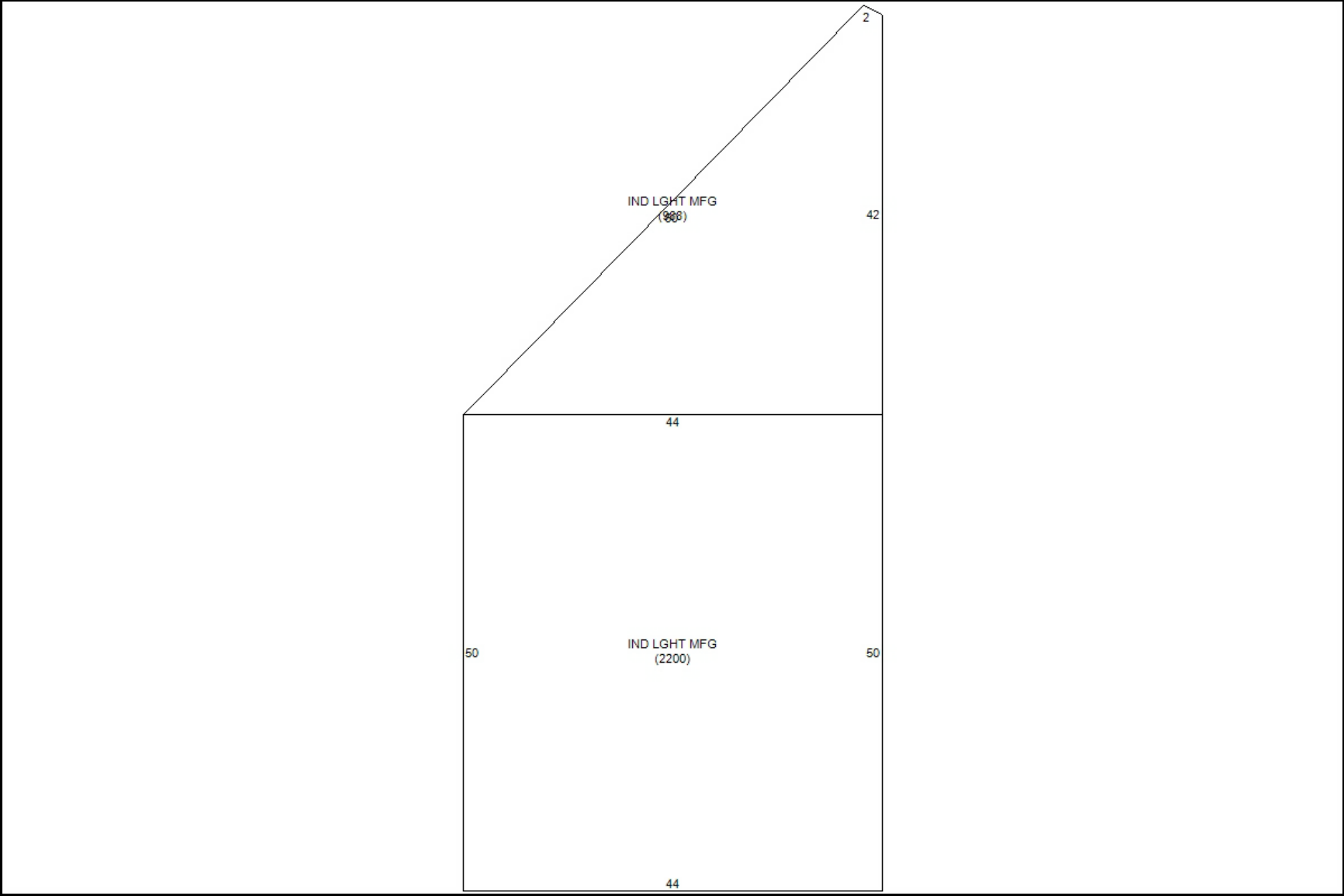
GRTE: SPOKE WITH MANAGER OF COMPANY WHO HAD LIMITED INFORMATION REGARDING THE SALE AND PURCHASE. STATED PRIOR TENANTS VACATED PRIOR TO SALE. ALSO THAT JOSH FOUND LISTING OF PROPERTY AND CONTACTED TO PURCHASE.

FUNC: BUILDING SUFFERS FROM ADD SHAPE, LOW CEILINGS, SITE COVERAGE, AND LACK OF FIRE PROTECTION.

ECON: LOCATED IN DOWNTOWN MILWAUKEE SANDWICHED BETWEEN BREWERS HILL AND LOWER EASTSIDE. A DESIRABLE AREA OF MIXED-USE RESTAURANTS, RESIDENTIAL APARTMENTS, HISTORIC LOW DUTY MFG., AND COMMERCIAL BUSINESSES.

PHYS: OWNER NOTED THAT BUILDING WAS IN DECENT CONDITION BUT DIRTY AND REQUIRED UPDATES TO ROOF, MECHANICS, INTERIOR APPEAL. PROPERTY WAS VIEWED AFTER CURRENT OWNERS RENOVATIONS. PROPERTY HAD A COMPLETELY UPDATED OFFICE SPACE, AND AN ADDED WALL TO CUT OFF WAREHOUSE/STORAGE SPACE.





SALE REPORT

State ID #	77-40-251-R000004537
County	MILWAUKEE
Municipality	MILWAUKEE
Local Parcel #	156-9964-115
Situs Address	5501 W Mill Rd
Situs Zip Code	53218
Appraiser	HOLTSA

IPAS Sale Key #	205747
SIC Code	2893
Interior Inspection Date	11/11/2022
Revision Date	
Sale Validity	Valid Sale
Sale Index #	1
Year Added to Sales Database	2024

TRANSACTION INFORMATION

Conveyance Date	07/20/2022
Grantor	DDE ENTERPRESES LLC
Grantee	5501 MILL LLC
Affinity	None
Conveyance Type	Warranty/Condo Deed
Prior Use	2893: Printing Ink-Mfg
Intended Use	0000: Commercial Parcel
Time Vacant	0 - 1 years
Environmental Site	YES

SALE DATA

Sale Price	\$950,000
Adjustment	
Adjusted Reason	
Adjusted Sale Price	\$950,000
Land Value	\$106,500
Improvement Value	\$843,500
Time on Market	0 - 4 months
Recent Asking Price	

PROPERTY IMPROVEMENT DATA

Weighted Actual Year Built	1969	
Number of Building Sections	3	
Predominant OCC Code	494	
Primary Area	41,300	
Additional Useable Area	0	
Total Area	41,300	
Basement Area		
Office Area (SF) / (%)	8,670	21%
Sprinkler (SF) / (%)	41,300	100%
Air Conditioning (SF) / (%)	8,670	21%
Notable Features/OBYs		
Stories	1	
Non-office ave wall height	18	
Non-office ave clear height	16	
Frame Type	08: Steel Fireproof	
Exterior Wall Type	03: Concrete Block	

LAND AND IMPROVEMENT SALE ANALYSIS

Adj Sale Price \$ / SF	\$23.00
Adj Sale Price Imps \$ / SF	\$20.42
Acres	1.638
Land Value \$ / Acre	\$65,018
SCR	1.73
RCN + OBY / SF	\$86.03
Physical Res. %	46%
Functional Res. %	85%
Functional OBS 1	Layout
Functional OBS 2	Site Coverage
Functional OBS 3	
Community rating %	100%
NBHD Rating / Other %	65%
NBHD Rating / Other Econ Reason	Neighborhood Rating
Major Thoroughfare	3 to 5 miles
Market Variance	93%

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COMMENTS

GRTR: SPOKE WITH PREVIOUS OWNER. ACTIVITY HAD CHANGED NO LONGER MFG. SOLD BUILDING BUT REMAINED ON AS TENANT, STATED THAT NEW LEASE WAS NOT A CONSIDERATION OF THE SALES PRICE. SALE WAS BASED ON AN APPRAISAL, AND HE TOOK THE BEST OFFER. NO ORIGINAL ASKING PRICE WAS LISTED.

GRTE: PENDING INFORMATION OF NEW OWNER. NOT A WI LLC

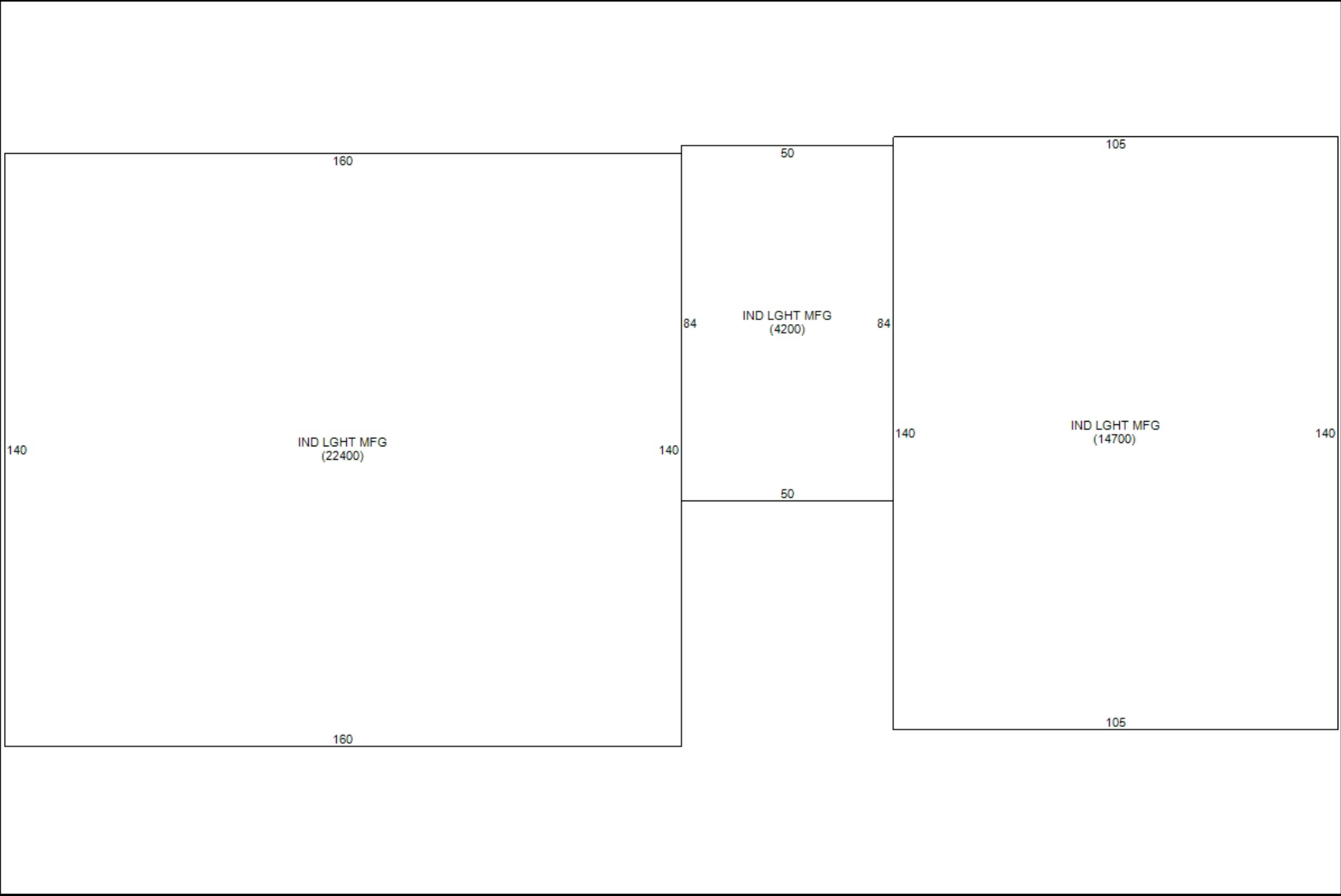
PHYS: FROM 2022 EXTERNAL REVIEW, BUILDING APPEARED TO HAVE BEEN RECENTLY PAINTED. BUILDING FEATURES SUCH AS AN OVERHEAD DOOR WAS OBSOLETE AND COVERED WITH PLYWOOD. CON' BLK SHOWED NO SIGNS OF ISSUES. FROM LOBBY, OFFICE APPEARED TO HAVE BEEN UPDATED.

FUNC: BUILDING SUFFERS FROM POOR LAYOUT, SLIGHTLY BELOW IDEAL CEILING HEIGHT, POOR SITE COVERAGE, AND EXCESSIVE OFFICE.

ECON: BUILDING IS LOCATED IN THE GRACELAND HISTORICALLY LIGHT MFG./ COMMERCIAL HUB SOUTH OF MILL RD. NORTH OF MILL RD IS MAJORITY RESIDENTIAL.

ENVR: TWO INCIDENTS: 1. SPILL 04-41-171720 RESPONSIBILITY OF INX INTERNATIONAL INK CO - CLOSED & 2. HISTORICAL SPILL 04-41-051880 RESPONSIBILITY OF 5501 W MILL RD BEHIND BUILDING.





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SALE REPORT

State ID #	77-40-251-R000004879
County	MILWAUKEE
Municipality	MILWAUKEE
Local Parcel #	354-0543-000
Situs Address	923 E Garfield Ave
Situs Zip Code	53212
Appraiser	HOLTSA

IPAS Sale Key #	208741
SIC Code	2653
Interior Inspection Date	10/04/2017
Revision Date	
Sale Validity	Valid Sale
Sale Index #	1
Year Added to Sales Database	2024

TRANSACTION INFORMATION

Conveyance Date	11/11/2022
Grantor	JOHN J SCHWARTZ
Grantee	GARFUNKEL LLC
Affinity	None
Conveyance Type	Warranty/Condo Deed
Prior Use	2653: Corrugated & Solid Fiber Boxes-Mfg
Intended Use	4225: General Warehousing & Storage-Trans
Time Vacant	0 - 1 years
Environmental Site	NO

SALE DATA

Sale Price	\$500,000
Adjustment	
Adjusted Reason	
Adjusted Sale Price	\$500,000
Land Value	\$235,200
Improvement Value	\$264,800
Time on Market	0 - 4 months
Recent Asking Price	

PROPERTY IMPROVEMENT DATA

Weighted Actual Year Built	1925	
Number of Building Sections	1	
Predominant OCC Code	494	
Primary Area	8,412	
Additional Useable Area	0	
Total Area	8,412	
Basement Area		
Office Area (SF) / (%)	252	3%
Sprinkler (SF) / (%)		
Air Conditioning (SF) / (%)	0	0%
Notable Features/OBYs		
Stories	2	
Non-office ave wall height	12	
Non-office ave clear height	10	
Frame Type	02: Masonry Load Bearing	
Exterior Wall Type	04: Brick & Concrete Block	

LAND AND IMPROVEMENT SALE ANALYSIS

Adj Sale Price \$ / SF	\$59.44
Adj Sale Price Imps \$ / SF	\$31.48
Acres	0.141
Land Value \$ / Acre	\$1,668,085
SCR	1.46
RCN + OBY / SF	\$79.74
Physical Res. %	51%
Functional Res. %	85%
Functional OBS 1	Multi Story
Functional OBS 2	Size
Functional OBS 3	Site Coverage
Community rating %	100%
NBHD Rating / Other %	90%
NBHD Rating / Other Econ Reason	Neighborhood Rating
Major Thoroughfare	1 to 3 miles
Market Variance	101%

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COMMENTS

ECON: PROPERTY IS LOCATED IN THE RIVERWEST NEIGHBORHOOD. A MIXED USED AREA OF RESIDENTIAL, COMMERCIAL, AND HISTORICAL LIGHT MFG. THIS PROPERTY'S PROXIMITY TO THE MILWAUKEE RIVER AND MILWAUKEE LOWER EAST SIDE IS MINUTES AWAY, ACCREDITING IT LOCATIONAL VALUE THAT HAS BEEN ON THE RISE ESPECIALLY FOR COMMERCIAL AND RESIDENTIAL USE.

PHYS: BUILDING WAS IN BELOW AVERAGE CONDITIONS. MAINTENACE OF BUILDING WAS BEHIND.

FUNC: BUILDING SUFFERS FROM LOW CEILING HEIGHTS, LESS THAN DESIRABLE SITE COVERAGE, MULTI-STORY (NON-OFFICE) STRUCTURE AND OLD MECHANICALS.

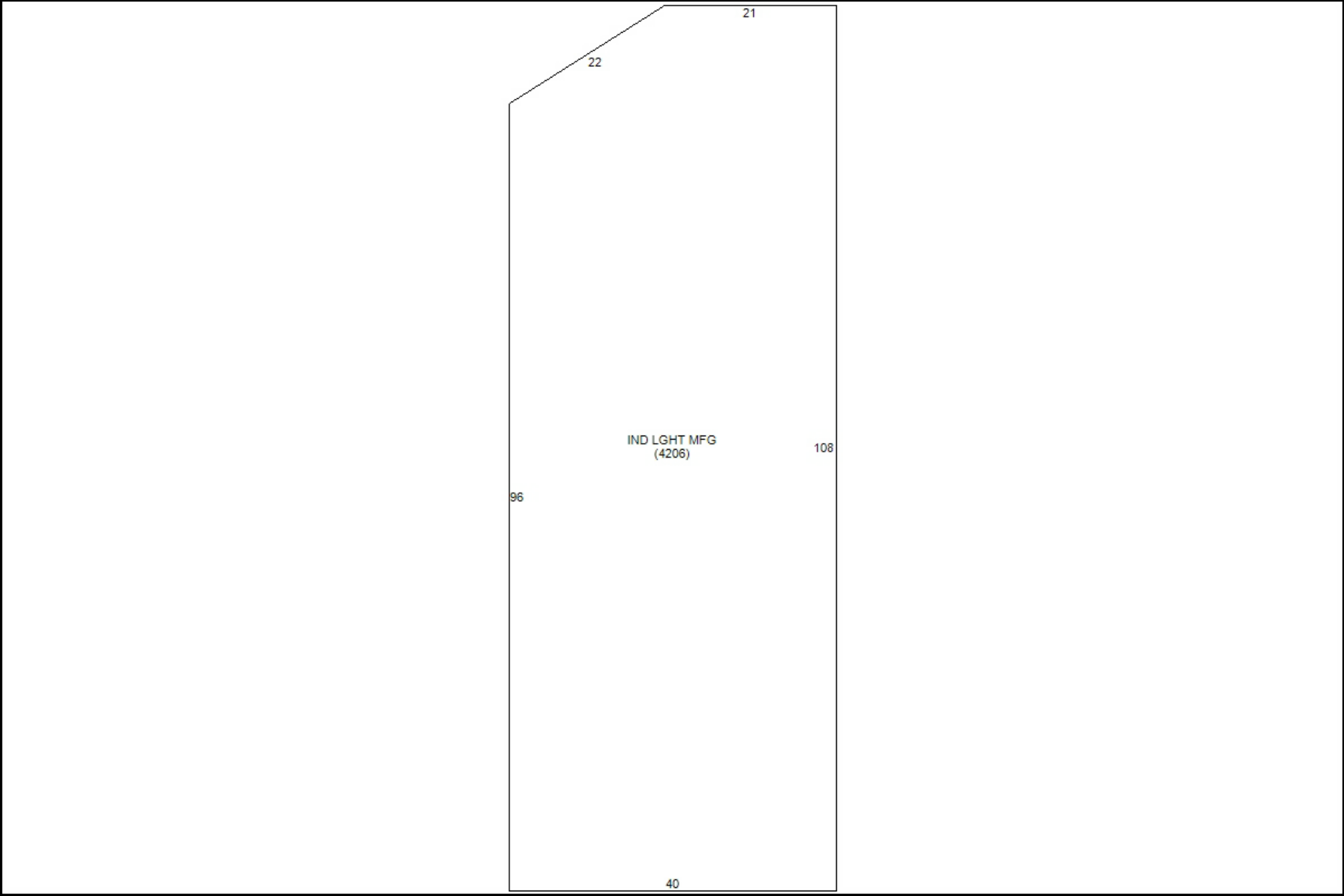
GRTR: LISTED PROPERTY WITH A BROKER IN OCTOBER 2022. MFG COMPANY REGAL BOX WENT AND WAS GOING UNDER. SOLD BUILDING PRIOR TO OFFICIAL CLOSE OF BUSINESS. FELT RECEIVED A DECENT PRICE FOR BUILDING BUT WANTED TO CLOSE QUICKLY TO WRAP UP BUISNESS AFFAIRS.

OTHR: MARKET VARIENCE: DUE TO A COMBINATION OF BUILDING SIZE, UNIQUE LOCATIONAL VALUE FOR ALTERNATIVE USE FROM CURRENT USE.

ENVR: CONTAMINATION: NO ISSUES OF CONTAMINATION OR ABATEMENT REQUIREMENTS NOTED FOR THIS PROPERTY. HOWEVER, PROPERTY DOES CONTAIN ASBESTOS.

GRTE: FOUND OUT ABOUT PROPERTY BEING FOR SALE ONLINE. NEGOTIATED PRICE WHICH HE FELT HE PAID MARKET FOR. BUILDING REQUIRED SIGNIFICANT REPAIRS SUCH AS A ROOF TEAR OFF AND CONCRETE REMEDIATION. PLANS TO USE LOCATION FOR A WAREHOUSE FAR IN FUTURE PLANS TO CONDUCT MFG. ONLY BUILDING WAS PURCHASED, PRIOR OWNER LEFT BEHIND "JUNK" PERSONAL PROPERTY THAT BECAME PART OF CLEAN UP.





SALE REPORT

State ID #	77-40-251-R000004402
County	MILWAUKEE
Municipality	MILWAUKEE
Local Parcel #	081-0202-100
Situs Address	8219 W Bradley Rd
Situs Zip Code	53223
Appraiser	HOLTSA

IPAS Sale Key #	208745
SIC Code	3544
Interior Inspection Date	10/21/2022
Revision Date	
Sale Validity	Valid Sale
Sale Index #	1
Year Added to Sales Database	2024

TRANSACTION INFORMATION

Conveyance Date	10/06/2022
Grantor	8219 W BRADLEY LLC
Grantee	B.A. BRADLEY RD LLC
Affinity	None
Conveyance Type	Warranty/Condo Deed
Prior Use	3544: Special Dies Tools Jigs & Fixtures-Mfg
Intended Use	3544: Special Dies Tools Jigs & Fixtures-Mfg
Time Vacant	0 - 1 years
Environmental Site	NO

SALE DATA

Sale Price	\$820,000
Adjustment	
Adjusted Reason	
Adjusted Sale Price	\$820,000
Land Value	\$152,000
Improvement Value	\$668,000
Time on Market	0 - 4 months
Recent Asking Price	

PROPERTY IMPROVEMENT DATA

Weighted Actual Year Built	1980	
Number of Building Sections	1	
Predominant OCC Code	494	
Primary Area	12,736	
Additional Useable Area	0	
Total Area	12,736	
Basement Area		
Office Area (SF) / (%)	3,511	28%
Sprinkler (SF) / (%)		
Air Conditioning (SF) / (%)	12,736	100%
Notable Features/OBYs		
Stories	1	
Non-office ave wall height	20	
Non-office ave clear height	18	
Frame Type	03: Steel Non Fireproof	
Exterior Wall Type	03: Concrete Block	

LAND AND IMPROVEMENT SALE ANALYSIS

Adj Sale Price \$ / SF	\$64.38
Adj Sale Price Imps \$ / SF	\$52.45
Acres	1.520
Land Value \$ / Acre	\$100,000
SCR	5.2
RCN + OBY / SF	\$112.97
Physical Res. %	60%
Functional Res. %	90%
Functional OBS 1	Office/Plant Ratio
Functional OBS 2	Layout
Functional OBS 3	Building Mechanics
Community rating %	100%
NBHD Rating / Other %	90%
NBHD Rating / Other Econ Reason	Neighborhood Rating
Major Thoroughfare	3 to 5 miles
Market Variance	96%

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COMMENTS

GRTR: SPOKE WITH EXITING TENANT PLANNED TO LEAVE LOCATION TO EXPAND AS OF MARCH 2023 WITH ENDING OF LEASE. SPOKE WITH GRANTOR STATED A REAL ESTATE AGENT WAS USED. PERFORMED SLIGHT WORK ON PROPERTY PRIOR TO SALE.

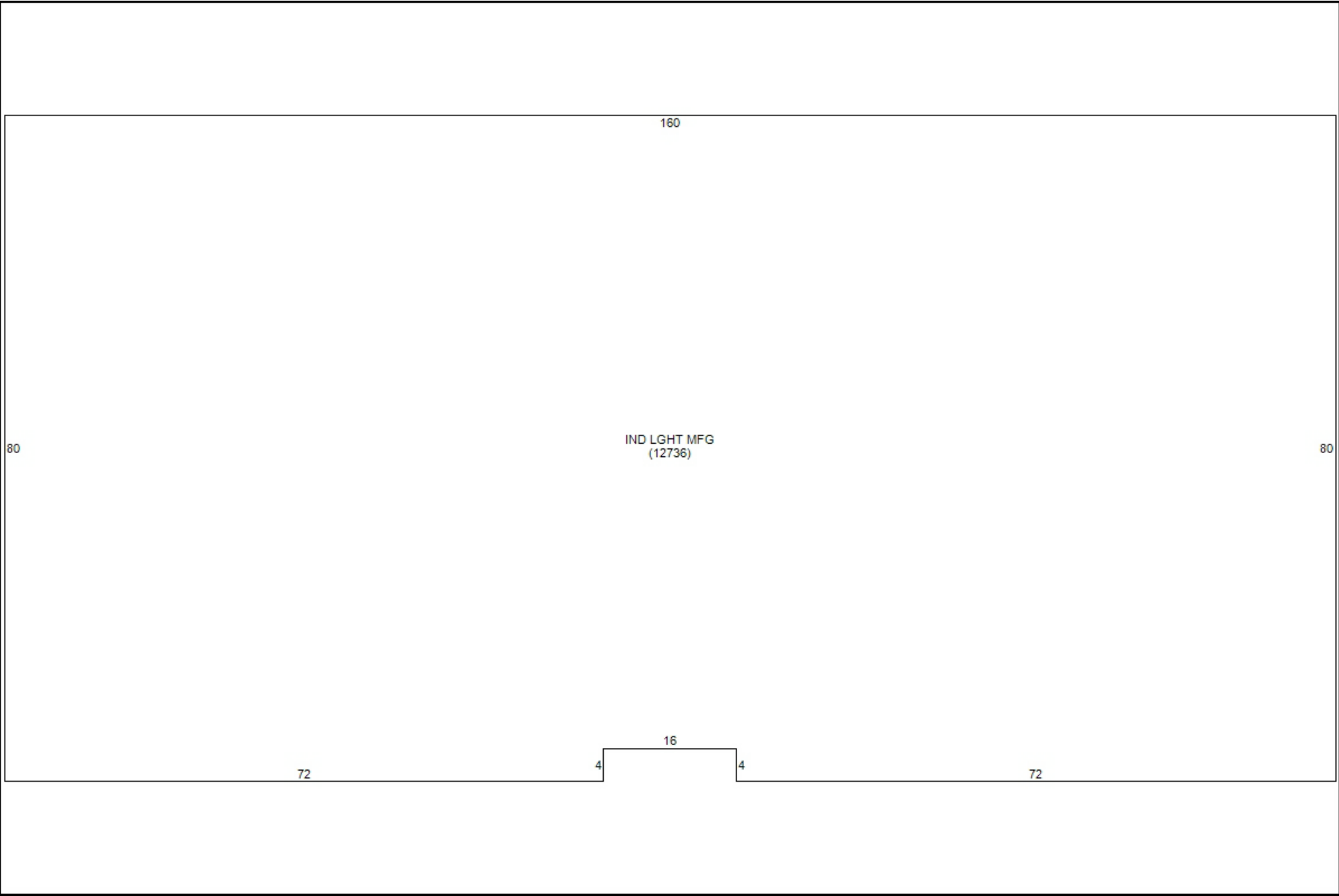
GRTE: SPOKE WITH GRANTEE REPRESENTATIVE STATED THAT HAD ALL INSPECTIONS COMPLETED AND COST ESTIMATE FOR ROOF. NO WORK COMPLETED AS OF 2/17/2023.

PHYS: OFFICE WAS IN GOOD CONDITION MINUS SIGNS OF LEAKAGE IN TILES, PRODUCTION AREA IN MODER CONDITION WITH BARE FINISH. EXTERIOR WELL MAINTAINED. ROOF REPAIR REQUIRED.

FUNC: BUILDING SUFFERS FROM MULTIPLE INTERIOR WALLS, EXCESSIVE OFFICE SPACE, AND DATED MECHANICALS/ROOF.

ECON: BUILDING IS LOCATED ON EASTERN EDGE OF THE STABLE INDUSTRIAL/COMMERCIAL BRADLEY BUSINESS PARK ON BRADLEY RD, WITH EXCELLENT ACCESS TO MAIN ROADS SUCH AS N 76TH AND I43.





SALE REPORT

State ID #	77-40-251-R000004826
County	MILWAUKEE
Municipality	MILWAUKEE
Local Parcel #	314-0330-100
Situs Address	1025 E Locust St
Situs Zip Code	53212
Appraiser	HOLTSA

IPAS Sale Key #	208747
SIC Code	2091
Interior Inspection Date	10/29/2018
Revision Date	
Sale Validity	Valid Sale
Sale Index #	2
Year Added to Sales Database	2024

TRANSACTION INFORMATION

Conveyance Date	07/01/2022
Grantor	WILD DREAMS LLC
Grantee	BENDER MCNAMARA LLC
Affinity	None
Conveyance Type	Warranty/Condo Deed
Prior Use	2091: Canned & Cured Fish & Seafoods-Mfg
Intended Use	2090: Misc. Food & Kindred Products-Mfg
Time Vacant	0 - 1 years
Environmental Site	NO

SALE DATA

Sale Price	\$625,000
Adjustment	
Adjusted Reason	
Adjusted Sale Price	\$625,000
Land Value	\$130,000
Improvement Value	\$495,000
Time on Market	0 - 4 months
Recent Asking Price	\$600,000

PROPERTY IMPROVEMENT DATA

Weighted Actual Year Built	1915	
Number of Building Sections	2	
Predominant OCC Code	494	
Primary Area	9,779	
Additional Useable Area	0	
Total Area	9,779	
Basement Area		
Office Area (SF) / (%)	2,052	21%
Sprinkler (SF) / (%)		
Air Conditioning (SF) / (%)	2,552	26%
Notable Features/OBYs		
Stories	2	
Non-office ave wall height	13	
Non-office ave clear height	11	
Frame Type	05: Wood Joist Typical Wood	
Exterior Wall Type	04: Brick & Concrete Block	

LAND AND IMPROVEMENT SALE ANALYSIS

Adj Sale Price \$ / SF	\$63.91
Adj Sale Price Imps \$ / SF	\$50.62
Acres	0.303
Land Value \$ / Acre	\$429,043
SCR	2.38
RCN + OBY / SF	\$112.59
Physical Res. %	65%
Functional Res. %	60%
Functional OBS 1	Multi Story
Functional OBS 2	Layout
Functional OBS 3	Ceiling Height
Community rating %	100%
NBHD Rating / Other %	100%
NBHD Rating / Other Econ Reason	Neighborhood Rating
Major Thoroughfare	1 to 3 miles
Market Variance	115%

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COMMENTS

GRTR: DUE TO TWO-YEAR CONSTRUCTION WAS UNABLE TO ACCESS DOCK ON LOCUST. UPON INFORMING CITY AND ALDERMAN AND BEING TOLD TO RELOCATE DOCK, SHE RELOCATED MFG. PROCESS OUT OF STATE AND SOLD BUILDING. STATED PROPERTY WAS APPRAISED TWICE. FIRST APPRAISAL WAS HIGHER BUT SAT ON LISTING. LISTED AT LOWER APPRAISAL WHICH EXCEEDED ORIGINAL APPRAISAL. FELT RECEIVED A VERY FAIR PRICE.

GRTE: INVESTOR REALLY VALUED LOCATION. IS LOOKING TO RENOVATE PROPERTY TO ALLOW LEASING OF FOOD MFG. STATED HE FELT HE MAY HAVE OVERPAID UPON FINDING UNPERMITTED ISSUES. NO PP PURCHASED; BUILDING WAS COMPLETE EMPTY EVEN FRIDGERATION.

PHYS: BUILDING WAS NOT IN BEST CONDITION AT TIME OF SALE. BOTH GRANTOR AND GRANTEE EXPRESSED BUILDING WOULD REQUIRE EXTENSIVE REPAIRS. ESPECIALLY SINCE GRANTOR WAS GRANDFATHERED INTO BUILDING REQUIREMENTS THAT FOR THE NEW OWNER WOULD NEED TO BE UPDATED.

FUNC: BUILDING SUFFERED FROM OLD MECHANICS, LAYOUT ISSUES, LIMITED ACCESSIBILITY TO BUILDING FROM A MAIN STREET, LOW CEILING HEIGHTS, OFFICE PERCENTAGE, AND LIMITED SPACE TO EXPAND.

ECON: IN AN EXCELLENT AND MIX USE AREA OF RIVERWEST. HIGH RESIDENTIAL, COMMERCIAL, WITH SPRINKLES OF HISTORICAL LIGHT MFG.

OTHR: MARKET VARIENCE: DUE TO SMALL SIZE PLUS LOCATION ON ONE OF MILWAUKEE'S MAJOR STREETS BRIDGING DOWNTOWN TO NORTHSIDE. THIS BUILDING HAS COMMERCIAL APPEAL AND SHOULD ONLY BE COMPARED WITH LIKE PROPERTIES LOCATED IN URBAN METRO AREAS.



62

56

IND LGHT MFG
(4228)

68

1

12

63

21

IND LGHT MFG
(1323)

21

63

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SALE REPORT

State ID #	77-40-251-R000005363
County	MILWAUKEE
Municipality	MILWAUKEE
Local Parcel #	642-0694-210
Situs Address	5238 S 13th St
Situs Zip Code	53221
Appraiser	TOOKEAX

IPAS Sale Key #	209588
SIC Code	3490
Interior Inspection Date	07/18/2023
Revision Date	
Sale Validity	Valid Sale
Sale Index #	2
Year Added to Sales Database	2024

TRANSACTION INFORMATION

Conveyance Date	01/09/2023
Grantor	RAJM PROPERTIES LLC
Grantee	MALISZEWSKI SONS FAMILY LTD PRTNPS
Affinity	Adjacent Owner
Conveyance Type	Warranty/Condo Deed
Prior Use	3490: Misc. Fabricated Metal Products-Mfg
Intended Use	3489: Ordnance & Accessories Nec-Mfg
Time Vacant	0 - 1 years
Environmental Site	NO

SALE DATA

Sale Price	\$190,000
Adjustment	
Adjusted Reason	
Adjusted Sale Price	\$190,000
Land Value	\$28,000
Improvement Value	\$162,000
Time on Market	0 - 4 months
Recent Asking Price	

PROPERTY IMPROVEMENT DATA

Weighted Actual Year Built	1976	
Number of Building Sections	2	
Predominant OCC Code	494	
Primary Area	8,800	
Additional Useable Area	0	
Total Area	8,800	
Basement Area		
Office Area (SF) / (%)	568	6%
Sprinkler (SF) / (%)		
Air Conditioning (SF) / (%)	0	0%
Notable Features/OBYs		
Stories	1	
Non-office ave wall height	12	
Non-office ave clear height	10	
Frame Type	02: Masonry Load Bearing	
Exterior Wall Type	03: Concrete Block	

LAND AND IMPROVEMENT SALE ANALYSIS

Adj Sale Price \$ / SF	\$21.59
Adj Sale Price Imps \$ / SF	\$18.41
Acres	0.322
Land Value \$ / Acre	\$86,957
SCR	1.59
RCN + OBY / SF	\$72.36
Physical Res. %	38%
Functional Res. %	80%
Functional OBS 1	Layout
Functional OBS 2	Site Coverage
Functional OBS 3	
Community rating %	100%
NBHD Rating / Other %	95%
NBHD Rating / Other Econ Reason	Neighborhood Rating
Major Thoroughfare	0 to 1 mile
Market Variance	88%

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COMMENTS

PHYS: DATED OFFICE FINISH. OLDER ROOF SECTION WILL NEED REPLACEMENT.

OTHR: MARKET VARIANCE: THE PROPERTY SEEMED TO SELL BELOW MARKET VALUE. HOWEVER, SELLING TO THE NEIGHBOR WITHOUT HAVING TO LIST THE PROPERTY PROVIDED COST SAVINGS AND SIMPLICITY THAT COULD HAVE INFLUENCED THE ACCEPTED SALE PRICE. ALSO, THE NEEDED UPGRADES AND REPAIRS MADE THE GRANTEE HESITANT TO OVERPAY.

GRTE: FEELS THE SALE PRICE IS MARKET VALUE. THE PROPERTY ONLY HAS A FEW PARKING SPACES AND LOW CEILING HEIGHT. A LOT OF DEFERRED MAINTENANCE. NO APPRAISAL.

GRTR: SOLD BUSINESS IN 2020. LEASED THE PROPERTY TO THE NEW BUSINESS OWNER. DECIDED TO SELL THE PROPERTY, SO HE CONTACTED THE ADJACENT OWNER WITH OFFER TO SELL. THE ADJACENT OWNER WAS INTERESTED, SO THEY NEGOTIATED TO THE SALE PRICE.

FUNC: INTERIOR WALLS. INADEQUATE ELECTRICAL NEEDS REPLACEMENT. SITE COVERAGE RATIO. ONLY SPACE TO PARK 3 CARS.

ECON: LOCATED IN AN ESTABLISHED MIXED-USE NEIGHBORHOOD NEAR MITCHELL INTERNATIONAL AIRPORT. GREAT ACCESS TO THE INTERSTATE AND LOCAL THOROUGHFARES. THE FACILITY IS ACCESSED BY A PRIVATE DRIVE THAT HAS A PERMANENT EASEMENT FOR SEVERAL PROPERTY OWNERS.



	80	
30	IND LGHT MFG (2400)	30
	80	
80	IND LGHT MFG (6400)	80
	80	

SALE REPORT

State ID #	77-40-251-R000004374
County	MILWAUKEE
Municipality	MILWAUKEE
Local Parcel #	070-9989-210
Situs Address	7939 W Tower Ave
Situs Zip Code	53223
Appraiser	HOLTSA

IPAS Sale Key #	209641
SIC Code	3679
Interior Inspection Date	09/02/2022
Revision Date	
Sale Validity	Valid Sale
Sale Index #	2
Year Added to Sales Database	2024

TRANSACTION INFORMATION

Conveyance Date	01/07/2023
Grantor	BADGER OWNERSHIP GROUP LLC
Grantee	7939 TOWER LLC
Affinity	None
Conveyance Type	Warranty/Condo Deed
Prior Use	3679: Electronic Components Nec-Mfg
Intended Use	3679: Electronic Components Nec-Mfg
Time Vacant	0 - 1 years
Environmental Site	NO

SALE DATA

Sale Price	\$1,200,000
Adjustment	
Adjusted Reason	
Adjusted Sale Price	\$1,200,000
Land Value	\$143,000
Improvement Value	\$1,057,000
Time on Market	0 - 4 months
Recent Asking Price	

PROPERTY IMPROVEMENT DATA

Weighted Actual Year Built	1995	
Number of Building Sections	2	
Predominant OCC Code	494	
Primary Area	18,000	
Additional Useable Area	0	
Total Area	18,000	
Basement Area		
Office Area (SF) / (%)	2,890	16%
Sprinkler (SF) / (%)		
Air Conditioning (SF) / (%)	14,025	78%
Notable Features/OBYs		
Stories	1	
Non-office ave wall height	16	
Non-office ave clear height	16	
Frame Type	04: Pre-Engineered Steel	
Exterior Wall Type	17: Masonry & Metal	

LAND AND IMPROVEMENT SALE ANALYSIS

Adj Sale Price \$ / SF	\$66.67
Adj Sale Price Imps \$ / SF	\$58.72
Acres	1.430
Land Value \$ / Acre	\$100,000
SCR	3.46
RCN + OBY / SF	\$89.59
Physical Res. %	58%
Functional Res. %	95%
Functional OBS 1	Layout
Functional OBS 2	Ceiling Height
Functional OBS 3	Office/Plant Ratio
Community rating %	100%
NBHD Rating / Other %	90%
NBHD Rating / Other Econ Reason	Demand for Space
Major Thoroughfare	3 to 5 miles
Market Variance	132%

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COMMENTS

GRTR: PROPERTY WAS NEVER LISTED ON THE OPEN MARKET. PRICE WAS NEGOTIATED BASED ON BANK APPRAISAL. FELT BUILDING WAS IN GOOD CONDITION AT TIME OF SALE AND THEY COULD HAVE GOTTEN A HIGHER PRICE. FELT THE MOST DESIRABLE ASPECT OF THE BUILDING WAS THE SIZE.

GRTE: FOUND OUT ABOUT THE SALE OF THE PROPERTY THROUGH WORD OF MOUTH. FELT THAT THEY PAID A HIGHER PRICE THAN THEY WANTED FOR THE PROPERTY BUT ULTIMATELY FELT IT WAS WORTH IT WITH REMAINING TENANT STAYING. FELT THE BUILDINGS CONDITION WAS DECENT AT TIME OF SALE AND THE MOST DESIRABLE FEATURE OF THE BUILDING WAS SIZE.

PHYS: BUILDING IS DATED BUT MODERATELY UPDATED AND MAINTAINED AS REQUIRED. EXTERIOR METAL SHOWED SIGNS OF MINOR RUSTING AND DENTS.

FUNC: BUILDING SUFFERS FROM MULTIPLE INTERNAL WALLS, LOW CEILING HEIGHT, AND SLIGHTLY EXCESSIVE OFFICE.

ECON: BUILDING IS LOCATED IN THE GRANVILLE WOODS MANUFACTURING HUB. A STABLE LOCATION WITH A RECENT SLIGHT INCREASE IN PROPERTIES FOR LEASE, VACANT LAND FOR SALE.

OTHR: MARKET VARIANCE: DUE TO BUILDING SIZE. (ALSO NOTED IN ADJUSTMENTS AS A DEMAND FOR SPACE DEDUCTION 10%.)



		80	
		IND LGHT MFG (4000)	
50			50
		80	
		IND LGHT MFG (14000)	
175			175
		80	

SALE REPORT

State ID #	77-40-251-R000165990
County	MILWAUKEE
Municipality	MILWAUKEE
Local Parcel #	642-0681-000
Situs Address	5441 S 9th St
Situs Zip Code	53221
Appraiser	TOOKEAX

IPAS Sale Key #	210561
SIC Code	2395
Interior Inspection Date	10/12/2023
Revision Date	
Sale Validity	Valid Sale
Sale Index #	1
Year Added to Sales Database	2024

TRANSACTION INFORMATION

Conveyance Date	11/23/2021
Grantor	TT & SON LLC
Grantee	SHAVER DEVELOPMENT LLC
Affinity	None
Conveyance Type	Warranty/Condo Deed
Prior Use	4225: General Warehousing & Storage-Trans
Intended Use	2395: Pleating & Stitching-Mfg
Time Vacant	0 - 1 years
Environmental Site	NO

SALE DATA

Sale Price	\$1,249,000
Adjustment	
Adjusted Reason	
Adjusted Sale Price	\$1,249,000
Land Value	\$128,800
Improvement Value	\$1,120,200
Time on Market	0 - 4 months
Recent Asking Price	\$1,299,000

PROPERTY IMPROVEMENT DATA

Weighted Actual Year Built	1970	
Number of Building Sections	4	
Predominant OCC Code	494	
Primary Area	20,664	
Additional Useable Area	0	
Total Area	20,664	
Basement Area		
Office Area (SF) / (%)	2,940	14%
Sprinkler (SF) / (%)		
Air Conditioning (SF) / (%)	18,816	91%
Notable Features/OBYs		
Stories	1	
Non-office ave wall height	19	
Non-office ave clear height	16	
Frame Type	03: Steel Non Fireproof	
Exterior Wall Type	03: Concrete Block	

LAND AND IMPROVEMENT SALE ANALYSIS

Adj Sale Price \$ / SF	\$60.44
Adj Sale Price Imps \$ / SF	\$54.21
Acres	1.611
Land Value \$ / Acre	\$79,950
SCR	3.4
RCN + OBY / SF	\$101.71
Physical Res. %	60%
Functional Res. %	100%
Functional OBS 1	
Functional OBS 2	
Functional OBS 3	
Community rating %	100%
NBHD Rating / Other %	95%
NBHD Rating / Other Econ Reason	Neighborhood Rating
Major Thoroughfare	0 to 1 mile
Market Variance	94%

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COMMENTS

GRTR: BUSINESS WAS GROWING AND NEEDED MORE ROOM. BUILT A NEW BUILDING IN NEW BERLIN FOR THEIR OPERATIONS. NO LONGER NEEDED THE SUBJECT.

GRTE: HAD TO MOVE BECAUSE THEIR LEASE WAS EXPIRING AND WANTED MORE SPACE. FELT THE SALE PRICE WAS MARKET VALUE. LIKED THE SIZE AND CONDITION OF THE PROPERTY.

PHYS: SOME SIGNS OF WEAR AND TEAR. NO MAJOR MECHANICAL OR ROOF ISSUES.

FUNC: NO FUNCTIONAL ISSUES.

ECON: THE SUBJECT ENJOYS ACCESS TO LOCAL THOROUGHFARES AND THE MILWAUKEE FREEWAY SYSTEM. LOCATED NEAR MITCHELL AIRPORT. THE IMMEDIATE AREA SUPPORTS RESIDENTIAL, COMMERCIAL AND INDUSTRIAL USES.

OTHR: LAND ANALYSIS: AN INVESTIGATION OF AVAILABLE DATA INCLUDING BUT NOT LIMITED TO SALE AND LISTING ACTIVITY, ASSESSOR'S RECORDS AND ECONOMIC TRENDS WERE USED TO DERIVE THE LAND VALUE.



150		33	
		28	28
		IND LGHT MFG (924)	
		33	
		36	
		112	56
		IND LGHT MFG (2016)	
		56	
		36	
		33	
		28	28
		IND LGHT MFG (924)	
150		33	

112

IND LGHT MFG
(16800)

112

IND LGHT MFG
(2016)

SALE REPORT

State ID #	77-40-251-R000005091
County	MILWAUKEE
Municipality	MILWAUKEE
Local Parcel #	428-0402-110
Situs Address	530 S 5th St
Situs Zip Code	53204
Appraiser	TOOKEAX

IPAS Sale Key #	211161
SIC Code	3599
Interior Inspection Date	08/23/2019
Revision Date	
Sale Validity	Valid Sale
Sale Index #	1
Year Added to Sales Database	2024

TRANSACTION INFORMATION

Conveyance Date	04/03/2023
Grantor	INDUSTRIAL LAND CORP
Grantee	5TH STREET HOLDINGS LLC
Affinity	None
Conveyance Type	Warranty/Condo Deed
Prior Use	3599: Industrial Machinery Nec-Mfg
Intended Use	0000: Commercial Parcel
Time Vacant	0 - 1 years
Environmental Site	NO

SALE DATA

Sale Price	\$1,880,000
Adjustment	
Adjusted Reason	
Adjusted Sale Price	\$1,880,000
Land Value	\$468,800
Improvement Value	\$1,411,200
Time on Market	5 - 11 months
Recent Asking Price	

PROPERTY IMPROVEMENT DATA

Weighted Actual Year Built	1944
Number of Building Sections	11
Predominant OCC Code	494
Primary Area	44,522
Additional Useable Area	0
Total Area	44,522
Basement Area	3920
Office Area (SF) / (%)	2,846 6%
Sprinkler (SF) / (%)	
Air Conditioning (SF) / (%)	0 0%
Notable Features/OBYs	
Stories	1
Non-office ave wall height	22
Non-office ave clear height	20
Frame Type	02: Masonry Load Bearing
Exterior Wall Type	03: Concrete Block

LAND AND IMPROVEMENT SALE ANALYSIS

Adj Sale Price \$ / SF	\$42.23
Adj Sale Price Imps \$ / SF	\$31.70
Acres	1.033
Land Value \$ / Acre	\$453,824
SCR	1.13
RCN + OBY / SF	\$93.99
Physical Res. %	47%
Functional Res. %	80%
Functional OBS 1	Layout
Functional OBS 2	Site Coverage
Functional OBS 3	
Community rating %	100%
NBHD Rating / Other %	95%
NBHD Rating / Other Econ Reason	Neighborhood Rating
Major Thoroughfare	0 to 1 mile
Market Variance	94%

COMMENTS

GRTR: RETIRED AND NO LONGER NEEDED THE BUILDING. THE MUCH OF THE EQUIPMENT REMAINED WITH THE BUILDING BUT WAS VERY OLD AND HAD LITTLE VALUE.

GRTE: GRANTEE: NO CONTACT. LOCAL REAL ESTATE INVESTMENT GROUP THAT SPECIALIZES IN HOSPITALITY. LOCATION HAS POTENTIAL FOR ALTERNATIVE USES.

PHYS: PHYSICAL: OLD BLDG WITH SIGNS OF WEAR AND TEAR THROUGHOUT. MAINTAINED AS NEEDED. OFFICE AREA IS DATED AND WORN.

FUNC: ADD ON CONSTRUCTION. INTERIOR WALLS. SCR.

ECON: LOCATED IN MILWAUKEE'S POPULAR 5TH WARD. A MIXED-USE NEIGHBORHOOD THAT SUPPORTS RESIDENTIAL, COMMERCIAL AND MANUFACTURING. THIS AREA HAS SEEN A SIGNIFICANT AMOUNT OF INVESTMENT. GREAT ACCESS TO LOCAL THOROUGHFARES AND THE CITY'S MAJOR BUSINESS DISTRICTS. SOME PETTY CRIME.

OTHR: LAND ANALYSIS: AN INVESTIGATION OF AVAILABLE DATA INCLUDING BUT NOT LIMITED TO SALE AND LISTING ACTIVITY, ASSESSOR'S RECORDS AND ECONOMIC TRENDS WERE USED TO DERIVE THE LAND VALUE.



60		80	
30	IND LGHT MFG (1800)	30	IND LGHT MFG (2400) 30
60		80	
50	IND LGHT MFG (3000)	50	IND LGHT MFG (4000) 50
60		80	
104		36	
143	IND LGHT MFG (14872)	143	IND LGHT MFG (5148) 143
104		36	
41	IND LGHT MFG (902) 22	36	IND LGHT MFG (792) 22
41		63	IND LGHT MFG (1944) 29
3		36	
80		6	24 5
49	IND LGHT MFG (3920)	49	A1 43 (1032) 43
80		24	

SALE REPORT

State ID #	77-40-251-R000033942
County	MILWAUKEE
Municipality	MILWAUKEE
Local Parcel #	104-9990-111
Situs Address	5203 W Clinton Ave
Situs Zip Code	53233
Appraiser	HOLTSA

IPAS Sale Key #	212543
SIC Code	3599
Interior Inspection Date	11/28/2023
Revision Date	
Sale Validity	Valid Sale
Sale Index #	1
Year Added to Sales Database	2024

TRANSACTION INFORMATION

Conveyance Date	11/16/2022
Grantor	MARTIN OMDAHL
Grantee	SUGAR PINE INVESTMENTS 2 LLC
Affinity	None
Conveyance Type	Warranty/Condo Deed
Prior Use	3599: Industrial Machinery Nec-Mfg
Intended Use	3599: Industrial Machinery Nec-Mfg
Time Vacant	0 - 1 years
Environmental Site	NO

SALE DATA

Sale Price	\$567,700
Adjustment	
Adjusted Reason	
Adjusted Sale Price	\$567,700
Land Value	\$130,400
Improvement Value	\$437,300
Time on Market	0 - 4 months
Recent Asking Price	

PROPERTY IMPROVEMENT DATA

Weighted Actual Year Built	1962	
Number of Building Sections	3	
Predominant OCC Code	494	
Primary Area	28,504	
Additional Useable Area	0	
Total Area	28,504	
Basement Area		
Office Area (SF) / (%)	2,440	9%
Sprinkler (SF) / (%)		
Air Conditioning (SF) / (%)	2,440	9%
Notable Features/OBYs		
Stories	1	
Non-office ave wall height	16	
Non-office ave clear height	16	
Frame Type	03: Steel Non Fireproof	
Exterior Wall Type	03: Concrete Block	

LAND AND IMPROVEMENT SALE ANALYSIS

Adj Sale Price \$ / SF	\$19.92
Adj Sale Price Imps \$ / SF	\$15.34
Acres	1.580
Land Value \$ / Acre	\$82,532
SCR	2.41
RCN + OBY / SF	\$62.44
Physical Res. %	40%
Functional Res. %	85%
Functional OBS 1	Layout
Functional OBS 2	Site Coverage
Functional OBS 3	
Community rating %	100%
NBHD Rating / Other %	85%
NBHD Rating / Other Econ Reason	Neighborhood Rating
Major Thoroughfare	3 to 5 miles
Market Variance	85%

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COMMENTS

GRTR: LIST PROPERTY WITH BROKER WHO DETERMINED SALES PRICE. LISTED THIS PARCEL AS WELL AS A VACANT LOT. FELT HE RECEIVED MARKET VALUE FOR THE PROPERTY. TENANT HAD RIGHT TO PURCHASE BUILDING, THEY DECLINED.

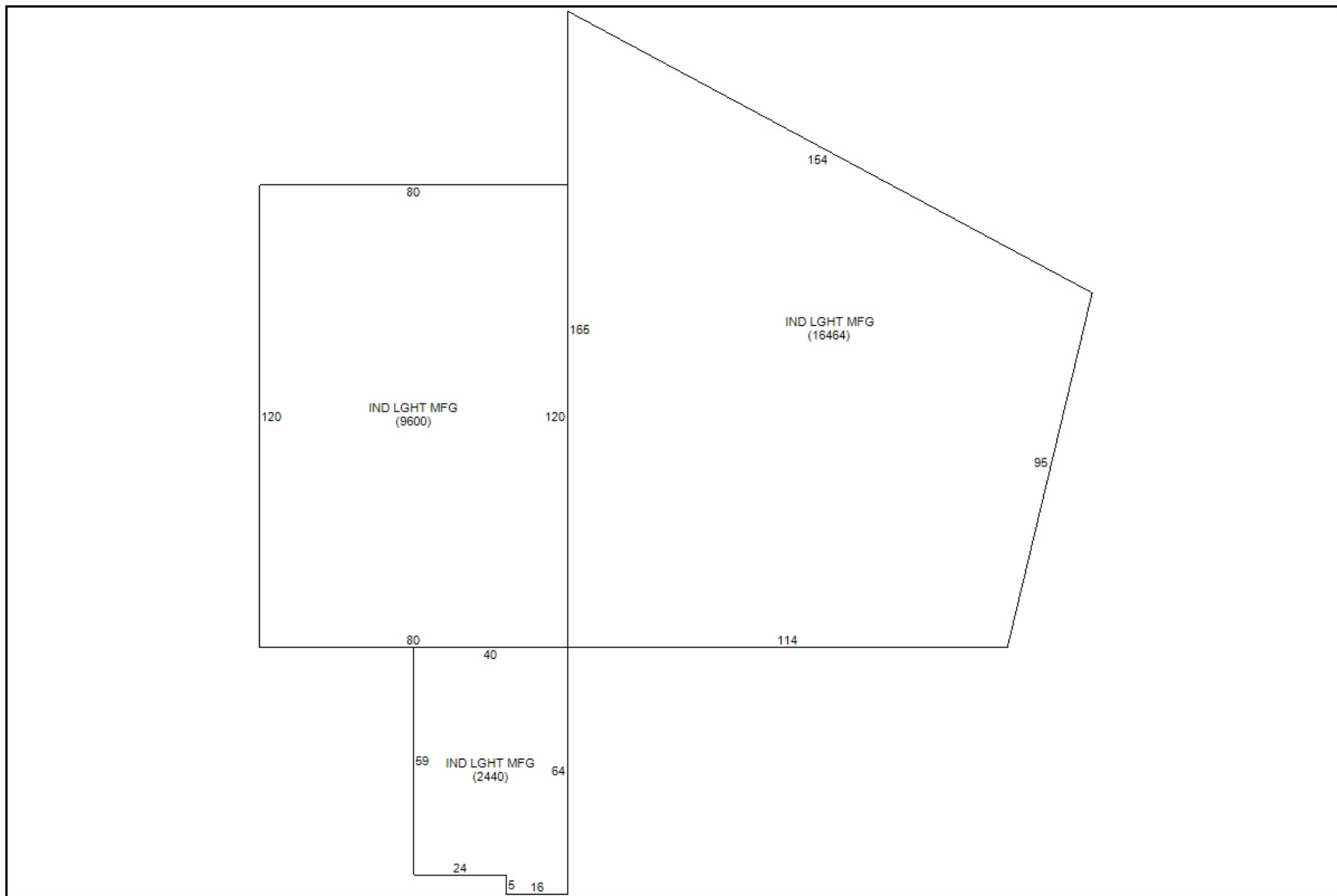
GRTE: FOUND PROPERTY LISTING ON MARCUS AND MILLICHAP, NOT CERTAIN IF THE SALE PRICE CONSTITUTED AS MARKET.

PHYS: STATED THAT THE PROPERTY WAS IN DECENT CONDITION, OF WHICH HE RECEIVED NO COMPLAINTS FROM THE TENANT BUT NOTED HE ONLY OWNED THE PROPERTY FOR 3 YEARS. IN THAT TIME, HE REPAIRED THE OFFICE, PAINTED, AND IMPROVED THE LANDSCAPE.

FUNC: BUILDING SUFFERS FROM POOR LAYOUT/SHAPE, AND LESS THEN DESIRABLE SITE COVERAGE, LESS THAN DESIRABLE HEIGHT.

ECON: LOCATED IN THE BRADLEY ESTATES AREA, A STABLE INDUSTRIAL HUB LOCATED NORTH OF GOOD HOPE RD. LOCATION HAS GOOD ACCESS TO INTERSTATE.





SALE REPORT

State ID #	77-40-282-R000005529
County	MILWAUKEE
Municipality	SOUTH MILWAUKEE
Local Parcel #	818-0142-002
Situs Address	930 Columbia Ave
Situs Zip Code	53172
Appraiser	TOOKEAX

IPAS Sale Key #	213783
SIC Code	3490
Interior Inspection Date	12/06/2021
Revision Date	
Sale Validity	Valid Sale
Sale Index #	1
Year Added to Sales Database	2024

TRANSACTION INFORMATION

Conveyance Date	03/31/2023
Grantor	INTERNATIONAL PRODUCTION SPECIALISTS INC
Grantee	HOMETOWN STORAGE CONDOS LLC
Affinity	None
Conveyance Type	Warranty/Condo Deed
Prior Use	3490: Misc. Fabricated Metal Products-Mfg
Intended Use	4225: General Warehousing & Storage-Trans
Time Vacant	1 - 3 years
Environmental Site	YES

SALE DATA

Sale Price	\$350,000
Adjustment	
Adjusted Reason	
Adjusted Sale Price	\$350,000
Land Value	\$35,100
Improvement Value	\$314,900
Time on Market	12 - 24 months
Recent Asking Price	

PROPERTY IMPROVEMENT DATA

Weighted Actual Year Built	1963	
Number of Building Sections	5	
Predominant OCC Code	494	
Primary Area	19,200	
Additional Useable Area	0	
Total Area	19,200	
Basement Area		
Office Area (SF) / (%)	1,920	10%
Sprinkler (SF) / (%)		
Air Conditioning (SF) / (%)	0	0%
Notable Features/OBYs		
Stories	1	
Non-office ave wall height	16	
Non-office ave clear height	13	
Frame Type	03: Steel Non Fireproof	
Exterior Wall Type	07: Metal Light	

LAND AND IMPROVEMENT SALE ANALYSIS

Adj Sale Price \$ / SF	\$18.23
Adj Sale Price Imps \$ / SF	\$16.40
Acres	3.510
Land Value \$ / Acre	\$10,000
SCR	7.96
RCN + OBY / SF	\$75.25
Physical Res. %	35%
Functional Res. %	75%
Functional OBS 1	Layout
Functional OBS 2	Construction Materials
Functional OBS 3	Building Mechanics
Community rating %	95%
NBHD Rating / Other %	90%
NBHD Rating / Other Econ Reason	Neighborhood Rating
Major Thoroughfare	3 to 5 miles
Market Variance	97%

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COMMENTS

GRTR: OPERATED IN TWO LOCATIONS. DECIDED TO CONSOLIDATE INTO ONE LOCATION AND SELL THIS PROPERTY. ENVIRONMENTAL ISSUES SLOWED THE SALE PROCESS. A PHASE 2 WAS COMPLETED AS PART OF THE SALE.

GRTE: UNABLE TO CONTACT. THE NEW OWNER IS PLANNING ON CONVERTING THE PROPERTY INTO PERSONAL STORAGE UNIT RENTAL FACILITY.

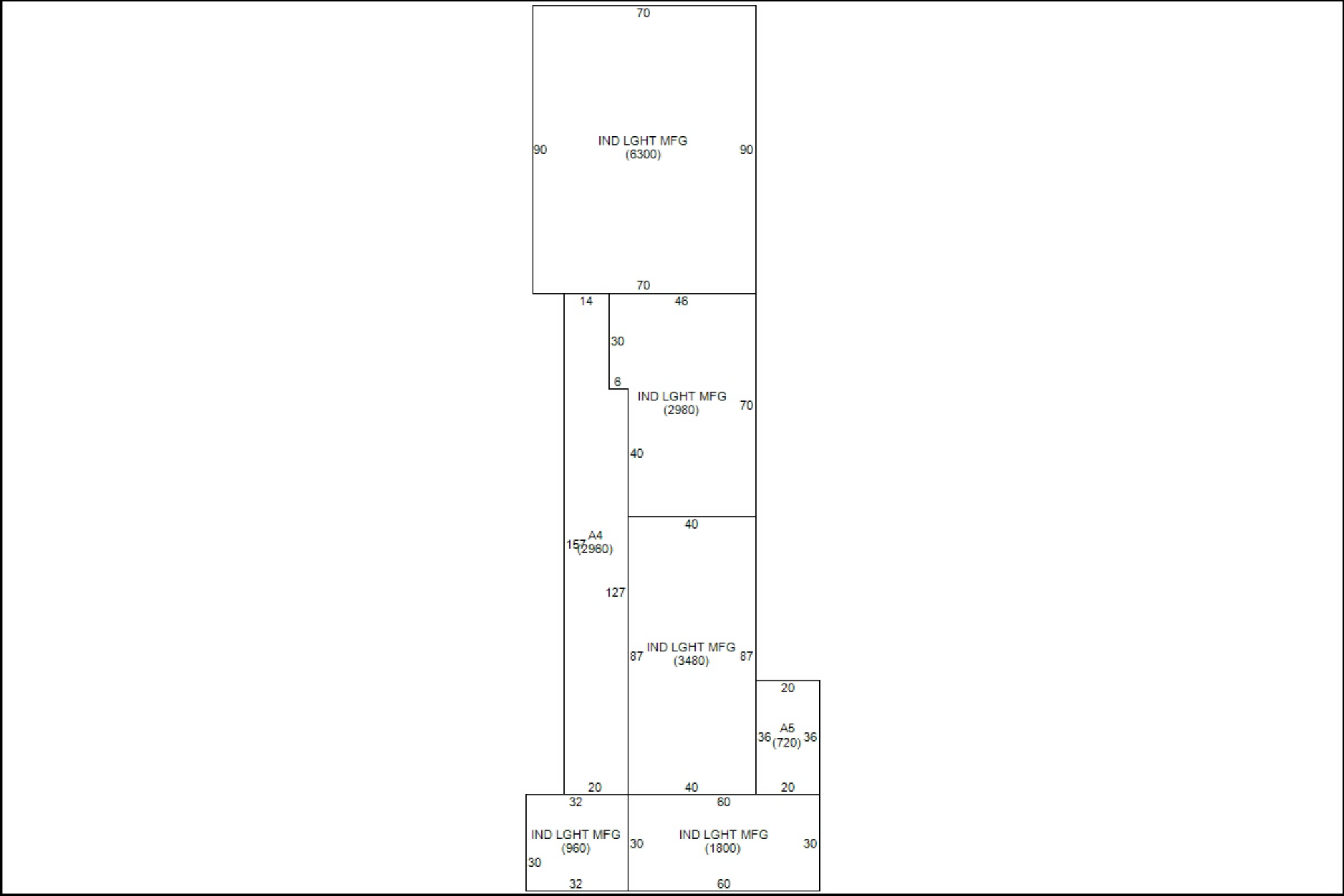
PHYS: DEFERRED MAINTENANCE THROUGHOUT THE BUILDING. LEAKS IN THE ROOF. BROKEN FACTORY GLASS WINDOWS. NOT ALL SPACE HEATER UNITS WERE OPERABLE. OFFICE FINISH IS ORIGINAL AND COMPLETELY WORN OUT.

FUNC: ADD ON CONSTRUCTION. INTERIOR WALLS. VARYING ROOF HEIGHTS. SOME FACTORY GLASS WALLS. UNHEATED SECTIONS.

ECON: LOCATED IN A RESIDENTIAL AND COMMERCIAL NEIGHBORHOOD IN SOUTH MILWAUKEE. GOOD PROXIMITY TO MITCHELL AIRPORT AND LOCAL THOROUGHFARES.

OTHR: LAND ANALYSIS: THE VALUE OF THE LAND IS ADVERSELY AFFECTED BY THE PRESENCE OF GROUND CONTAMINATION CAUSED BY LEAKING UNDERGROUND STORAGE TANKS. MUCH OF THE REMEDIATION HAS BEEN COMPLETED BUT THEY HAVE NOT RECEIVED CLOSURE.





SALE REPORT

State ID #	77-40-291-R000005585
County	MILWAUKEE
Municipality	WAUWATOSA
Local Parcel #	412-0214-000
Situs Address	12012 W Fairview Ave
Situs Zip Code	53226
Appraiser	WATSOMN

IPAS Sale Key #	202501
SIC Code	3089
Interior Inspection Date	10/17/2023
Revision Date	
Sale Validity	Valid Sale
Sale Index #	2
Year Added to Sales Database	2024

TRANSACTION INFORMATION

Conveyance Date	07/22/2022
Grantor	CLAN MANNING LLC
Grantee	NLM HOLDINGS 2 LLC
Affinity	None
Conveyance Type	Warranty/Condo Deed
Prior Use	3089: Plastics Products Nec-Mfg
Intended Use	0000: Commercial Parcel
Time Vacant	0 - 1 years
Environmental Site	NO

SALE DATA

Sale Price	\$400,000
Adjustment	
Adjusted Reason	
Adjusted Sale Price	\$400,000
Land Value	\$102,000
Improvement Value	\$298,000
Time on Market	0 - 4 months
Recent Asking Price	\$450,000

PROPERTY IMPROVEMENT DATA

Weighted Actual Year Built	1958	
Number of Building Sections	2	
Predominant OCC Code	494	
Primary Area	15,250	
Additional Useable Area	0	
Total Area	15,250	
Basement Area	6,650	
Office Area (SF) / (%)	1,950	13%
Sprinkler (SF) / (%)		
Air Conditioning (SF) / (%)	0	0%
Notable Features/OBYs		
Stories	2	
Non-office ave wall height	10	
Non-office ave clear height	9	
Frame Type	03: Steel Non Fireproof	
Exterior Wall Type	03: Concrete Block	

LAND AND IMPROVEMENT SALE ANALYSIS

Adj Sale Price \$ / SF	\$26.23
Adj Sale Price Imps \$ / SF	\$19.54
Acres	0.330
Land Value \$ / Acre	\$309,091
SCR	1.67
RCN + OBY / SF	\$81.18
Physical Res. %	54%
Functional Res. %	50%
Functional OBS 1	Layout
Functional OBS 2	Site Coverage
Functional OBS 3	Ceiling Height
Community rating %	100%
NBHD Rating / Other %	90%
NBHD Rating / Other Econ Reason	Neighborhood Rating
Major Thoroughfare	1 to 3 miles
Market Variance	99%

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COMMENTS

GRTR: NO RESPONSE. RENTED BUILDING TO LONG TERM TENANTS FOR OVER 50 YEARS.

PHYS: DATED OFFICE. OLDER BUILDING, PRODUCTION AREAS SHOW SIGNS OF AGE AND WEAR, BUT MAINTAINED.

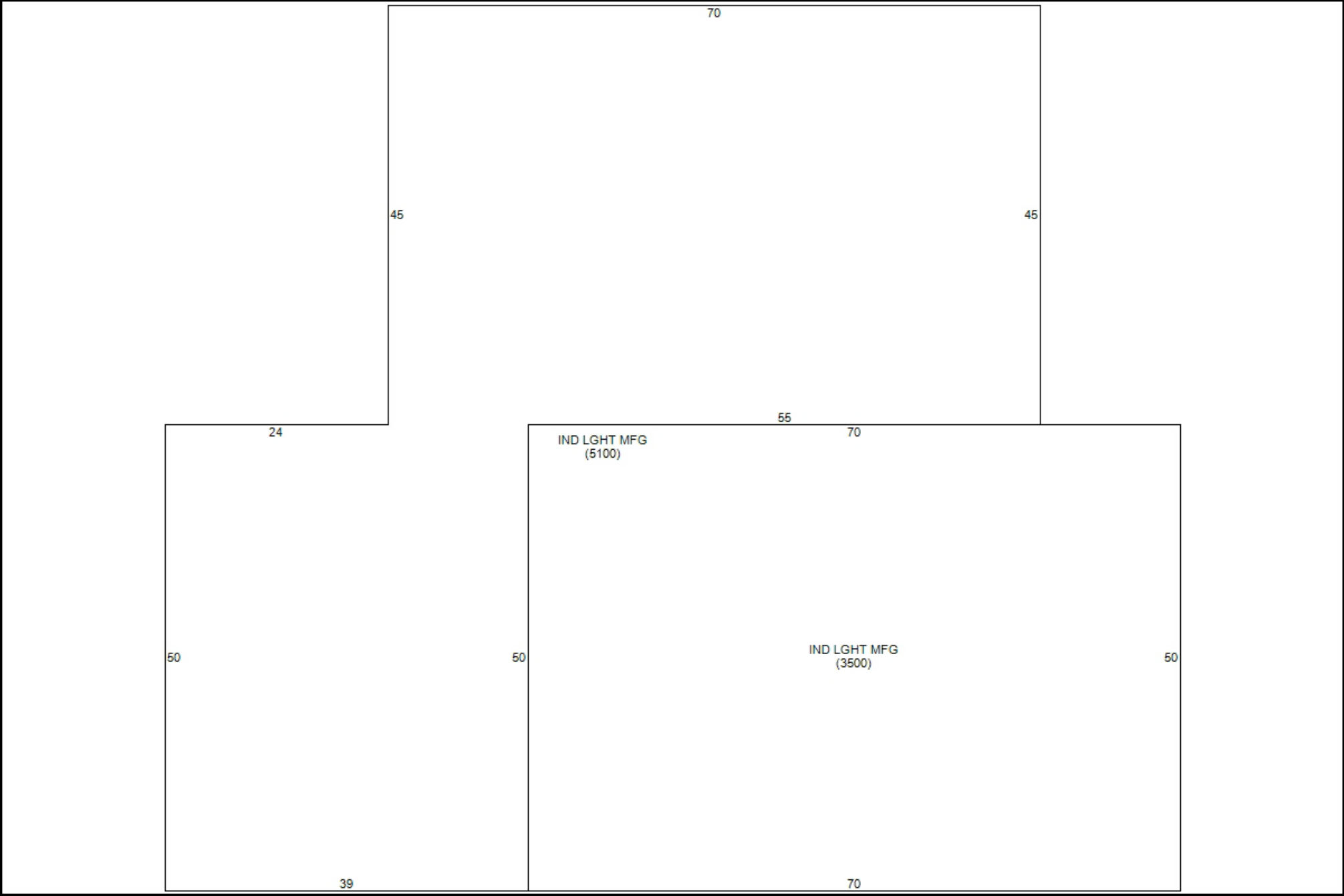
FUNC: BUILDING SUFFERS FROM SEVERE LAYOUT ISSUES. BUILDING IS SPLIT LEVEL, BASEMENT AND MAIN FLOOR PRODUCTION SPACE. ONLY ACCESS BETWEEN THE TWO LEVELS IS VIA A MINIMALLY SECURED RAMP. IN ADDITION TO LOW AND VARIED CEILING HEIGHTS BETWEEN EACH SECTION. LOW SITE RATIO COVERAGE, WITH NO ROOM FOR EXPANSION.

GRTE: BROKER FACILITATED SALE. NO APPRAISAL DONE. PURCHASED BUILDING AS AN INVESTMENT PROPERTY. BUILDING IS NOW PARTIALLY VACANT, MULTIPLE TENANCY, ALL CURRENT TENANTS ARE NON-MFG. TENANTS AT THIS TIME. FEELS BUILDING SUFFERS FROM LAYOUT ISSUES.

ECON: LOCATED IN ESTABLISHED MIXED-USE INDUSTRIAL POCKET IN WAUWATOSA. GOOD ACCESS TO LOCAL THOROUGHFARES AND I-94/I43 INTERCHANGE. BUILDING IS ON THE BORDER OF WEST ALLIS/WAUWATOSA BORDER.

OTHR: LAND ANALYSIS: AN INVESTIGATION OF AVAILABLE DATA INCLUDING BUT NOT LIMITED TO SALE AND LISTING ACTIVITY, ASSESSOR'S RECORDS AND ECONOMIC TRENDS WERE USED TO DERIVE THE LAND VALUE.





SALE REPORT

State ID #	77-40-291-R000005581
County	MILWAUKEE
Municipality	WAUWATOSA
Local Parcel #	412-0178-020
Situs Address	11739 W Dearbourn Ave
Situs Zip Code	53226
Appraiser	WATSOMN

IPAS Sale Key #	208483
SIC Code	2541
Interior Inspection Date	10/19/2023
Revision Date	
Sale Validity	Valid Sale
Sale Index #	1
Year Added to Sales Database	2024

TRANSACTION INFORMATION

Conveyance Date	12/15/2022
Grantor	MARTINY LLC
Grantee	NOVOTNY REAL ESTATE LLC
Affinity	Tenant
Conveyance Type	Warranty/Condo Deed
Prior Use	2541: Wood Partitions & Fixtures-Mfg
Intended Use	2541: Wood Partitions & Fixtures-Mfg
Time Vacant	0 - 1 years
Environmental Site	NO

SALE DATA

Sale Price	\$615,000
Adjustment	
Adjusted Reason	
Adjusted Sale Price	\$615,000
Land Value	\$141,600
Improvement Value	\$473,400
Time on Market	0 - 4 months
Recent Asking Price	\$630,000

PROPERTY IMPROVEMENT DATA

Weighted Actual Year Built	1969	
Number of Building Sections	2	
Predominant OCC Code	494	
Primary Area	9,608	
Additional Useable Area	0	
Total Area	9,608	
Basement Area		
Office Area (SF) / (%)	850	9%
Sprinkler (SF) / (%)		
Air Conditioning (SF) / (%)	0	0%
Notable Features/OBYs		
Stories	1	
Non-office ave wall height	18	
Non-office ave clear height	16	
Frame Type	03: Steel Non Fireproof	
Exterior Wall Type	04: Brick & Concrete Block	

LAND AND IMPROVEMENT SALE ANALYSIS

Adj Sale Price \$ / SF	\$64.01
Adj Sale Price Imps \$ / SF	\$49.27
Acres	0.420
Land Value \$ / Acre	\$337,143
SCR	1.9
RCN + OBY / SF	\$91.29
Physical Res. %	60%
Functional Res. %	95%
Functional OBS 1	Site Coverage
Functional OBS 2	
Functional OBS 3	
Community rating %	100%
NBHD Rating / Other %	90%
NBHD Rating / Other Econ Reason	Neighborhood Rating
Major Thoroughfare	0 to 1 mile
Market Variance	105%

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COMMENTS

FUNC: SMALLER BUILDING WITH LIMITED ROOM TO EXPAND.

GRTE: ADVISED SOME AWARE OF SOME DEFERRED MAINTENANCE. FELT HE PAID A LITTLE MORE BEING THE TENANT. HOWEVER, HE NEGOTIATED AND AGREED TO THE SALE PRICE—THE MOST DESIRABLE FEATURE, OPEN LAYOUT, AND FAMILIARITY WITH THE BUILDING AND LOCATION.

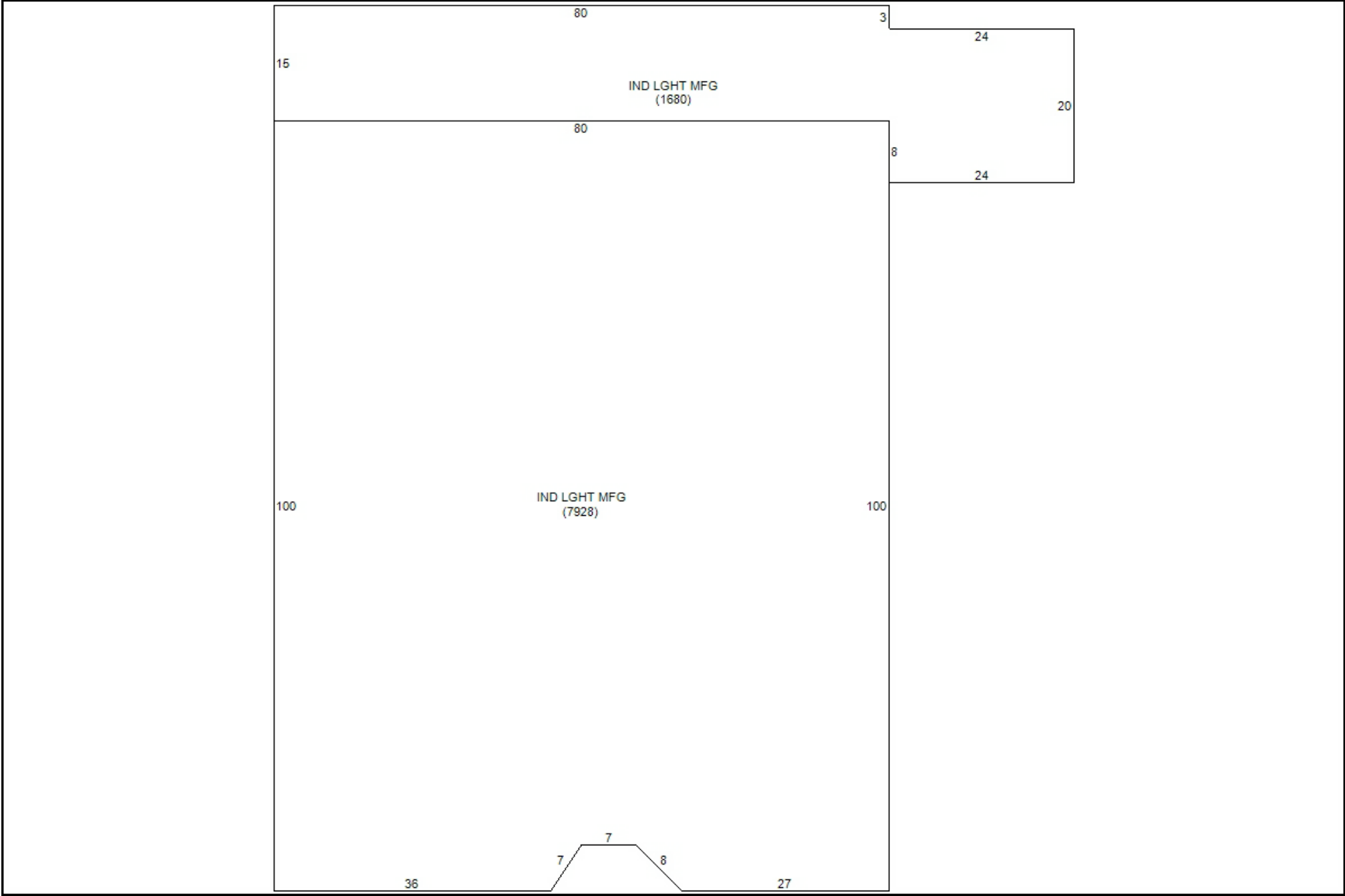
GRTR: WANTED TO RETIRE, SOLD BUSINESS IN 2020. PROPERTY LEASED TO THE NEW BUSINESS OWNER. MADE OUTREACH TO TENANT WITH AN OFFER TO SELL. THE TENANT WAS INTERESTED, NO APPRAISAL DONE, NEGOTIATED THE SALE PRICE.

PHYS: OLDER BUILDING WITH SIGNS OF AGING AND WEAR, WITH SOME DEFERRED MAINTENANCE TO ROOF AND PARKING LOT.

OTHR: AN INVESTIGATION OF AVAILABLE DATA INCLUDING BUT NOT LIMITED TO SALE AND LISTING ACTIVITY, ASSESSOR'S RECORDS AND ECONOMIC TRENDS WERE USED TO DERIVE THE LAND VALUE.

ECON: LOCATED IN ESTABLISHED MIXED-USE INDUSTRIAL POCKET OF WAUWATOSA. GOOD ACCESS TO LOCAL THOROUGHFARES AND I94/I43 INTERCHANGE.





SALE REPORT

State ID #	77-40-292-R000005696	IPAS Sale Key #	197489
County	MILWAUKEE	SIC Code	2752
Municipality	WEST ALLIS	Interior Inspection Date	08/02/2023
Local Parcel #	477-0142-004	Revision Date	
Situs Address	7840 W Hicks St	Sale Validity	Valid Sale
Situs Zip Code	53219	Sale Index #	1
Appraiser	WATSOMN	Year Added to Sales Database	2024

TRANSACTION INFORMATION

Conveyance Date	03/16/2022
Grantor	JR2 LLC
Grantee	SAC WEST ALLIS LLC
Affinity	None
Conveyance Type	Warranty/Condo Deed
Prior Use	2752: Commercial Printing Lithographic-Mfg
Intended Use	2893: Printing Ink-Mfg
Time Vacant	0 - 1 years
Environmental Site	NO

SALE DATA

Sale Price	\$3,224,000
Adjustment	
Adjusted Reason	
Adjusted Sale Price	\$3,224,000
Land Value	\$464,000
Improvement Value	\$2,760,000
Time on Market	5 - 11 months
Recent Asking Price	\$3,299,000

PROPERTY IMPROVEMENT DATA

Weighted Actual Year Built	1984	
Number of Building Sections	8	
Predominant OCC Code	494	
Primary Area	82,375	
Additional Useable Area	0	
Total Area	82,375	
Basement Area		
Office Area (SF) / (%)	19,294	23%
Sprinkler (SF) / (%)	63,618	77%
Air Conditioning (SF) / (%)	82,375	100%
Notable Features/OBYs		
Stories	1	
Non-office ave wall height	14	
Non-office ave clear height	12	
Frame Type	03: Steel Non Fireproof	
Exterior Wall Type	03: Concrete Block	

LAND AND IMPROVEMENT SALE ANALYSIS

Adj Sale Price \$ / SF	\$39.14
Adj Sale Price Imps \$ / SF	\$33.51
Acres	2.620
Land Value \$ / Acre	\$177,099
SCR	1.77
RCN + OBY / SF	\$102.44
Physical Res. %	57%
Functional Res. %	65%
Functional OBS 1	Layout
Functional OBS 2	Ceiling Height
Functional OBS 3	Site Coverage
Community rating %	100%
NBHD Rating / Other %	85%
NBHD Rating / Other Econ Reason	Neighborhood Rating
Major Thoroughfare	1 to 3 miles
Market Variance	104%

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COMMENTS

OTHR: AN INVESTIGATION OF AVAILABLE DATA INCLUDING BUT NOT LIMITED TO SALE AND LISTING ACTIVITY, ASSESSOR'S RECORDS AND ECONOMIC TRENDS WERE USED TO DERIVE THE LAND VALUE.

GRTE: BELIEVES SALES PRICE REFLECTED FAIR MARKET VALUE AS IT WAS 100% OCCUPIED. BUILDING IS NOW 20% OCCUPIED, BUT CURRENTLY FOR LEASE OR SALE. BELIEVES BUILDING SUFFERS FROM LOW CEILING HEIGHTS FOR A BUILDING THIS SIZE. LESS DESIRABLE OLDER SECTIONS THAT NEEDS WORK DONE TO FACILITATE A MULTIPLE TENANCY.

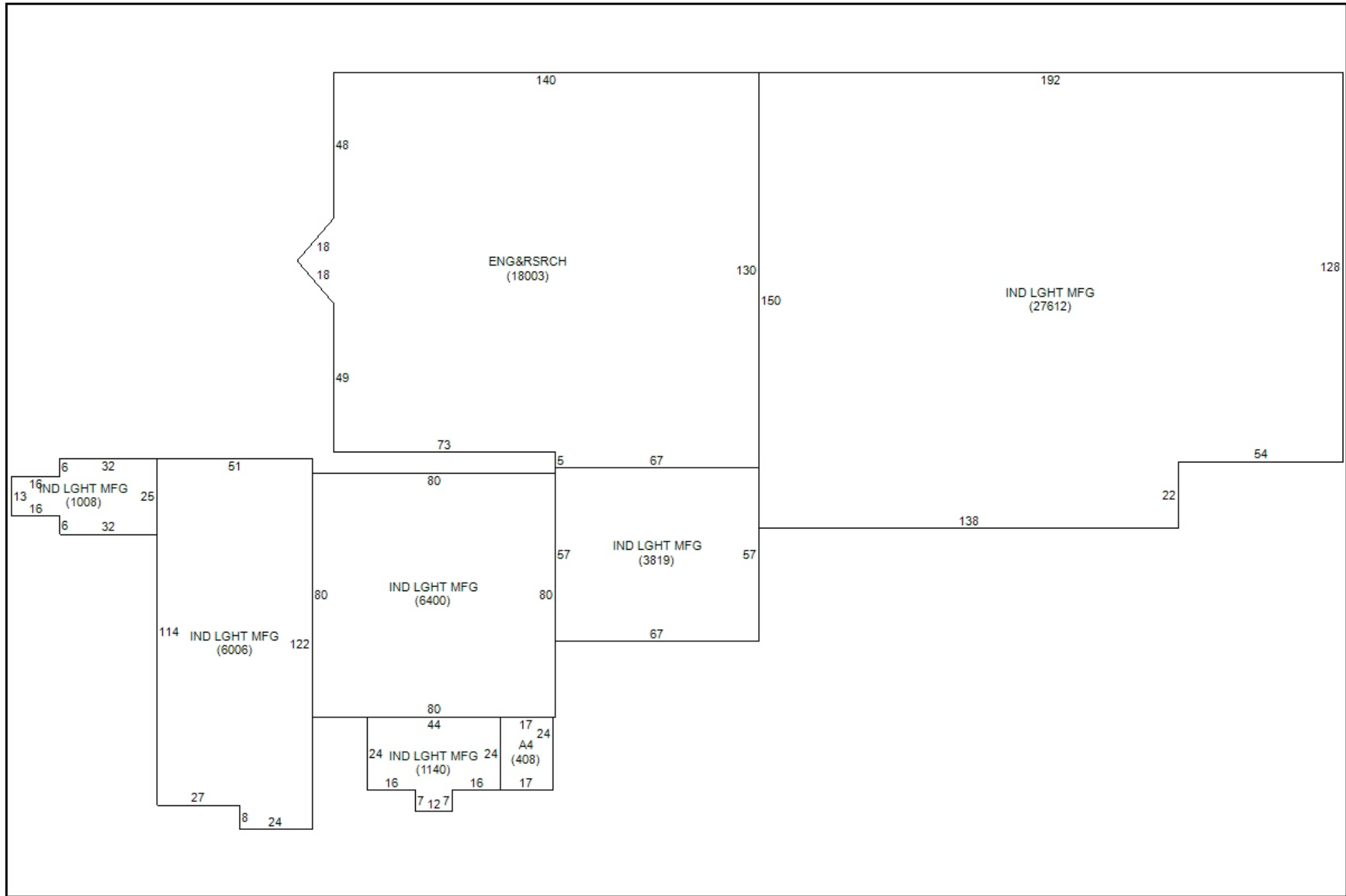
FUNC: BUILDING SUFFERS FROM INTERIOR WALLS FROM MULTIPLE ADD-ONS. VARIED FLOOR LEVELS, LOW CEILING HEIGHTS FOR A BUILDING THIS SIZE, SITE COVERAGE, AND OFFICE PLANT RATIO.

PHYS: BUILDING CAN FACILITATE MULTIPLE TENANCIES. 25% OF BUILDING HASN'T BEEN USED FOR ABOUT 10 YEARS. POWER WAS SHUT-OFF FOR YEARS. OBSERVED POOLED WATER TO VARIOUS PARTS OF THE OLDER SECTIONS. NEWER SECTIONS CLEANER AND HAS MORE DESIRABLE FEATURES.

ECON: LOCATED IN MIX-USE NEIGHBORHOOD IN WEST ALLIS. TRAIN TRACKS SIT TO THE IMMEDIATE NORTH, WITH HEAVY RESIDENTIAL INFLUENCE TO THE SOUTH. OTHER COMMERCIAL/INDUSTRIAL TO THE EAST AND WEST. BUILDING IS ACCESSED BY THREE PARKING LOTS. SUBJECT IS LESS THAN .5 MILES FROM BUSY THOROUGHFARE NATIONAL AVE, S 84TH STREETS, AND S 76TH STREET, WHICH ALLOWS ACCESS TO I-43 OR I-94.

GRTR: SALE-LEASE BACK WITH CURRENT OWNER. BUSINESS SOLD SHORTLY AFTER BUILDING, NEW MFG OWNER BOUGHT OUT THEIR 36 MO LEASE AND LIQUIDATED ALL PERSONAL PROPERTY AND MOVED MFG OPERATIONS OUT OF WISCONSIN. FELT NEWER CONSTRUCTION WAS IN GOOD CONDITION. OLDER SECTIONS WEREN'T USED FOR ROUGHLY 10 YEARS, WHEN SISTER COMPANY WENT OUT OF BUSINESS.





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SALE REPORT

State ID # 79-41-111-R000173202
County MONROE
Municipality CASHTON
Local Parcel # 111-00448-0001
Situs Address 100 Eagle Dr
Situs Zip Code 54619
Appraiser BELLDP

IPAS Sale Key # 214351
SIC Code 7532
Interior Inspection Date
Revision Date
Sale Validity Valid Sale
Sale Index # 2
Year Added to Sales Database 2024

TRANSACTION INFORMATION

Conveyance Date 11/09/2022
Grantor FELTON PROPERTIES OF VIROQUA LLC

Grantee STAFFERD D. CALL

Affinity None
Conveyance Type Warranty/Condo Deed
Prior Use 7532: Top & Body Repair & Paint Shops-Svcs
Intended Use 1500: General Building Contractors-Const
Time Vacant 0 - 1 years
Environmental Site NO

SALE DATA

Sale Price \$375,000
Adjustment
Adjusted Reason
Adjusted Sale Price \$375,000
Land Value \$51,800
Improvement Value \$323,200
Time on Market 5 - 11 months
Recent Asking Price \$399,000

PROPERTY IMPROVEMENT DATA

Weighted Actual Year Built 1998
Number of Building Sections 1
Predominant OCC Code 528
Primary Area 6,340
Additional Useable Area 0
Total Area 6,340
Basement Area
Office Area (SF) / (%) 600 9%
Sprinkler (SF) / (%)
Air Conditioning (SF) / (%) 600 9%
Notable Features/OBYs

Stories 1
Non-office ave wall height 16
Non-office ave clear height 16
Frame Type 07: Wood Pole
Exterior Wall Type 07: Metal Light

LAND AND IMPROVEMENT SALE ANALYSIS

Adj Sale Price \$ / SF \$59.15
Adj Sale Price Imps \$ / SF \$50.98
Acres 7.400
Land Value \$ / Acre \$7,000
SCR 50.84
RCN + OBY / SF \$81.02
Physical Res. % 58%
Functional Res. % 95%
Functional OBS 1 Layout
Functional OBS 2
Functional OBS 3
Community rating % 80%
NBHD Rating / Other % 100%
NBHD Rating / Other Econ Reason Neighborhood Rating

Major Thoroughfare 0 to 1 mile
Market Variance 143%

COMMENTS

GRTR: MOVED COLLISION OPERATION TO CAR DEALERSHIP THAT HE OWNS IN VIROQUA. NO LONGER NEEDED BUILDING. LISTED BUILDING WITH A BROKER, BUT THEN ENDING UP SELLING IT TO A CUSTOMER. WANTED MORE MONEY FOR IT, BUT FELT IT REPRESENTED FAIR MARKET VALUE DUE TO IT'S TIME ON MARKET.

GRTE: UNABLE TO BE REACHED FOR COMMENT

BRKR: UNABLE TO BE REACHED FOR COMMENT

PHYS: SOME CRACKING STAINING ON THE FLOOR, DATED BREAKROOM, BUT PRETTY CLEAN OFFICE/WAITING ROOM.

FUNC: OBSOLESCENCE OBSERVED FOR MULTIPLE SECTION LAYOUT.

ECON: CASHTON IS A SMALL RURAL COMMUNITY WITH A POPULATION OF 1,100. THIS PROPERTY IS LOCATED ON SERVICE ROAD OFF MAIN THOROUGHFARE NEAR OTHER INDUSTRIAL PROPERTIES, 15 MILES SOUTH OF INTERSTATE 90

OTHR: LAND VALUE DETERMINED FROM VACANT LAND SALES IN THE AREA

APPR: NO INTERIOR INSPECTION BUT INTERIOR PICTURES FROM TIME OF SALE WERE VIEWED ON MLS. COULD HAVE SOLD HIGH BECAUSE OF LACK OF AVAILABILITY OF BUILDINGS THIS SIZE.



		80	30
		SERV REPAIR (5440)	
68			30
			30
			30
		68	
		80	

SALE REPORT

State ID # 81-42-024-R000172080
County OCONTO
Municipality LITTLE SUAMICO
Local Parcel # 024-202601022A1B
Situs Address 837 E Frontage Rd
Situs Zip Code 54141
Appraiser BARRERM

IPAS Sale Key # 213769
SIC Code 5714
Interior Inspection Date 08/29/2022
Revision Date
Sale Validity Valid Sale
Sale Index # 1
Year Added to Sales Database 2024

TRANSACTION INFORMATION

Conveyance Date 11/10/2022
Grantor CV WHOLESale LLC

Grantee BBHV COMMERCIAL PROPERTIES LLC

Affinity None
Conveyance Type Warranty/Condo Deed
Prior Use 5012: Automobiles & Other Motor Vehicles-Whole
Intended Use 5714: Drapery & Upholstery Stores-Retail
Time Vacant 0 - 1 years
Environmental Site Unknown

SALE DATA

Sale Price \$400,000
Adjustment
Adjusted Reason
Adjusted Sale Price \$400,000
Land Value \$51,800
Improvement Value \$348,200
Time on Market 0 - 4 months
Recent Asking Price \$389,900

PROPERTY IMPROVEMENT DATA

Weighted Actual Year Built 2004
Number of Building Sections 1
Predominant OCC Code 344
Primary Area 3,000
Additional Useable Area 0
Total Area 3,000
Basement Area
Office Area (SF) / (%) 3,000 100%
Sprinkler (SF) / (%)
Air Conditioning (SF) / (%) 3,000 100%
Notable Features/OBYs

Stories 1
Non-office ave wall height 14
Non-office ave clear height 10
Frame Type 05: Wood Joist Typical Wood
Exterior Wall Type 02: Wood Frame

LAND AND IMPROVEMENT SALE ANALYSIS

Adj Sale Price \$ / SF \$133.33
Adj Sale Price Imps \$ / SF \$116.07
Acres 1.150
Land Value \$ / Acre \$45,043
SCR 16.7
RCN + OBY / SF \$194.30
Physical Res. % 77%
Functional Res. % 100%
Functional OBS 1
Functional OBS 2
Functional OBS 3
Community rating % 85%
NBHD Rating / Other % 100%
NBHD Rating / Other Econ Reason Neighborhood Rating

Major Thoroughfare 0 to 1 mile
Market Variance 91%

COMMENTS

GRTR: GRANTOR ORIGINALLY PURCHASED THE PROPERTY A YEAR AND A HALF PRIOR AND COMPLETELY REMODELED SUBJECT BEFORE LISTING WITH REALTOR.

GRTE: GRANTEE IS A WINDOW TREATMENT RETAILER. FOLLOWING THE PURCHASE, INTERIOR WALLS WERE ADDED TO CREATE A SHIPPING AND RECEIVING AREA AND THE VINYL SIDING WAS REPLACED ON THE EXTERIOR.

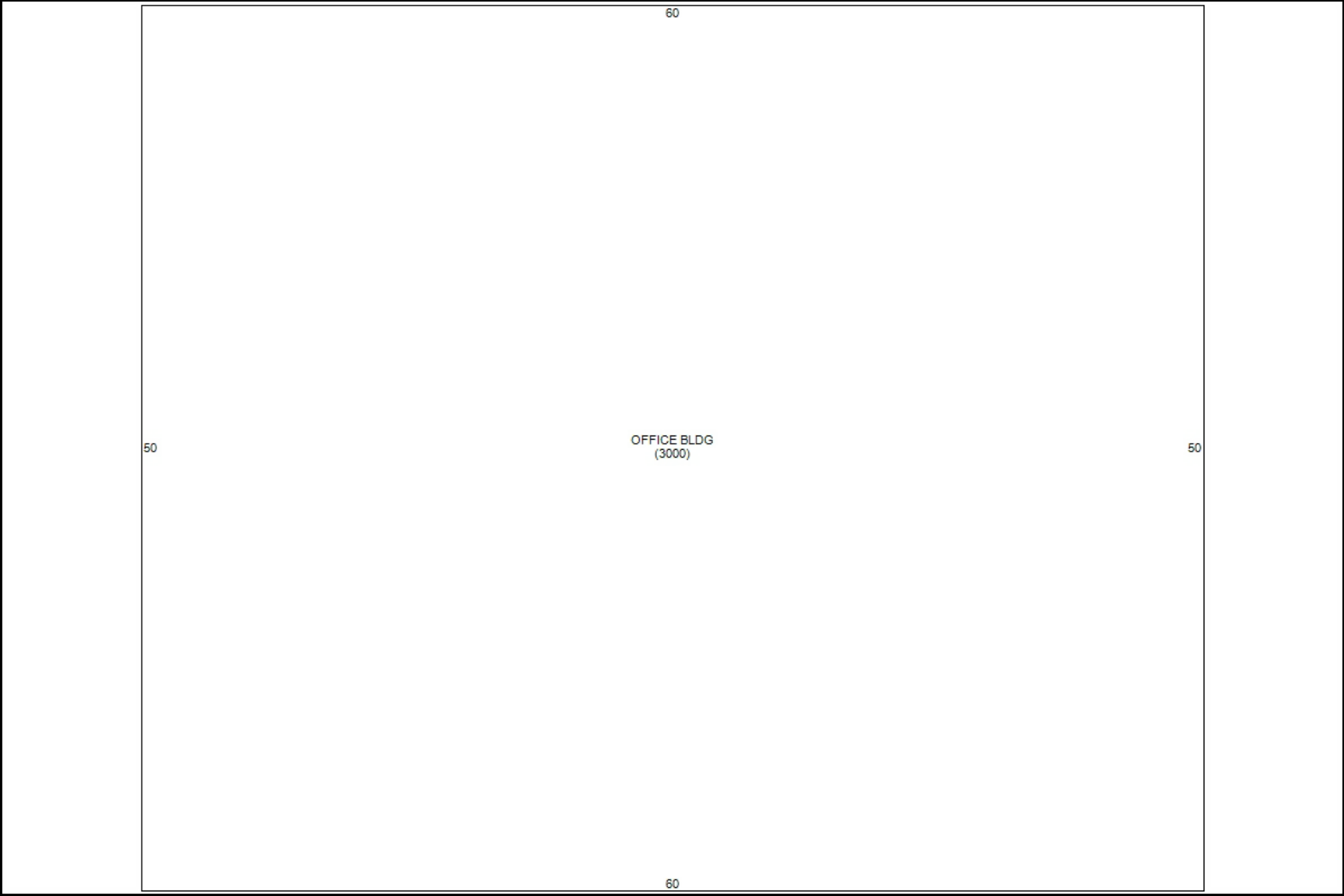
PHYS: SUBJECT IS A 3,000 SF OFFICE BUILDING. THERE ARE FOUR PRIVATE OFFICES AND A LARGE OPEN SHOWROOM AREA WITH AN EIGHT-PANEL WINDOW GARAGE DOOR. THE INTERIOR HAD BEEN COMPLETELY REMODELED PRIOR TO SALE. AN EXTERIOR INSPECTION AND INTERIOR SALE LISTING PHOTOS WERE USED TO DETERMINE CONDITION.

FUNC: SUBJECT EXHIBITS NO FUNCTIONAL ISSUES FOR USE AS AN OFFICE/RETAIL SHOWROOM.

ECON: SUBJECT IS LOCATED ON A FRONTAGE ROAD AND HAS GOOD VISIBILITY FROM WELL-TRAVELED HIGHWAY 41. THE TOWN OF LITTLE SUAMICO IS ABOUT 15 MILES NORTH OF THE CITY OF GREEN BAY.

OTHR: LAND: LAND VALUE DERIVED FROM RECENT SALES ALONG HIGHWAY 41.





SALE REPORT

State ID #	81-42-028-R000010959
County	OCOONTO
Municipality	MORGAN
Local Parcel #	028-212102244A1
Situs Address	3343 Cty Rd C
Situs Zip Code	54154
Appraiser	BARRERM

IPAS Sale Key #	212747
SIC Code	2448
Interior Inspection Date	08/20/2019
Revision Date	
Sale Validity	Valid Sale
Sale Index #	2
Year Added to Sales Database	2024

TRANSACTION INFORMATION

Conveyance Date	09/13/2022
Grantor	VANDEN ELZEN LLC
Grantee	NORTHBAY BUSINESS RENTALS LLC
Affinity	None
Conveyance Type	Warranty/Condo Deed
Prior Use	2448: Wood Pallets & Skids-Mfg
Intended Use	4225: General Warehousing & Storage-Trans
Time Vacant	0 - 1 years
Environmental Site	Unknown

SALE DATA

Sale Price	\$215,000
Adjustment	
Adjusted Reason	
Adjusted Sale Price	\$215,000
Land Value	\$13,600
Improvement Value	\$201,400
Time on Market	0 - 4 months
Recent Asking Price	\$220,000

PROPERTY IMPROVEMENT DATA

Weighted Actual Year Built	1969	
Number of Building Sections	4	
Predominant OCC Code	494	
Primary Area	23,401	
Additional Useable Area	0	
Total Area	23,401	
Basement Area		
Office Area (SF) / (%)	1,224	5%
Sprinkler (SF) / (%)		
Air Conditioning (SF) / (%)	0	0%
Notable Features/OBYs		
Stories	1	
Non-office ave wall height	13	
Non-office ave clear height	12	
Frame Type	03: Steel Non Fireproof	
Exterior Wall Type	03: Concrete Block	

LAND AND IMPROVEMENT SALE ANALYSIS

Adj Sale Price \$ / SF	\$9.19
Adj Sale Price Imps \$ / SF	\$8.61
Acres	2.611
Land Value \$ / Acre	\$5,209
SCR	4.9
RCN + OBY / SF	\$55.41
Physical Res. %	36%
Functional Res. %	65%
Functional OBS 1	Layout
Functional OBS 2	Ceiling Height
Functional OBS 3	
Community rating %	85%
NBHD Rating / Other %	100%
NBHD Rating / Other Econ Reason	Neighborhood Rating
Major Thoroughfare	over 10 miles
Market Variance	78%

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COMMENTS

GRTR: GRANTOR RAN A PALLET MANUFACTURING BUSINESS AND DECIDED TO RETIRE. SUBJECT WAS LISTED WITH A REALTOR FOR ONE MONTH, ANOTHER OFFER WAS RECEIVED BUT IT FELL THROUGH.

GRTE: NO CONTACT. PER GRANTOR, SUBJECT WAS NO LONGER BEING USED FOR PALLET MANUFACTURING FOLLOWING SALE. PER SALE LISTING, A PART OF SUBJECT IS BEING RENTED ON A MONTHLY BASIS BY A TRUCKING COMPANY, WHICH WAS ALSO THE CASE UNDER PRIOR OWNERSHIP.

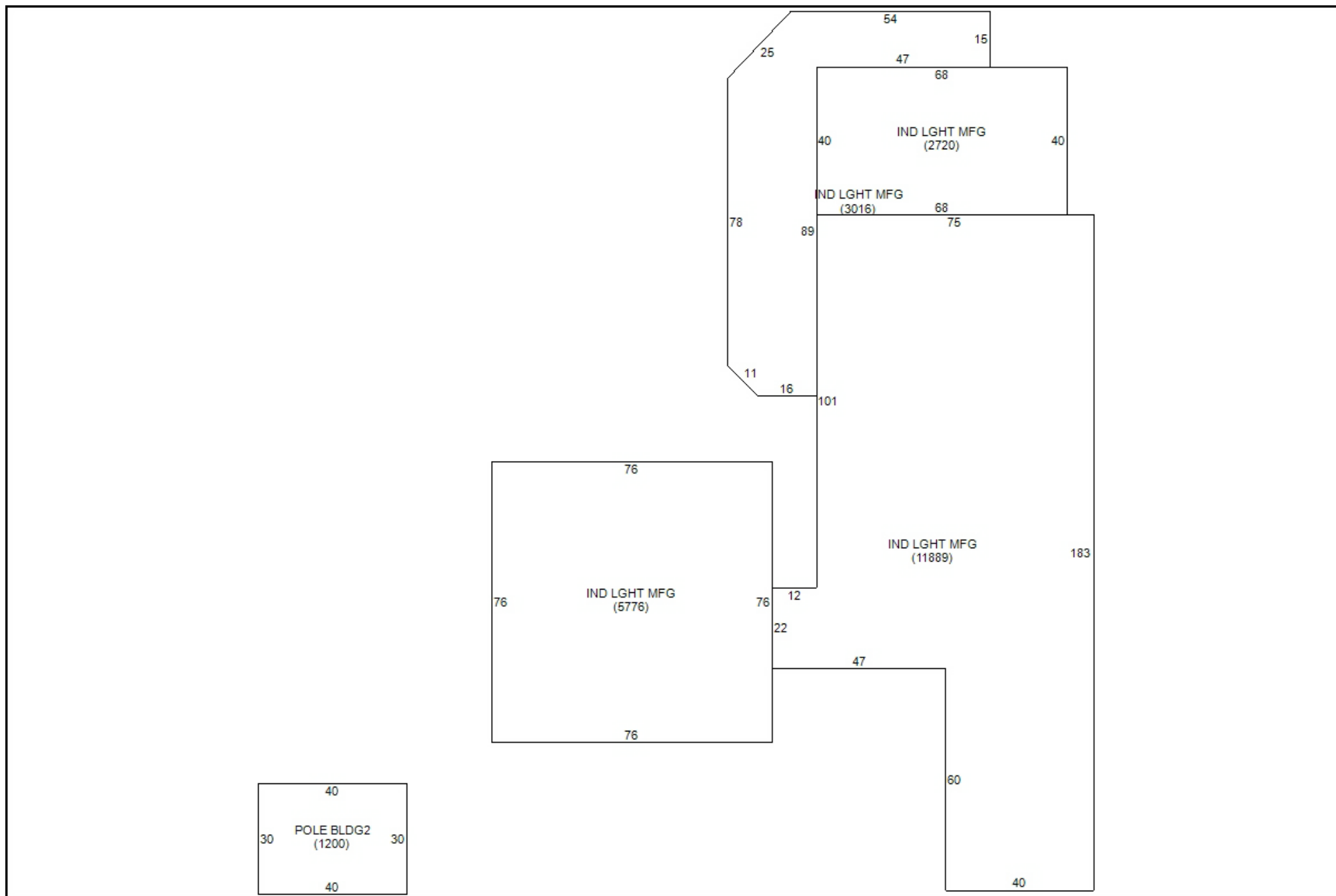
PHYS: CONCRETE BLOCK BUILDING WITH ORIGINAL SECTION DATING BACK TO 1960. SOME OF THE EXTERIOR HAS BEEN OUTFITTED WITH METAL SIDING FOR AESTHETIC PURPOSES. ROUGHLY HALF OF SUBJECT IS UNHEATED. OFFICE AREA IS VERY MINIMALLY FINISHED. OVERALL, SUBJECT IS CONSIDERED NEAR END OF LIFE. PAVING IS IN POOR CONDITION. THERE IS A 1,200 SF DETACHED GARAGE WITH NO ELECTRICITY THAT IS NOT BEING CONSIDERED IN SUBJECT SQUARE FOOTAGE. CONDITION WAS DETERMINED FROM LAST INTERIOR FIELD AUDIT ALONG WITH NEW INTERIOR PHOTOS FROM SALE LISTING.

FUNC: FUNCTIONAL ISSUES NOTED FOR THE LAYOUT OF SUBJECT, WITH VARYING CEILING AND FLOOR HEIGHTS. SOME SECTIONS HAVE LOW CEILING HEIGHTS AND ABOUT HALF OF THE BUILDING IS UNHEATED. FINISHED OFFICE AREA IS ON THE LOW SIDE.

ECON: SUBJECT IS LOCATED IN A VERY RURAL AREA, APPROXIMATELY 30 MILES NORTH OF GREEN BAY.

OTHR: LAND ANALYSIS: LAND VALUED IN RELATIONSHIP WITH LOCAL SURROUNDING FAIR MARKET VALUES.





SALE REPORT

State ID #	81-42-266-R000079988
County	OCONTO
Municipality	OCONTO FALLS
Local Parcel #	2660202104021
Situs Address	338 E Highland Dr
Situs Zip Code	54154
Appraiser	BARRERM

IPAS Sale Key #	213152
SIC Code	3498
Interior Inspection Date	08/10/2023
Revision Date	
Sale Validity	Valid Sale
Sale Index #	2
Year Added to Sales Database	2024

TRANSACTION INFORMATION

Conveyance Date	04/06/2023
Grantor	TEAM INDUSTRIES INC
Grantee	PROPERTIES OF MAIN STREET LLC
Affinity	None
Conveyance Type	Warranty/Condo Deed
Prior Use	3498: Fabricated Pipe & Fittings-Mfg
Intended Use	4225: General Warehousing & Storage-Trans
Time Vacant	0 - 1 years
Environmental Site	Unknown

SALE DATA

Sale Price	\$1,200,000
Adjustment	\$200,000
Adjusted Reason	Cranes Included
Adjusted Sale Price	\$1,000,000
Land Value	\$49,900
Improvement Value	\$950,100
Time on Market	5 - 11 months
Recent Asking Price	\$1,390,000

PROPERTY IMPROVEMENT DATA

Weighted Actual Year Built	1980	
Number of Building Sections	2	
Predominant OCC Code	494	
Primary Area	22,900	
Additional Useable Area	235	
Total Area	23,135	
Basement Area		
Office Area (SF) / (%)	235	1%
Sprinkler (SF) / (%)		
Air Conditioning (SF) / (%)	0	0%
Notable Features/OBYs		
Stories	1	
Non-office ave wall height	22	
Non-office ave clear height	22	
Frame Type	04: Pre-Engineered Steel	
Exterior Wall Type	17: Masonry & Metal	

LAND AND IMPROVEMENT SALE ANALYSIS

Adj Sale Price \$ / SF	\$43.22
Adj Sale Price Imps \$ / SF	\$41.07
Acres	2.560
Land Value \$ / Acre	\$19,492
SCR	4.9
RCN + OBY / SF	\$82.78
Physical Res. %	55%
Functional Res. %	90%
Functional OBS 1	Layout
Functional OBS 2	Office/Plant Ratio
Functional OBS 3	
Community rating %	86%
NBHD Rating / Other %	100%
NBHD Rating / Other Econ Reason	Neighborhood Rating
Major Thoroughfare	1 to 3 miles
Market Variance	117%

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COMMENTS

GRTR: PIPE FABRICATOR WHO CLOSED THIS LOCATION AND MOVED EQUIPMENT TO THEIR MAIN LOCATION. LISTED SUBJECT FOR SALE WITH A REALTOR. SUBJECT WAS VACANT FOR TWO MONTHS PRIOR TO SALE. GRANTOR FELT A NEGATIVE WAS THE LOCATION, WITH A SMALLER POOL OF BUYERS IN THE OCONTO FALLS AREA.

GRTE: CURRENTLY OPERATES A BUSINESS IN A NEARBY COMMUNITY. WAS LOOKING TO BUILD AN ADDITION, BUT THE COST WAS PROHIBITIVE VERSUS BUYING EXISTING BUILDING. AN APPRAISAL WAS DONE FOR PURCHASE, WHICH SUPPORTED SALE PRICE. SUBJECT WILL BE USED MAINLY FOR STORAGE.

PHYS: SUBJECT, BUILT IN 1980, IS MASONRY AND METAL EXTERIOR, WITH A PRE-ENGINEERED STEEL FRAME. BEFORE PURCHASE, SUBJECT WAS UPDATED WITH OCCUPANCY SENSOR LIGHTING. THE ONLY OFFICE AREA IS A SMALL MINIMALLY FINISHED MEZZANINE. THERE ARE SEVEN OVERHEAD DOORS. SUBJECT IS ATTACHED TO ANOTHER BUILDING, WHICH SITS ON ANOTHER PARCEL WITH DIFFERENT OWNERSHIP. THERE IS A FENCED-IN GRAVEL PARKING AREA IN BOTH THE FRONT AND REAR.

FUNC: FUNCTIONAL ISSUE NOTED FOR THE SMALL AMOUNT OF OFFICE AREA. THE LOADING DOCK AREA IS ALSO DOWN SOME STEPS FROM THE MAIN FACILITY. ANOTHER SMALL FUNCTIONAL ISSUE IS THE FACT THAT THIS IS NOT A STAND-ALONE BUILDING, AS IT IS ATTACHED TO ANOTHER BUILDING ON ONE SIDE.

ECON: SUBJECT IS LOCATED IN A COMMERCIAL/INDUSTRIAL AREA IN THE CITY OF OCONTO FALLS, WHICH HAS A POPULATION OF ROUGHLY 3,000. HIGHWAY 141 IS FIVE MILES EAST OF SUBJECT.

OTHR: INCLUDED IN THE SALE PRICE WERE 5 BRIDGE CRANES (ONE 2-TON AND FOUR 5-TON), 9 SWING JIB CRANES (1/2 TON), AND AN AIR COMPRESSOR & DRYER. THE ESTIMATED VALUE OF THESE WERE REMOVED FROM PURCHASE PRICE. VALUE WAS DERIVED THROUGH INFORMATION FROM THE GRANTOR AND GRANTEE. THE GRANTEE PROBABLY WOULD NOT HAVE PURCHASED SUBJECT WITHOUT THE CRANES, DUE TO THE COST OF INSTALLING NEW ONES.

OTHR: LAND: LAND VALUE BASED ON NEARBY SALES AND LOCAL FAIR MARKET VALUES OF SURROUNDING PROPERTIES.



30	220		
30	IND LGHT MFG (900)	30	
30			
	100	IND LGHT MFG (22000)	100
	220		

SALE REPORT

State ID #	79-43-276-R000167122
County	ONEIDA
Municipality	RHINELANDER
Local Parcel #	RH-9105-1512
Situs Address	655 Washington St
Situs Zip Code	54501
Appraiser	HUFFSJ

IPAS Sale Key #	209161
SIC Code	3799
Interior Inspection Date	09/20/2023
Revision Date	
Sale Validity	Valid Sale
Sale Index #	2
Year Added to Sales Database	2024

TRANSACTION INFORMATION

Conveyance Date	02/15/2022
Grantor	WOODRUFF DEVELOPMENT CORPORATION
Grantee	AIRPRO FAN & BLOWER COMPANY
Affinity	None
Conveyance Type	Warranty/Condo Deed
Prior Use	3799: Transportation Equipment Nec-Mfg
Intended Use	3564: Blowers & Fans-Mfg
Time Vacant	0 - 1 years
Environmental Site	NO

SALE DATA

Sale Price	\$464,000
Adjustment	
Adjusted Reason	
Adjusted Sale Price	\$464,000
Land Value	\$127,400
Improvement Value	\$336,600
Time on Market	0 - 4 months
Recent Asking Price	\$464,000

PROPERTY IMPROVEMENT DATA

Weighted Actual Year Built	1970	
Number of Building Sections	2	
Predominant OCC Code	494	
Primary Area	22,880	
Additional Useable Area	0	
Total Area	22,880	
Basement Area		
Office Area (SF) / (%)	5,320	23%
Sprinkler (SF) / (%)		
Air Conditioning (SF) / (%)	22,880	100%
Notable Features/OBYs		
Stories	1	
Non-office ave wall height	17	
Non-office ave clear height	17	
Frame Type	04: Pre-Engineered Steel	
Exterior Wall Type	07: Metal Light	

LAND AND IMPROVEMENT SALE ANALYSIS

Adj Sale Price \$ / SF	\$20.28
Adj Sale Price Imps \$ / SF	\$14.71
Acres	2.739
Land Value \$ / Acre	\$46,513
SCR	5.21
RCN + OBY / SF	\$55.56
Physical Res. %	40%
Functional Res. %	90%
Functional OBS 1	Layout
Functional OBS 2	Office/Plant Ratio
Functional OBS 3	
Community rating %	90%
NBHD Rating / Other %	100%
NBHD Rating / Other Econ Reason	
Major Thoroughfare	0 to 1 mile
Market Variance	82%

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COMMENTS

GRTR: GRANTOR DID NOT RESPOND TO REQUEST FOR SALE INFORMATION AFTER REPEATED ATTEMPTS.

GRTE: GRANTEE WAS LOOKING FOR MORE SPACE BECAUSE THEIR MANUFACTURING BUSINESS WAS GROWING. GRANTEE WANTED TO EXPAND AT OTHER LOCATION, HOWEVER THE PRICE AND LEAD TIME TO BUILD WAS TOO LONG, SO THE DECISION WAS MADE TO BUY THIS PROPERTY AND UPDATE TO MEET THEIR NEEDS. PROPERTY WAS NOT LISTED. GRANTEE'S FAMILY MEMBER WAS AN EMPLOYEE OF GRANTOR AND ARRANGED A TOUR OF THE PROPERTY. GRANTEE RECEIVED AN EQUIPMENT LIST AND CONSULTED WITH A REALTOR FRIEND TO GUIDE WITH THE FINAL OFFER. BOTH PARTIES AGREED TO THE SALE PRICE OF \$464,000. GRANTEE DID SEPARATE TRANSACTION WITH \$464,000 FOR THE REAL ESTATE AND \$111,000 FOR THE PERSONAL PROPERTY/EQUIPMENT WHICH INCLUDED SHELVING AND OFFICE EQUIPMENT. GRANTEE SAID THE TWO PARTIES USED AN ESTIMATED FAIR MARKET VALUE BASED ON AVAILABLE TAX RECORDS. GRANTEE FELT IT WAS A FAIR SALE COMPARED TO THE OPTION TO BUILD/EXPAND. GRANTEE SAID IT ENDED UP BEING A GREAT BUSINESS DECISION.

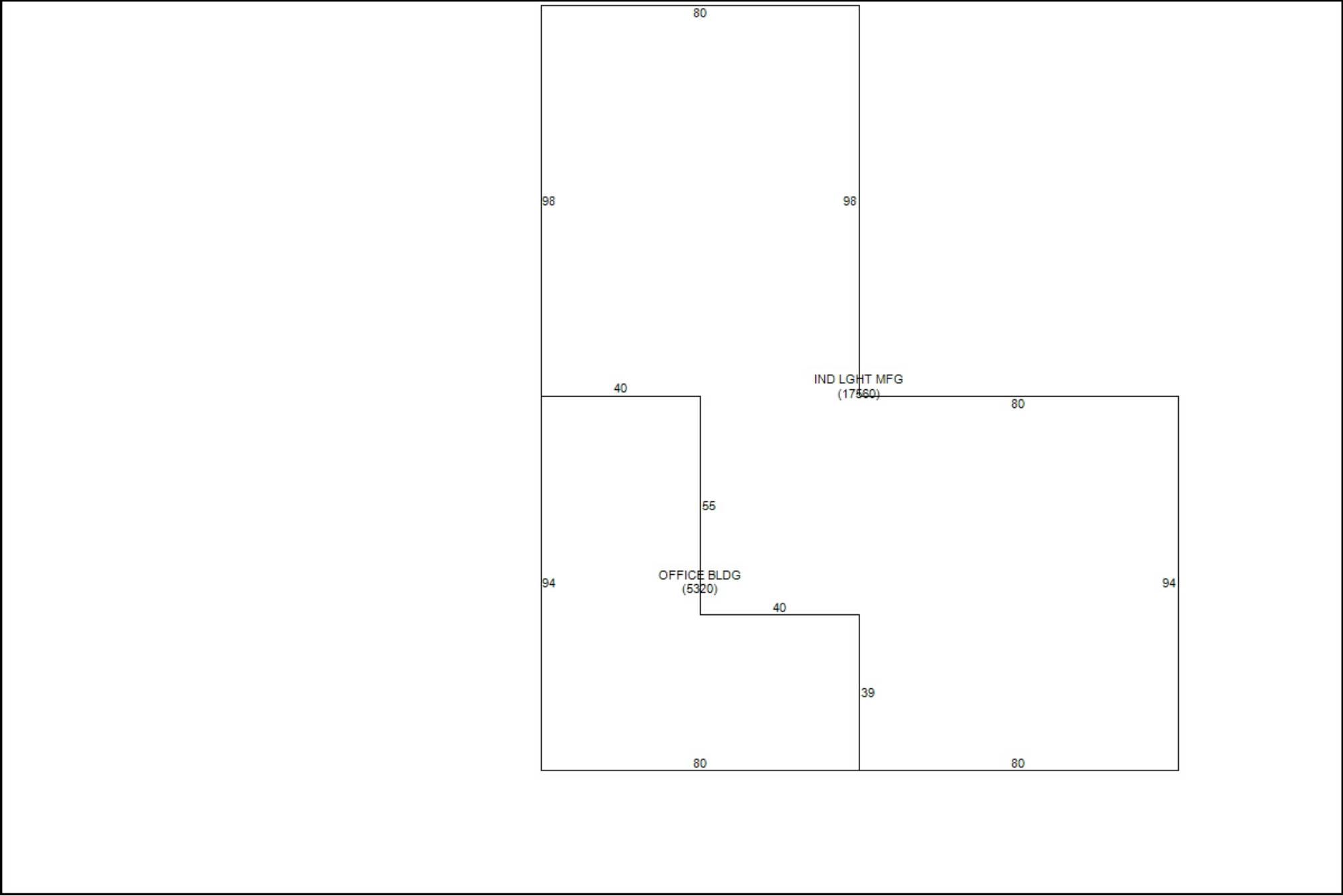
PHYS: GRANTEE SAID OVERALL CONDITION OF THE BUILDING AT TIME OF SALE WAS FAIR. GRANTEE STATED "BONES WERE GOOD, GUTS WERE NOT". FLOORS AND WALLS IN THE OFFICE AND SHOP WERE IN NEED OF REPAIRS AND UPDATES DUE TO NORMAL WEAR, TEAR, AND AGE OF THE BUILDING.

FUNC: LAYOUT IS ODD L-SHAPED WITH AREA FOR OFFICE WITHIN THE SECOND SECTION.

ECON: BUSINESS LOCATED IN INDUSTRIAL PARK OF THE CITY OF RHINELANDER. THE LEVEL LAND MAKES IT EASY TO BRING HEAVY PARTS/EQUIPMENT IN AND OUT. THIS LOCATION IS BETWEEN GRANTEE'S TWO OTHER PLANTS WHICH MAKE IT EFFICIENT TO INTEGRATE. PLENTY OF ROOM TO EXPAND, IF NEEDED. PROPERTY IS LOCATED .17 MILE FROM LINCOLN ST WHICH IS A BUSY BUSINESS DISTRICT AND .72 MILE FROM HIGHWAY 17 WHICH IS A MAIN HIGHWAY THROUGH RHINELANDER.

OTHR: LAND VALUED IN RELATIONSHIP WITH LOCAL LAND AROUND THE INDUSTRIAL PARK AREA. LOCAL RATIO AT .8943





SALE REPORT

State ID #	81-44-006-R000027955
County	OUTAGAMIE
Municipality	BUCHANAN
Local Parcel #	030051300
Situs Address	N257 Stoney Brook Rd
Situs Zip Code	54915
Appraiser	LACRORG

IPAS Sale Key #	211223
SIC Code	3554
Interior Inspection Date	09/04/2019
Revision Date	
Sale Validity	Valid Sale
Sale Index #	2
Year Added to Sales Database	2024

TRANSACTION INFORMATION

Conveyance Date	01/04/2023
Grantor	SENTRY LAND LP

Grantee	JACQUES HOLDINGS LLC
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Affinity	None
Conveyance Type	Warranty/Condo Deed
Prior Use	3554: Paper Industries Machinery-Mfg
Intended Use	3554: Paper Industries Machinery-Mfg
Time Vacant	0 - 1 years
Environmental Site	Unknown

SALE DATA

Sale Price	\$2,500,000
Adjustment	\$250,000
Adjusted Reason	Other - See Notes
Adjusted Sale Price	\$2,250,000
Land Value	\$456,800
Improvement Value	\$1,793,200
Time on Market	0 - 4 months
Recent Asking Price	\$2,500,000

PROPERTY IMPROVEMENT DATA

Weighted Actual Year Built	1996	
Number of Building Sections	1	
Predominant OCC Code	494	
Primary Area	48,000	
Additional Useable Area	0	
Total Area	48,000	
Basement Area		
Office Area (SF) / (%)	7,842	16%
Sprinkler (SF) / (%)	48,000	100%
Air Conditioning (SF) / (%)	4,611	10%
Notable Features/OBYs		

Stories	1
Non-office ave wall height	30
Non-office ave clear height	29
Frame Type	04: Pre-Engineered Steel
Exterior Wall Type	17: Masonry & Metal

LAND AND IMPROVEMENT SALE ANALYSIS

Adj Sale Price \$ / SF	\$46.88
Adj Sale Price Imps \$ / SF	\$37.36
Acres	6,090
Land Value \$ / Acre	\$75,008
SCR	5.53
RCN + OBY / SF	\$73.77
Physical Res. %	55%
Functional Res. %	100%
Functional OBS 1	
Functional OBS 2	
Functional OBS 3	
Community rating %	100%
NBHD Rating / Other %	100%
NBHD Rating / Other Econ Reason	Neighborhood Rating
Major Thoroughfare	0 to 1 mile
Market Variance	92%

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COMMENTS

GRTR: PREVIOUSLY SOLD HIS BUSINESS, VALLEY ROLLER TO MAXCESS 13 YEARS AGO AND KEPT THE REAL ESTATE AS INCOME PROPERTY. GRANTOR WAS NOT AVAILABLE TO INTERVIEW.

GRTE: APPROACHED GRANTOR TO PURCHASE AS AN INVESTMENT PROPERTY. THE PROPERTY WAS APPRAISED AT \$2,450,000. PURCHASED PROPERTY AT \$2,500,000 MINUS \$250,000 FOR CONDITION OF ROOF.

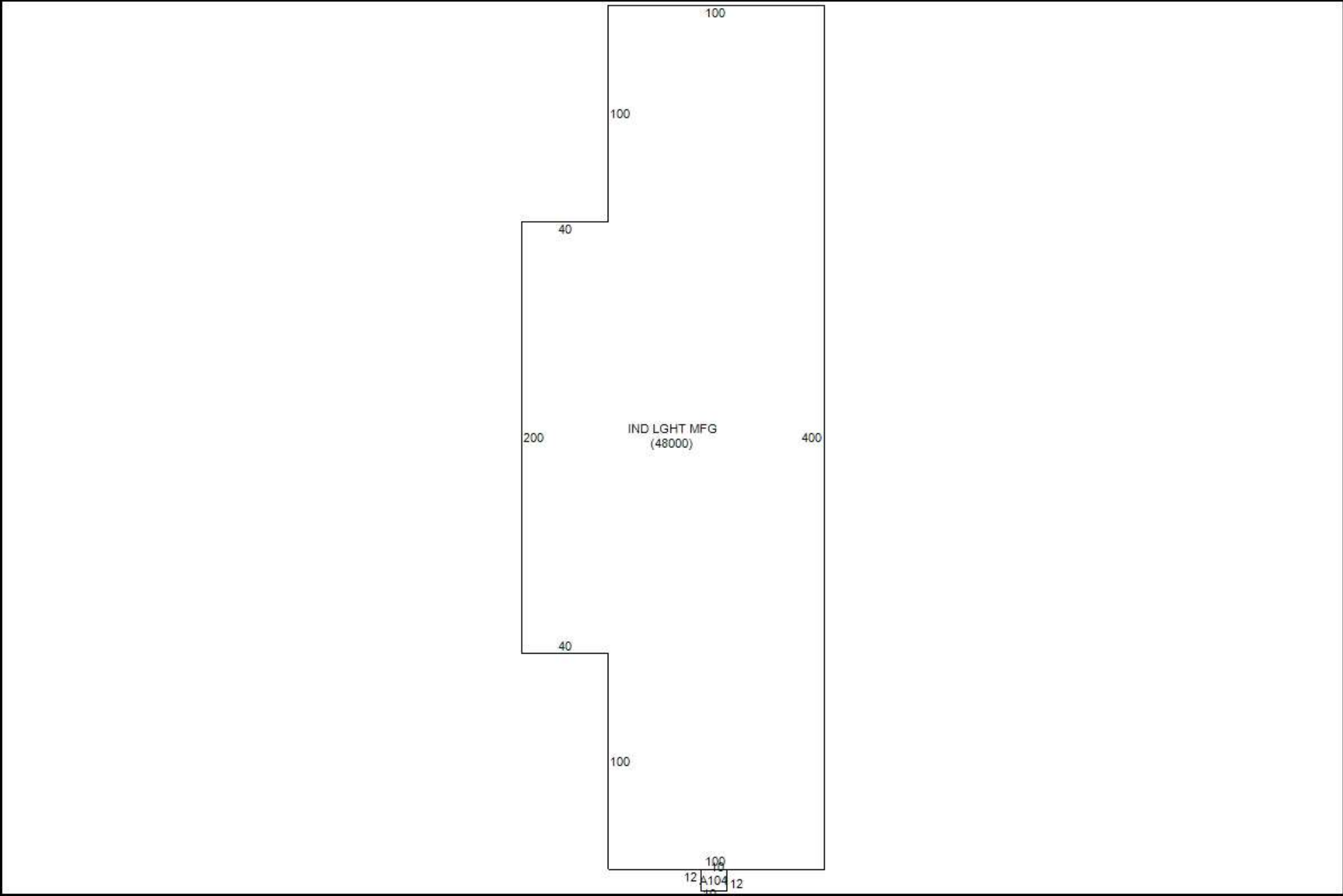
PHYS: THE BUILDING APPEARED IN AVERAGE PHYSICAL CONDITION. ASKED TENANT SPECIFICALLY REGARDING ANY ROOF ISSUES AND SAID THEY WERE NOT AWARE OF ANY EXCEPT THAT THE ROOF WAS ORIGINAL. THE PARKING LOT WORN AND SHOULD BE RESURFACED.

FUNC: THE STRUCTURE IS RECTANGULAR AND HAS GOOD FLOW AND BAY SIZE. LOADING DOCKS ARE ACCESSIBLE FROM BOTH THE NORTH AND SOUTH SIDES OF THE BUILDING.

ECON: THE PROPERTY IS LOCATED IN AN INDUSTRIAL AREA IN THE TOWN OF BUCHANAN ADJACENT TO STATE HIGHWAY 441 WHICH SERVES AS A BELTWAY AROUND THE CITY OF APPLETON CONNECTING THE HIGHWAY TO INTERSTATE HIGHWAY 41.

OTHR: LAND ANALYSIS: LAND VALUE WAS DETERMINED BY VACANT LAND SALES IN THE TOWN OF BUCHANAN AS WELL AS ADJACENT MUNICIPALITIES SUCH AS THE CITY OF APPLETON AND VILLAGE OF KIMBERLY.





SALE REPORT

State ID #	81-44-122-R000157327	IPAS Sale Key #	195724
County	OUTAGAMIE	SIC Code	3599
Municipality	GREENVILLE	Interior Inspection Date	11/13/2023
Local Parcel #	111091107	Revision Date	
Situs Address	N677 Communication Dr	Sale Validity	Valid Sale
Situs Zip Code	54914	Sale Index #	1
Appraiser	LACRORG	Year Added to Sales Database	2024

TRANSACTION INFORMATION

Conveyance Date	04/28/2021
Grantor	GALLMEIER AND RENNER LLC
Grantee	THERMACH PROPERTIES LLC
Affinity	None
Conveyance Type	Warranty/Condo Deed
Prior Use	5085: Industrial Supplies-WholeSL
Intended Use	3599: Industrial Machinery Nec-Mfg
Time Vacant	0 - 1 years
Environmental Site	NO

SALE DATA

Sale Price	\$1,500,000
Adjustment	
Adjusted Reason	
Adjusted Sale Price	\$1,500,000
Land Value	\$180,000
Improvement Value	\$1,320,000
Time on Market	0 - 4 months
Recent Asking Price	\$1,500,000

PROPERTY IMPROVEMENT DATA

Weighted Actual Year Built	1996
Number of Building Sections	2
Predominant OCC Code	406
Primary Area	20,284
Additional Useable Area	0
Total Area	20,284
Basement Area	
Office Area (SF) / (%)	6,084 30%
Sprinkler (SF) / (%)	
Air Conditioning (SF) / (%)	6,084 30%
Notable Features/OBYs	
Stories	1
Non-office ave wall height	22
Non-office ave clear height	22
Frame Type	04: Pre-Engineered Steel
Exterior Wall Type	07: Metal Light

LAND AND IMPROVEMENT SALE ANALYSIS

Adj Sale Price \$ / SF	\$73.95
Adj Sale Price Imps \$ / SF	\$65.08
Acres	3.000
Land Value \$ / Acre	\$60,000
SCR	6.44
RCN + OBY / SF	\$91.42
Physical Res. %	76%
Functional Res. %	100%
Functional OBS 1	
Functional OBS 2	
Functional OBS 3	
Community rating %	100%
NBHD Rating / Other %	100%
NBHD Rating / Other Econ Reason	Neighborhood Rating
Major Thoroughfare	0 to 1 mile
Market Variance	94%

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COMMENTS

GRTR: LISTED PROPERTY WITH A BROKER. PREVIOUS TENANT, AN INDUSTRIAL SUPPLY DISTRIBUTOR, MOVED OUT OF FACILITY.

GRTE: WAS LOOKING FOR A LARGER FACILITY. SAW THE PROPERTY WAS LISTED AND BOUGHT THE PROPERTY. PROPERTY REPRESENTATIVE STATED THAT THERE WAS NO PERSONAL PROPERTY INVOLVED WITH THE SALE. THE PROPERTY WAS IN GOOD CONDITION AND NO NEED OF REPAIRS.

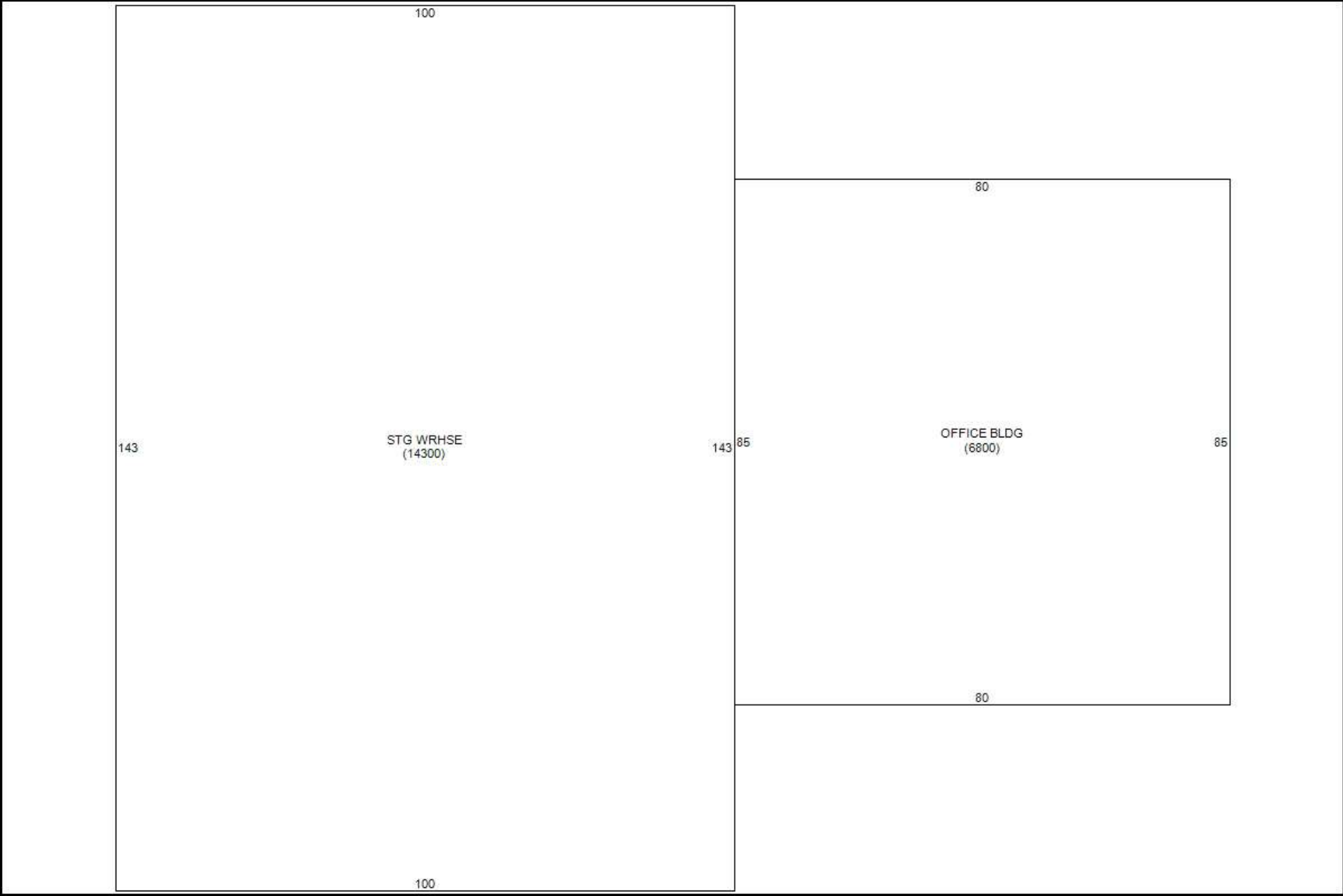
PHYS: BUILDING IS A ONE-STORY PRE-ENGINEERED STEEL FRAME WITH A METAL LIGHT EXTERIOR. THE BUILDING WAS ORIGINALLY BUILT IN 1996 AND IS MAINTAINED. THE BUILDING AS WELL AS THE SUROUNDING LANDSCAPING APPEARED TO BE IN GOOD PHYSICAL CONDITION.

FUNC: THE BUILDING IS RECTANGULAR AND HAS AMPLE OFFICE SPACE. NO FUNCTIONAL ISSUES WERE OBSERVED.

ECON: THE PROPERTY IS LOCATED IN THE VILLAGE OF GREENVILLE INDUSTRIAL PARK, LESS THAN 2.0 MILES FROM INTERSTATE 41 AND LESS THAN A 1/2 MILE FROM OUTAGAMIE COUNTY INTERNATIONAL AIRPORT.

OTHR: LAND VALUE BASED UPON RECENT LAND SALES LOCATED IN THE VILLAGE OF GREENVILLE INDUSTRIAL PARKS.





SALE REPORT

State ID #	81-44-136-R000094777	IPAS Sale Key #	211225
County	OUTAGAMIE	SIC Code	3479
Municipality	HORTONVILLE	Interior Inspection Date	05/15/2018
Local Parcel #	240021726	Revision Date	
Situs Address	726 Industrial Park Ave	Sale Validity	Valid Sale
Situs Zip Code	54944	Sale Index #	1
Appraiser	LACRORG	Year Added to Sales Database	2024

TRANSACTION INFORMATION

Conveyance Date	03/31/2023
Grantor	COATING SYSTEMS LLC
Grantee	MENO LLC
Affinity	None
Conveyance Type	Warranty/Condo Deed
Prior Use	3479: Metal Coating & Allied Services-Mfg
Intended Use	5065: Electronic Parts & Equipment-WholeSL
Time Vacant	0 - 1 years
Environmental Site	Unknown

SALE DATA

Sale Price	\$3,720,000
Adjustment	
Adjusted Reason	
Adjusted Sale Price	\$3,720,000
Land Value	\$208,500
Improvement Value	\$3,511,500
Time on Market	0 - 4 months
Recent Asking Price	\$3,950,000

PROPERTY IMPROVEMENT DATA

Weighted Actual Year Built	2016	
Number of Building Sections	2	
Predominant OCC Code	494	
Primary Area	36,520	
Additional Useable Area	0	
Total Area	36,520	
Basement Area		
Office Area (SF) / (%)	1,600	4%
Sprinkler (SF) / (%)	36,520	100%
Air Conditioning (SF) / (%)	1,600	4%
Notable Features/OBYs		
Stories	1	
Non-office ave wall height	30	
Non-office ave clear height	30	
Frame Type	04: Pre-Engineered Steel	
Exterior Wall Type	07: Metal Light	

LAND AND IMPROVEMENT SALE ANALYSIS

Adj Sale Price \$ / SF	\$101.86
Adj Sale Price Imps \$ / SF	\$96.15
Acres	13.900
Land Value \$ / Acre	\$15,000
SCR	16.58
RCN + OBY / SF	\$88.62
Physical Res. %	89%
Functional Res. %	100%
Functional OBS 1	
Functional OBS 2	
Functional OBS 3	
Community rating %	90%
NBHD Rating / Other %	100%
NBHD Rating / Other Econ Reason	Neighborhood Rating
Major Thoroughfare	over 10 miles
Market Variance	135%

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COMMENTS

GRTR: GRANTOR CLOSED BUSINESS MAKING PROPERTY AVAILABLE. GRANTOR WAS NOT AVAILABLE TO CONTACT.

GRTE: GRANTEE LOOKING FOR PROPERTY IN THE FOX RIVER VALLEY PLANS TO OCCUPY BUILDING.

PHYS: BUILDING BUILT IN 2016 AND IS IN GOOD PHYSICAL CONDITION. BUILDING IS RECTANGULAR AND HAS AMPLE OFFICE SPACE.

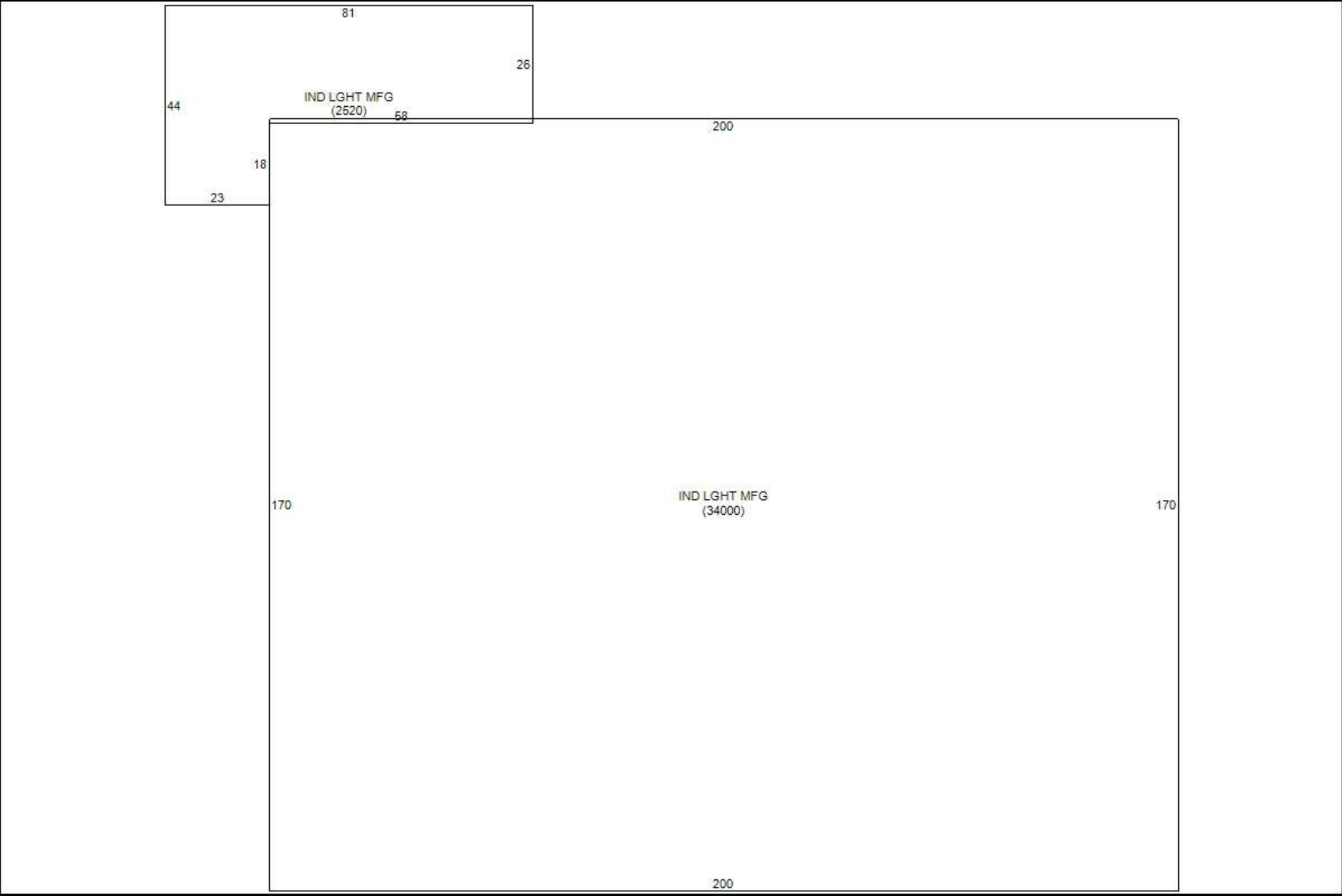
FUNC: NO FUNCTIONAL ISSUES WERE REPORTED.

ECON: THE PROPERTY IS LOCATED IN THE HORTONVILLE INDUSTRIAL PARK. THE BUILDING SITS ON 13.9 ACRES OF LAND WITH PLENTY OF ROOM FOR EXPANSION IF DESIRED.

OTHR: LAND VALUE IS BASED UPON LAND SALES IN THE AREA.

BRKR: BOTH PARTIES WERE REPRESENTED BY BROKERS.





SALE REPORT

State ID #	81-44-146-R000094691	IPAS Sale Key #	211241
County	OUTAGAMIE	SIC Code	3599
Municipality	LITTLE CHUTE	Interior Inspection Date	07/17/2017
Local Parcel #	260127520	Revision Date	
Situs Address	2220 Bohm Dr	Sale Validity	Valid Sale
Situs Zip Code	54140	Sale Index #	1
Appraiser	LACRORG	Year Added to Sales Database	2024

TRANSACTION INFORMATION

Conveyance Date	03/03/2023
Grantor	2220 BOHM LLC
Grantee	A & S COMMERCIAL REAL ESTATE LLC
Affinity	None
Conveyance Type	Warranty/Condo Deed
Prior Use	3599: Industrial Machinery Nec-Mfg
Intended Use	1731: Electrical Work-Const
Time Vacant	0 - 1 years
Environmental Site	Unknown

SALE DATA

Sale Price	\$520,000
Adjustment	
Adjusted Reason	
Adjusted Sale Price	\$520,000
Land Value	\$43,500
Improvement Value	\$476,500
Time on Market	5 - 11 months
Recent Asking Price	\$550,000

PROPERTY IMPROVEMENT DATA

Weighted Actual Year Built	2012
Number of Building Sections	1
Predominant OCC Code	494
Primary Area	5,000
Additional Useable Area	0
Total Area	5,000
Basement Area	
Office Area (SF) / (%)	1,120 22%
Sprinkler (SF) / (%)	
Air Conditioning (SF) / (%)	1,120 22%
Notable Features/OBYs	
Stories	1
Non-office ave wall height	24
Non-office ave clear height	24
Frame Type	05: Wood Joist Typical Wood
Exterior Wall Type	07: Metal Light

LAND AND IMPROVEMENT SALE ANALYSIS

Adj Sale Price \$ / SF	\$104.00
Adj Sale Price Imps \$ / SF	\$95.30
Acres	0.580
Land Value \$ / Acre	\$75,000
SCR	5.05
RCN + OBY / SF	\$101.11
Physical Res. %	81%
Functional Res. %	100%
Functional OBS 1	
Functional OBS 2	
Functional OBS 3	
Community rating %	100%
NBHD Rating / Other %	100%
NBHD Rating / Other Econ Reason	Neighborhood Rating
Major Thoroughfare	0 to 1 mile
Market Variance	116%

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COMMENTS

GRTR: GRANTOR PREVIOUSLY PURCHASED PROPERTY WITH BUSINESS. GRANTOR DID NOT NEED THE REAL ESTATE AND REMOVED ANY PERSONAL PROPERTY. GRANTOR MOVED REAL ESTATE TO AN LLC AND MARKETED THE PROPERTY.

GRTE: GRANTEE IS AN ELECTRICAL CONTRACTOR AND IS CURRENTLY OCCUPYING THE BUILDING.

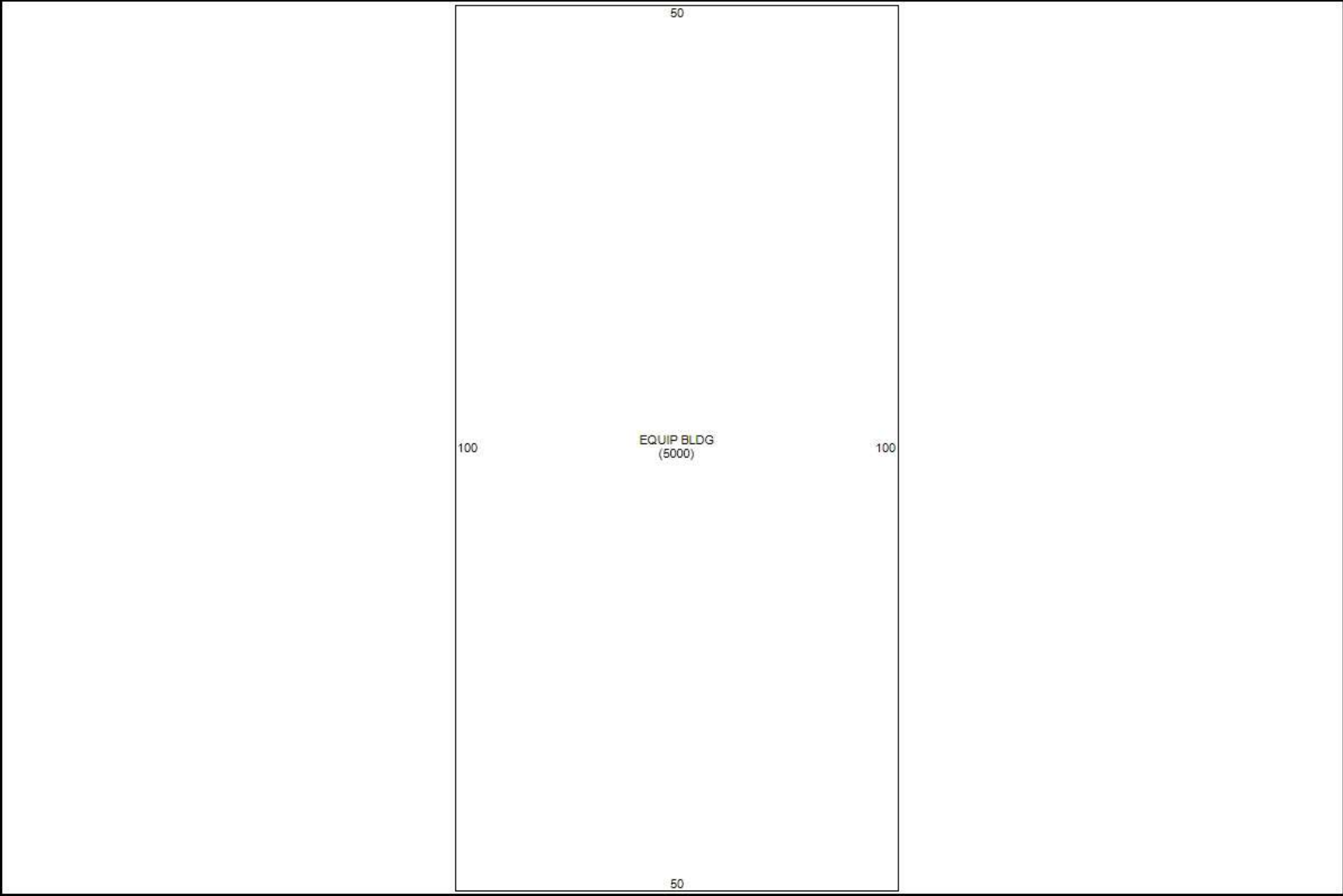
PHYS: THE PROPERTY WAS MAINTAINED AS NEEDED AND IS IN MODERATE CONDITION.

FUNC: THE BUILDING IS RECTANGULAR SHAPE WITH NO FUNCTIONAL ISSUES.

ECON: THE SUBJECT PROPERTY IS LOCATED IN THE VILLAGE OF LITTLE CHUTE BUSINESS PARK WITH EASY ACCESS TO US 41

OTHR: LAND VALUE BASED UPON LAND SALES IN VILLAGE OF LITTLE CHUTE ALONG US 41.





SALE REPORT

State ID #	81-44-146-R000173319	IPAS Sale Key #	214448
County	OUTAGAMIE	SIC Code	1500
Municipality	LITTLE CHUTE	Interior Inspection Date	10/17/2023
Local Parcel #	260127512	Revision Date	
Situs Address	2230 Bohm Dr	Sale Validity	Valid Sale
Situs Zip Code	54140	Sale Index #	2
Appraiser	LACRORG	Year Added to Sales Database	2024

TRANSACTION INFORMATION

Conveyance Date	10/02/2023
Grantor	NGE INVESTMENTS LLC
Grantee	BIG RING PROPERTIES LLC
Affinity	None
Conveyance Type	Warranty/Condo Deed
Prior Use	1500: General Building Contractors-Const
Intended Use	2099: Food Preparations Nec-Mfg
Time Vacant	0 - 1 years
Environmental Site	Unknown

SALE DATA

Sale Price	\$875,000
Adjustment	
Adjusted Reason	
Adjusted Sale Price	\$875,000
Land Value	\$48,000
Improvement Value	\$827,000
Time on Market	0 - 4 months
Recent Asking Price	\$875,000

PROPERTY IMPROVEMENT DATA

Weighted Actual Year Built	2001	
Number of Building Sections	2	
Predominant OCC Code	494	
Primary Area	9,826	
Additional Useable Area	0	
Total Area	9,826	
Basement Area		
Office Area (SF) / (%)	1,452	15%
Sprinkler (SF) / (%)		
Air Conditioning (SF) / (%)	32	0%
Notable Features/OBYs		
Stories	1	
Non-office ave wall height	16	
Non-office ave clear height	15	
Frame Type	08: Steel Fireproof	
Exterior Wall Type	07: Metal Light	

LAND AND IMPROVEMENT SALE ANALYSIS

Adj Sale Price \$ / SF	\$89.05
Adj Sale Price Imps \$ / SF	\$84.16
Acres	0.640
Land Value \$ / Acre	\$75,000
SCR	3.91
RCN + OBY / SF	\$59.39
Physical Res. %	76%
Functional Res. %	95%
Functional OBS 1	Site Coverage
Functional OBS 2	
Functional OBS 3	
Community rating %	100%
NBHD Rating / Other %	100%
NBHD Rating / Other Econ Reason	Neighborhood Rating
Major Thoroughfare	0 to 1 mile
Market Variance	196%

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COMMENTS

GRTR: PREVIOUSLY OPERATED A BUSINESS ON PROPERTY BUT MOVED TO A NEW LOCATION. GRANTOR HAS BEEN LEASING PROPERTY. BUYER APPROACHED SELLER

GRTE: GRANTEE WORKS FOR A LOCAL BROKER. MADE OFFER TO BUY PROPERTY.

PHYS: PROPERTY WAS PREVIOUSLY OCCUPIED BY A CONSTRUCTION RESTORATION COMPANY AND KEPT APPEARANCE UP FOR INCOMING CUSTOMERS. CURRENT TENANT IS USING THE PROPERTY AS A RESEARCH AND DEVELOPMENT LAB FOR A FOOD PROCESSER. BUILDING IS IN GOOD CONDITION.

FUNC: THE BUILDING IS RECTANGULAR WITH AMPLE OFFICE SPACE. PROPERTY HAS A LOW SITE COVERAGE AND LITTLE SPACE FOR PARKING AND TRUCK ACCESS.

ECON: PROPERTY IS LOCATED IN THE VILLAGE OF LITTLE CHUTE INDUSTRIAL PARK. LOCATED ADJACENT TO INTERSTATE 41. PROPERTY IS VISIBLE FROM HIGHWAY.

OTHR: LAND VALUE BASED ON LAND SALES ALONG US-41 AND IN THE BUSINESS PARK.

APPR: A SALES COMPARISON ANALYSIS REPORT WAS CONDUCTED TO VALIDATE SALE.



			158			
53			EQUIP BLDG (8374)			53
			158			

SALE REPORT

State ID #	81-44-201-R000025923	IPAS Sale Key #	208301
County	OUTAGAMIE	SIC Code	2759
Municipality	APPLETON	Interior Inspection Date	10/09/2023
Local Parcel #	315210400	Revision Date	
Situs Address	1861 W Commercial St	Sale Validity	Valid Sale
Situs Zip Code	54914	Sale Index #	2
Appraiser	LACRORG	Year Added to Sales Database	2024

TRANSACTION INFORMATION

Conveyance Date	12/15/2022
Grantor	CUSTOM PRINTING INC
Grantee	BERNIE J LAIRD
Affinity	None
Conveyance Type	Warranty/Condo Deed
Prior Use	2759: Commercial Printing Nec-Mfg
Intended Use	2759: Commercial Printing Nec-Mfg
Time Vacant	0 - 1 years
Environmental Site	Unknown

SALE DATA

Sale Price	\$295,000
Adjustment	
Adjusted Reason	
Adjusted Sale Price	\$295,000
Land Value	\$32,800
Improvement Value	\$262,200
Time on Market	12 - 24 months
Recent Asking Price	\$295,000

PROPERTY IMPROVEMENT DATA

Weighted Actual Year Built	1970
Number of Building Sections	4
Predominant OCC Code	494
Primary Area	17,998
Additional Useable Area	0
Total Area	17,998
Basement Area	
Office Area (SF) / (%)	1,644 9%
Sprinkler (SF) / (%)	
Air Conditioning (SF) / (%)	0 0%
Notable Features/OBYs	
Stories	1
Non-office ave wall height	17
Non-office ave clear height	17
Frame Type	02: Masonry Load Bearing
Exterior Wall Type	03: Concrete Block

LAND AND IMPROVEMENT SALE ANALYSIS

Adj Sale Price \$ / SF	\$16.39
Adj Sale Price Imps \$ / SF	\$14.57
Acres	0.820
Land Value \$ / Acre	\$40,000
SCR	1.98
RCN + OBY / SF	\$59.58
Physical Res. %	51%
Functional Res. %	80%
Functional OBS 1	Layout
Functional OBS 2	Site Coverage
Functional OBS 3	Ceiling Height
Community rating %	100%
NBHD Rating / Other %	85%
NBHD Rating / Other Econ Reason	Neighborhood Rating
Major Thoroughfare	0 to 1 mile
Market Variance	71%

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COMMENTS

GRTR: GRANTOR DECIDED TO RETIRE FROM PRINTING BUSINESS. FIRST TRIED TO SELL BUSINESS AND REAL ESTATE. ENDED UP SELLING BUSINESS ASSETS TO OTHERS AND MAR REAL ESTATE SEPARATELY.

GRTE: GRANTEE MADE SEVERAL OFFERS AND ALSO OWNS PROPERTY NORTH OF THE PROPERTY. GRANTEE OWNS SEVERAL COMMERCIAL PROPERTIES IN THE CITY OF APPLETON AND FEELS HE PAID A PREMIUM FOR THE PROPERTY.

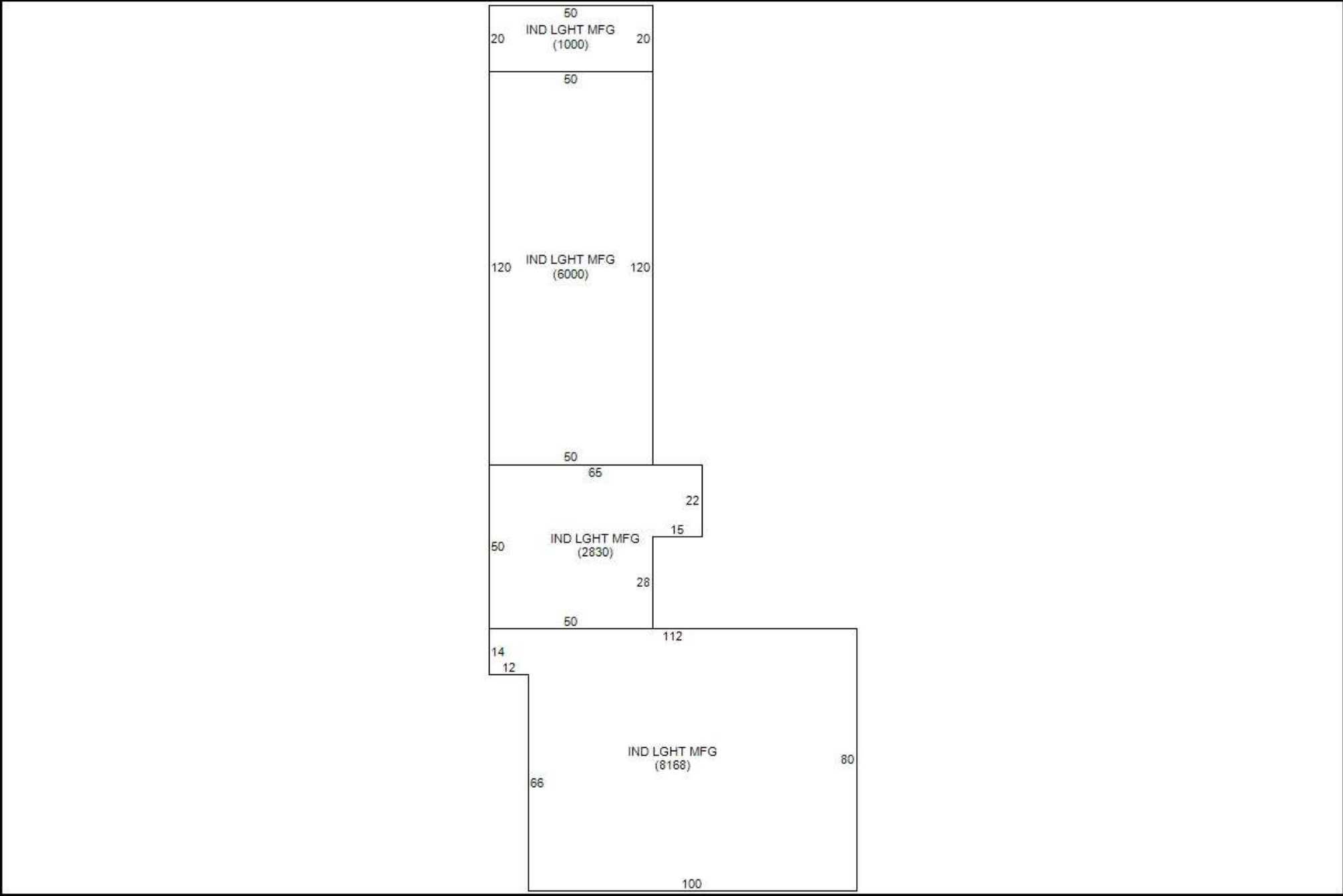
PHYS: PROPERTY WAS MAINTAINED AS NEED AND IS IN MODERATE CONDITION.

FUNC: LAYOUT - BUILDING WAS BUILT OVER SEVERAL DECADES CONSISTING OF SEVERAL SECTIONS WITH DIFFERENT CEILING HEIGHTS. BUILDING IS LOCATED ALONG RAILROAD RIGHT-OF-WAY WITH NO AVAILABLE ACCESS. LOW SITE COVERAGE WITH LITTLE CHANCE FOR EXPANSION.

ECON: PROPERTY IS LOCATED IN AN OLD INDUSTRIAL AREA OF THE CITY OF APPLETON. ONLY ACCESS TO THE PROPERTY IS THROUGH A RESIDENTIAL AREA. NO ACCESS TO THE WEST DUE TO RAILROAD RIGHT-OF-WAY.

OTHR: LAND ANALYSIS: LAND VALUE BASED ON VACANT LAND SALES IN THE CITY OF APPLETON AND ADJACENT TOWN OF GRAND CHUTE.





SALE REPORT

State ID #	77-45-008-R000059720
County	OZAUKEE
Municipality	GRAFTON
Local Parcel #	06-020-12-008.00
Situs Address	1100 Falls Rd
Situs Zip Code	53024
Appraiser	WATSOMN

IPAS Sale Key #	215510
SIC Code	2440
Interior Inspection Date	09/26/2023
Revision Date	
Sale Validity	Valid Sale
Sale Index #	1
Year Added to Sales Database	2024

TRANSACTION INFORMATION

Conveyance Date	10/27/2023
Grantor	ESTATE OF CRAIG J. CASSEL

Grantee	1100 FALLS ROAD LLC
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Affinity	Adjacent Owner
Conveyance Type	Other
Prior Use	2440: Wood Containers-Mfg
Intended Use	3599: Industrial Machinery Nec-Mfg
Time Vacant	0 - 1 years
Environmental Site	NO

SALE DATA

Sale Price	\$1,100,000
Adjustment	
Adjusted Reason	
Adjusted Sale Price	\$1,100,000
Land Value	\$234,000
Improvement Value	\$866,000
Time on Market	0 - 4 months
Recent Asking Price	\$1,500,000

PROPERTY IMPROVEMENT DATA

Weighted Actual Year Built	1978	
Number of Building Sections	4	
Predominant OCC Code	494	
Primary Area	22,282	
Additional Useable Area	0	
Total Area	22,282	
Basement Area		
Office Area (SF) / (%)	1,392	6%
Sprinkler (SF) / (%)		
Air Conditioning (SF) / (%)	11,832	53%
Notable Features/OBYs		

Stories	1
Non-office ave wall height	16
Non-office ave clear height	14
Frame Type	02: Masonry Load Bearing
Exterior Wall Type	03: Concrete Block

LAND AND IMPROVEMENT SALE ANALYSIS

Adj Sale Price \$ / SF	\$49.37
Adj Sale Price Imps \$ / SF	\$38.87
Acres	4.960
Land Value \$ / Acre	\$47,177
SCR	10.28
RCN + OBY / SF	\$93.12
Physical Res. %	54%
Functional Res. %	85%
Functional OBS 1	Layout
Functional OBS 2	Site Coverage
Functional OBS 3	
Community rating %	94%
NBHD Rating / Other %	95%
NBHD Rating / Other Econ Reason	Neighborhood Rating
Major Thoroughfare	0 to 1 mile
Market Variance	102%

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COMMENTS

GRTR: PREVIOUSLY OWNER-OCCUPIED BUILDING, COMPANY OFFICIAL WENT OUT OF BUSINESS IN 2022. RECEIVED MULTIPLE OFFERS, WITH THE ACCEPTED OFFER BEING THE HIGHEST.

ECON: LOCATED IN THE PREDOMINATELY RURAL TOWN OF GRAFTON, VERY CLOSE PROXIMITY TO MAJOR COMMERCIAL REDEVELOPMENT FROM THE VILLAGE OF GRAFTON. GREAT ACCESS TO INTERSTATE.

OTHR: LAND ANALYSIS: PARCEL IS LAND LOCKED TO THE NORTH, WITH MIX COMBINATION OF DEVELOPED 2.24 ACRES & UNDEVELOPED/WETLAND 2.72 ACRES. LAND DOES NOT HAVE ACCESS TO MUNICIPAL SERVICE LINE. NARROWED PARCEL CONFIGURATION CAUSED FROM COMBO/SPLIT FROM NEIGHBORING PARCEL AND RAILROADS TO THE EAST AND I43 TO THE WEST.

GRTE: PURCHASE FOR FUTURE WELDING MANUFACTURER. DECLINED ANY FURTHER INFORMATION. GRANTEE IS SON OF THE OWNER OF THE ADJACENT BUILDING. BROKER ASSISTED IN SALE AND NEGOTIATED TO SALE PRICE.

PHYS: OLDER, MAINTAINED BUILDING, WITH SIGNS OF AGING AND WEARING THROUGHOUT. ORIGINAL DATED OFFICE WITH SIGNS OF LEAKS.

FUNC: LAYOUT, MULTIPLE SECTIONS DUE ADD-ON AND FIREWALLS (NO SPRINKLERS). LANDLOCKED PARCEL CONFIGURATION.



	60		25
	120	IND LGHT MFG (7200)	120
			130
			A3 (3250)
			130
	60		25
	174	IND LGHT MFG (10440)	174
	60		
	32	IND LGHT MFG (139244)	20
	12		
	16		

SALE REPORT

State ID #	77-45-106-R000032520
County	OZAUKEE
Municipality	BELGIUM
Local Parcel #	18-010-12-022.00
Situs Address	688 W Silver Beach Rd
Situs Zip Code	53004
Appraiser	GREENEK

IPAS Sale Key #	210761
SIC Code	3479
Interior Inspection Date	06/29/2023
Revision Date	
Sale Validity	Valid Sale
Sale Index #	1
Year Added to Sales Database	2024

TRANSACTION INFORMATION

Conveyance Date	12/27/2022
Grantor	CM PARTNERSHIP LLC

Grantee	TRIMEN INVESTMENTS LLC
---------	------------------------

Affinity	None
Conveyance Type	Warranty/Condo Deed
Prior Use	3569: General Industrial Machinery Nec-Mfg
Intended Use	3569: General Industrial Machinery Nec-Mfg
Time Vacant	0 - 1 years
Environmental Site	NO

SALE DATA

Sale Price	\$2,100,000
Adjustment	
Adjusted Reason	
Adjusted Sale Price	\$2,100,000
Land Value	\$192,500
Improvement Value	\$1,907,500
Time on Market	0 - 4 months
Recent Asking Price	\$2,100,000

PROPERTY IMPROVEMENT DATA

Weighted Actual Year Built	2003	
Number of Building Sections	2	
Predominant OCC Code	494	
Primary Area	48,240	
Additional Useable Area	0	
Total Area	48,240	
Basement Area		
Office Area (SF) / (%)	5,070	11%
Sprinkler (SF) / (%)	48,240	100%
Air Conditioning (SF) / (%)	26,640	55%
Notable Features/OBYs		

Stories	1
Non-office ave wall height	24
Non-office ave clear height	24
Frame Type	04: Pre-Engineered Steel
Exterior Wall Type	17: Masonry & Metal

LAND AND IMPROVEMENT SALE ANALYSIS

Adj Sale Price \$ / SF	\$43.53
Adj Sale Price Imps \$ / SF	\$39.54
Acres	5.000
Land Value \$ / Acre	\$38,500
SCR	4.51
RCN + OBY / SF	\$95.92
Physical Res. %	58%
Functional Res. %	95%
Functional OBS 1	Layout
Functional OBS 2	Ceiling Height
Functional OBS 3	
Community rating %	92%
NBHD Rating / Other %	100%
NBHD Rating / Other Econ Reason	Neighborhood Rating
Major Thoroughfare	1 to 3 miles
Market Variance	81%

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COMMENTS

GRTR: APPROACHED A BROKER TO SELL THE BUSINESS AND REAL ESTATE, WANTED TO RETIRE, AT THE END OF SEPTEMBER. BUSINESS (TOTAL GOODWILL SALE) WAS A SEPARATE TRANSACTION. FELT THEY GOT A FAIR PRICE FOR THE PROPERTY.

GRTE: WAS INTERESTED IN THE PROPERTY BECAUSE OF THE BUSINESS OPPORTUNITY. HAD AN APPRAISAL DONE. BUSINESS WAS SOLD IN A SEPARATE TRANSACTION. HE FELT IT WAS A FAIR PRICE FOR THE PROPERTY ON 12/27/22, BUT AT THE END OF JUNE HE FELT HE PAID TOO MUCH. SAID NOTHING NEEDED TO BE DONE WITH THE PROPERTY AFTER THE SALE.

PHYS: BUILDING IS IN FAIR CONDITION FOR ITS AGE. OFFICE WAS DATED AND LOOKED WORN AND DIRTY IN SOME AREAS. SHOP HAS LED AND WAS DIRTY. WALL INSULATION WAS TORN IN SOME AREAS. MENTION ELECTRICITY CONSTANTLY BLINKS WHEN IT STORMS.

FUNC: BUILDING SUFFERS FROM LAYOUT WITH VARIOUS INTERIOR CLEAR HEIGHTS.

ECON: LOCATED IN THE VILLAGE OF BELGIUM'S INDUSTRIAL POCKET/ROAD. SURROUNDED BY SOME COMMERCIAL AND INDUSTRIAL PARCELS. IT IS ALSO LOCATED ON THE NORTH END OF BELGIUM IN PROXIMITY TO AGRICULTURE LAND.

OTHR: LAND ANALYSIS: AN INVESTIGATION OF AVAILABLE DATA INCLUDING BUT NOT LIMITED TO SALE AND LISTING ACTIVITY. ASSESSOR'S RECORDS AND ECONOMIC TRENDS WERE USED TO DERIVE THE LAND VALUE.



			120			
			180	IND LGHT MFG (21600)	180	
			120			
			222	IND LGHT MFG (26640)	222	
			120			

SALE REPORT

State ID #	77-45-181-R000001038
County	OZAUKEE
Municipality	SAUKVILLE
Local Parcel #	11-040-00-360.01
Situs Address	1580 Cold Springs Rd
Situs Zip Code	53080
Appraiser	GREENEK

IPAS Sale Key #	206468
SIC Code	3440
Interior Inspection Date	10/16/2023
Revision Date	
Sale Validity	Valid Sale
Sale Index #	1
Year Added to Sales Database	2024

TRANSACTION INFORMATION

Conveyance Date	09/06/2022
Grantor	GLANDER METAL INC
Grantee	CHARTER MANUFACTURING COMPANY INC
Affinity	None
Conveyance Type	Warranty/Condo Deed
Prior Use	3440: Fabricated Structural Metal Products-Mfg
Intended Use	3312: Blast Furnaces & Steel Mills-Mfg
Time Vacant	0 - 1 years
Environmental Site	YES

SALE DATA

Sale Price	\$750,000
Adjustment	
Adjusted Reason	
Adjusted Sale Price	\$750,000
Land Value	\$276,000
Improvement Value	\$474,000
Time on Market	5 - 11 months
Recent Asking Price	\$800,000

PROPERTY IMPROVEMENT DATA

Weighted Actual Year Built	1969	
Number of Building Sections	3	
Predominant OCC Code	494	
Primary Area	18,244	
Additional Useable Area	0	
Total Area	18,244	
Basement Area		
Office Area (SF) / (%)	1,500	8%
Sprinkler (SF) / (%)		
Air Conditioning (SF) / (%)	1,500	8%
Notable Features/OBYs		
Stories	1	
Non-office ave wall height	20	
Non-office ave clear height	18	
Frame Type	03: Steel Non Fireproof	
Exterior Wall Type	03: Concrete Block	

LAND AND IMPROVEMENT SALE ANALYSIS

Adj Sale Price \$ / SF	\$41.11
Adj Sale Price Imps \$ / SF	\$25.98
Acres	3.680
Land Value \$ / Acre	\$75,000
SCR	8.79
RCN + OBY / SF	\$65.17
Physical Res. %	40%
Functional Res. %	100%
Functional OBS 1	
Functional OBS 2	
Functional OBS 3	
Community rating %	96%
NBHD Rating / Other %	95%
NBHD Rating / Other Econ Reason	Neighborhood Rating
Major Thoroughfare	1 to 3 miles
Market Variance	109%

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COMMENTS

GRTR: OPENLY LISTED THE PROPERTY WITH BROKER AROUND 4/2022, FOR \$800,000, CHARTER MFG MADE THE FIRST OFFER AND THEY ACCEPTED. MORE OFFERS CAME IN AFTER CONTRACT WAS SIGNED. BROTHER NEGOTIATED TO THE SALES PRICE. THE WANTED TO RETIRE, SO THE BROTHER AND SISTER DECIDED TO CLOSE THE BUSINESS AND SELL THE REAL ESTATE. CHARTER HAD EXPRESSED INTEREST A FEW TIMES IN THIS PARCEL. THIS PARCEL WAS ALSO THE MISSING PUZZLE PIECE. THEY SOLD CHARTER THEIR FIRST PARCEL THAT THEY BUILT THE MAIN BUILDING ON. SINCE THEY HAVE BEEN BUYING THE LAND AROUND FOR EXPANSION, THIS WAS THE LAST PARCEL TO ACQUIRE.

GRTE: ADJACENT NEIGHBOR. THEY BELIEVE THEY FOUND OUT ABOUT THE SALE FROM THE LISTING, PLUS THEY USED A BROKERAGE. THEY NEGOTIATED TO THE SALES PRICE; NO APPRAISAL WAS DONE. THEY TRIED TO GET IT LOWER, BUT FELT THEY GOT A FAIR PRICE FOR THE PROPERTY. INSPECTORS CAME OUT AND NO IMMEDIATE FIXES WERE NEEDED ON THE BUILDING.

PHYS: ONE-STORY STEEL AND CONCRETE BLOCK BUILDING IN FAIR CONDITION FOR ITS AGE. OLDER BUILDING BEING MAINTAINED AS NEEDED. OUTSIDE OF BUILDING LOOKED WEATHERED; TUCKPOINTING NEEDED IN SOME AREAS. NO LANDSCAPING, JUST GRAVEL AND WEEDS. AFTER THE SALE THEY WINTERIZED THE WATER SYSTEM, TURNED THE ELECTRICITY OFF, REMOVED BROKEN WATER HEATER, AND PAINTED A PORTION OF EXTERIOR TO COVER WHERE THE SIGN HAD BEEN. ADDED A GRAVEL ACCESS ROAD IN THE BACK OF THE PARCEL TO THE MAIN PARCEL.

FUNC: NO ISSUES. CRANEWAY BUILDING - 3 TONS.

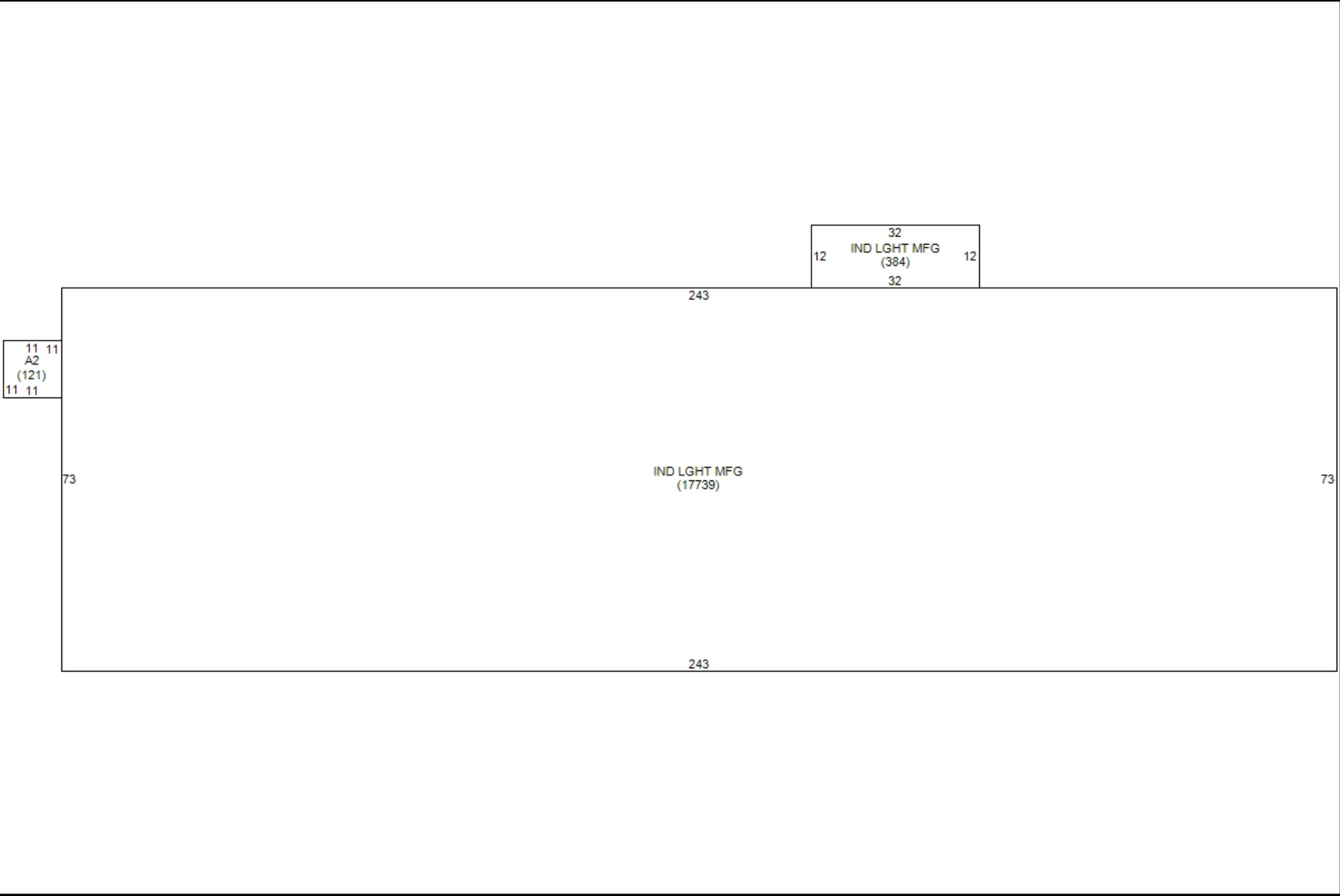
ECON: LOCATED ON THE FRINGE OF THE DEKORA WOODS BUSINESS PARK IN SAUKVILLE. LOCATED ABOUT 1.7 MILES OFF-OF INTERSTATE-43.

OTHR: CONTAMINATION: PART OF PHASE II-9/6/22 : CONTAMINATION OPEN ON BEHALF OF CHARTER STEEL: QUARTERLY GROUND WATER MONITORING FOR FLUORIDE, MANGANESE, MOLYBDENUM, GROUND WATER CONTAMINATION. TEMPORARY MONITORING WELLS WERE ABANDONED AFTER GROUNDWATER SAMPLING WAS COMPLETED, THEN THEY PATCHED OVER THE WELL WITH CONCRETE TOP.

OTHR: LAND ANALYSIS: AN INVESTIGATION OF AVAILABLE DATA INCLUDING BUT NOT LIMITED TO SALE AND LISTING ACTIVITY. ASSESSOR'S RECORDS AND ECONOMIC TRENDS WERE USED TO DERIVE THE LAND VALUE.

OTHR: MARKET VARIANCE: ADJACENT NEIGHBOR PURCHASED THE PROPERTY AND WAS WILLING TO PAY MORE TO GET THIS PARCEL.





SALE REPORT

State ID #	77-45-181-R000056625
County	OZAUKEE
Municipality	SAUKVILLE
Local Parcel #	11-026-02-006.00
Situs Address	700 N Progress Dr
Situs Zip Code	53080
Appraiser	GREENEK

IPAS Sale Key #	210147
SIC Code	2676
Interior Inspection Date	08/21/2023
Revision Date	
Sale Validity	Valid Sale
Sale Index #	1
Year Added to Sales Database	2024

TRANSACTION INFORMATION

Conveyance Date	05/19/2022
Grantor	REBEL CONVERTING LLC
Grantee	21 VOLGA 700 PROGRESS LLC
Affinity	None
Conveyance Type	Warranty/Condo Deed
Prior Use	2676: Sanitary Paper Products-Mfg
Intended Use	2819: Industrial Inorganic Chemicals Nec-Mfg
Time Vacant	0 - 1 years
Environmental Site	NO

SALE DATA

Sale Price	\$2,255,000
Adjustment	
Adjusted Reason	
Adjusted Sale Price	\$2,255,000
Land Value	\$228,000
Improvement Value	\$2,027,000
Time on Market	0 - 4 months
Recent Asking Price	\$2,300,000

PROPERTY IMPROVEMENT DATA

Weighted Actual Year Built	2006
Number of Building Sections	3
Predominant OCC Code	494
Primary Area	28,800
Additional Useable Area	0
Total Area	28,800
Basement Area	
Office Area (SF) / (%)	8,320 29%
Sprinkler (SF) / (%)	
Air Conditioning (SF) / (%)	8,320 29%
Notable Features/OBYs	
Stories	1
Non-office ave wall height	24
Non-office ave clear height	22
Frame Type	03: Steel Non Fireproof
Exterior Wall Type	03: Concrete Block

LAND AND IMPROVEMENT SALE ANALYSIS

Adj Sale Price \$ / SF	\$78.30
Adj Sale Price Imps \$ / SF	\$70.38
Acres	3.040
Land Value \$ / Acre	\$75,000
SCR	4.6
RCN + OBY / SF	\$108.82
Physical Res. %	78%
Functional Res. %	95%
Functional OBS 1	Layout
Functional OBS 2	
Functional OBS 3	
Community rating %	96%
NBHD Rating / Other %	100%
NBHD Rating / Other Econ Reason	Neighborhood Rating
Major Thoroughfare	1 to 3 miles
Market Variance	91%

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COMMENTS

GRTR: PROPERTY WAS OPENLY LISTED AND WAS SOLD IN LESS THAN A MONTH. ONLY 1 OFFER RECEIVED. ASKING PRICE DETERMINED FROM APPRAISAL. FELT A LOT OF MONEY WAS PUT INTO THE BUILDING THAT WAS NOT RECUPERATED, LIKE ADDITIONAL LOADING DOCKS (7 IN TOTAL), HIGH EFFICIENCY LIGHTING AND TEMPERATURE/HUMIDITY CONTROL, LIKE MAKE-UP AIR VENTILATION. FELT BUILDING WAS IN EXCELLENT CONDITION.

GRTE: PURCHASED THE PARCEL TO MOVE THE BUSINESS EREZTECH LLC, A CHEMICAL MANUFACTURER, INTO THE BUILDING. WILL BE OWNER OCCUPIED. FELT BUILDING WAS IN ACCEPTABLE CONDITION. LIKED THE PARCEL BECAUSE THE BUILDING WAS STRUCTURALLY SOUND AND THE LOCATION. NO WORK NEEDED TO BE DONE ON THE BUILDING OTHER THAN TO OUTFIT THE SPACE FOR THEIR BUSINESS NEEDS. NEEDED TO ADD INTERNAL WALLS, FIRE SUPPRESSION SYSTEM, STORAGE, LABS, VENTILATION, AND AC.

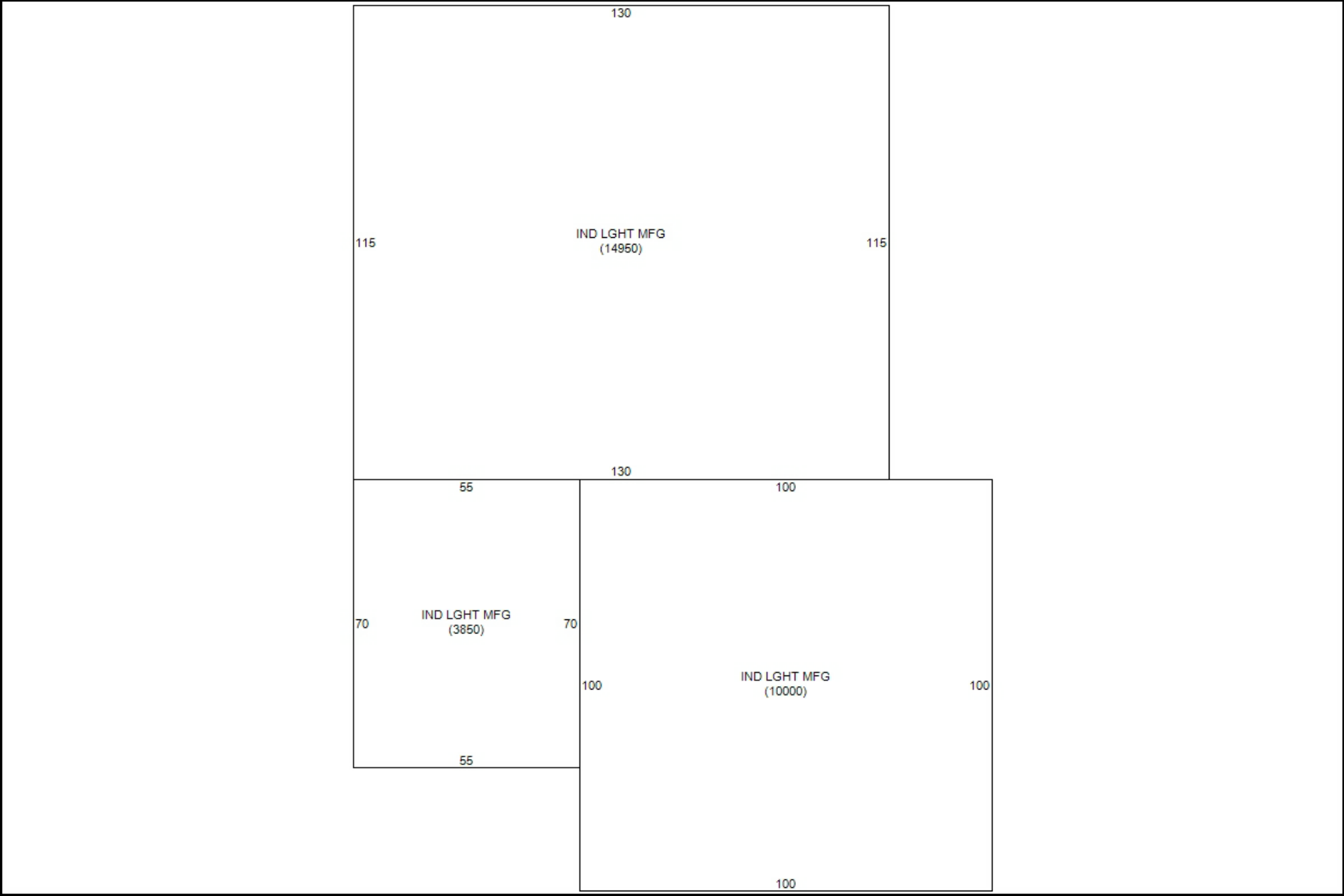
PHYS: IN GOOD CONDITION FOR ITS AGE. HAS BEEN WELL MAINTAINED. PREVIOUS MFG HAD A LIGHTER PROCESS. SHOP WAS VERY CLEAN. NO SIGNS OF DEFERRED MAINTENANCE. OFFICE AREA WAS VERY BASIC, BUT CLEAN, AND HAD LOWER-END FINISHES.

FUNC: BUILDING SUFFERS FROM ADD-ON CONSTRUCTION AND INTERIOR WALLS.

ECON: LOCATED IN THE DEKORA WOODS BUSINESS PARK SURROUNDED BY INDUSTRIAL AND COMMERCIAL PARCELS.

OTHR: LAND ANALYSIS: AN INVESTIGATION OF AVAILABLE DATA INCLUDING BUT NOT LIMITED TO SALE AND LISTING ACTIVITY. ASSESSOR'S RECORDS AND ECONOMIC TRENDS WERE USED TO DERIVE THE LAND VALUE.





SALE REPORT

State ID #	77-45-181-R000035987	IPAS Sale Key #	214017
County	OZAUKEE	SIC Code	3565
Municipality	SAUKVILLE	Interior Inspection Date	10/11/2023
Local Parcel #	11-026-08-013.00	Revision Date	
Situs Address	650 N Dekora Woods Blvd	Sale Validity	Valid Sale
Situs Zip Code	53080	Sale Index #	1
Appraiser	GREENEK	Year Added to Sales Database	2024

TRANSACTION INFORMATION

Conveyance Date	05/23/2023
Grantor	DEKORA WOODS13 LLC
Grantee	FPZ INC
Affinity	None
Conveyance Type	Warranty/Condo Deed
Prior Use	3565: Packaging Machinery-Mfg
Intended Use	5085: Industrial Supplies-WholeSL
Time Vacant	0 - 1 years
Environmental Site	NO

SALE DATA

Sale Price	\$3,075,000
Adjustment	
Adjusted Reason	
Adjusted Sale Price	\$3,075,000
Land Value	\$667,200
Improvement Value	\$2,407,800
Time on Market	5 - 11 months
Recent Asking Price	\$3,075,000

PROPERTY IMPROVEMENT DATA

Weighted Actual Year Built	2004	
Number of Building Sections	1	
Predominant OCC Code	494	
Primary Area	35,504	
Additional Useable Area	6296	
Total Area	41,800	
Basement Area		
Office Area (SF) / (%)	14,272	34%
Sprinkler (SF) / (%)	46,528	111%
Air Conditioning (SF) / (%)	14,272	34%
Notable Features/OBYs		
Stories	1	
Non-office ave wall height	24	
Non-office ave clear height	20	
Frame Type	03: Steel Non Fireproof	
Exterior Wall Type	14: Concrete Tilt-up	

LAND AND IMPROVEMENT SALE ANALYSIS

Adj Sale Price \$ / SF	\$73.56
Adj Sale Price Imps \$ / SF	\$57.60
Acres	9.364
Land Value \$ / Acre	\$71,252
SCR	11.49
RCN + OBY / SF	\$98.44
Physical Res. %	70%
Functional Res. %	95%
Functional OBS 1	Office/Plant Ratio
Functional OBS 2	
Functional OBS 3	
Community rating %	96%
NBHD Rating / Other %	95%
NBHD Rating / Other Econ Reason	Neighborhood Rating
Major Thoroughfare	1 to 3 miles
Market Variance	96%

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COMMENTS

GRTR: WANTED TO CONSOLIDATE SOME OF HIS COMMERCIAL REAL ESTATE. WENT TO BROKER, DICKMAN RE, AND ASKED IF THEY HAD ANY BUYERS AND THEY DID. SO, IT WAS NOT OPENLY LISTED, BUT LISTED WITH A BROKER. KEPT THE BUILDING WELL MAINTAINED AND WAS IN GOOD SHAPE. TENANT WAS MOVING OUT AND TOOK IT AS AN OPPORTUNITY TO SELL.

GRTE: FOUND OUT ABOUT SALE THROUGH BROKER'S ADVERTISING OF LISTING. SAID THEY NEGOTIATED THE SALE PRICE AND FELT IT WAS MARKET PRICE. THEY FELT THE BUILDING WAS GREAT, WAS STRUCTURALLY SOUND AND NEEDED IT FOR THEIR COMPANY'S GROWTH. THEY FELT THE OFFICE SPACE WAS EXCESSIVE AND THE PARKING LOT NEEDS TO BE FIXED.

PHYS: A STEEL AND CONCRETE TILT-UP BUILDING WITH A TWO-STORY OFFICE THAT WAS WELL MAINTAINED. NO VISIBLE SIGNS OF DEFERRED MAINTENANCE.

FUNC: THE SUBJECT SUFFERS FROM TOO MUCH OFFICE SPACE.

ECON: LOCATED IN THE SAUKVILLE INDUSTRIAL/DEKORA WOODS BUSINESS PARK, SURROUNDED BY A DIVERSE MIX OF COMMERCIAL AND INDUSTRIAL BUSINESSES. TWO MILES FROM INTERSTATE-43.

OTHR: LAND ANALYSIS: AN INVESTIGATION OF AVAILABLE DATA INCLUDING BUT NOT LIMITED TO SALE AND LISTING ACTIVITY. ASSESSOR'S RECORDS AND ECONOMIC TRENDS WERE USED TO DERIVE THE LAND VALUE.





SALE REPORT

State ID #	77-45-271-R000001140
County	OZAUKEE
Municipality	PORT WASHINGTON
Local Parcel #	16-113-07-090.01
Situs Address	216 S Montgomery St
Situs Zip Code	53074
Appraiser	GREENEK

IPAS Sale Key #	213684
SIC Code	2710
Interior Inspection Date	09/14/2023
Revision Date	
Sale Validity	Valid Sale
Sale Index #	2
Year Added to Sales Database	2024

TRANSACTION INFORMATION

Conveyance Date	08/16/2023
Grantor	WILLIAM F SCHANEN III & JEAN I SCHANEN JOINT REVOCABLE TRUST
Grantee	ANNERAN HOLDINGS LLC
Affinity	None
Conveyance Type	Trustees Deed
Prior Use	2710: Newspapers-Mfg
Intended Use	4225: General Warehousing & Storage-Trans
Time Vacant	0 - 1 years
Environmental Site	Unknown

SALE DATA

Sale Price	\$299,900
Adjustment	
Adjusted Reason	
Adjusted Sale Price	\$299,900
Land Value	\$80,200
Improvement Value	\$219,700
Time on Market	0 - 4 months
Recent Asking Price	\$299,900

PROPERTY IMPROVEMENT DATA

Weighted Actual Year Built	1955
Number of Building Sections	3
Predominant OCC Code	494
Primary Area	5,787
Additional Useable Area	0
Total Area	5,787
Basement Area	
Office Area (SF) / (%)	0 0%
Sprinkler (SF) / (%)	
Air Conditioning (SF) / (%)	0 0%
Notable Features/OBYs	
Stories	1
Non-office ave wall height	10
Non-office ave clear height	10
Frame Type	02: Masonry Load Bearing
Exterior Wall Type	04: Brick & Concrete Block

LAND AND IMPROVEMENT SALE ANALYSIS

Adj Sale Price \$ / SF	\$51.82
Adj Sale Price Imps \$ / SF	\$37.96
Acres	0.496
Land Value \$ / Acre	\$161,694
SCR	3.73
RCN + OBY / SF	\$79.85
Physical Res. %	43%
Functional Res. %	95%
Functional OBS 1	Office/Plant Ratio
Functional OBS 2	Layout
Functional OBS 3	
Community rating %	97%
NBHD Rating / Other %	100%
NBHD Rating / Other Econ Reason	Neighborhood Rating
Major Thoroughfare	1 to 3 miles
Market Variance	120%

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COMMENTS

GRTR: DECIDED TO SELL, BUSINESS HAD SLOWED DOWN AND THEY NO LONGER NEEDED TWO LOCATIONS. FELT THE BUILDING WAS NOT IN GREAT SHAPE AND HAD LOTS OF DEFERRED MAINTENANCE. NO OTHER OFFERS, GRANTOR OFFERED \$299,900 AND HE ACCEPTED. SOLD AS IS. SALE PRICE DECIDED BY REALTOR, BASED ON SALES.

GRTE: OWNS ANOTHER LOCATION NEARBY HERE. FELT THEY GOT PROPERTY FOR A GREAT PRICE. A PROPERTY DOWN THE STREET SOLD FOR \$240,000, WAS HALF THE SIZE AND IN BETTER CONDITION. THEY PLAN TO FIX HVAC, ROOF, LANDSCAPING, REPLACE GARAGE DOORS AND WILL ADDRESS ANY SAFETY CONCERNS. NEED TO REPLACE WINDOWS TO PASS FDA & STATE OF WISCONSIN INSPECTION.

PHYS: ONE-STORY LOAD BEARING MASONRY WITH BRICK AND CONCRETE BLOCK BUILDING. DEFERRED MAINTENANCE EVIDENT. PROPERTY WAS DATED IN APPEARANCE. HAS OLD FACTORY WINDOWS, ROOF, AND HEATING IN NEED OF REPLACEMENT. SOME HOLES NEEDED TO BE SEALED OFF TO OUTSIDE. TUCKPOINTING AND BRICK REPLACEMENT NEEDED IN VARIOUS EXTERIOR AREAS.

FUNC: SUFFERS FROM A LACK OF OFFICE SPACE AND A LAYOUT ISSUE OF A ROOM HAVING A REGRESSED FLOOR IN THE PRODUCTION/STORAGE AREA.

ECON: SURROUNDED BY RESIDENTIAL AND SOME UNDEVELOPED LAND. LOCATED IN PORT WASHINGTON IN CLOSE PROXIMITY TO DOWNTOWN AND LAKE MICHIGAN. ACCESS TO I-43 SYSTEM IS 3 MILES TO THE WEST.

OTHR: LAND ANALYSIS: AN INVESTIGATION OF AVAILABLE DATA INCLUDING BUT NOT LIMITED TO SALE AND LISTING ACTIVITY. ASSESSOR'S RECORDS AND ECONOMIC TRENDS WERE USED TO DERIVE THE LAND VALUE.

OTHR: MARKET VARIANCE: LOCATED IN CLOSE PROXIMITY TO THE DOWNTOWN AREA, NOT MUCH FOR SALE, AND WITHIN A HALF MILE OF LAKE MICHIGAN.





SALE REPORT

State ID #	79-48-113-R000025766
County	POLK
Municipality	CLEAR LAKE
Local Parcel #	113-00342-0000
Situs Address	100 Digital Dr
Situs Zip Code	54005
Appraiser	STAADBG

IPAS Sale Key #	213728
SIC Code	3537
Interior Inspection Date	07/19/2023
Revision Date	
Sale Validity	Valid Sale
Sale Index #	2
Year Added to Sales Database	2024

TRANSACTION INFORMATION

Conveyance Date	04/14/2023
Grantor	FERGUSON MANUFACTURING AND EQUIPMENT CO IINC
Grantee	RAVELING HOLDINGS LLC
Affinity	None
Conveyance Type	Warranty/Condo Deed
Prior Use	3537: Industrial Trucks & Tractors-Mfg
Intended Use	3531: Construction Machinery-Mfg
Time Vacant	0 - 1 years
Environmental Site	NO

SALE DATA

Sale Price	\$1,500,000
Adjustment	
Adjusted Reason	
Adjusted Sale Price	\$1,500,000
Land Value	\$92,100
Improvement Value	\$1,407,900
Time on Market	12 - 24 months
Recent Asking Price	\$2,000,000

PROPERTY IMPROVEMENT DATA

Weighted Actual Year Built	1979	
Number of Building Sections	2	
Predominant OCC Code	494	
Primary Area	17,932	
Additional Useable Area	5800	
Total Area	23,732	
Basement Area		
Office Area (SF) / (%)	9,700	41%
Sprinkler (SF) / (%)		
Air Conditioning (SF) / (%)	9,700	41%
Notable Features/OBYs		
Stories	2	
Non-office ave wall height	17	
Non-office ave clear height	17	
Frame Type	02: Masonry Load Bearing	
Exterior Wall Type	03: Concrete Block	

LAND AND IMPROVEMENT SALE ANALYSIS

Adj Sale Price \$ / SF	\$63.21
Adj Sale Price Imps \$ / SF	\$59.32
Acres	5.740
Land Value \$ / Acre	\$16,045
SCR	13.94
RCN + OBY / SF	\$88.48
Physical Res. %	49%
Functional Res. %	90%
Functional OBS 1	Office/Plant Ratio
Functional OBS 2	
Functional OBS 3	
Community rating %	85%
NBHD Rating / Other %	100%
NBHD Rating / Other Econ Reason	Neighborhood Rating
Major Thoroughfare	0 to 1 mile
Market Variance	179%

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COMMENTS

GRTR: COMPANY NO LONGER IN BUSINESS. HAD NO FURTHER USE FOR THE PROPERTY.

GRTE: WAS IN THE MARKET FOR A NEW FACILITY TO EXPAND MANUFACTURING BUSINESS. OFFER WAS SLIGHTLY HIGHER THAN APPRAISAL VALUE. USED KNOWLEDGE OF APPRAISAL VALUE TO DETERMINE OFFER. THOUGHT THE PROPERTY SOLD FOR FAIR MARKET VALUE.

BRKR: LISTED BY AN INVESTMENT FIRM. PROPERTY WAS LISTED FOR AROUND 12 MONTHS ON THE OPEN MARKET. LISTED AT \$2,000,000. BROKER FELT THE SALE PRICE WAS FAIR MARKET VALUE AND WOULD HAVE SOLD FOR MORE IF PROPERTY WAS MAINTAINED.

PHYS: STRUCTURE IS IN FAIR CONDITION. NO MAJOR DEFERRED MAINTENANCE. BUILDING EXTERIOR, PRODUCTION AREA AND OFFICES ARE DIRTY. MECHANICALS ALL IN WORKING ORDER AT TIME OF SALE. PARKING AREA HAS CRACKS.

FUNC: ADJUSTMENT MADE TO THE FUNCTIONAL FOR OFFICE/PLANT RATIO. OFFICE OCCUPIES 41% OF THE BUILDING.

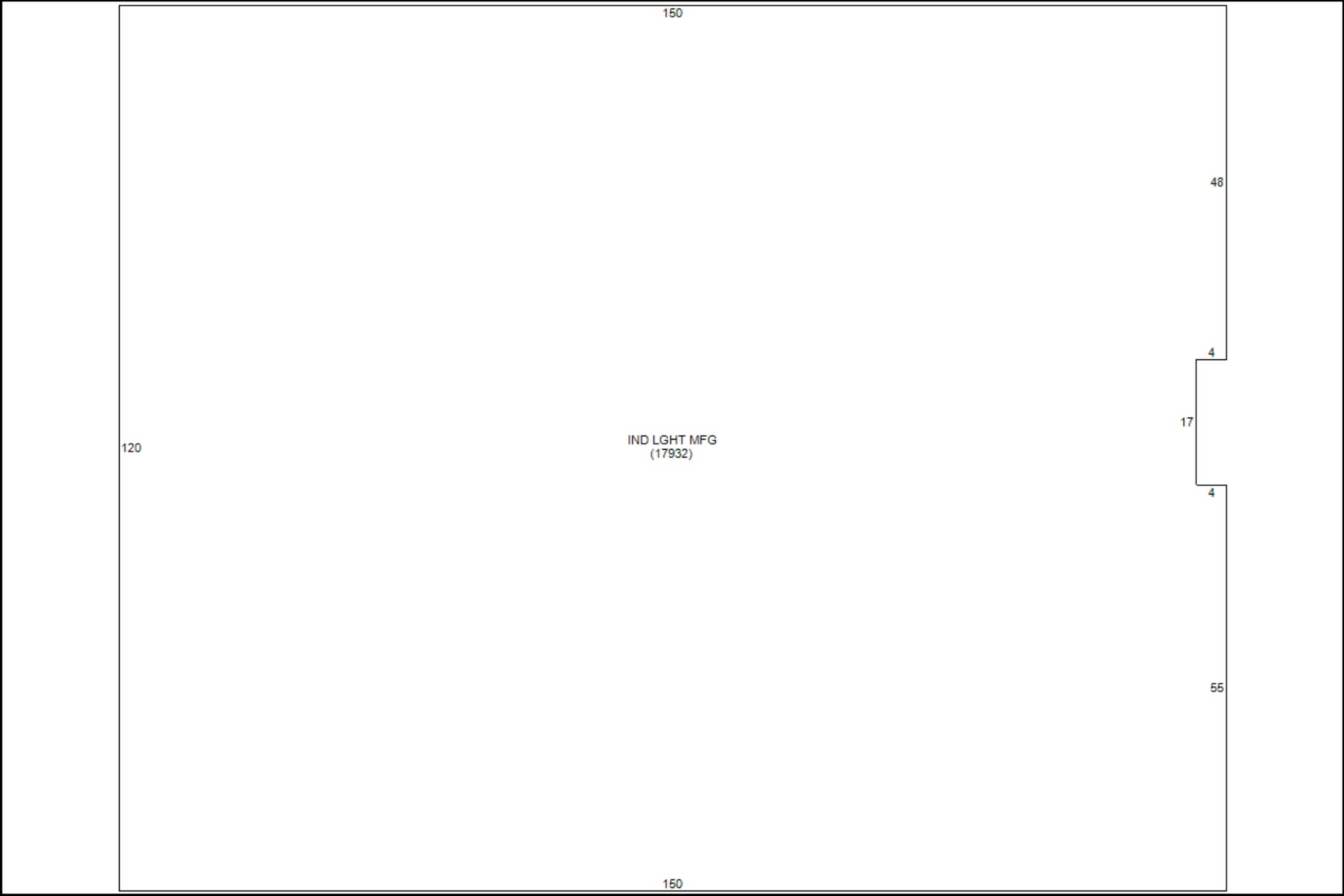
ECON: LOCATED ON A CUL-DE-SAC AT THE START OF AN INDUSTRIAL PARK 58 MILES NE OF THE TWIN CITIES. 40 MILES NE FROM THE CITY OF HUDSON. 11 MILES S OF HWY 8.

OTHR: LAND VALUE: DETERMINED BY VACANT LAND SALES AND AN ANALYSIS OF LOCALLY ASSESSED VALUES.

APPR: THIS PROPERTY MAY HAVE BEEN ON THE MARKET PRIOR TO THE MOST RECENT LISTING. AN APPRAISAL DONE IN FEBURARY 2023 ESTIMATED THE MARKET VALUE TO BE \$1,430,000. THE BUILDING HAS TWO OVERHEAD DOCK DOORS 10' AND 12'.

OTHR: MARKET VARIANCE MAY BE DUE TO HIGHER TRAFFIC AREA AND THE CORNER LOT OF AN INDUSTRIAL PARK.





SALE REPORT

State ID #	79-48-126-R000161235
County	POLK
Municipality	FREDERIC
Local Parcel #	126-00213-0000
Situs Address	104 Hope Road W
Situs Zip Code	54837
Appraiser	STAADBG

IPAS Sale Key #	206426
SIC Code	3842
Interior Inspection Date	10/18/2022
Revision Date	
Sale Validity	Valid Sale
Sale Index #	2
Year Added to Sales Database	2024

TRANSACTION INFORMATION

Conveyance Date	12/07/2021
Grantor	INTER COUNTY COOP PUBLISHING ASSOCIATION
Grantee	TAMMJO INDUSTRIES LLC
Affinity	None
Conveyance Type	Warranty/Condo Deed
Prior Use	3842: Surgical Appliances & Supplies-Mfg
Intended Use	3842: Surgical Appliances & Supplies-Mfg
Time Vacant	0 - 1 years
Environmental Site	NO

SALE DATA

Sale Price	\$114,000
Adjustment	
Adjusted Reason	
Adjusted Sale Price	\$114,000
Land Value	\$21,600
Improvement Value	\$92,400
Time on Market	5 - 11 months
Recent Asking Price	\$114,000

PROPERTY IMPROVEMENT DATA

Weighted Actual Year Built	1986
Number of Building Sections	2
Predominant OCC Code	494
Primary Area	3,270
Additional Useable Area	0
Total Area	3,270
Basement Area	
Office Area (SF) / (%)	0 0%
Sprinkler (SF) / (%)	
Air Conditioning (SF) / (%)	0 0%
Notable Features/OBYs	
Stories	1
Non-office ave wall height	12
Non-office ave clear height	12
Frame Type	04: Pre-Engineered Steel
Exterior Wall Type	07: Metal Light

LAND AND IMPROVEMENT SALE ANALYSIS

Adj Sale Price \$ / SF	\$34.86
Adj Sale Price Imps \$ / SF	\$28.26
Acres	0.550
Land Value \$ / Acre	\$39,273
SCR	7.33
RCN + OBY / SF	\$59.42
Physical Res. %	42%
Functional Res. %	95%
Functional OBS 1	Office/Plant Ratio
Functional OBS 2	
Functional OBS 3	
Community rating %	81%
NBHD Rating / Other %	100%
NBHD Rating / Other Econ Reason	
Major Thoroughfare	0 to 1 mile
Market Variance	147%

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COMMENTS

GRTR: PARCEL WAS SPLIT-OFF FROM A LARGER PARCEL STILL OWNED BY GRANTOR. GRANTOR HAD NO LONG-TERM USE FOR PROPERTY AND WAS ALREADY RENTING OUT THE BUILDING. HAD AN APPRAISAL DONE TO DETERMINE MARKET VALUE FOR POSSIBLE SALE. APPRAISAL VALUED PROPERTY AT \$114,000. PROPERTY SOLD FOR APPRAISAL VALUE AND GRANTOR BELIEVES THIS TO BE FAIR MARKET VALUE.

GRTE: TENANT CONTACTED GRANTEE ABOUT THE PROPERTY BEING FOR SALE. GRANTEE FELT THE SALE PRICE WAS FAIR MARKET VALUE, BUT DID NOT PROVIDE MUCH MORE INFORMATION.

PHYS: THE BUILDING IS IN FAIR CONDITION. NOTICABLE WEAR AND AGING ON INTERIOR FLOOR AND EXTERIOR SIDING. SMALL CONCRETE PAD HAS MULTIPLE CRACKS.

FUNC: FUNCTIONAL OBSOLESCENCE OBSERVED FOR LOW OFFICE SQUARE FOOTAGE.

ECON: LOCATED DOWNTOWN FREDERIC, A SMALL RURAL COMMUNITY WITH A POPULATION OF 1,200. JUST OFF HWY 35 WHICH SERVES AS THE PRIMARY NORTH/SOUTH ROUTE IN THE IMMEDIATE AREA LINKING DULUTH/SUPERIOR WITH THE EASTERN SUBURBS OF THE MINNEAPOLIS/ST. PAUL METROPOLITAN AREA. 74 MILES NE OF THE TWIN CITIES. 60 MILES N FROM THE CITY OF HUDSON.

OTHR: LAND VALUE: DETERMINED BY VACANT LAND SALES AND AN ANALYSIS OF LOCALLY ASSESSED VALUES.

OTHR: MARKET VARIANCE SUGGESTS THIS PROPERTY SOLD HIGH. THIS COULD BE A RESULT OF ITS SIZE BEING MORE DESIRABLE AMONG A GREATER, MORE DIVERSE POOL OF BUYERS.

APPR: BUILDING INCLUDES A 9'X10' LOADING DOCK AND AN 8'X8' OVERHEAD DOOR. NO AC CURRENTLY IN THE BUILDING. SHED/OFFICE IS A BATHROOM/UTILITY CLOSET.





SALE REPORT

State ID #	79-48-151-R000172707
County	POLK
Municipality	MILLTOWN
Local Parcel #	151-00380-0100
Situs Address	101 Industrial Ave
Situs Zip Code	54858
Appraiser	STAADBG

IPAS Sale Key #	214104
SIC Code	5211
Interior Inspection Date	07/19/2023
Revision Date	
Sale Validity	Valid Sale
Sale Index #	2
Year Added to Sales Database	2024

TRANSACTION INFORMATION

Conveyance Date	11/10/2022
Grantor	US LBM HOLDINGS LLC
Grantee	SCHAFFER RENTALS LLC
Affinity	Adjacent Owner
Conveyance Type	Warranty/Condo Deed
Prior Use	5211: Lumber & Other Building Materials-Retail
Intended Use	3599: Industrial Machinery Nec-Mfg
Time Vacant	0 - 1 years
Environmental Site	NO

SALE DATA

Sale Price	\$700,000
Adjustment	
Adjusted Reason	
Adjusted Sale Price	\$700,000
Land Value	\$37,600
Improvement Value	\$662,400
Time on Market	Unknown
Recent Asking Price	\$700,000

PROPERTY IMPROVEMENT DATA

Weighted Actual Year Built	2001	
Number of Building Sections	3	
Predominant OCC Code	406	
Primary Area	19,540	
Additional Useable Area	0	
Total Area	19,540	
Basement Area		
Office Area (SF) / (%)	5,540	28%
Sprinkler (SF) / (%)		
Air Conditioning (SF) / (%)	5,540	28%
Notable Features/OBYs		
Stories	1	
Non-office ave wall height	14	
Non-office ave clear height	14	
Frame Type	07: Wood Pole	
Exterior Wall Type	07: Metal Light	

LAND AND IMPROVEMENT SALE ANALYSIS

Adj Sale Price \$ / SF	\$35.82
Adj Sale Price Imps \$ / SF	\$33.90
Acres	3.110
Land Value \$ / Acre	\$12,090
SCR	5.71
RCN + OBY / SF	\$70.59
Physical Res. %	55%
Functional Res. %	90%
Functional OBS 1	Office/Plant Ratio
Functional OBS 2	Layout
Functional OBS 3	
Community rating %	85%
NBHD Rating / Other %	100%
NBHD Rating / Other Econ Reason	Neighborhood Rating
Major Thoroughfare	0 to 1 mile
Market Variance	114%

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COMMENTS

GRTR: DID NOT RESPOND TO REQUEST FOR SALE INFORMATION. HAD A "FOR SALE" SIGN POSTED ON THE PROPERTY.

GRTE: PROPERTY WAS ADJACENT TO GRANTEE. SAW THE "FOR SALE" SIGN AND CALLED ABOUT PRICE. NO NEGOTIATION, PAID FULL ASKING PRICE. FELT THE SALE PRICE WAS BELOW MARKET VALUE. PERCEIVED PROPERTY TO BE THE KEYSTONE OF THE INDUSTRIAL PARK. A FINANCIAL APPRAISAL WAS DONE ON 10/10/2022 WITH A DETERMINED MARKET VALUE OF \$730,000.

PHYS: STRUCTURE IS IN FAIR CONDITION. NO MAJOR DEFERRED MAINTENANCE. MECHANICALS ALL IN WORKING ORDER AT TIME OF SALE. PARKING AREA HAS CRACKS.

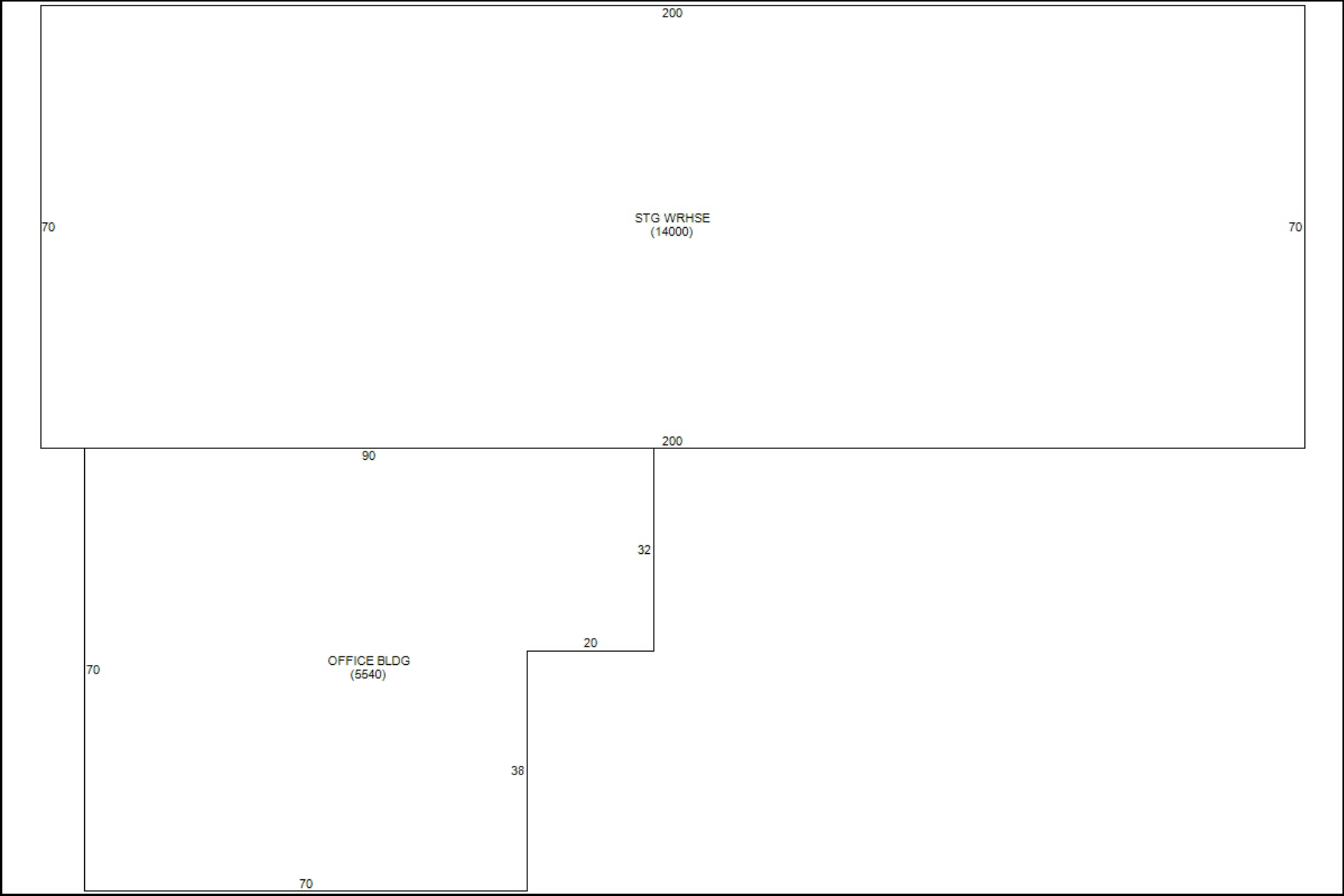
FUNC: ADJUSTMENT MADE TO THE FUNCTIONAL FOR OFFICE/PLANT RATIO. OFFICE OCCUPIES 28% OF THE BUILDING. ADDITIONAL FUNCTIONAL ADDED FOR BUILDING LAYOUT.

ECON: LOCATED ON THE CORNER OF STATE HWY 35 AND THE MILLTOWN INDUSTRIAL PARK, 63 MILES NE OF THE TWIN CITIES. 52 MILES N FROM THE CITY OF HUDSON. 10 MILES N OF HWY 8.

OTHR: LAND VALUE: DETERMINED BY VACANT LAND SALES AND AN ANALYSIS OF LOCALLY ASSESSED VALUES.

APPR: PROPERTY PREVIOUSLY SOLD ON 9/19/2022 FOR \$672,115. THE FACILITY HAS 2 OVERHEAD DOORS AND 2 LOADING DOCKS.





SALE REPORT

State ID #	79-48-201-R000008961
County	POLK
Municipality	AMERY
Local Parcel #	201-01183-0000
Situs Address	611 Development Blvd
Situs Zip Code	54001
Appraiser	STAADBG

IPAS Sale Key #	214528
SIC Code	3479
Interior Inspection Date	08/25/2022
Revision Date	
Sale Validity	Valid Sale
Sale Index #	2
Year Added to Sales Database	2024

TRANSACTION INFORMATION

Conveyance Date	06/29/2023
Grantor	J & E COATINGS LLC
Grantee	825 TOWER LLC
Affinity	None
Conveyance Type	Warranty/Condo Deed
Prior Use	3479: Metal Coating & Allied Services-Mfg
Intended Use	3479: Metal Coating & Allied Services-Mfg
Time Vacant	0 - 1 years
Environmental Site	NO

SALE DATA

Sale Price	\$330,000
Adjustment	
Adjusted Reason	
Adjusted Sale Price	\$330,000
Land Value	\$57,600
Improvement Value	\$272,400
Time on Market	0 - 4 months
Recent Asking Price	\$350,000

PROPERTY IMPROVEMENT DATA

Weighted Actual Year Built	1982	
Number of Building Sections	4	
Predominant OCC Code	494	
Primary Area	10,576	
Additional Useable Area	0	
Total Area	10,576	
Basement Area		
Office Area (SF) / (%)	1,944	18%
Sprinkler (SF) / (%)	8,512	80%
Air Conditioning (SF) / (%)	0	0%
Notable Features/OBYs		
Stories	1	
Non-office ave wall height	13	
Non-office ave clear height	11	
Frame Type	05: Wood Joist Typical Wooc	
Exterior Wall Type	07: Metal Light	

LAND AND IMPROVEMENT SALE ANALYSIS

Adj Sale Price \$ / SF	\$31.20
Adj Sale Price Imps \$ / SF	\$25.76
Acres	2.150
Land Value \$ / Acre	\$26,791
SCR	8.86
RCN + OBY / SF	\$63.21
Physical Res. %	53%
Functional Res. %	90%
Functional OBS 1	Office/Plant Ratio
Functional OBS 2	Layout
Functional OBS 3	
Community rating %	95%
NBHD Rating / Other %	100%
NBHD Rating / Other Econ Reason	Neighborhood Rating
Major Thoroughfare	1 to 3 miles
Market Variance	90%

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COMMENTS

GRTR: MOTIVATED SELLER DUE TO BUSINESS NO LONGER BEING COST EFFECTIVE. COMPANY WAS IN THE PROCESS OF MOVING OUT DURING TIME OF SALE. MADE PHONE CALLS TO LOCAL BUSINESSES AND PROPERTY OWNERS IN SEARCH OF A POTENTIAL BUYER. FELT SELLING PRICE WAS FAIR MARKET VALUE. ORIGINAL ASKING PRICE BASED ON SELLER'S OPINION OF VALUE.

GRTE: BUYER PREVIOUSLY USED GRANTOR'S SERVICES. MADE SENSE TO BUY PROPERTY AND UTILIZE FACILITIES FOR EXPANSION. DISCOVERED SALE THROUGH WORD-OF-MOUTH. CALLED SELLER AND NEGOTIATED PRICE. FELT PRICE REPRESENTED FAIR MARKET VALUE.

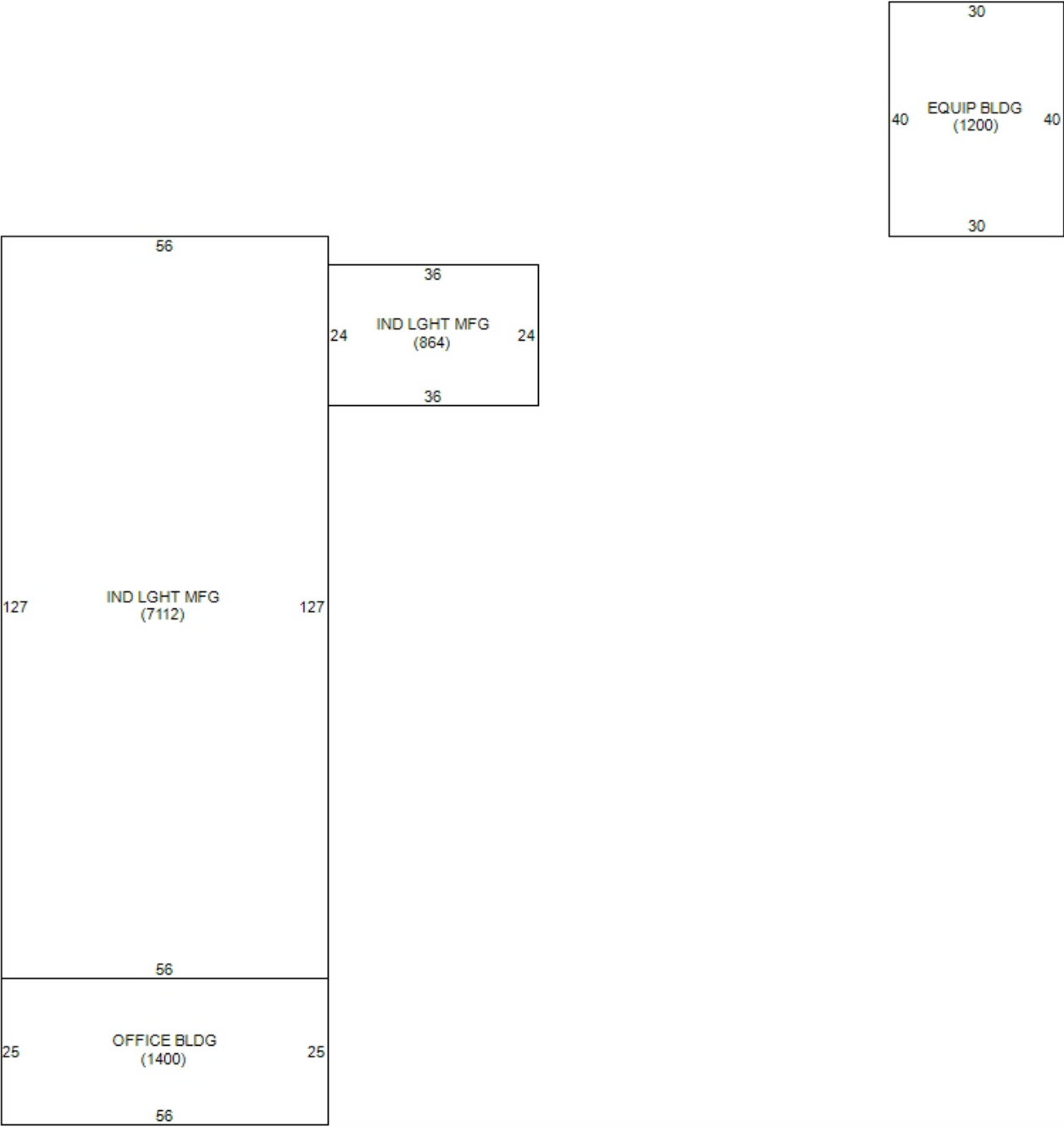
PHYS: BUILDINGS APPEAR TO BE IN FAIR CONDITION. OBSERVABLE WEAR AND AGING ON FLOORS AND WALLS. BOTH INTERIOR AND EXTERIOR.

FUNC: OBSOLESCENCE OBSERVED FOR LAYOUT AND OFFICE/PLANT RATIO. TWO SEPERATE BUILDINGS AND OFFICE PERCENTAGE AT 18%. OFFICE AREA HAS NO AIR CONDITIONING.

ECON: PROPERTY LOCATED IN INDUSTRIAL PARK JUST OUTSIDE AMERY. 58 MILES NE OF THE TWIN CITIES. 40 MILES NE OF THE CITY OF HUDSON. 7 MILES S OF HWY-8.

OTHR: LAND VALUE: DETERMINED BY VACANT LAND SALES AND AN ANALYSIS OF LOCALLY ASSESSED VALUES.





SALE REPORT

State ID #	81-49-281-R000035563
County	PORTAGE
Municipality	STEVENS POINT
Local Parcel #	281-23-0802100009
Situs Address	3201 Business Park Dr
Situs Zip Code	54481
Appraiser	BORGWRA

IPAS Sale Key #	208612
SIC Code	2038
Interior Inspection Date	09/30/2021
Revision Date	
Sale Validity	Valid Sale
Sale Index #	2
Year Added to Sales Database	2024

TRANSACTION INFORMATION

Conveyance Date	12/31/2022
Grantor	RW MITCH LLC
Grantee	DY PIZZA POINT LLC
Affinity	None
Conveyance Type	Warranty/Condo Deed
Prior Use	2038: Frozen Specialties Nec-Mfg
Intended Use	2038: Frozen Specialties Nec-Mfg
Time Vacant	0 - 1 years
Environmental Site	NO

SALE DATA

Sale Price	\$1,594,300
Adjustment	
Adjusted Reason	
Adjusted Sale Price	\$1,594,300
Land Value	\$73,500
Improvement Value	\$1,520,800
Time on Market	0 - 4 months
Recent Asking Price	\$1,594,300

PROPERTY IMPROVEMENT DATA

Weighted Actual Year Built	2007	
Number of Building Sections	2	
Predominant OCC Code	494	
Primary Area	16,180	
Additional Useable Area	0	
Total Area	16,180	
Basement Area		
Office Area (SF) / (%)	2,443	15%
Sprinkler (SF) / (%)		
Air Conditioning (SF) / (%)	11,992	74%
Notable Features/OBYs		
Stories	1	
Non-office ave wall height	18	
Non-office ave clear height	15	
Frame Type	03: Steel Non Fireproof	
Exterior Wall Type	03: Concrete Block	

LAND AND IMPROVEMENT SALE ANALYSIS

Adj Sale Price \$ / SF	\$98.54
Adj Sale Price Imps \$ / SF	\$93.99
Acres	2.349
Land Value \$ / Acre	\$31,290
SCR	6.32
RCN + OBY / SF	\$108.80
Physical Res. %	82%
Functional Res. %	90%
Functional OBS 1	Layout
Functional OBS 2	Ceiling Height
Functional OBS 3	
Community rating %	95%
NBHD Rating / Other %	100%
NBHD Rating / Other Econ Reason	Neighborhood Rating
Major Thoroughfare	0 to 1 mile
Market Variance	123%

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COMMENTS

GRTR: WAS APPROACHED BY THE GRANTEE TO SEE IF HE WANTED TO SELL THE BUSINESS AND THE REAL ESTATE. GRANTOR HAD BEEN THINKING OF RETIRING SOON. THE GRANTOR AND GRANTEE ARE IN THE SAME INDUSTRY. THE BUSINESS PERSONAL PROPERTY AND BUSINESS WERE NEGOTIATED SEPARATELY. THE GRANTEE HAD AN APPRAISAL COMPLETED FOR THE REAL ESTATE. A COPY WAS REQUESTED BUT NEVER RECEIVED. GRANTOR WAS STAYING WITH THE COMPANY TO HELP WITH THE TRANSITION.

GRTE: THE GRANTEE WOULD NOT RESPOND. ALL INFORMATION IS FROM THE GRANTOR.

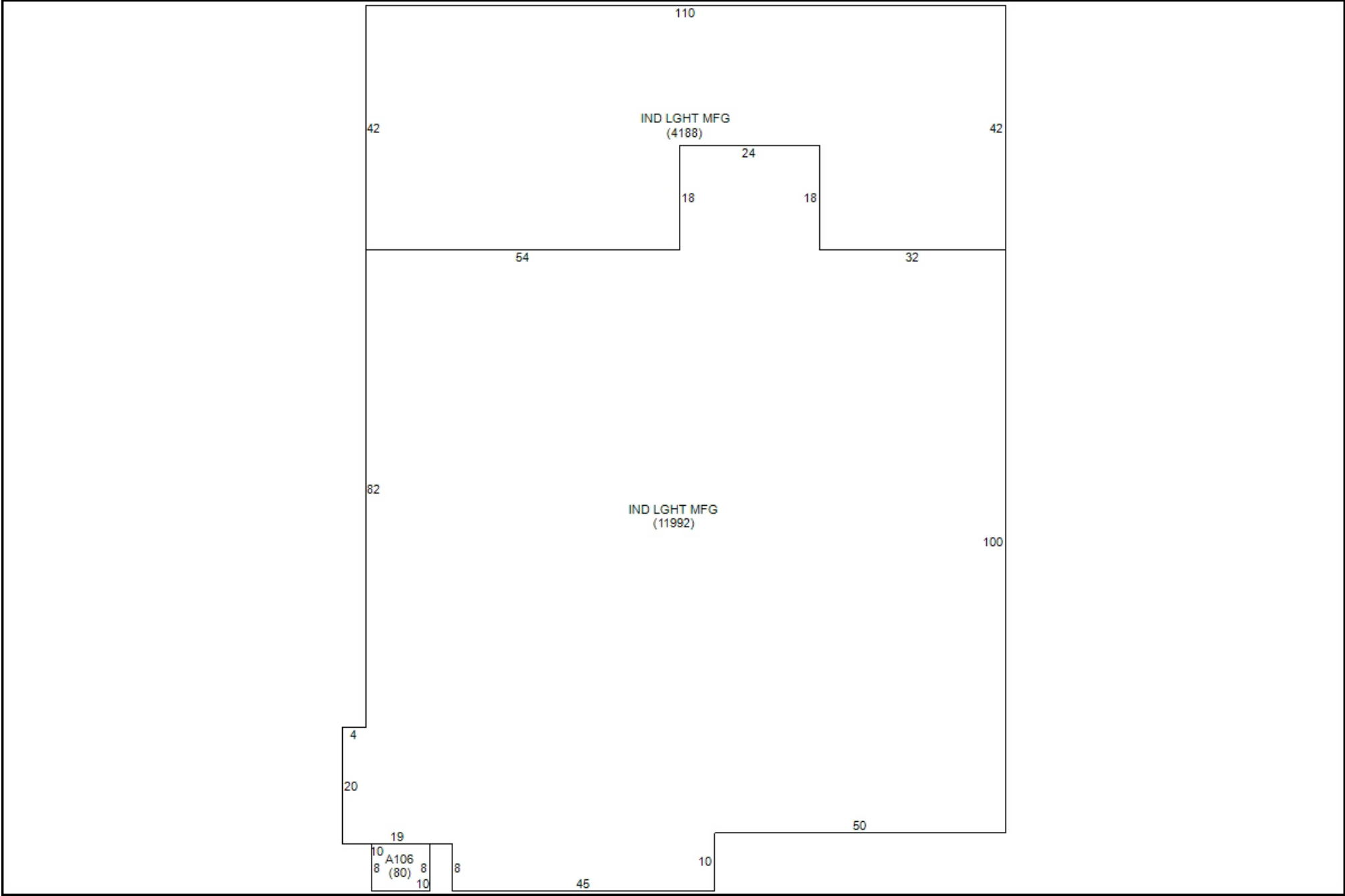
PHYS: A ONE STORY CONCRETE BLOCK EXTERIOR WITH STEEL FRAMING. BUILDING IS WELL MAINTAINED. A 4,000 SQFT ADDITION WAS COMPLETED IN 2018.

FUNC: THIS BUILDING IS RECTANGULAR IN SHAPE. THE PRODUCTION AREA HAS SHORTER CEILING HEIGHTS AND THERE ARE INTERIOR PARTITIONS THAT BREAK UP THE FLOW. THESE ISSUES ACCOUNT FOR THE FUNCTIONAL DEFICIENCIES OF THIS FACILITY.

ECON: THIS PROPERTY IS LOCATED IN AN INDUSTRIAL PARK. IT IS MIXED INDUSTRIAL AND COMMERCIAL. THIS INDUSTRIAL PARK IS SITUATED ALONG INTERSTATE 39. THIS INDUSTRIAL PARK IS STABLE WITH NEW CONSTRUCTION THAT TOOK PLACE IN THE LAST COUPLE OF YEARS. THIS INDUSTRIAL PARK HAS THE ABILITY TO EXPAND.

OTHR: LAND ANALYSIS: LAND VALUED IN RELATIONSHIP WITH LOCAL LAND AROUND IT.





SALE REPORT

State ID #	77-51-151-R000005953
County	RACINE
Municipality	MOUNT PLEASANT
Local Parcel #	151-03-22-15-050-031
Situs Address	8635 W Washington Ave
Situs Zip Code	53406
Appraiser	RYDDNML

IPAS Sale Key #	212766
SIC Code	3561
Interior Inspection Date	01/13/2018
Revision Date	
Sale Validity	Valid Sale
Sale Index #	2
Year Added to Sales Database	2024

TRANSACTION INFORMATION

Conveyance Date	07/21/2023
Grantor	FFV WI MP LLC
Grantee	S.C. JOHNSON & SON INC
Affinity	None
Conveyance Type	Warranty/Condo Deed
Prior Use	3561: Pumps & Pumping Equipment-Mfg
Intended Use	3561: Pumps & Pumping Equipment-Mfg
Time Vacant	0 - 1 years
Environmental Site	NO

SALE DATA

Sale Price	\$21,850,000
Adjustment	
Adjusted Reason	
Adjusted Sale Price	\$21,850,000
Land Value	\$3,377,000
Improvement Value	\$18,473,000
Time on Market	0 - 4 months
Recent Asking Price	

PROPERTY IMPROVEMENT DATA

Weighted Actual Year Built	1993	
Number of Building Sections	2	
Predominant OCC Code	494	
Primary Area	178,440	
Additional Useable Area	0	
Total Area	178,440	
Basement Area		
Office Area (SF) / (%)	43,384	24%
Sprinkler (SF) / (%)	192,440	108%
Air Conditioning (SF) / (%)	178,440	100%
Notable Features/OBYs		
Stories	1	
Non-office ave wall height	26	
Non-office ave clear height	24	
Frame Type	02: Masonry Load Bearing	
Exterior Wall Type	14: Concrete Tilt-up	

LAND AND IMPROVEMENT SALE ANALYSIS

Adj Sale Price \$ / SF	\$122.45
Adj Sale Price Imps \$ / SF	\$103.52
Acres	24.040
Land Value \$ / Acre	\$140,474
SCR	4.88
RCN + OBY / SF	\$124.35
Physical Res. %	81%
Functional Res. %	90%
Functional OBS 1	Size
Functional OBS 2	Layout
Functional OBS 3	Office/Plant Ratio
Community rating %	100%
NBHD Rating / Other %	100%
NBHD Rating / Other Econ Reason	Neighborhood Rating
Major Thoroughfare	3 to 5 miles
Market Variance	114%

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COMMENTS

GRTR: THE GRANTOR PURCHASED THE PROPERTY TWENTY-ONE MONTHS AGO IN OCT. 2021 FOR \$17.2M. THIS PROPERTY WAS PART OF AN OFF-MARKET INVESTMENT TRANSACTION INVOLVING MULTIPLE PROPERTIES. CURRENTLY THERE IS A LONG TERM LEASE THAT EXPIRES DECEMBER 2025

GRTE: THE DECISION TO PURCHASE THE PROPERTY WAS BASED ON PROXIMITY TO OTHER EXTREMELY LARGE PROPERTIES THE GRANTEE OWNS. IT WAS STATED THAT THE LEASE WAS NOT A FACTOR.. A BROKER WAS INVOLVED IN THE NEGOTIATIONS OF THIS OFF-MARKET TRANSACTION. THERE WAS NO FINANCING INVOLVED AND THE GRANTEE'S REPRESENTATIVE INDICATED IT WAS A VALID MARKET TRANSACTION

PHYS: WELL MAINTAINED FACILITY IN GOOD CONDITION.

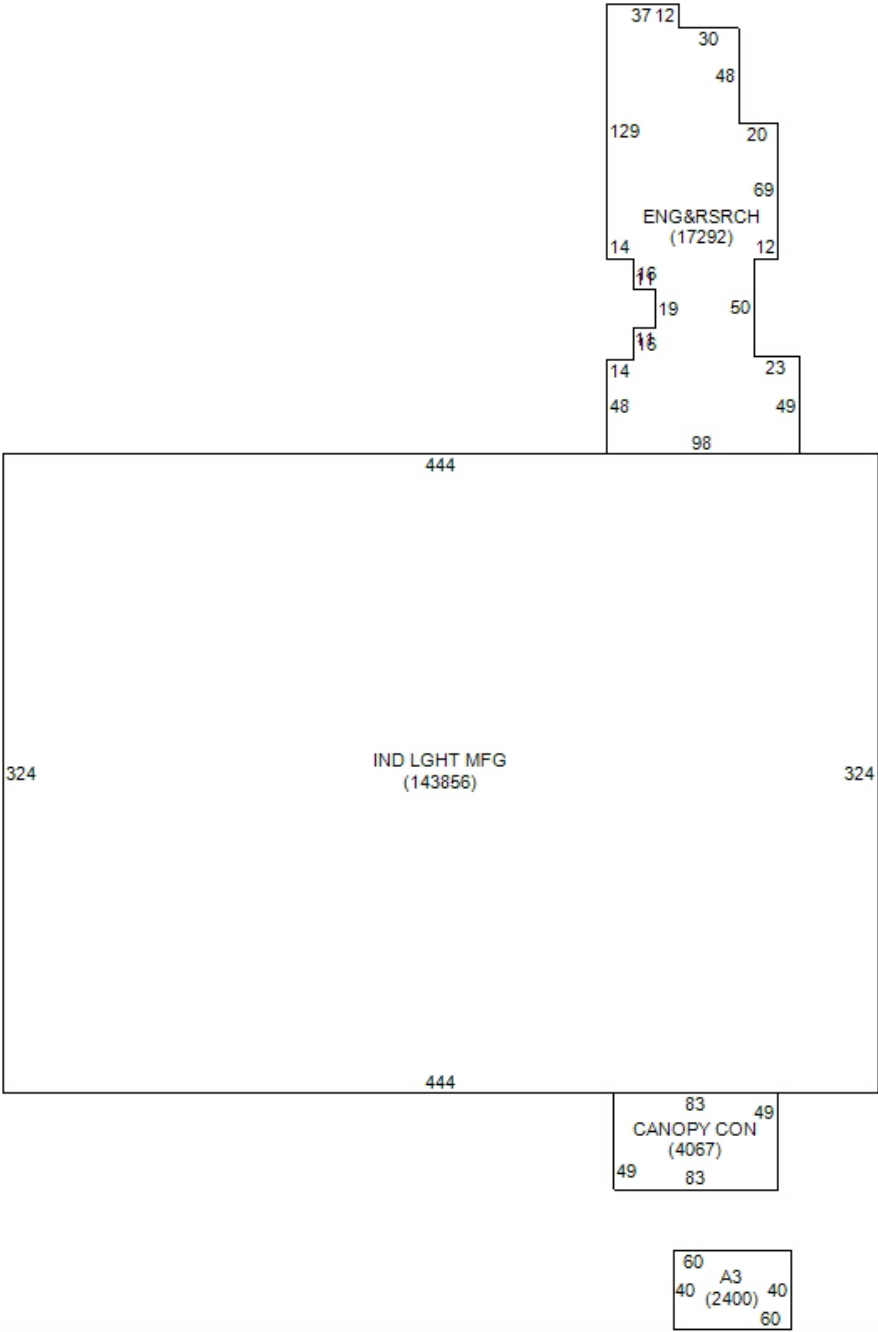
FUNC: THE OFFICE SECTION OCCUPIES 24% OF THE BUILDING, IT IS ARCHITECTURALLY UNIQUE. THE REST OF THE BUILDING IS OPEN PRODUCTION AND WAREHOUSE SPACE THAT IS 100% CLIMATE CONTROLLED AND SPRINKLED. THE BUILDING HAS NO ADDITIONS TO THE ORIGINAL STRUCTURE.

ECON: THIS AREA HAS EXPERIENCED GREAT GROWTH IN THE LAST DECADE. SEVERAL INTERNATIONAL COMPANIES HAVE TAKEN AN INTEREST IN DEVELOPING A PRESENCE HERE. THE PROPERTY IS LOCATED JUST OFF OF HWY 20, A HEAVILY TRAVELED MULTI-LANE THROUGHFARE. THE AMTRACK STATION AND I-94 ARE WITHIN A SHORT DISTANCE AS WELL AS MANY OTHER COMMERCIAL AND COMMUNITY AMENITIES.

OTHR: LAND ANALYSIS: THE PROPERTY CONTAINS 18.04 ACRES OF BUILDABLE LAND INCLUDING 571 LINER FEET OF FRONTAGE ON HWY 20. A LAND ANALYSIS CONCLUDED LAND IN THIS LOCATION IS AT \$4.50 SF. A 5% ADJUSTMENT IS GIVEN FOR SIZE. THE PROPERTY ALSO INCLUDES A 6-ACRE POND AT \$3,000 AC.

OTHR: MARKET VARIANCE: THE JOHNSON COMPANY IS WELL KNOWN FOR BUYING UP PROPERTIES WITHIN THE VICINITY OF OTHER PROPERTIES THEY OWN. THIS PROPERTY IS LOCATED ADJACENT TO THE SAM JOHNSON PROPERTY WHICH SITS ON 57.81 ACRES AND SHORT DISTANCE NORTH OF THE JOHNSON WAXDALE 225+ ACRE COMPLEX ON THE SAME STREET. A LONG-TERM TENANT WAS IN PLACE AT THE TIME OF THE PURCHASE. THE LEASE WAS TRANSFERRED WITH THE TRANSACTION AND TERMINATES 12/2025. ACCORDING TO IAAO STANDARDS ON VERIFICATION AND ADJUSTMENTS OF SALES: THE SALE PRICE OF A PROPERTY ENCUMBERED BY A LONG-TERM LEASE OF AT LEAST THREE YEARS SHOULD BE ADJUSTED IF THE CONTRACT RENTS DIFFER SIGNIFICANTLY FROM MARKET RENT. MARKET RENTS IN THIS AREA RANGE FROM \$5.25 - \$6.42SF. CURRENT RENT ON THIS PROPERTY IS AT \$5.62SF, WELL WITHIN THE MARKET RANGE. IF YOU ARE USING THIS PROPERTY AS A COMPARABLE, A NEGATIVE (TERMS) ADJUSTMENT OF -10%-15% TO ACCOUNT FOR THIS ADJACENT OWNER'S COMPULSION TO PURCHASE IS REASONABLE.





SALE REPORT

State ID #	77-51-191-R000006031
County	RACINE
Municipality	WATERFORD
Local Parcel #	191-03-19-02-007-020
Situs Address	816 W Bakke Ave
Situs Zip Code	53185
Appraiser	RYBACGE

IPAS Sale Key #	212767
SIC Code	3751
Interior Inspection Date	11/10/2023
Revision Date	
Sale Validity	Valid Sale
Sale Index #	2
Year Added to Sales Database	2024

TRANSACTION INFORMATION

Conveyance Date	07/17/2023
Grantor	RICHARD SCHWINN
Grantee	HURST PROPERTIES LLC
Affinity	Adjacent Owner
Conveyance Type	Warranty/Condo Deed
Prior Use	3751: Motorcycles Bicycles & Parts-Mfg
Intended Use	0000: Commercial Parcel
Time Vacant	0 - 1 years
Environmental Site	NO

SALE DATA

Sale Price	\$370,000
Adjustment	
Adjusted Reason	
Adjusted Sale Price	\$370,000
Land Value	\$76,400
Improvement Value	\$293,600
Time on Market	0 - 4 months
Recent Asking Price	

PROPERTY IMPROVEMENT DATA

Weighted Actual Year Built	1973	
Number of Building Sections	1	
Predominant OCC Code	494	
Primary Area	8,000	
Additional Useable Area	0	
Total Area	8,000	
Basement Area		
Office Area (SF) / (%)	1,524	19%
Sprinkler (SF) / (%)		
Air Conditioning (SF) / (%)	1,000	13%
Notable Features/OBYs		
Stories	1	
Non-office ave wall height	12	
Non-office ave clear height	12	
Frame Type	04: Pre-Engineered Steel	
Exterior Wall Type	07: Metal Light	

LAND AND IMPROVEMENT SALE ANALYSIS

Adj Sale Price \$ / SF	\$46.25
Adj Sale Price Imps \$ / SF	\$36.70
Acres	1.190
Land Value \$ / Acre	\$64,202
SCR	6.48
RCN + OBY / SF	\$72.35
Physical Res. %	48%
Functional Res. %	100%
Functional OBS 1	
Functional OBS 2	
Functional OBS 3	
Community rating %	86%
NBHD Rating / Other %	100%
NBHD Rating / Other Econ Reason	Neighborhood Rating
Major Thoroughfare	over 10 miles
Market Variance	123%

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COMMENTS

GRTR: UNABLE TO CONTACT. HAD APPRAISAL DONE AT \$395,000 (VIA GRANTEE, HE NEVER SAW A COPY OF APPRAISAL).

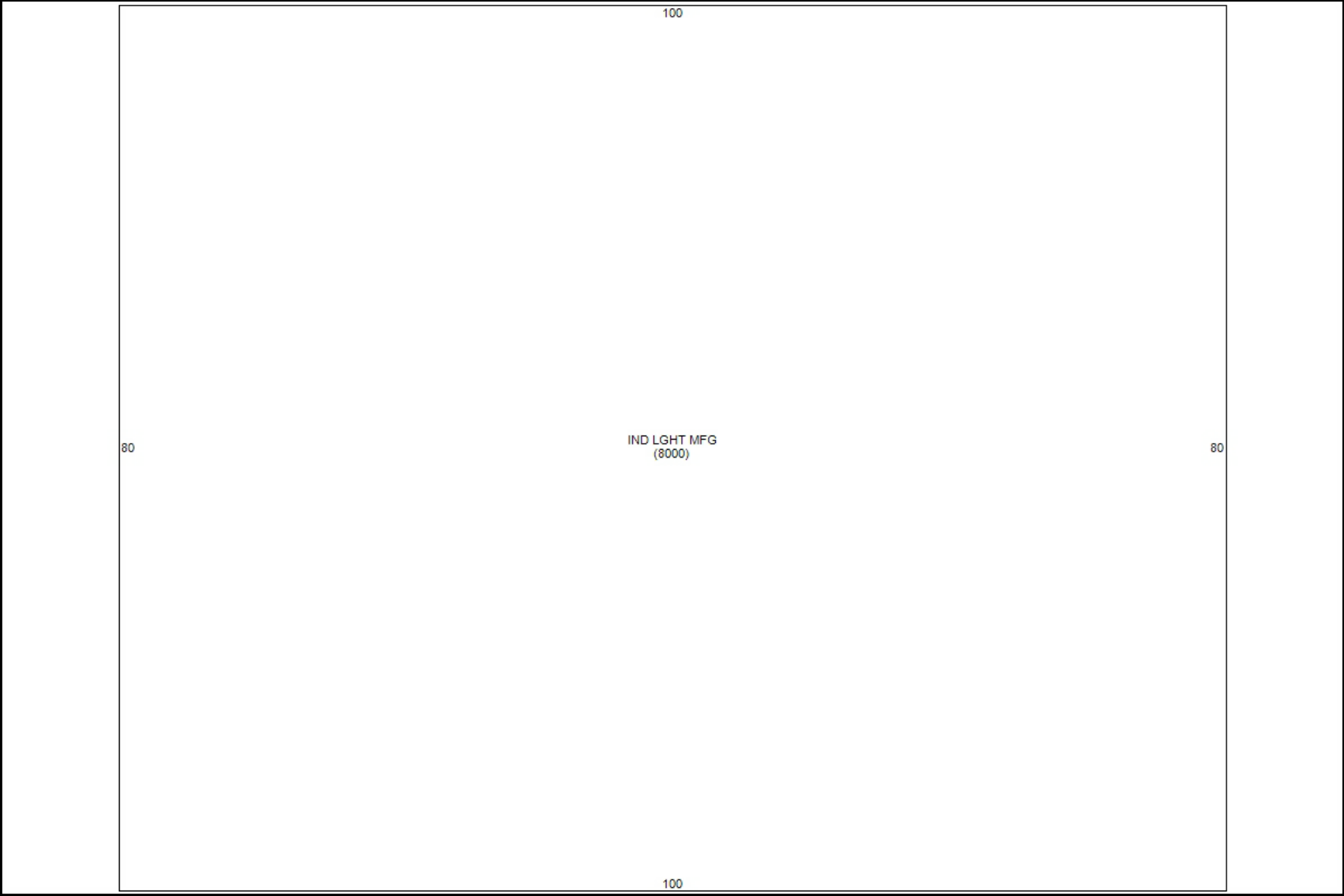
GRTE: GRANTOR WAS A LONGTIME TENANT WHO INHERITED THE BUILDING WHEN FORMER LANDLORD PASSED AWAY IN EARLY 2023. GRANTOR WAS READY TO MOVE ON AND RETIRE, BUILDING WAS IN POOR CONDITION AND TENANT HAS BEEN IN THE PROCESS OF REMOVING ALL THE "JUNK" LEFT IN THE BUILDING. HOPING TO LEASE THE SPACE.

PHYS: WEAR AND TEAR THROUGHOUT. DEFERRED MAINTENANCE. NO REPORTED ROOF ISSUES.

ECON: SMALLER COMMUNITY IN WESTERN RACINE COUNTY. SITUATED IN AN INDUSTRIAL PARK BUT WITH CLOSE PROXIMITY TO RESIDENTIAL AND COMMERCIAL BUSINESSES. CLOSE PROXIMITY TO HWY 20 AND HWY 36.

OTHR: HIGH MARKET VARIANCE LIKELY DUE TO A MOTIVATED ADJACENT OWNER.





SALE REPORT

State ID #	77-51-206-R000006057
County	RACINE
Municipality	BURLINGTON
Local Parcel #	206-02-19-05-062-070
Situs Address	301 W Market St
Situs Zip Code	53105
Appraiser	BOESEBC

IPAS Sale Key #	211881
SIC Code	3544
Interior Inspection Date	06/16/2023
Revision Date	
Sale Validity	Valid Sale
Sale Index #	2
Year Added to Sales Database	2024

TRANSACTION INFORMATION

Conveyance Date	01/31/2023
Grantor	BRUCE P & DONNA M KOZMINSKI
Grantee	LEVAN LLC
Affinity	None
Conveyance Type	Warranty/Condo Deed
Prior Use	3544: Special Dies Tools Jigs & Fixtures-Mfg
Intended Use	7500: Auto Repair Services & Parking-Svcs
Time Vacant	0 - 1 years
Environmental Site	NO

SALE DATA

Sale Price	\$165,000
Adjustment	\$40,000
Adjusted Reason	Personal Property Included
Adjusted Sale Price	\$125,000
Land Value	\$24,400
Improvement Value	\$100,600
Time on Market	0 - 4 months
Recent Asking Price	

PROPERTY IMPROVEMENT DATA

Weighted Actual Year Built	1949	
Number of Building Sections	1	
Predominant OCC Code	494	
Primary Area	2,184	
Additional Useable Area	0	
Total Area	2,184	
Basement Area		
Office Area (SF) / (%)	180	8%
Sprinkler (SF) / (%)		
Air Conditioning (SF) / (%)	2,184	100%
Notable Features/OBYs		
Stories	1	
Non-office ave wall height	12	
Non-office ave clear height	11	
Frame Type	02: Masonry Load Bearing	
Exterior Wall Type	03: Concrete Block	

LAND AND IMPROVEMENT SALE ANALYSIS

Adj Sale Price \$ / SF	\$57.23
Adj Sale Price Imps \$ / SF	\$46.06
Acres	0.200
Land Value \$ / Acre	\$122,000
SCR	3.99
RCN + OBY / SF	\$101.02
Physical Res. %	52%
Functional Res. %	100%
Functional OBS 1	
Functional OBS 2	
Functional OBS 3	
Community rating %	86%
NBHD Rating / Other %	100%
NBHD Rating / Other Econ Reason	Neighborhood Rating
Major Thoroughfare	0 to 1 mile
Market Variance	102%

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COMMENTS

GRTR: CONFIRMED SALE. NO BROKER INVOLVED.

GRTE: PROPERTY WILL BE USED FOR MOTORCYCLE REPAIR BUSINESS. NEGOTIATED SALE. ONE OTHER PROSPECTIVE BUYER. \$40,000 OF MACHINERY INCLUDED IN SALE PRICE. REPLACED ROOF AFTER CLOSING. ADDITIONAL COSMETIC UPDATING NEEDED. FELT LARGE WORKSPACE WAS MOST DESIRABLE FEATURE.

PHYS: FAIR CONDITION. 100% AC. DATED FINISHES. FLOOR WORN FROM PRIOR OWNER. GRAVEL PARKING. ALUMINUM EXTERIOR COVERING CONCRETE BLOCK.

FUNC: NO ISSUES

ECON: IN-TOWN LOCATION ALONG RAIL ROAD TRACKS. STREET HAS SMALL INDUSTRIAL/COMMERCIAL BUILDINGS WITH RESIDENTIAL NEIGHBORHOOD TO NORTH. INDUSTRIAL PARK TO SOUTH.

OTHR: LAND: REVIEWED LAND VALUES IN AREA. 10% ADJUSTMENT FOR IRREGULAR PARCEL SHAPE.



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IND LGHT MFG
(2184)

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SALE REPORT

State ID #	76-53-241-R000003598	IPAS Sale Key #	213994
County	ROCK	SIC Code	3089
Municipality	JANESVILLE	Interior Inspection Date	
Local Parcel #	0124400022	Revision Date	
Situs Address	1500 N Parker Dr	Sale Validity	Valid Sale
Situs Zip Code	53545	Sale Index #	2
Appraiser	VEJVOJA	Year Added to Sales Database	2024

TRANSACTION INFORMATION

Conveyance Date	05/10/2023
Grantor	HENDRICKS COMMERCIAL PROPERTIES LLC
Grantee	PARKER DRIVE INDUSTRIAL LLC
Affinity	None
Conveyance Type	Warranty/Condo Deed
Prior Use	3089: Plastics Products Nec-Mfg
Intended Use	0000: Commercial Parcel
Time Vacant	0 - 1 years
Environmental Site	NO

SALE DATA

Sale Price	\$9,700,000
Adjustment	\$0
Adjusted Reason	
Adjusted Sale Price	\$9,700,000
Land Value	\$677,700
Improvement Value	\$9,022,300
Time on Market	0 - 4 months
Recent Asking Price	\$9,700,000

PROPERTY IMPROVEMENT DATA

Weighted Actual Year Built	1959	
Number of Building Sections	6	
Predominant OCC Code	344	
Primary Area	184,035	
Additional Useable Area	49646	
Total Area	233,681	
Basement Area	150000	
Office Area (SF) / (%)	59,354	25%
Sprinkler (SF) / (%)	233,681	100%
Air Conditioning (SF) / (%)	108,072	46%
Notable Features/OBYs		
Stories	1	
Non-office ave wall height	18	
Non-office ave clear height	16	
Frame Type	03: Steel Non Fireproof	
Exterior Wall Type	04: Brick & Concrete Block	

LAND AND IMPROVEMENT SALE ANALYSIS

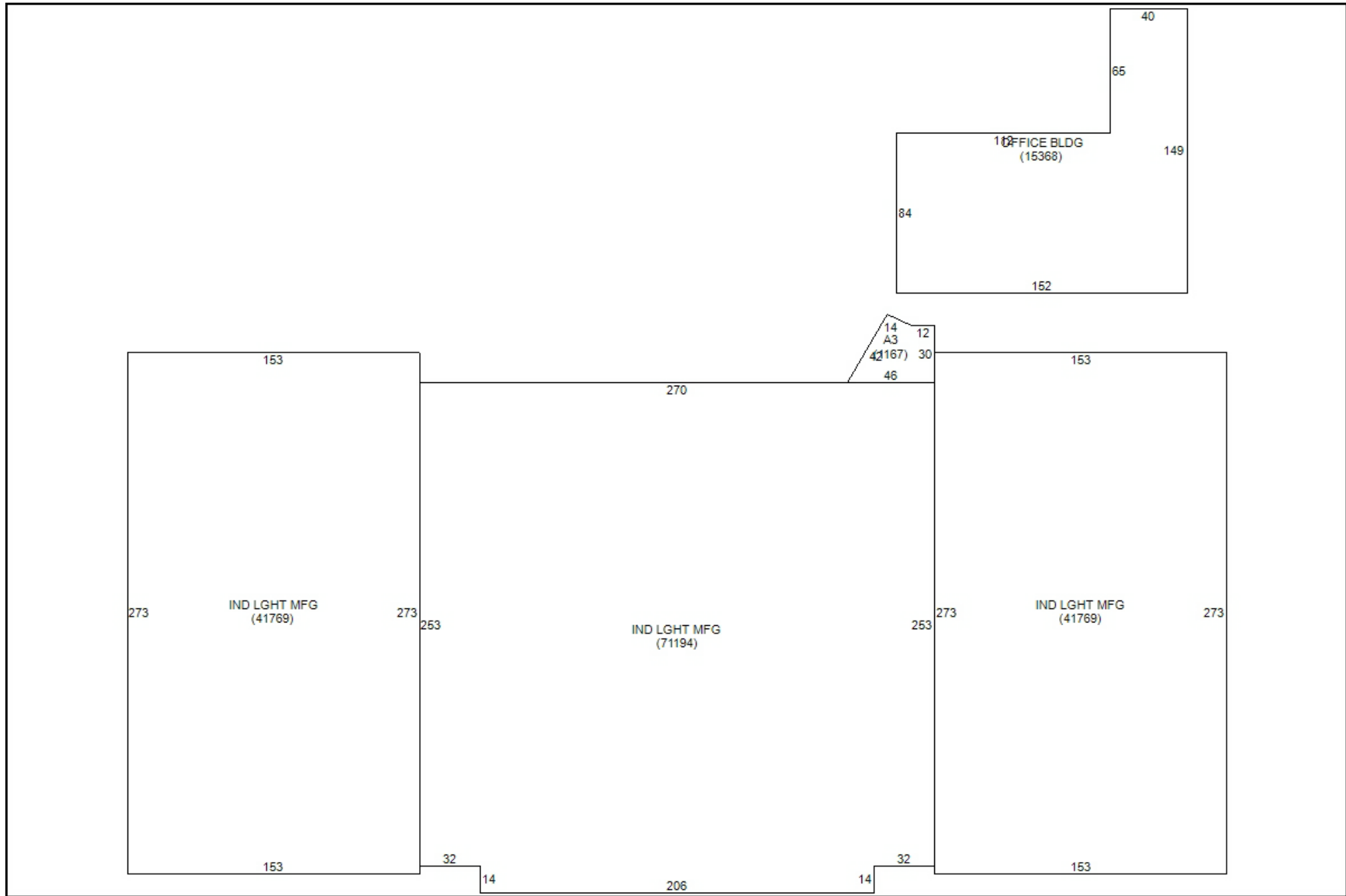
Adj Sale Price \$ / SF	\$41.51
Adj Sale Price Imps \$ / SF	\$38.61
Acres	17.092
Land Value \$ / Acre	\$39,650
SCR	4.35
RCN + OBY / SF	\$112.60
Physical Res. %	82%
Functional Res. %	60%
Functional OBS 1	Size
Functional OBS 2	Layout
Functional OBS 3	Ceiling Height
Community rating %	100%
NBHD Rating / Other %	100%
NBHD Rating / Other Econ Reason	Neighborhood Rating
Major Thoroughfare	1 to 3 miles
Market Variance	70%

COMMENTS

PHYS: 2023: BUILDING IN GOOD TO FAIR PHYSICAL CONDITION.

GRTE: 2023: PER QUESTIONNAIRE, GRANTEE NEGOTIATED AT FAIR MARKET VALUE. CONVENTIONAL FINANCING.





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SALE REPORT

State ID #	79-57-236-R000172852
County	SAWYER
Municipality	HAYWARD
Local Parcel #	236-941-27-2305
Situs Address	15909 Dyno Dr
Situs Zip Code	54843
Appraiser	HUFFSJ

IPAS Sale Key #	214133
SIC Code	7300
Interior Inspection Date	10/19/2023
Revision Date	
Sale Validity	Valid Sale
Sale Index #	2
Year Added to Sales Database	2024

TRANSACTION INFORMATION

Conveyance Date	11/10/2022
Grantor	COLLETTE M LAMBERT TRUST
Grantee	NORTHERN LAKES COOPERATIVE
Affinity	None
Conveyance Type	Trustees Deed
Prior Use	7300: Business Services-Svcs
Intended Use	4225: General Warehousing & Storage-Trans
Time Vacant	1 - 3 years
Environmental Site	NO

SALE DATA

Sale Price	\$637,500
Adjustment	
Adjusted Reason	
Adjusted Sale Price	\$637,500
Land Value	\$130,800
Improvement Value	\$506,700
Time on Market	12 - 24 months
Recent Asking Price	\$699,000

PROPERTY IMPROVEMENT DATA

Weighted Actual Year Built	1999	
Number of Building Sections	1	
Predominant OCC Code	494	
Primary Area	15,000	
Additional Useable Area	0	
Total Area	15,000	
Basement Area		
Office Area (SF) / (%)	10,000	67%
Sprinkler (SF) / (%)	15,000	100%
Air Conditioning (SF) / (%)	10,000	67%
Notable Features/OBYs		
Stories	1	
Non-office ave wall height	12	
Non-office ave clear height	12	
Frame Type	05: Wood Joist Typical Wooc	
Exterior Wall Type	07: Metal Light	

LAND AND IMPROVEMENT SALE ANALYSIS

Adj Sale Price \$ / SF	\$42.50
Adj Sale Price Imps \$ / SF	\$33.78
Acres	2.720
Land Value \$ / Acre	\$48,088
SCR	7.9
RCN + OBY / SF	\$59.67
Physical Res. %	58%
Functional Res. %	95%
Functional OBS 1	Office/Plant Ratio
Functional OBS 2	
Functional OBS 3	
Community rating %	90%
NBHD Rating / Other %	100%
NBHD Rating / Other Econ Reason	
Major Thoroughfare	0 to 1 mile
Market Variance	114%

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COMMENTS

GRTR: GRANTOR CLOSED BUSINESS IN ORDER TO SPEND MORE TIME WITH FAMILY. BUILDING WAS USED AS A PRINT SHOP AND SCREEN PRINTING BUSINESS. IT HAD BEEN VACANT FOR ALMOST 2 YEARS BY THE TIME OF THE SALE. IT WAS LISTED WITH LOCAL AGENT.

GRTE: SPOKE WITH GENERAL MANAGER OF GRANTEE. HE STATED THAT THEY WERE LOOKING FOR SPACE FOR EXPANDING HVAC SHOP AND WAREHOUSE. THEY LEARNED FROM AN ACQUAINTANCE THAT PROPERTY WAS FOR SALE. HE DROVE BY THE BUILDING AND NOTICED THE FOR SALE SALE SIGN POSTED ON THE PROPERTY. GRANTEE CONTACTED THE LISTING AGENT. GRANTEE SAID THE BUILDING AND THE LOCATION FIT THEIR NEEDS. PROPERTY WAS ORIGINALLY LISTED ON MLS AT \$699,000. GRANTEE OFFERED TO BUY AT \$637,500 WHICH WAS LOWER THAN MLS DUE TO LENGTH OF TIME ON MARKET AND UPDATES NEEDED TO THE PROPERTY. SALE PRICE WAS \$637,500 WHICH WAS \$61,500 LOWER THAN THE ORIGINAL PRICE ON MLS. GRANTOR ACCEPTED THE OFFER. GRANTEE FELT THE SALE PRICE WAS FAIR MARKET VALUE.

BRKR: CONTACTED LISTING BROKER, BUT NO RESPONSE. INFORMATION LISTED ON MLS#6102652.

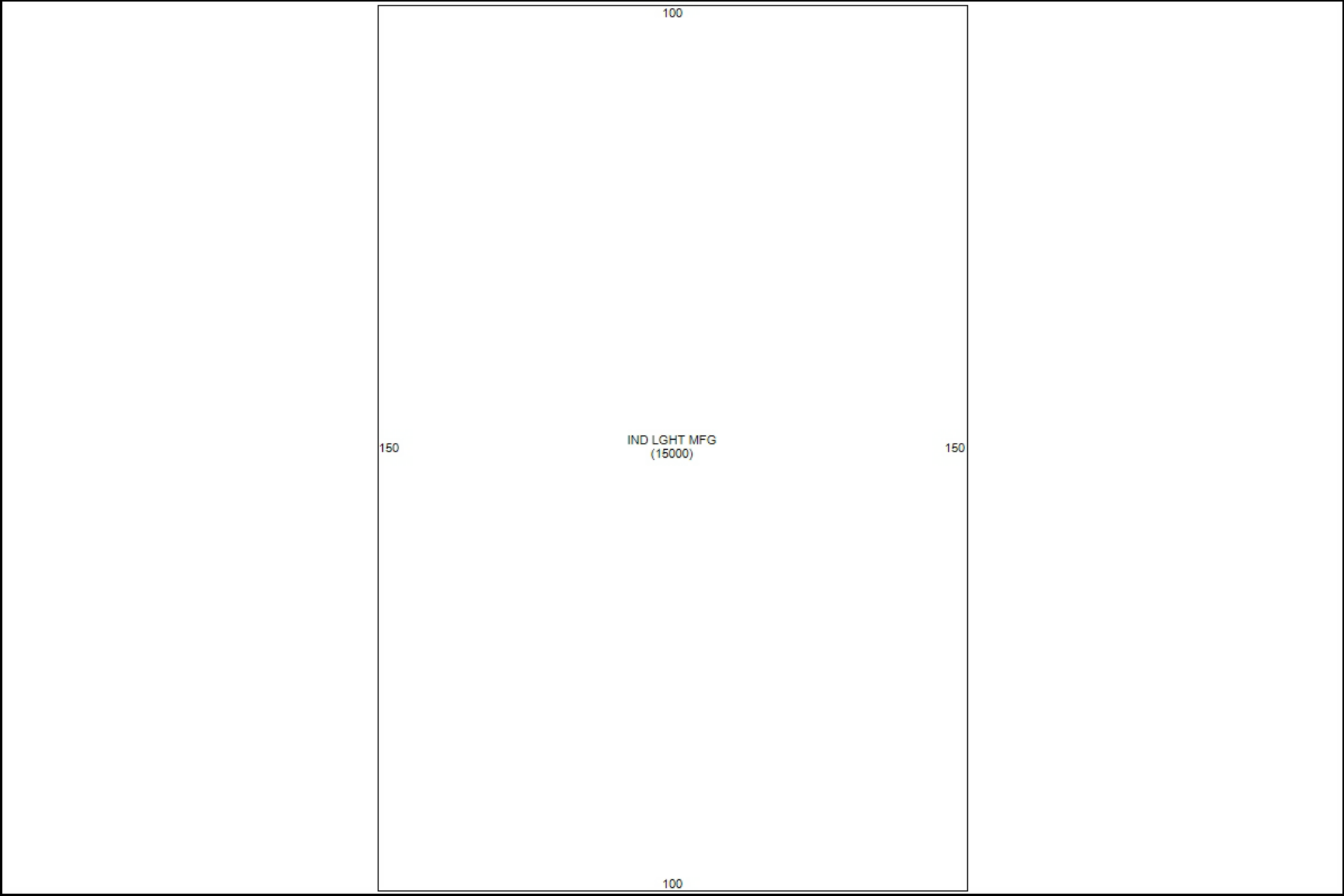
PHYS: BUILDING WAS IN NEED OF GENERAL REPAIRS (I.E. WALLS NEEDED PAINT, FLOORS WERE STAINED, AND CRACKS THROUGHOUT THE PARKING LOT). IT WAS ON THE MARKET FOR 217 DAYS UNTIL DAY OF SALE. PROPERTY HAD BEEN SITTING VACANT PRIOR TO LISTING WITH LOCAL AGENT. GRANTEE STATED THAT AFTER THE SALE, THEY REPLACED FLOORING IN OFFICE, PAINTED WALLS, UPGRADED LED LIGHTS, INSTALLED SECURITY SYSTEMS, INSTALLED NEW PHONE SYSTEMS, INSTALLED NEW GARAGE DOOR SERVICE ENTRANCE, AND RESURFACED THE PARKING LOT.

FUNC: LARGE OFFICE AREA FOR A BUILDING THIS SIZE.

ECON: LOCATED NEXT TO SEVERAL BUSINESSES IN THE INDUSTRIAL PARK OF THE CITY OF HAYWARD NEAR OTHER COMMERCIAL AND INDUSTRIAL PROPERTIES. ONLY .4 MILE TO HIGHWAY 27 AND ONLY .5 MILE TO HIGHWAY 63.

OTHR: LAND VALUED IN RELATIONSHIP WITH LOCAL LAND AROUND THE INDUSTRIAL BUSINESS PARK AREA.





SALE REPORT

State ID #	81-58-281-R000011759
County	SHAWANO
Municipality	SHAWANO
Local Parcel #	281-45150-0630
Situs Address	325 S Main St
Situs Zip Code	54166
Appraiser	BARRERM

IPAS Sale Key #	212768
SIC Code	2752
Interior Inspection Date	06/26/2018
Revision Date	
Sale Validity	Valid Sale
Sale Index #	1
Year Added to Sales Database	2024

TRANSACTION INFORMATION

Conveyance Date	09/30/2022
Grantor	GREG ZIMMERMAN
Grantee	VERLA PROPERTIES LLC
Affinity	None
Conveyance Type	Warranty/Condo Deed
Prior Use	2752: Commercial Printing Lithographic-Mfg
Intended Use	5700: Furniture & Homefurnishings Stores-Retail
Time Vacant	0 - 1 years
Environmental Site	Unknown

SALE DATA

Sale Price	\$135,000
Adjustment	
Adjusted Reason	
Adjusted Sale Price	\$135,000
Land Value	\$24,200
Improvement Value	\$110,800
Time on Market	12 - 24 months
Recent Asking Price	\$149,900

PROPERTY IMPROVEMENT DATA

Weighted Actual Year Built	1953	
Number of Building Sections	2	
Predominant OCC Code	494	
Primary Area	4,816	
Additional Useable Area	0	
Total Area	4,816	
Basement Area		
Office Area (SF) / (%)	1,648	34%
Sprinkler (SF) / (%)		
Air Conditioning (SF) / (%)	1,648	34%
Notable Features/OBYS		
Stories	1	
Non-office ave wall height	11	
Non-office ave clear height	10	
Frame Type	06: Wood Mill (old heavy fram	
Exterior Wall Type	03: Concrete Block	

LAND AND IMPROVEMENT SALE ANALYSIS

Adj Sale Price \$ / SF	\$28.03
Adj Sale Price Imps \$ / SF	\$23.01
Acres	0.220
Land Value \$ / Acre	\$110,000
SCR	2
RCN + OBY / SF	\$86.71
Physical Res. %	43%
Functional Res. %	90%
Functional OBS 1	Site Coverage
Functional OBS 2	Ceiling Height
Functional OBS 3	
Community rating %	90%
NBHD Rating / Other %	100%
NBHD Rating / Other Econ Reason	Neighborhood Rating
Major Thoroughfare	3 to 5 miles
Market Variance	76%

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COMMENTS

GRTR: GRANTOR CLOSED COMMERCIAL PRINTING BUSINESS AND LISTED SUBJECT WITH REALTOR. SUBJECT WAS ON MARKET FOR APPROXIMATELY A YEAR.

GRTE: NO CONTACT. FOLLOWING SALE, SUBJECT WAS UPDATED INTO A FURNITURE AND MATTRESS RETAIL STORE.

PHYS: SUBJECT IS CONCRETE BLOCK CONSTRUCTION, BUILT IN THE 1950S, USED FOR COMMERCIAL PRINTING, AND LENDS ITSELF TO A NUMBER OF COMMERCIAL USES. MAINTENANCE NEEDED DUE TO AGE OF HVAC SYSTEM AND ROOF. BUILDING CONDITION DETERMINED FROM LAST INTERIOR INSPECTION, INTERNAL SALE LISTING PHOTOS, AND INPUT FROM GRANTOR.

FUNC: FUNCTIONAL ISSUE NOTED FOR SITE COVERAGE, AS THERE IS LIMITED PARKING...WHICH IS AN ISSUE FOR COMMERCIAL/RETAIL USE. CEILING HEIGHT IS ALSO ON THE LOW-SIDE, ALTHOUGH IT WOULD SUFFICE FOR MOST COMMERCIAL USES.

ECON: SUBJECT LOCATED IN THE DOWNTOWN AREA IN THE CITY OF SHAWANO, WHICH IS A GOOD COMMERCIAL LOCATION.

OTHR: LAND ANALYSIS: LAND VALUE IS IN LINE WITH SURROUNDING DOWNTOWN COMMERCIAL FAIR MARKET VALUES.



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SALE REPORT

State ID #	81-59-281-R000173549	IPAS Sale Key #	214798
County	SHEBOYGAN	SIC Code	2390
Municipality	SHEBOYGAN	Interior Inspection Date	09/20/2023
Local Parcel #	59281209320	Revision Date	
Situs Address	2005 New Jersey Ave	Sale Validity	Valid Sale
Situs Zip Code	53081	Sale Index #	1
Appraiser	ARMSTPA	Year Added to Sales Database	2024

TRANSACTION INFORMATION

Conveyance Date	02/11/2022
Grantor	AFFILIATED ACQUISITION LLC
Grantee	LW ACQUISITIONS LLC
Affinity	None
Conveyance Type	Warranty/Condo Deed
Prior Use	4225: General Warehousing & Storage-Trans
Intended Use	2390: Misc. Fabricated Textile Products-Mfg
Time Vacant	0 - 1 years
Environmental Site	Unknown

SALE DATA

Sale Price	\$850,000
Adjustment	
Adjusted Reason	
Adjusted Sale Price	\$850,000
Land Value	\$158,400
Improvement Value	\$691,600
Time on Market	Unknown
Recent Asking Price	\$850,000

PROPERTY IMPROVEMENT DATA

Weighted Actual Year Built	1973
Number of Building Sections	6
Predominant OCC Code	406
Primary Area	39,060
Additional Useable Area	0
Total Area	39,060
Basement Area	
Office Area (SF) / (%)	4,08010%
Sprinkler (SF) / (%)	
Air Conditioning (SF) / (%)	4,08010%
Notable Features/OBYs	
Stories	1
Non-office ave wall height	12
Non-office ave clear height	12
Frame Type	04: Pre-Engineered Steel
Exterior Wall Type	07: Metal Light

LAND AND IMPROVEMENT SALE ANALYSIS

Adj Sale Price \$ / SF	\$21.76
Adj Sale Price Imps \$ / SF	\$17.71
Acres	1.752
Land Value \$ / Acre	\$90,411
SCR	1.95
RCN + OBY / SF	\$54.86
Physical Res. %	48%
Functional Res. %	85%
Functional OBS 1	Layout
Functional OBS 2	Ceiling Height
Functional OBS 3	
Community rating %	97%
NBHD Rating / Other %	90%
NBHD Rating / Other Econ Reason	Neighborhood Rating
Major Thoroughfare	1 to 3 miles
Market Variance	91%

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COMMENTS

GRTR: GRANTOR MOVED BUSINESS TO MILWAUKEE (LOOPNET)

GRTE: GRANTEE PURCHASED PROPERTY TO EXPAND A GROWING BUSINESS AT A NEARBY LOCATION.

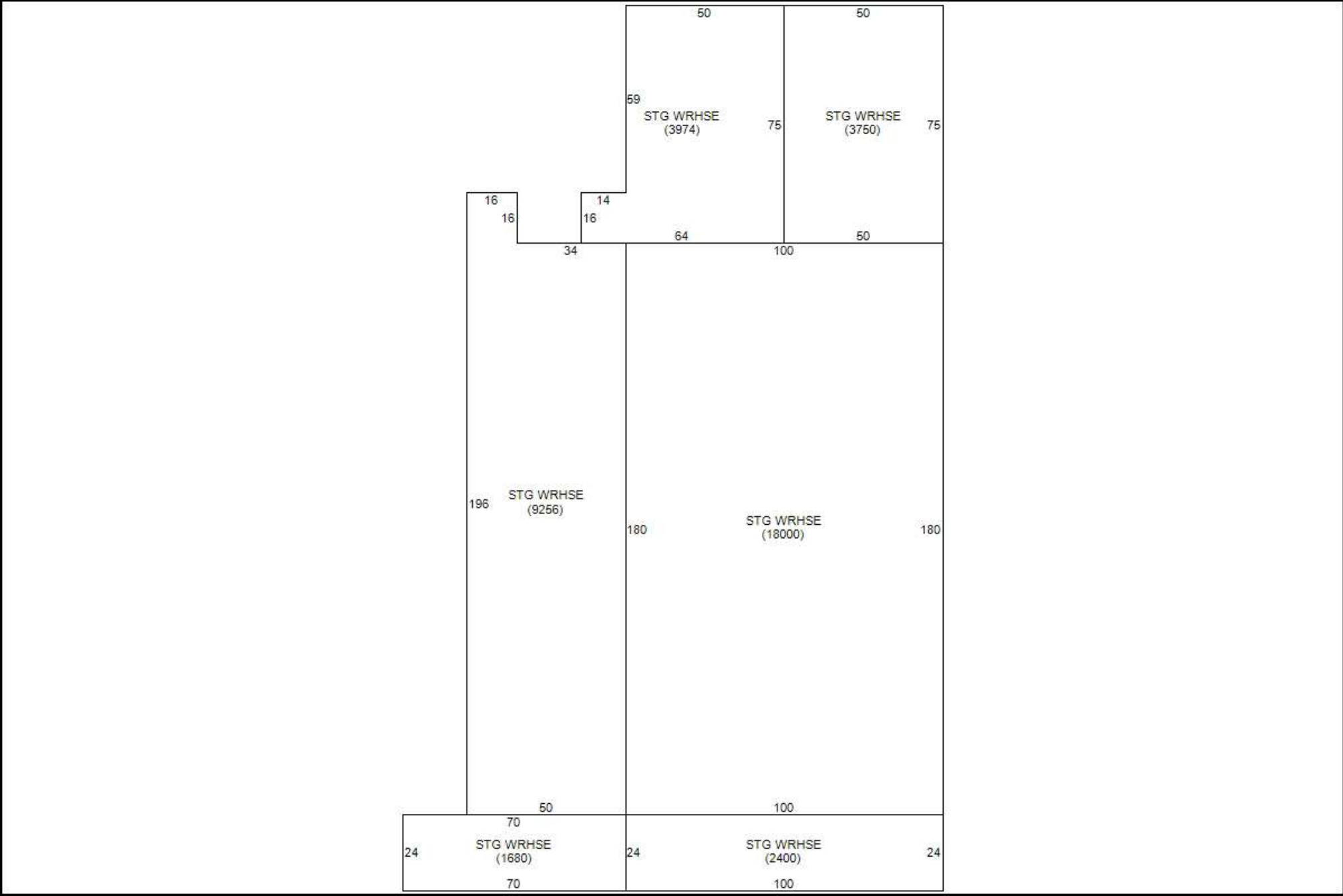
PHYS: SUBJECT IS A STEEL AND WOOD FRAMED STRUCTURE WITH METAL AND BRICK EXTERIOR. THERE ARE 3 LARGE SECTIONS, THE FIRST BUILT IN 1963 WITH ADDITIONS BETWEEN 1979 AND 1993. THE COMBINED OFFICE AREAS SPAN THE ENTIRE FRONT END. THE PROPERTY IS CLEAN AND IN FAIR CONDITION.

FUNC: PROPERTY HAS LARGE OPEN SPACES SUITABLE FOR PRODUCTION AND/OR WAREHOUSE. DUE TO CONSTRUCTION BEING IN PHASES, THE LAYOUT IS SOMEWHAT IMPAIRED WITH MULTIPLE INTERIOR WALLS. THE RESULTING PEAKS AND VALLEYS IN THE ROOF ALSO POSE A DRAINAGE ISSUE.

ECON: SUBJECT IS LOCATED IN A WELL-TRAVELED COMMERCIAL CORRIDOR IN THE CITY SURROUNDED BY RESIDENTIAL NEIGHBORHOODS. EASY ACCESS TO TAYLOR DRIVE AND I-43.

OTHR: LAND VALUES IN LINE WITH SIMILAR PROPERTIES.





SALE REPORT

State ID #	79-55-161-R000068866
County	ST CROIX
Municipality	NORTH HUDSON
Local Parcel #	161-1066-70-200
Situs Address	230 N Monroe St
Situs Zip Code	54016
Appraiser	SMITHBA

IPAS Sale Key #	214336
SIC Code	3679
Interior Inspection Date	09/20/2023
Revision Date	
Sale Validity	Valid Sale
Sale Index #	2
Year Added to Sales Database	2024

TRANSACTION INFORMATION

Conveyance Date	01/31/2023
Grantor	CALDA DONNA LLC
Grantee	FF HOLDINGS OF WISCONSIN LLC
Affinity	None
Conveyance Type	Warranty/Condo Deed
Prior Use	3679: Electronic Components Nec-Mfg
Intended Use	7361: Employment Agencies-Svcs
Time Vacant	0 - 1 years
Environmental Site	Unknown

SALE DATA

Sale Price	\$1,600,000
Adjustment	
Adjusted Reason	
Adjusted Sale Price	\$1,600,000
Land Value	\$61,100
Improvement Value	\$1,538,900
Time on Market	0 - 4 months
Recent Asking Price	\$1,600,000

PROPERTY IMPROVEMENT DATA

Weighted Actual Year Built	1923	
Number of Building Sections	4	
Predominant OCC Code	494	
Primary Area	19,272	
Additional Useable Area	0	
Total Area	19,272	
Basement Area		
Office Area (SF) / (%)	3,030	16%
Sprinkler (SF) / (%)		
Air Conditioning (SF) / (%)	12,648	66%
Notable Features/OBYs		
Stories	2	
Non-office ave wall height	13	
Non-office ave clear height	13	
Frame Type	02: Masonry Load Bearing	
Exterior Wall Type	01: Brick Veneer	

LAND AND IMPROVEMENT SALE ANALYSIS

Adj Sale Price \$ / SF	\$83.02
Adj Sale Price Imps \$ / SF	\$79.85
Acres	2.090
Land Value \$ / Acre	\$29,234
SCR	7.03
RCN + OBY / SF	\$89.41
Physical Res. %	63%
Functional Res. %	85%
Functional OBS 1	Layout
Functional OBS 2	Multi Story
Functional OBS 3	Office/Plant Ratio
Community rating %	95%
NBHD Rating / Other %	100%
NBHD Rating / Other Econ Reason	Neighborhood Rating
Major Thoroughfare	1 to 3 miles
Market Variance	176%

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COMMENTS

GRTR: RELOCATED BUSINESS TO A DIFFERENT MUNICIPALITY, WHICH MADE THIS BUILDING AVAILABLE FOR SALE. PROPERTY WAS OFFERED FOR SALE WITH A BROKER. LISTING PRICE ESTABLISHED WITH INPUT FROM BROKER AND SELLER, WHO WAS FAMILIAR WITH REAL ESTATE VALUES IN THE AREA.

GRTE: DID NOT RESPOND TO REQUEST FOR SALE INFORMATION. SELLER INDICATED THAT BUYER INTENDED TO USE THE BUILDING FOR A TEMPORARY EMPLOYMENT SERVICE.

BRKR: PROPERTY WAS LISTED WITH REAL ESTATE BROKER AND RECEIVED A FULL PRICE OFFER IN A SHORT PERIOD OF TIME. THE BROKER FELT THE PROPERTY SOLD FOR AT OR SLIGHTLY ABOVE MARKET VALUE.

PHYS: PROPERTY IN MODERATE CONDITION, WITH SOME WEAR AND TEAR. THIS IS AN OLDER STRUCTURE, WITH SIGNIFICANT INTERIOR AND EXTERIOR UPGRADES IN THE LAST 15 YEARS. NO MAJOR REPAIRS WERE APPARENT AT TIME OF INSPECTION.

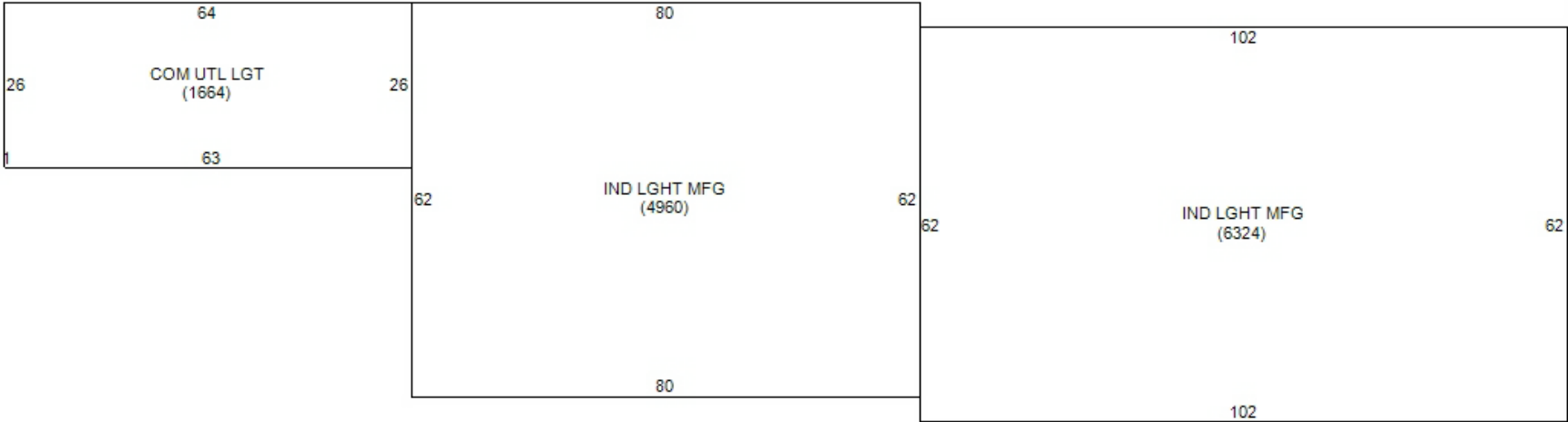
FUNC: OBSOLESCENCE OBSERVED FOR MULTIPLE SECTION LAYOUT, OFFICE TO PLANT RATIO AND 2-STORY CONSTRUCTION.

ECON: PROPERTY LOCATED IN AN INDUSTRIAL/BUSINESS PARK, IN A COMMUNITY WITH A POPULATION OF APPROXIMATELY 4,000, A COUPLE BLOCKS TO STH 35 AND APPROXIMATELY 1 MILE TO THE HUDSON AREA. ACCESS TO A MAJOR 4-LANE HIGHWAY IS APPROXIMATELY 3 MILES AWAY AND THE DISTANCE TO THE ST. PAUL / MINNEAPOLIS METRO AREA IS APPROXIMATELY 25 MILES.

OTHR: MARKET VARIANCE: THE PROPERTY LIKELY SOLD HIGH BECAUSE THERE WERE FEW PROPERTIES AVAILABLE IN THIS MARKET AT THE TIME OF SALE. THE PROPERTY ALSO HAD UNIQUE CHARACTERISTICS, SUCH AS RESTORED BRICK EXTERIOR AND INTERIOR, WHICH MAY HAVE AN EFFECT ON SALES PRICE. BEING 25 MILES FROM THE ST. PAUL / MINNEAPOLIS METRO AREA MAY ALSO INFLUENCED THE SALE PRICE OF THIS PROPERTY.

OTHR: LAND ANALYSIS: LAND VALUE WAS DETERMINED THROUGH A LAND VALUE STUDY OF THE AREA, IN ADDITION TO THE ANALYSIS OF VACANT AND LOCALLY ASSESSED PARCELS.





SALE REPORT

State ID #	79-55-181-R000030332
County	ST CROIX
Municipality	SOMERSET
Local Parcel #	181-4052-10-000
Situs Address	436 Church Hill Rd
Situs Zip Code	54025
Appraiser	SMITHBA

IPAS Sale Key #	206266
SIC Code	3087
Interior Inspection Date	
Revision Date	
Sale Validity	Valid Sale
Sale Index #	2
Year Added to Sales Database	2024

TRANSACTION INFORMATION

Conveyance Date	12/01/2021
Grantor	MARK E. TRIEBOLD

Grantee	ST PROPERTY HOLDINGS LLC
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Affinity	None
Conveyance Type	Warranty/Condo Deed
Prior Use	3599: Industrial Machinery Nec-Mfg
Intended Use	3087: Custom Compound Purchased Resins-Mfg
Time Vacant	0 - 1 years
Environmental Site	Unknown

SALE DATA

Sale Price	\$1,030,000
Adjustment	
Adjusted Reason	
Adjusted Sale Price	\$1,030,000
Land Value	\$44,600
Improvement Value	\$985,400
Time on Market	0 - 4 months
Recent Asking Price	\$1,030,000

PROPERTY IMPROVEMENT DATA

Weighted Actual Year Built	1998	
Number of Building Sections	3	
Predominant OCC Code	494	
Primary Area	11,584	
Additional Useable Area	1440	
Total Area	13,024	
Basement Area		
Office Area (SF) / (%)	2,880	22%
Sprinkler (SF) / (%)		
Air Conditioning (SF) / (%)	5,664	43%
Notable Features/OBYs		

Stories	1
Non-office ave wall height	13
Non-office ave clear height	13
Frame Type	07: Wood Pole
Exterior Wall Type	07: Metal Light

LAND AND IMPROVEMENT SALE ANALYSIS

Adj Sale Price \$ / SF	\$79.08
Adj Sale Price Imps \$ / SF	\$75.66
Acres	1.270
Land Value \$ / Acre	\$35,118
SCR	4.78
RCN + OBY / SF	\$81.03
Physical Res. %	73%
Functional Res. %	90%
Functional OBS 1	Layout
Functional OBS 2	Office/Plant Ratio
Functional OBS 3	
Community rating %	95%
NBHD Rating / Other %	100%
NBHD Rating / Other Econ Reason	Neighborhood Rating
Major Thoroughfare	0 to 1 mile
Market Variance	150%

COMMENTS

GRTR: NO LONGER NEEDED THE BUILDING AND OFFERED FOR LEASE. BUYER APPROACHED SELLER FOR A POTENTIAL PURCHASE. NEGOTIATIONS RESULTED IN AN ACCEPTED OFFER OF PRICE AND TERMS. BUYER AND SELLER WERE BOTH KNOWLEDGEABLE OF LOCAL REAL ESTATE VALUES. PURCHASE PRICE SUPPORTED BY BANK APPRAISAL.

GRTE: BUYER HAD BEEN LOOKING FOR A MANUFACTURING LOCATION AND THIS PROPERTY SUITED THOSE NEEDS.

PHYS: PROPERTY IN MODERATE CONDITION, WITH SOME INTERIOR AND EXTERIOR WEAR AND TEAR TO FLOORING, WALLS AND GENERAL OVERALL. NO MAJOR REPAIRS WERE APPARENT AT TIME OF INSPECTION.

FUNC: OBSOLESCENCE OBSERVED FOR MULTIPLE SECTION LAYOUT AND HIGHER THAN NORMAL OFFICE TO PLANT RATIO.

ECON: PROPERTY LOCATED IN AN INDUSTRIAL/BUSINESS PARK, IN A COMMUNITY WITH A POPULATION OF APPROXIMATELY 3,000, WITH DIRECT ACCESS TO HWY 35 AND APPROXIMATELY 10 MILES TO THE HUDSON AREA. ACCESS TO A MAJOR 4-LANE HIGHWAY IS APPROXIMATELY 12 MILES AWAY AND THE DISTANCE TO THE ST. PAUL / MINNEAPOLIS METRO AREA IS APPROXIMATELY 25 MILES.

OTHR: MARKET VARIANCE: THE PROPERTY LIKELY SOLD HIGHER THAN NORMAL DUE TO THE LIMITED SUPPLY OF PROPERTIES AVAILABLE FOR PURCHASE AT THE TIME OF SALE. BEING 25 MILES FROM THE ST. PAUL / MINNEAPOLIS METRO AREA MAY ALSO INFLUENCED THE SALE PRICE OF THIS PROPERTY.

OTHR: APPRAISER REMARKS: EXTERIOR INSPECTION ON 8/24/2023. PRIOR INTERIOR INSPECTION ON 11/19/2015. PROPERTY WAS NOT ASSESSED AS MFG AT TIME OF SALE.

OTHR: LAND ANALYSIS: LAND VALUE WAS DETERMINED THROUGH A LAND VALUE STUDY OF THE AREA, IN ADDITION TO THE ANALYSIS OF VACANT AND LOCALLY ASSESSED PARCELS.



30		88		16 IND LGHT MFG (160)		10		90		
				10		16				
48	ENG&RSC OFMZ (1440)	48	IND LGHT MFG (4224)	48						
30		88								
					80	IND LGHT MFG (7200)				80
					90					

SALE REPORT

State ID #	79-55-181-R000173546
County	ST CROIX
Municipality	SOMERSET
Local Parcel #	181-1045-01-260
Situs Address	475 La Grandeur Rd
Situs Zip Code	54025
Appraiser	SMITHBA

IPAS Sale Key #	214811
SIC Code	5199
Interior Inspection Date	09/27/2023
Revision Date	
Sale Validity	Valid Sale
Sale Index #	1
Year Added to Sales Database	2024

TRANSACTION INFORMATION

Conveyance Date	04/22/2022
Grantor	PINE & PALM HOLDINGS LLC
Grantee	475 LA GRANDEUR ROAD LLC
Affinity	None
Conveyance Type	Warranty/Condo Deed
Prior Use	5199: Nondurable Goods Nec-WholeSL
Intended Use	5199: Nondurable Goods Nec-WholeSL
Time Vacant	0 - 1 years
Environmental Site	Unknown

SALE DATA

Sale Price	\$2,150,000
Adjustment	
Adjusted Reason	
Adjusted Sale Price	\$2,150,000
Land Value	\$134,100
Improvement Value	\$2,015,900
Time on Market	5 - 11 months
Recent Asking Price	\$2,500,000

PROPERTY IMPROVEMENT DATA

Weighted Actual Year Built	2019	
Number of Building Sections	1	
Predominant OCC Code	494	
Primary Area	30,000	
Additional Useable Area	0	
Total Area	30,000	
Basement Area		
Office Area (SF) / (%)	300	1%
Sprinkler (SF) / (%)	30,000	100%
Air Conditioning (SF) / (%)	0	0%
Notable Features/OBYs		
Stories	1	
Non-office ave wall height	24	
Non-office ave clear height	24	
Frame Type	04: Pre-Engineered Steel	
Exterior Wall Type	07: Metal Light	

LAND AND IMPROVEMENT SALE ANALYSIS

Adj Sale Price \$ / SF	\$71.67
Adj Sale Price Imps \$ / SF	\$67.20
Acres	3.670
Land Value \$ / Acre	\$36,540
SCR	5.33
RCN + OBY / SF	\$87.02
Physical Res. %	94%
Functional Res. %	90%
Functional OBS 1	Office/Plant Ratio
Functional OBS 2	Layout
Functional OBS 3	
Community rating %	95%
NBHD Rating / Other %	100%
NBHD Rating / Other Econ Reason	
Major Thoroughfare	0 to 1 mile
Market Variance	96%

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COMMENTS

GRTR: BUILDING WAS BUILT FOR RESALE PURPOSES. BUYER WAS USING FOR STORAGE UNTIL SOLD. PROPERTY LISTED WITH REAL ESTATE BROKER. PRICE DETERMINED BY DISCUSSION WITH BROKER AND SELLER, WHO WAS KNOWLEDGEABLE OF MARKET VALUES.

GRTE: NEW OWNER IS A COMMERCIAL SUBCONTRACTOR FROM MINNESOTA, WHO WAS LOOKING FOR A PROPERTY TO STORE SOME OF THEIR EQUIPMENT FOR JOBS ON THIS SIDE OF THE STATE. THIS PROPERTY WAS AVAILABLE AND OFFERED EXTERIOR STORAGE AND THE OPPORTUNITY TO LEASE SOME OR ALL OF THE BUILDING. GRANTEE INSTALLED A FENCE AFTER THE SALE, ON THE BACK SIDE OF THE PROPERTY TO HELP SECURE THE EXTERIOR STORAGE OF OWNER'S ITEMS. TWO TENANTS WERE FOUND TO LEASE EACH HALF OF THE BUILDING. OWNER DOES NOT OCCUPY THE INTERIOR OF THE BUILDING. BUYER FELT THE STORAGE OF THEIR ITEMS ISSUE WAS SOLVED AND ALSO WAS HAPPY WITH THE INVESTMENT INCOME. ONE TENANT IS A TOY DISTRIBUTOR, AND THE OTHER TENANT IS A LOCAL MFG ACCOUNT THAT LEASES THE BUILDING FOR STORAGE.

BRKR: PROPERTY LISTED ON MARKET FOR AROUND 5 MONTHS BEFORE ACCEPTED OFFER. SELLING PRICE NEGOTIATED BETWEEN BUYER AND SELLER.

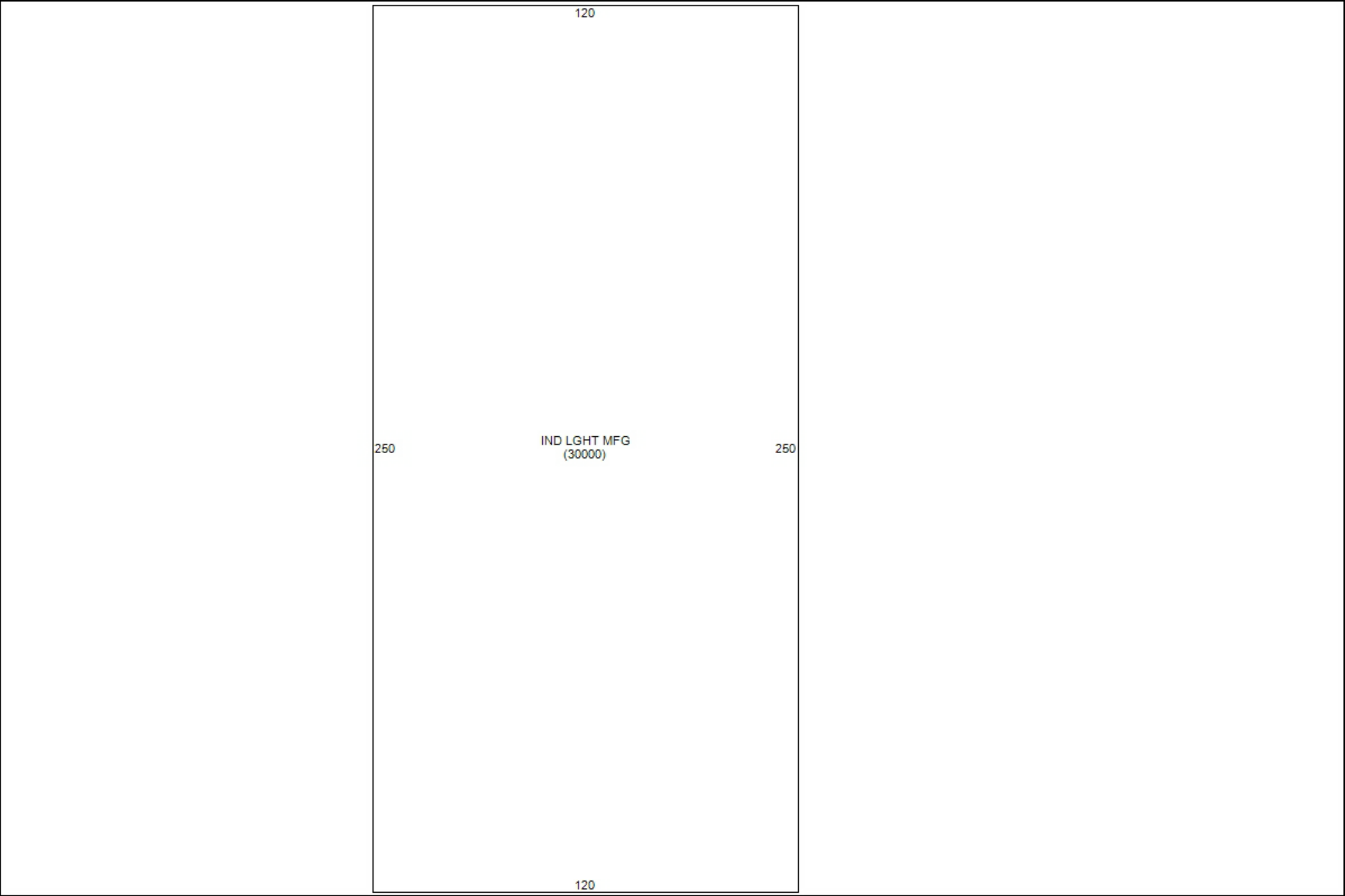
PHYS: PROPERTY IN EXCELLENT CONDITION, WITH VERY MINOR WEAR AND TEAR. NO MAJOR REPAIRS WERE APPARENT AT TIME OF INSPECTION. THE PROPERTY HAS A UNIQUE LAYOUT WHICH GIVES THE OPTION OF A SINGLE OR TWO TENANT OCCUPANCY, WITH EACH TENANT HAVING THEIR OWN LOADING DOCK AND PRIVATE ENTRANCE AND PARKING. BUILDING HAS 100% SPRINKLER SYSTEM.

FUNC: OBSOLESCENCE OBSERVED FOR LIMITED OFFICE SPACE / OFFICE TO PLANT RATIO AND FOR LAYOUT TO REFLECT THE INTERIOR WALL THAT SEPARATES THE BUILDING INTO TO UNITS.

ECON: PROPERTY LOCATED IN AN INDUSTRIAL/BUSINESS PARK, IN A COMMUNITY WITH A POPULATION OF APPROXIMATELY 3,000, A COUPLE BLOCKS TO STH 35 AND APPROXIMATELY 11 MILES TO THE HUDSON AREA. ACCESS TO A MAJOR 4-LANE HIGHWAY IS APPROXIMATELY 12 MILES AWAY AND THE DISTANCE TO THE ST. PAUL / MINNEAPOLIS METRO AREA IS APPROXIMATELY 25 MILES.

OTHR: LAND ANALYSIS: LAND VALUE WAS DETERMINED THROUGH A LAND VALUE STUDY OF THE AREA, IN ADDITION TO THE ANALYSIS OF VACANT AND LOCALLY ASSESSED PARCELS.





SALE REPORT

State ID #	79-55-261-R000172867
County	ST CROIX
Municipality	NEW RICHMOND
Local Parcel #	261-1234-60-050
Situs Address	511 Wisconsin Dr
Situs Zip Code	54017
Appraiser	SMITHBA

IPAS Sale Key #	214139
SIC Code	5961
Interior Inspection Date	09/20/2023
Revision Date	
Sale Validity	Valid Sale
Sale Index #	2
Year Added to Sales Database	2024

TRANSACTION INFORMATION

Conveyance Date	03/15/2023
Grantor	CLARK SCHROEDER LIVING TRUST

Grantee	150 INDUSTRIAL BOULEVARD LLC
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Affinity	None
Conveyance Type	Trustees Deed
Prior Use	5961: Catalog & Mail-Order Houses-Retail
Intended Use	3069: Fabricated Rubber Products Nec-Mfg
Time Vacant	0 - 1 years
Environmental Site	Unknown

SALE DATA

Sale Price	\$2,900,000
Adjustment	
Adjusted Reason	
Adjusted Sale Price	\$2,900,000
Land Value	\$290,100
Improvement Value	\$2,609,900
Time on Market	0 - 4 months
Recent Asking Price	\$2,900,000

PROPERTY IMPROVEMENT DATA

Weighted Actual Year Built	2009	
Number of Building Sections	2	
Predominant OCC Code	494	
Primary Area	48,160	
Additional Useable Area	0	
Total Area	48,160	
Basement Area		
Office Area (SF) / (%)	3,760	8%
Sprinkler (SF) / (%)		
Air Conditioning (SF) / (%)	3,760	8%
Notable Features/OBYs		

Stories	1
Non-office ave wall height	22
Non-office ave clear height	22
Frame Type	04: Pre-Engineered Steel
Exterior Wall Type	17: Masonry & Metal

LAND AND IMPROVEMENT SALE ANALYSIS

Adj Sale Price \$ / SF	\$60.22
Adj Sale Price Imps \$ / SF	\$54.19
Acres	4.305
Land Value \$ / Acre	\$67,387
SCR	3.89
RCN + OBY / SF	\$89.56
Physical Res. %	75%
Functional Res. %	100%
Functional OBS 1	
Functional OBS 2	
Functional OBS 3	
Community rating %	95%
NBHD Rating / Other %	100%
NBHD Rating / Other Econ Reason	

Major Thoroughfare	0 to 1 mile
Market Variance	85%

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COMMENTS

GRTR: SELLER WAS LOOKING TO RETIRE. THE BUYER OWNED A BUSINESS ACROSS THE STREET FROM THIS PROPERTY AND ENGAGED IN CONVERSATION TO DISCUSS POTENTIAL PURCHASE. AFTER SOME NEGOTIATION, THE PRICE WAS DETERMINED, AND TERMS AGREED FOR THE SALE. BUYER AND SELLER WERE BOTH KNOWLEDGEABLE OF LOCAL REAL ESTATE VALUES.

GRTE: WAS LOOKING FOR ADDITIONAL SQUARE FOOTAGE AND FOUND OUT THIS PROPERTY WAS AVAILABLE FOR SALE AND NEGOTIATED A PURCHASE. THIS WAS A CASH SALE AND NO APPRAISAL NECESSARY.

PHYS: PROPERTY IN GOOD CONDITION. BUYER IS CURRENTLY INSTALLING A SPRINKLER SYSTEM AS AN AFTER THE SALE UPGRADE.

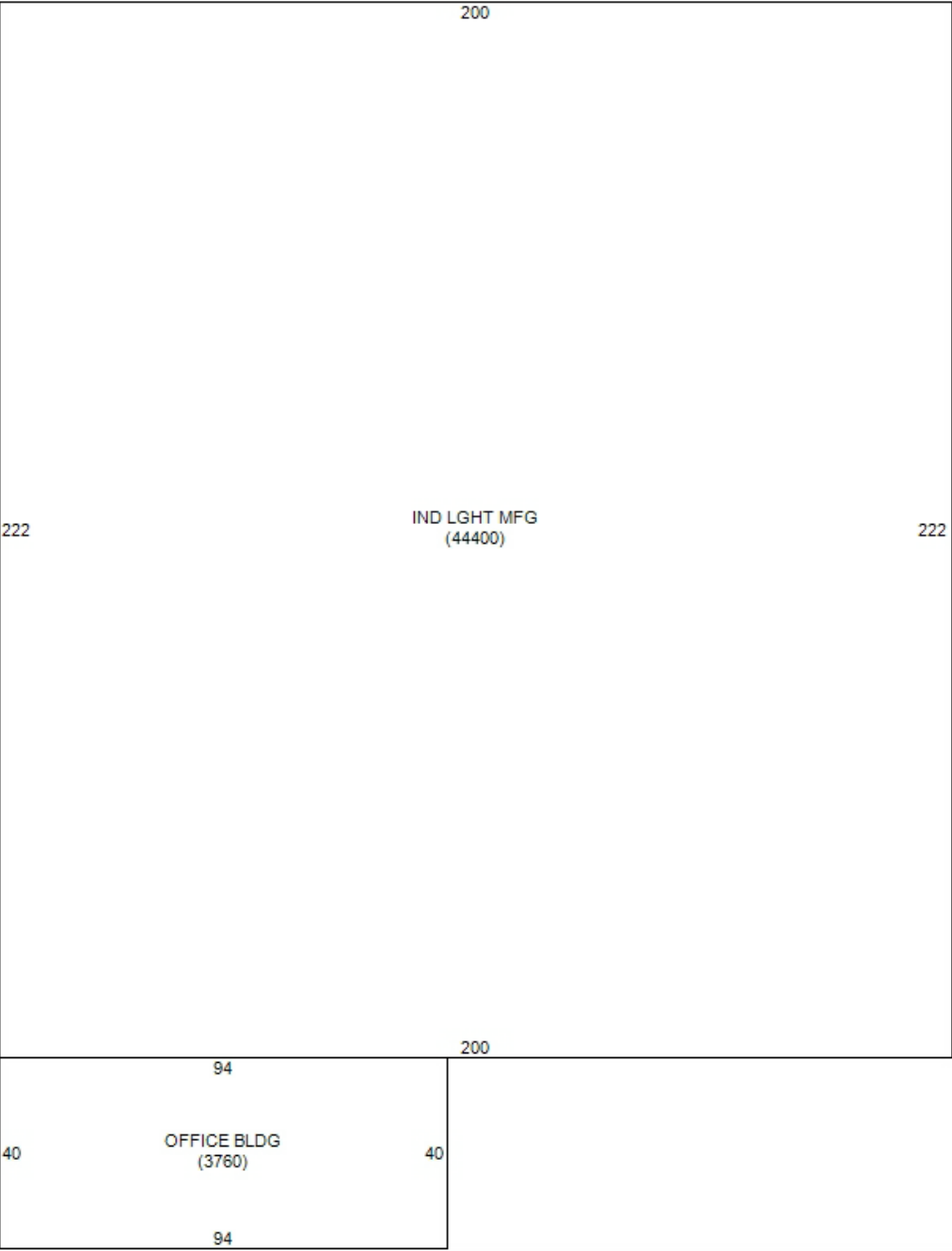
FUNC: NO FUNCTIONAL OBSOLESCENCE OBSERVED.

ECON: PROPERTY LOCATED IN A MEDIUM SIZE COMMUNITY INDUSTRIAL/BUSINESS PARK, IN A STRONG ECONOMIC REGION ABOUT A MILE FROM STATE HWY 65. ACCESS TO A MAJOR 4 LANE HIGHWAY IS APPROXIMATELY 1 MILE AND HUDSON IS APPROXIMATELY 20 MILES.

OTHR: LAND ANALYSIS: LAND VALUE WAS DETERMINED THROUGH A LAND VALUE STUDY OF THE AREA, IN ADDITION TO THE ANALYSIS OF VACANT AND LOCALLY ASSESSED PARCELS.

APPR: THERE ARE TWO TRANSFER FORMS FOR THE CONVEYANCE OF THIS PROPERTY. THE TOTAL OF BOTH TRANSFER FORM VALUE IS EQUAL TO THE TOTAL SALE PRICE OF THE PROPERTY.





SALE REPORT

State ID #	79-60-032-R000173163	IPAS Sale Key #	214330
County	TAYLOR	SIC Code	4212
Municipality	MEDFORD	Interior Inspection Date	
Local Parcel #	032-00092-0000	Revision Date	
Situs Address	N4456 State Highway 13	Sale Validity	Valid Sale
Situs Zip Code	54451	Sale Index #	2
Appraiser	BURGELL	Year Added to Sales Database	2024

TRANSACTION INFORMATION

Conveyance Date	08/09/2022
Grantor	MARK A POTACZEK ESTATE
Grantee	WILLIAM S WOLF
Affinity	None
Conveyance Type	Warranty/Condo Deed
Prior Use	4212: Local Trucking Without Storage-Trans
Intended Use	4212: Local Trucking Without Storage-Trans
Time Vacant	0 - 1 years
Environmental Site	NO

SALE DATA

Sale Price	\$365,000
Adjustment	
Adjusted Reason	
Adjusted Sale Price	\$365,000
Land Value	\$90,000
Improvement Value	\$275,000
Time on Market	0 - 4 months
Recent Asking Price	\$424,900

PROPERTY IMPROVEMENT DATA

Weighted Actual Year Built	2021
Number of Building Sections	1
Predominant OCC Code	470
Primary Area	5,000
Additional Useable Area	0
Total Area	5,000
Basement Area	
Office Area (SF) / (%)	00%
Sprinkler (SF) / (%)	
Air Conditioning (SF) / (%)	00%
Notable Features/OBYs	
Stories	1
Non-office ave wall height	16
Non-office ave clear height	16
Frame Type	04: Pre-Engineered Steel
Exterior Wall Type	07: Metal Light

LAND AND IMPROVEMENT SALE ANALYSIS

Adj Sale Price \$ / SF	\$73.00
Adj Sale Price Imps \$ / SF	\$55.00
Acres	14.000
Land Value \$ / Acre	\$6,429
SCR	122
RCN + OBY / SF	\$58.10
Physical Res. %	95%
Functional Res. %	90%
Functional OBS 1	Office/Plant Ratio
Functional OBS 2	
Functional OBS 3	
Community rating %	80%
NBHD Rating / Other %	100%
NBHD Rating / Other Econ Reason	Neighborhood Rating
Major Thoroughfare	0 to 1 mile
Market Variance	138%

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COMMENTS

GRTR: GRANTOR HAD A TRUCKING BUSINESS, BUILT THE BUILDING TO HAVE A PLACE FOR MAINTENANCE AND STORAGE OF HIS SEMI-TRUCK. THE GRANTOR PASSED AWAY SO IT WAS LISTED WITH A REALTOR BY HIS ESTATE.

GRTE: GRANTEE SAW THAT THE PROPERTY WAS FOR SALE & MADE AN OFFER, THERE WERE A COUPLE COUNTER OFFERS BEFORE A PRICE WAS AGREED UPON. GRANTEE HAS A TRUCKING BUSINESS & WILL BE USING THE BUILDING FOR MAINTENANCE & STORAGE OF HIS SEMI-TRUCK. GRANTEE FEELS HE PAID A FAIR PRICE FOR THE PROPERTY. NO PERSONAL PROPERTY WAS INCLUDED IN THE PURCHASE.

BRKR: LISTED WITH LOCAL BROKER AT \$424,900, BASED ON THE BROKER'S OPINION OF VALUE. WAS ON MARKET FOR 45 DAYS

PHYS: THE BUILDING IS TWO YEARS OLD AND IN EXCELLENT CONDITION, FULLY INSULATED AND HEATED WITH NO A/C

FUNC: FUNCTIONAL OBSOLESCENCE OBSERVED FOR NO OFFICE

ECON: LOCATED ON STATE HWY 13, THREE MILES NORTH OF MEDFORD IN A RURAL AREA COMPRISED OF RESIDENTIAL AND PRODUCTIVE FOREST LAND. 13 MILES NORTH OF ABBOTSFORD FOR ACCESS TO HWY 29

OTHR: LAND ANALYSIS BASED ON VACANT LAND SALES

APPR: AN EXTERIOR INSPECTION WAS DONE ON 08-08-2023; THE INTERIOR WAS OBSERVED BY VIEWING PICTURES FROM MLS LISTING AND SPEAKING WITH THE GRANTEE.

OTHR: MARKET VARIANCE POSSIBLY DUE TO THE LACK OF BUILDINGS THIS SIZE IN THIS CONDITION IN THIS MARKET AREA





SALE REPORT

State ID #	79-60-251-R000009520	IPAS Sale Key #	212626
County	TAYLOR	SIC Code	2431
Municipality	MEDFORD	Interior Inspection Date	08/08/2023
Local Parcel #	251-00060-0032	Revision Date	
Situs Address	675 E Allman St	Sale Validity	Valid Sale
Situs Zip Code	54451	Sale Index #	2
Appraiser	BURGELL	Year Added to Sales Database	2024

TRANSACTION INFORMATION

Conveyance Date	05/19/2023
Grantor	WEATHER SHIELD MFG INC & ELS PROPERTIES LLC
Grantee	MEDFORD INDUSTRIAL COMPLEX LLC
Affinity	None
Conveyance Type	Warranty/Condo Deed
Prior Use	2431: Millwork-Mfg
Intended Use	4225: General Warehousing & Storage-Trans
Time Vacant	1 - 3 years
Environmental Site	NO

SALE DATA

Sale Price	\$625,000
Adjustment	
Adjusted Reason	
Adjusted Sale Price	\$625,000
Land Value	\$126,100
Improvement Value	\$498,900
Time on Market	over 24 months
Recent Asking Price	\$595,000

PROPERTY IMPROVEMENT DATA

Weighted Actual Year Built	1973	
Number of Building Sections	5	
Predominant OCC Code	494	
Primary Area	54,640	
Additional Useable Area	0	
Total Area	54,640	
Basement Area		
Office Area (SF) / (%)	2,240	4%
Sprinkler (SF) / (%)	51,840	95%
Air Conditioning (SF) / (%)	2,240	4%
Notable Features/OBYs		
Stories	1	
Non-office ave wall height	12	
Non-office ave clear height	12	
Frame Type	04: Pre-Engineered Steel	
Exterior Wall Type	07: Metal Light	

LAND AND IMPROVEMENT SALE ANALYSIS

Adj Sale Price \$ / SF	\$11.44
Adj Sale Price Imps \$ / SF	\$9.13
Acres	6.150
Land Value \$ / Acre	\$20,504
SCR	4.9
RCN + OBY / SF	\$61.66
Physical Res. %	43%
Functional Res. %	85%
Functional OBS 1	Size
Functional OBS 2	Ceiling Height
Functional OBS 3	Layout
Community rating %	90%
NBHD Rating / Other %	100%
NBHD Rating / Other Econ Reason	Neighborhood Rating
Major Thoroughfare	0 to 1 mile
Market Variance	45%

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COMMENTS

GRTR: CLOSED THE GLASS MANUFACTURING LINE AT THIS LOCATION, NO LONGER NEEDED THE BUILDING. REASON FOR SALE PRICE HIGHER THAN LIST PRICE WAS DUE TO THE FACT THAT ADDITIONAL LAND WAS PURCHASED WITH THIS SALE. GRANTOR FEELS THE PROPERTY SOLD BELOW FAIR MARKET VALUE; THEY ORIGINALLY WANTED TO GET \$750,000 FOR THE PROPERTY

GRTE: SAW PROPERTY FOR SALE ON INTERNET. PURCHASED PROPERTY WITH HOPES TO LEASE TO A MANUFACTURER, STORAGE OR DISTRIBUTOR. NO TENANT AT THIS TIME. SINCE THE PURCHASE THEY HAVE DISCONNECTED THE MEZZANINE FOR REMOVAL.

BRKR: LISTED WITH BROKER FOR \$595,000. WAS ON THE MARKET FOR 1040 DAYS

PHYS: BUILDINGS APPEARS TO BE IN FAIR CONDITION, OBSERVABLE SIGNS OF WEAR AND AGING ON FLOORS AND WALLS IN MANUFACTURING AREA, OVERALL DATED APPEARANCE

FUNC: OBSOLESCENCE OBSERVED FOR SIZE, MULTI SECTION LAYOUT AND HEIGHT, MEZZANINE HINDERS HIEGHT.

ECON: LOCATED IN THE CITY OF MEDFORD IN A MIXED-USE AREA CONSISTING OF RESIDENTIAL, COMMERCIAL AND INDUSTRIAL PROPERTIES. 1/2 BLOCK FROM HIGHWAY 13; 1/2 MILE FROM HIGHWAY 64 AND 15 MILES NORTH OF ABBOTSFORD & HWY 29

OTHR: LAND ANALYSIS: LAND VALUED IN RELATIONSHIP TO LOCAL VACANT LAND SALES AND WITH NEARBY LOCALLY ASSESSED COMMERCIAL LAND

OTHR: MARKET VARIENCE: PROPERTY PROBABLY SOLD FOR LESS THAN MARKET VALUE DUE TO THE TIME ON THE MARKET AND THE LACK OF DEMAND FOR THIS TYPE OF PROPERTY IN THIS AREA.



		120	
	40	IND LGHT MFG (4800)	40
		120	
	80	IND LGHT MFG (9600)	80
	16		
		120	
	175 A2 (2800) 175		
	300	IND LGHT MFG (36000)	300
	16		
	24		
	60 A1 (1440) 60		
	24		
		120	

SALE REPORT

State ID #	79-60-251-R000035055	IPAS Sale Key #	212641
County	TAYLOR	SIC Code	2431
Municipality	MEDFORD	Interior Inspection Date	08/08/2023
Local Parcel #	251-01821-0000	Revision Date	
Situs Address	501 N Eighth St	Sale Validity	Valid Sale
Situs Zip Code	54451	Sale Index #	1
Appraiser	BURGELL	Year Added to Sales Database	2024

TRANSACTION INFORMATION

Conveyance Date	03/22/2023
Grantor	WEATHER SHIELD MFG INC
Grantee	LANG INVESTMENT PROPERTIES LLC
Affinity	None
Conveyance Type	Warranty/Condo Deed
Prior Use	2431: Millwork-Mfg
Intended Use	0000: Commercial Parcel
Time Vacant	0 - 1 years
Environmental Site	NO

SALE DATA

Sale Price	\$600,000
Adjustment	
Adjusted Reason	
Adjusted Sale Price	\$600,000
Land Value	\$94,500
Improvement Value	\$505,500
Time on Market	0 - 4 months
Recent Asking Price	\$600,000

PROPERTY IMPROVEMENT DATA

Weighted Actual Year Built	1966	
Number of Building Sections	2	
Predominant OCC Code	303	
Primary Area	18,560	
Additional Useable Area	0	
Total Area	18,560	
Basement Area		
Office Area (SF) / (%)	5,280	28%
Sprinkler (SF) / (%)		
Air Conditioning (SF) / (%)	5,280	28%
Notable Features/OBYs		
Stories	1	
Non-office ave wall height	12	
Non-office ave clear height	11	
Frame Type	03: Steel Non Fireproof	
Exterior Wall Type	04: Brick & Concrete Block	

LAND AND IMPROVEMENT SALE ANALYSIS

Adj Sale Price \$ / SF	\$32.33
Adj Sale Price Imps \$ / SF	\$27.24
Acres	1.650
Land Value \$ / Acre	\$57,273
SCR	3.87
RCN + OBY / SF	\$81.97
Physical Res. %	47%
Functional Res. %	80%
Functional OBS 1	Layout
Functional OBS 2	Ceiling Height
Functional OBS 3	
Community rating %	90%
NBHD Rating / Other %	100%
NBHD Rating / Other Econ Reason	Neighborhood Rating
Major Thoroughfare	0 to 1 mile
Market Variance	98%

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COMMENTS

GRTR: THIS FACILITY WAS USED AS A SHOWROOM AND WINDOW OUTLET FOR MANUFACTURING COMPANY. MOVED TO A NEW LOCATION SO NO LONGER NEEDED THIS BUILDING. GRANTOR FEELS HE RECEIVED FAIR MARKET VALUE FOR THE PROPERTY.

GRTE: GRANTEE OWNS BUSINESS THAT WAS LOCATED DOWN THE STREET. WHEN HE SAW THAT THIS BUILDING WAS LISTED, HE DECIDED IT WOULD HAVE MORE ROOM AND BE BETTER SUITED THAN HIS CURRENT LOCATION. HE PAID THE ASKING PRICE AND FEELS IT REPRESENTED FAIR MARKET VALUE.

BRKR: WAS LISTED WITH A BROKER FOR \$600,000. ON THE MARKET FOR 16 DAYS

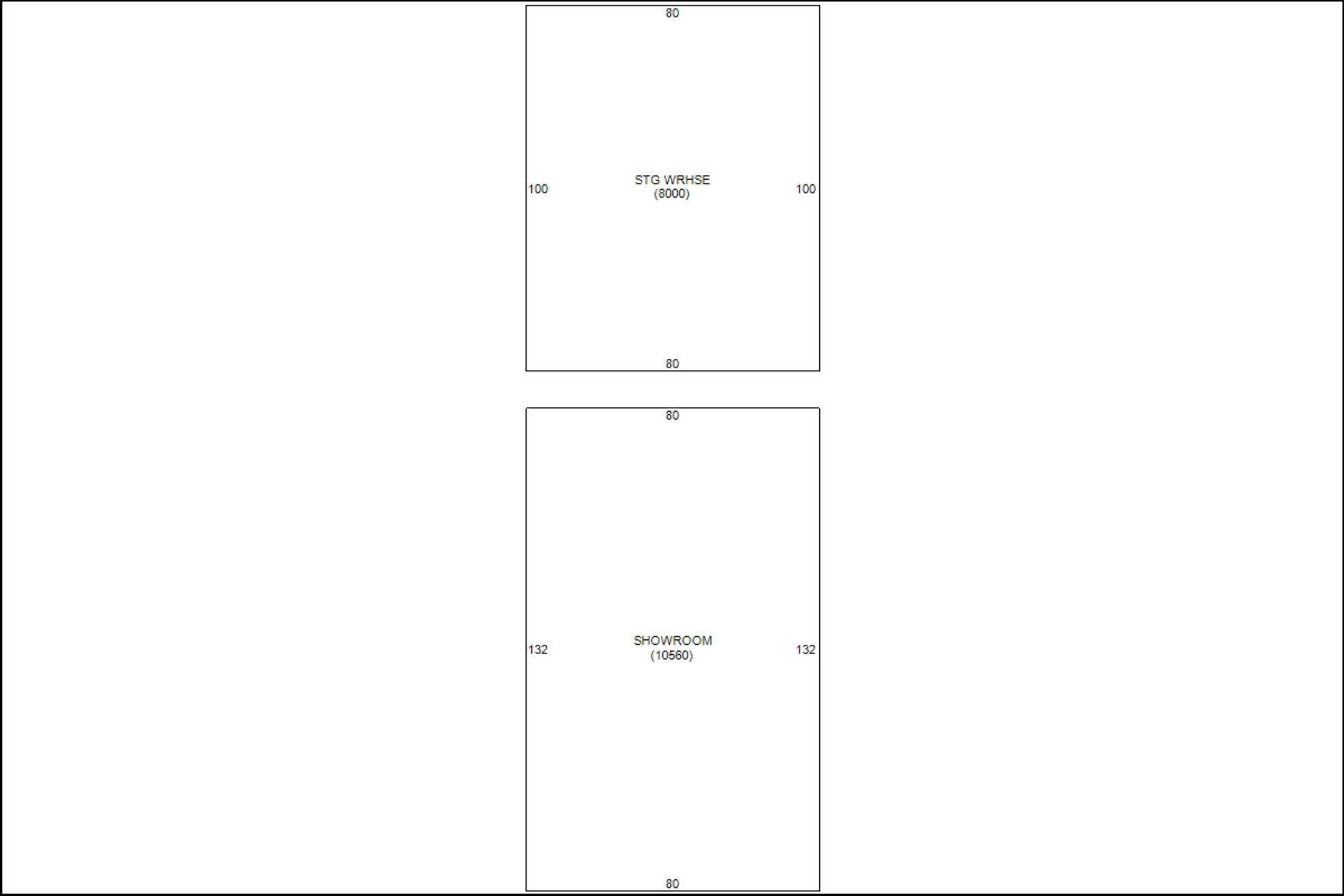
PHYS: BUILDING APPEARS TO BE IN FAIR CONDITION THERE ARE OBSERVABLE SIGNS OF WEAR ON CEILINGS AND FLOORS

FUNC: OBSOLECENCE IS OBSERVED FOR INTERIOR WALLS THAT IMPAIR LAYOUT, LOW CEILING HEIGHT AND FOR SEPARATE BUILDINGS CONNECTED BY BREEZEWAY..

ECON: LOCATED ON HWY 13 (EIGHTH ST) IN THE CITY OF MEDFORD, LESS THAN 1/2 MILE FROM HIGHWAY 64 AND 15 MILES NORTH OF ABBOTSFORD & HWY 29. SURROUNDED BY RETAIL BUSINESSES AND INDUSTRIAL FACILITIES.

OTHR: LAND ANALYSIS: LAND VALUED IN RELATIONSHIP WITH LOCAL LAND AROUND IT.





SALE REPORT

State ID #	79-60-251-R000128267	IPAS Sale Key #	213203
County	TAYLOR	SIC Code	3449
Municipality	MEDFORD	Interior Inspection Date	08/08/2023
Local Parcel #	251-01734-0803	Revision Date	
Situs Address	1353 Skyline Dr	Sale Validity	Valid Sale
Situs Zip Code	54451	Sale Index #	1
Appraiser	BURGELL	Year Added to Sales Database	2024

TRANSACTION INFORMATION

Conveyance Date	05/25/2022
Grantor	BRILAINE PROPERTIES LLC
Grantee	SZYDEL REAL ESTATE HOLDINGS LLC
Affinity	None
Conveyance Type	Warranty/Condo Deed
Prior Use	3449: Miscellaneous Metal Work-Mfg
Intended Use	5080: Machinery Equipment & Supplies-WholeSL
Time Vacant	0 - 1 years
Environmental Site	NO

SALE DATA

Sale Price	\$247,000
Adjustment	
Adjusted Reason	
Adjusted Sale Price	\$247,000
Land Value	\$57,200
Improvement Value	\$189,800
Time on Market	0 - 4 months
Recent Asking Price	\$249,900

PROPERTY IMPROVEMENT DATA

Weighted Actual Year Built	2002
Number of Building Sections	1
Predominant OCC Code	494
Primary Area	3,500
Additional Useable Area	0
Total Area	3,500
Basement Area	
Office Area (SF) / (%)	33710%
Sprinkler (SF) / (%)	
Air Conditioning (SF) / (%)	33710%
Notable Features/OBYs	
Stories	1
Non-office ave wall height	19
Non-office ave clear height	19
Frame Type	04: Pre-Engineered Steel
Exterior Wall Type	07: Metal Light

LAND AND IMPROVEMENT SALE ANALYSIS

Adj Sale Price \$ / SF	\$70.57
Adj Sale Price Imps \$ / SF	\$54.23
Acres	1.000
Land Value \$ / Acre	\$57,200
SCR	12.45
RCN + OBY / SF	\$102.75
Physical Res. %	73%
Functional Res. %	95%
Functional OBS 1	Layout
Functional OBS 2	
Functional OBS 3	
Community rating %	90%
NBHD Rating / Other %	100%
NBHD Rating / Other Econ Reason	Neighborhood Rating
Major Thoroughfare	0 to 1 mile
Market Variance	85%

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COMMENTS

GRTR: CLOSED BUSINESS , NO LONGER NEEDED THE BUILDING

GRTE: HAD BEEN LOOKING FOR A BUILDING TO EXPAND THEIR CURRENT BUSINESS. HAD AN OFFER IN ON ANOTHER BUILDING BUT DECIDED TO WITHDRAW THAT OFFER WHEN HE SAW THIS BUILDING FOR SALE ON THE WEB. SALE PRICE WAS ARRIVED AT BY NEGOTIATIONS. AFTER THE PURCHASE THEY ADDED APPROXIMATELY 4,000 SQUARE FEET IN ADDITIONS ALONG THE NORTH AND WEST SIDES OF THE BUILDING.

BRKR: PROPERTY WAS LISTED WITH A BROKER FOR \$249,900

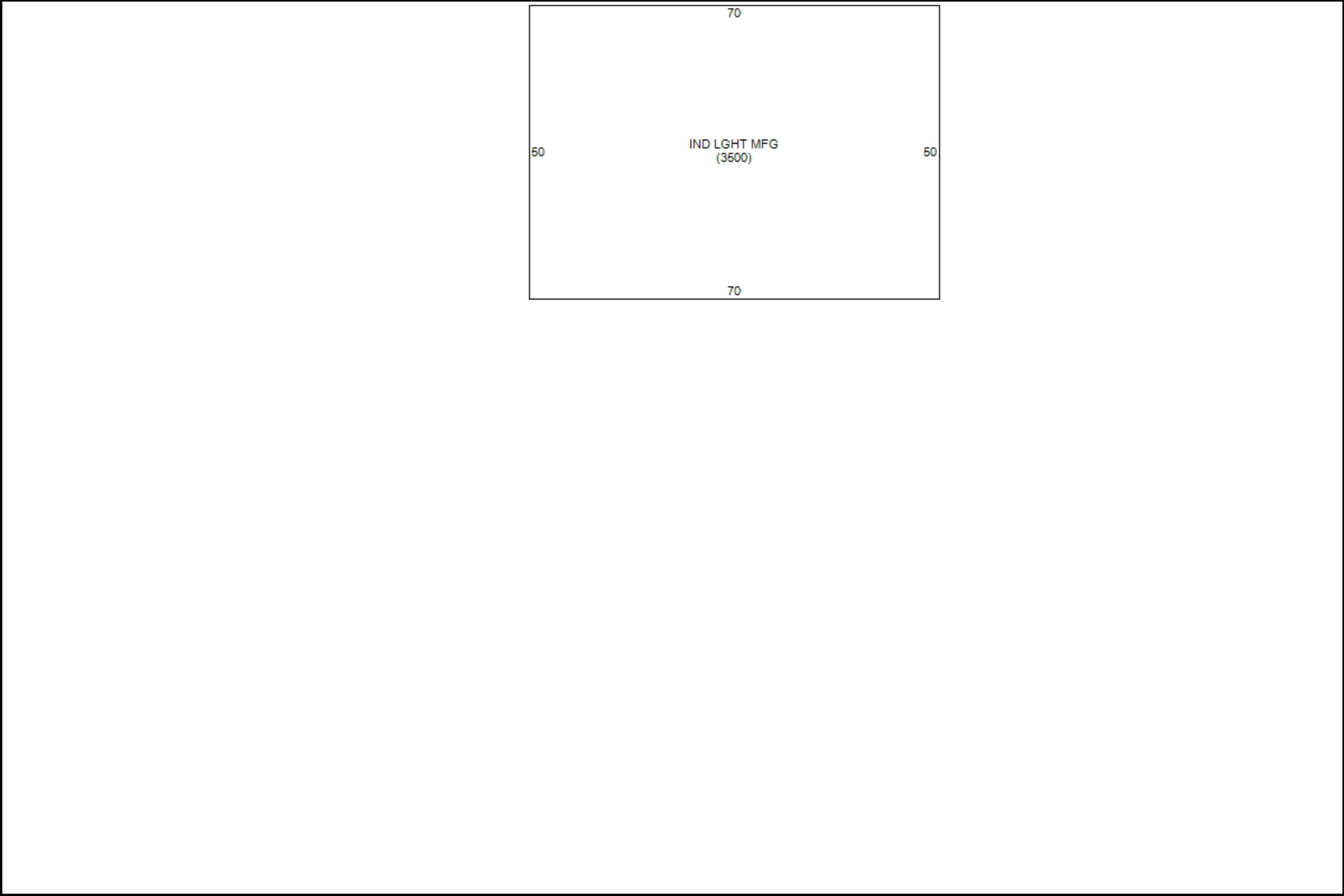
PHYS: THE PROPERTY IS OBSERVED TO HAVE HAD REGULAR MAINTENANCE AND LIGHT USE. THERE IS A MEZZANINE, DOCK DOOR WITH A LOADING DOCK TO ACCOMMODATE TRUCKS AS WELL AS SEMI-TRAILERS.

FUNC: OBSOLESCENCE OBSERVED FOR LARGE STORAGE MEZZANINE ABOVE OPEN AREAS HINDERING VERTICAL SPACE.

ECON: BUILDING IS LOCATED ON THE EDGE OF THE CITY OF MEDFORD NEAR THE INDUSTRIAL PARK, 1/4 MILE FROM HIGHWAY 13 AND 13 MILES TO HIGHWAY 29

OTHR: LAND ANALYSIS: THE LAND VALUE IS BASED ON SURROUNDING AREA VACANT LAND SALES AND ASSESSED VALUES IN THE AREA.





SALE REPORT

State ID #	79-61-231-R000009628	IPAS Sale Key #	214092
County	TREMPEALEAU	SIC Code	3089
Municipality	GALESVILLE	Interior Inspection Date	08/08/2019
Local Parcel #	231-00598-0000	Revision Date	
Situs Address	20090 W Gibson St	Sale Validity	Valid Sale
Situs Zip Code	54630	Sale Index #	2
Appraiser	FENNEDJ	Year Added to Sales Database	2024

TRANSACTION INFORMATION

Conveyance Date	07/12/2023
Grantor	BCS AUTOMOTIVE INTERFACE SOLUTIONS US LLC
Grantee	CLYDE ENTERPRISES LLC
Affinity	None
Conveyance Type	Warranty/Condo Deed
Prior Use	3089: Plastics Products Nec-Mfg
Intended Use	1711: Plumbing Heating Air-Conditioning-Cons
Time Vacant	0 - 1 years
Environmental Site	NO

SALE DATA

Sale Price	\$220,000
Adjustment	
Adjusted Reason	
Adjusted Sale Price	\$220,000
Land Value	\$49,400
Improvement Value	\$170,600
Time on Market	12 - 24 months
Recent Asking Price	\$249,900

PROPERTY IMPROVEMENT DATA

Weighted Actual Year Built	1957
Number of Building Sections	3
Predominant OCC Code	406
Primary Area	10,112
Additional Useable Area	0
Total Area	10,112
Basement Area	
Office Area (SF) / (%)	5055%
Sprinkler (SF) / (%)	
Air Conditioning (SF) / (%)	5055%
Notable Features/OBYs	
Stories	1
Non-office ave wall height	13
Non-office ave clear height	13
Frame Type	07: Wood Pole
Exterior Wall Type	07: Metal Light

LAND AND IMPROVEMENT SALE ANALYSIS

Adj Sale Price \$ / SF	\$21.76
Adj Sale Price Imps \$ / SF	\$16.87
Acres	0.995
Land Value \$ / Acre	\$49,648
SCR	4.28
RCN + OBY / SF	\$59.90
Physical Res. %	43%
Functional Res. %	75%
Functional OBS 1	Layout
Functional OBS 2	
Functional OBS 3	
Community rating %	81%
NBHD Rating / Other %	100%
NBHD Rating / Other Econ Reason	Neighborhood Rating
Major Thoroughfare	0 to 1 mile
Market Variance	108%

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COMMENTS

GRTR: DID NOT RESPOND

GRTE: IS A PLUMBING CONTRACTOR THAT WAS LOOKING FOR SHOP AND WAREHOUSE SPACE. HAD BEEN LOOKING FOR A PROPERTY IN THE AREA FOR APPROXIMATELY 6 MONTHS. WAS LOOKING AROUND THE ONALASKA AND HOLMEN AREA. WHEN THEY FOUND THIS PROPERTY THOUGHT THE PRICE WAS BETTER THAN THEY HAD FOUND IN THOSE AREAS. FELT HE PAID FMV.

BRKR: HAD THE PROPERTY LISTED FOR APPROX. ONE YEAR PRIOR TO THE SALE. HADN'T HAD MUCH INTEREST IN THE PROPERTY OVER THOSE 12 MONTHS. THOUGHT THAT GIVEN THE WAREHOUSE WAS UNHEATED AND THE HIGHER COMMERCIAL INTEREST RATES AFFECTED THE POTENTIAL BUYERS. A MAJOR PLUS OF THE PROPERTY IS THE LOADING DOCK AND THE OFFICE HAS AC.

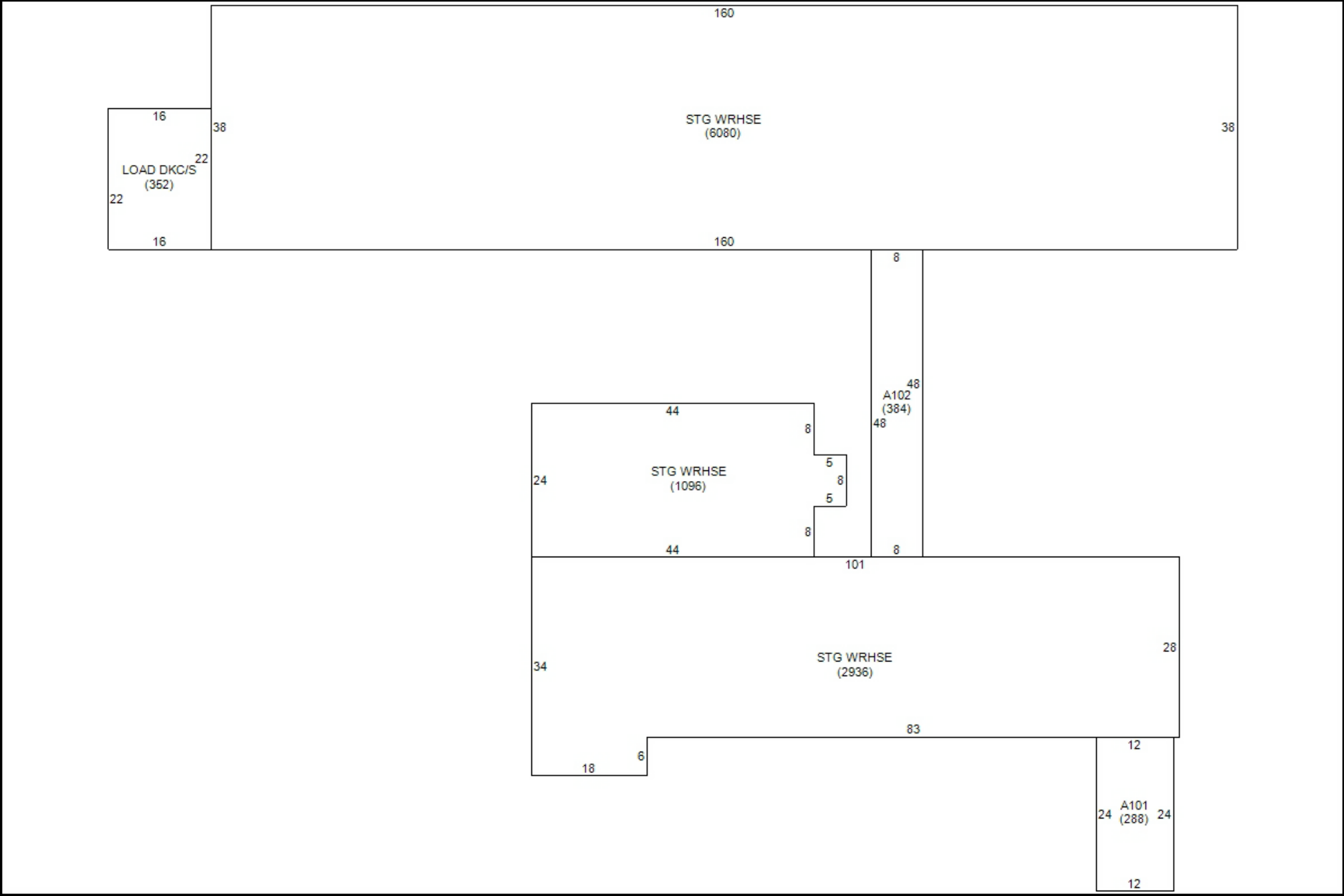
PHYS: OBSERVED THIS PROPERTY TO BE ON THE LOW END OF FAIR. GRANTOR USED THIS PROPERTY FOR STORAGE. NO EMPLOYEES WORKED IN THIS BUILDING DAILY. SUFFERED SOME NEGLECT OVER THE YEARS. NO MAJOR ISSUES WITH STRUCTURE OR MECHANICALS.

FUNC: HAS A BREEZEWAY BETWEEN THE TWO SECTIONS. WAREHOUSE IS NOT INSULATED OR HEATED (6,000SQ FT). ALTHOUGH THERE IS AN OFFICE AREA LISTED, THIS IS A VERY LOW-QUALITY OFFICE WITH CONCRETE FLOORS AND UNFINISHED WALLS. THIS WAS PRIMARY USED AS A LAB BY GRANTOR.

ECON: LOCATED IN THE CITY OF GALESVILLE WHICH IS A SMALL COMMUNITY WITH APPROX. 1,656 RESIDENTS. GALESVILLE IS LOCATED WHERE US HIGHWAY 53 AND WISCONSIN HIGHWAY 93 MERGE. SUBJECT PROPERTY LOCATED IN A MIXED-USE AREA WITH MANY RESIDENTIAL AND COMMERCIAL/INDUSTRIAL PROPERTIES WITHIN A FEW CITY BLOCKS.

OTHR: LAND ANALYSIS - A NEW LAND ANALYSIS WAS COMPLETED USING 3 RECENT VACANT COMMERCIAL LAND SALES.





SALE REPORT

State ID #	79-61-265-R000172645	IPAS Sale Key #	213991
County	TREMPEALEAU	SIC Code	3599
Municipality	OSSEO	Interior Inspection Date	09/19/2023
Local Parcel #	265-00130-0000	Revision Date	
Situs Address	13906 8th St	Sale Validity	Valid Sale
Situs Zip Code	54758	Sale Index #	2
Appraiser	FENNEDJ	Year Added to Sales Database	2024

TRANSACTION INFORMATION

Conveyance Date	11/30/2022
Grantor	DI HOLDINGS INC . A MINNESOTA CORPORATION
Grantee	OSSEO PRECISION MACHINING LLC
Affinity	Business
Conveyance Type	Trustees Deed
Prior Use	3599: Industrial Machinery Nec-Mfg
Intended Use	3599: Industrial Machinery Nec-Mfg
Time Vacant	0 - 1 years
Environmental Site	NO

SALE DATA

Sale Price	\$65,000
Adjustment	
Adjusted Reason	
Adjusted Sale Price	\$65,000
Land Value	\$29,400
Improvement Value	\$35,600
Time on Market	0 - 4 months
Recent Asking Price	\$65,000

PROPERTY IMPROVEMENT DATA

Weighted Actual Year Built	1990
Number of Building Sections	1
Predominant OCC Code	470
Primary Area	1,768
Additional Useable Area	0
Total Area	1,768
Basement Area	
Office Area (SF) / (%)	00%
Sprinkler (SF) / (%)	
Air Conditioning (SF) / (%)	00%
Notable Features/OBYs	
Stories	1
Non-office ave wall height	12
Non-office ave clear height	12
Frame Type	07: Wood Pole
Exterior Wall Type	07: Metal Light

LAND AND IMPROVEMENT SALE ANALYSIS

Adj Sale Price \$ / SF	\$36.76
Adj Sale Price Imps \$ / SF	\$20.14
Acres	0.330
Land Value \$ / Acre	\$89,091
SCR	8.2
RCN + OBY / SF	\$40.99
Physical Res. %	56%
Functional Res. %	95%
Functional OBS 1	Office/Plant Ratio
Functional OBS 2	
Functional OBS 3	
Community rating %	90%
NBHD Rating / Other %	100%
NBHD Rating / Other Econ Reason	Neighborhood Rating
Major Thoroughfare	0 to 1 mile
Market Variance	103%

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COMMENTS

GRTR: DID NOT RESPOND. BUSINESS PARTNER TO GRANTEE BUT PASSED AWAY. PROPERTY WENT INTO A TRUST WHERE IT WAS SOLD BY THE TRUSTEE'S.

GRTE: TRUSTEE OWNER CAME TO HIM WITH A PRICE ON THE BUILDING. THERE WAS NO NEGOTIATION IT WAS THIS PRICE IF YOU WANT IT. FELT IT WAS FMV FOR A PROPERTY IN THE CITY OF OSSEO. WAS NOT LISTED THROUGH A BROKER. HAD BEEN A TENANT OF THIS PROPERTY FOR SEVERAL YEARS. HAD DONE SOME TENANT IMPROVEMENTS WHICH WERE NOT INCLUDED IN THE SALE PRICE.

PHYS: PROPERTY MAINTAINED IN FAIR CONDITION. TENANT OPERATED A CNC MACHINE AND DID SEVERAL UPDATES TO PROPERTY TO ALLOW THAT MACHINE TO BE ABLE TO BE USED IN THIS PROPERTY.

FUNC: FUNCTIONAL OBSOLESCENCE OBSERVED FOR OFFICE TO PLANT RATIO.

ECON: LOCATED IN THE CITY OF OSSEO (POPULATION OF 2,606) WHICH RESIDES ALONG INTERSTATE 94. SUBJECT PROPERTY IS ON HIGHWAY 53 IN DOWNTOWN OSSEO. PROPERTY IS LOCATED IN A MIXED RESIDENTIAL AND COMMERCIAL AREA.

OTHR: LAND ANALYSIS - THREE VACANT LAND SALES USED TO DETERMINE LAND VALUE.



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SALE REPORT

State ID #	76-64-121-R000003899	IPAS Sale Key #	215051
County	WALWORTH	SIC Code	3089
Municipality	EAST TROY	Interior Inspection Date	11/12/2021
Local Parcel #	RA141900001	Revision Date	
Situs Address	2600 Energy Dr	Sale Validity	Valid Sale
Situs Zip Code	53120	Sale Index #	1
Appraiser	OGDENJX	Year Added to Sales Database	2024

TRANSACTION INFORMATION

Conveyance Date	04/21/2023
Grantor	THE KNOLLS
Grantee	ANBA5672 LLC ALB4428 LLC
Affinity	None
Conveyance Type	Warranty/Condo Deed
Prior Use	3089: Plastics Products Nec-Mfg
Intended Use	3089: Plastics Products Nec-Mfg
Time Vacant	0 - 1 years
Environmental Site	NO

SALE DATA

Sale Price	\$1,250,000
Adjustment	\$200,000
Adjusted Reason	Personal Property Included
Adjusted Sale Price	\$1,050,000
Land Value	\$133,000
Improvement Value	\$917,000
Time on Market	5 - 11 months
Recent Asking Price	

PROPERTY IMPROVEMENT DATA

Weighted Actual Year Built	1991	
Number of Building Sections	3	
Predominant OCC Code	494	
Primary Area	25,340	
Additional Useable Area	0	
Total Area	25,340	
Basement Area		
Office Area (SF) / (%)	3,750	15%
Sprinkler (SF) / (%)	25,340	100%
Air Conditioning (SF) / (%)	25,340	100%
Notable Features/OBYs		
Stories	1	
Non-office ave wall height	18	
Non-office ave clear height	16	
Frame Type	04: Pre-Engineered Steel	
Exterior Wall Type	08: Metal Sandwich	

LAND AND IMPROVEMENT SALE ANALYSIS

Adj Sale Price \$ / SF	\$41.44
Adj Sale Price Imps \$ / SF	\$36.19
Acres	3.960
Land Value \$ / Acre	\$33,586
SCR	6.81
RCN + OBY / SF	\$85.01
Physical Res. %	48%
Functional Res. %	92%
Functional OBS 1	Layout
Functional OBS 2	
Functional OBS 3	
Community rating %	95%
NBHD Rating / Other %	100%
NBHD Rating / Other Econ Reason	Neighborhood Rating
Major Thoroughfare	1 to 3 miles
Market Variance	101%

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COMMENTS

GRTR: GRANTOR: CONSOLIDATED OPERATIONS AND LISTED ON MARKET PRIOR TO VACATING. PREFERRED TO SELL REAL ESTATE WITH MACHINERY AND EQUIPMENT.

GRTE: GRANTEE: BROKER INFORMED OF LISTING. APPRAISAL DONE AND NEGOTIATED 15K LESS THANK ASKING. SELLER COUNTER OFFERED TO INCLUDE LEAVING ALL FURNISHINGS.

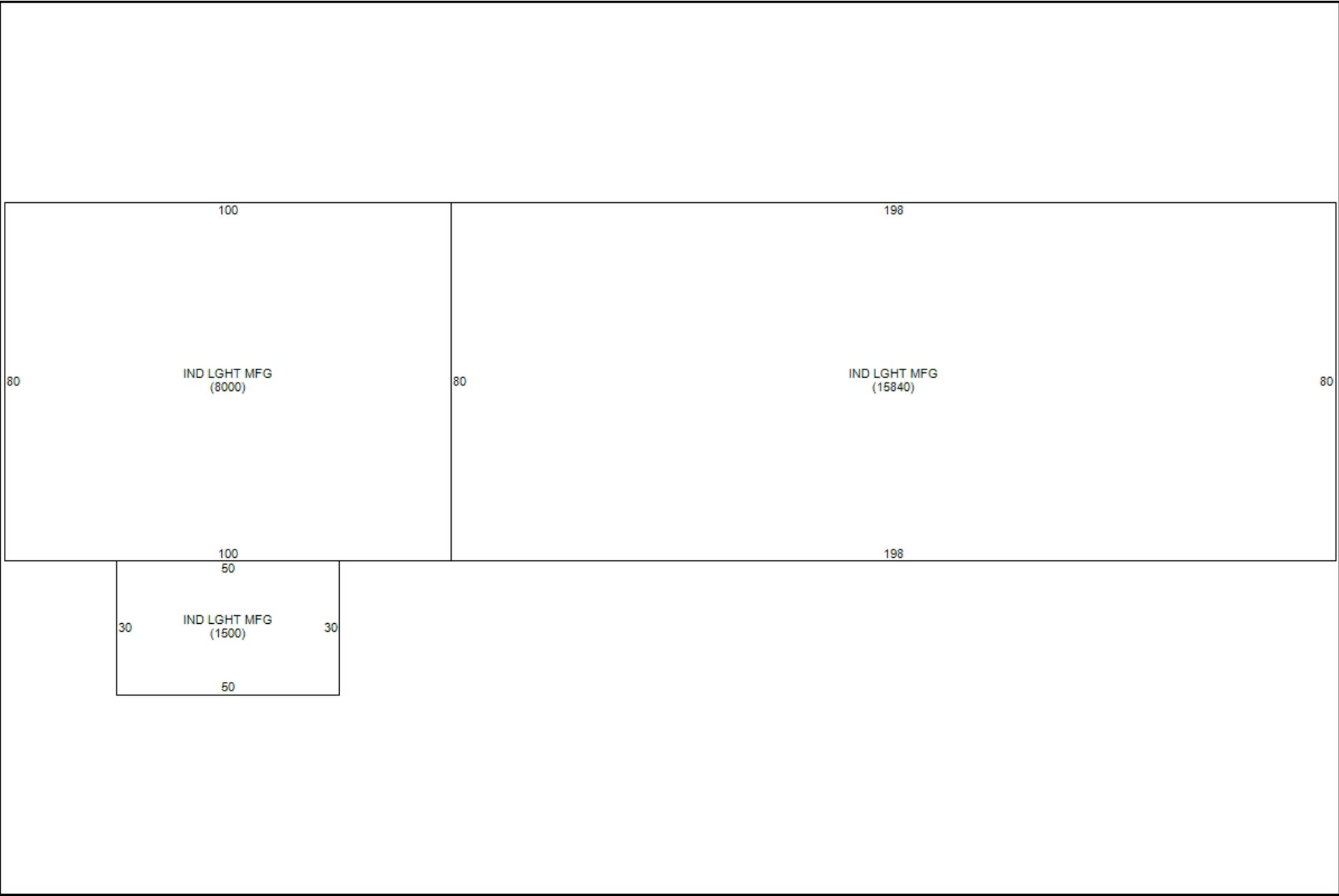
ECON: ECONOMIC: LOCATED IN ESTABLISHED INDUSTRIAL PARK IN THE CENTRAL OF THE VILLAGE WITH GOOD ACCESS TO HIGHWAYS AND MAIN ROADS.

OTHR: OTHER: SELLER DID NOT WANT TO MOVE M/E OR BUILDING CONTENTS. ESTIMATED VALUE OF PP INCLUDED IN SALE WAS 200K- RETR VALUE REFLECTED TOTAL PURCHASE PRICE OF \$1,250,00. ADJUSTED SALE PRICE AS A RESULT\$1,050,000.

FUNC: FUNCTIONAL: ADD ON CONSTRUCTION CONTRIBUTES TO LESS DESIRED LAYOUT

PHYS: PHYSICAL: BUILDING IS SHOWING AGE AND WEAR. A/C WAS NOT WORKING AT THE TIME OF SALE. LANDSCAPING NEGLECTED. BUILDING NEEDS A DEEP CLEANING.





SALE REPORT

State ID #	76-64-191-R000003936	IPAS Sale Key #	209121
County	WALWORTH	SIC Code	2771
Municipality	WALWORTH	Interior Inspection Date	07/13/2023
Local Parcel #	VA120100002	Revision Date	
Situs Address	813 Wisconsin St	Sale Validity	Valid Sale
Situs Zip Code	53184	Sale Index #	2
Appraiser	OGDENJX	Year Added to Sales Database	2024

TRANSACTION INFORMATION

Conveyance Date	01/04/2023
Grantor	KETA BUILDING LLC
Grantee	JEROME WALWORTH LLC
Affinity	None
Conveyance Type	Warranty/Condo Deed
Prior Use	2771: Greeting Cards-Mfg
Intended Use	0000: Commercial Parcel
Time Vacant	0 - 1 years
Environmental Site	NO

SALE DATA

Sale Price	\$1,600,000
Adjustment	
Adjusted Reason	
Adjusted Sale Price	\$1,600,000
Land Value	\$50,500
Improvement Value	\$1,549,500
Time on Market	5 - 11 months
Recent Asking Price	\$1,600,000

PROPERTY IMPROVEMENT DATA

Weighted Actual Year Built	1992	
Number of Building Sections	1	
Predominant OCC Code	494	
Primary Area	29,416	
Additional Useable Area	0	
Total Area	29,416	
Basement Area		
Office Area (SF) / (%)	4,000	14%
Sprinkler (SF) / (%)	29,416	100%
Air Conditioning (SF) / (%)	0	0%
Notable 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	

LAND AND IMPROVEMENT SALE ANALYSIS

Adj Sale Price \$ / SF	\$54.39
Adj Sale Price Imps \$ / SF	\$52.68
Acres	1.520
Land Value \$ / Acre	\$33,224
SCR	2.25
RCN + OBY / SF	\$81.47
Physical Res. %	69%
Functional Res. %	95%
Functional OBS 1	Site Coverage
Functional OBS 2	
Functional OBS 3	
Community rating %	95%
NBHD Rating / Other %	100%
NBHD Rating / Other Econ Reason	Neighborhood Rating
Major Thoroughfare	1 to 3 miles
Market Variance	104%

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COMMENTS

GRTR: GRANTOR: FELT BUILDING SOLD FOR FMV. 6 MONTHS PRIOR HAD ANOTHER OFFER AT ASKING PRICE BUT WANTED SELLER FINANCING THROUGH LAND CONTRACT. ACCEPTED THIS OFFER WITH NO CONTINGENCIES AT LIST PRICE.

GRTE: GRANTEE: HAD BEEN WORKING WITH A BROKER AND WAS CONTACTED ABOUT THIS PROPERTY. APPRAISAL DONE FOR FINANCING. INVESTMENT PURCHASE. CURRENTLY VACANT AND LISTED FOR LEASE. FELT BUILDING WAS A SOLID BUY AND PAID ASKING PRICE.

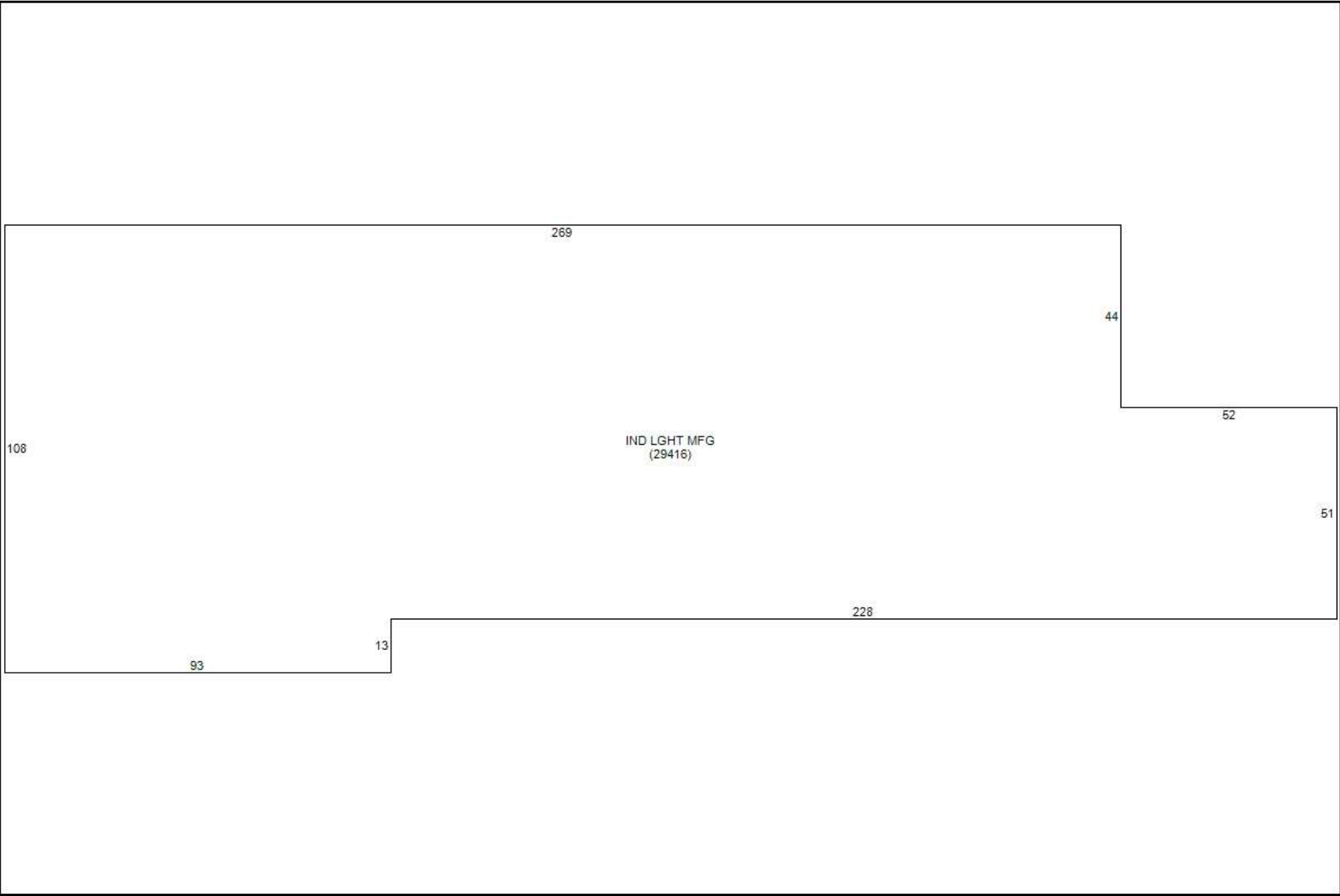
ECON: ECONOMIC: LOCATED IN ESTABLISHED INDUSTRIAL PARK WITH FEW VACANT BUILDINGS.

FUNC: FUNCTIONAL: TRUCK TURNAROUND IS TIGHT. SITE COVERAGE IS LESS THAN DOR'S OPTIMAL RATIO OF 2.9 OR GREATER

PHYS: PHYSICAL: BUILDING HAD A NEW ROOF 2 YEARS AGO AND HAS AMPLE POWER SUPPLY. FUTURE IMPROVEMENTS WILL INCLUDE NEW WINDOWS, DEEP CLEANING, LANDSCAPING FOR CURB APPEAL AND LEVEL GRADE NEAR DOCK AREA TO IMPROVE DRAINAGE.

OTHR: OTHER: BUILDING IS CURRENTLY VACANT AND BEING LISTED FOR LEASE WITH SUMMIT COMMERCIAL REAL ESTATE AT \$5.95/S.F.





SALE REPORT

State ID #	76-64-191-R000003942	IPAS Sale Key #	214155
County	WALWORTH	SIC Code	3449
Municipality	WALWORTH	Interior Inspection Date	07/13/2023
Local Parcel #	VWP 00002	Revision Date	
Situs Address	537 Madison St	Sale Validity	Valid Sale
Situs Zip Code	53184	Sale Index #	2
Appraiser	OGDENJX	Year Added to Sales Database	2024

TRANSACTION INFORMATION

Conveyance Date	05/24/2023
Grantor	DALE BEYERS
Grantee	SYDNEY M ROTT
Affinity	None
Conveyance Type	Warranty/Condo Deed
Prior Use	3449: Miscellaneous Metal Work-Mfg
Intended Use	3449: Miscellaneous Metal Work-Mfg
Time Vacant	0 - 1 years
Environmental Site	NO

SALE DATA

Sale Price	\$400,000
Adjustment	
Adjusted Reason	
Adjusted Sale Price	\$400,000
Land Value	\$106,400
Improvement Value	\$293,600
Time on Market	5 - 11 months
Recent Asking Price	

PROPERTY IMPROVEMENT DATA

Weighted Actual Year Built	1952	
Number of Building Sections	1	
Predominant OCC Code	494	
Primary Area	5,976	
Additional Useable Area	0	
Total Area	5,976	
Basement Area	900	
Office Area (SF) / (%)	900	15%
Sprinkler (SF) / (%)		
Air Conditioning (SF) / (%)	0	0%
Notable Features/OBYs		
Stories	1	
Non-office ave wall height	11	
Non-office ave clear height	10	
Frame Type	06: Wood Mill (old heavy fram	
Exterior Wall Type	06: Masonry & Frame	

LAND AND IMPROVEMENT SALE ANALYSIS

Adj Sale Price \$ / SF	\$66.93
Adj Sale Price Imps \$ / SF	\$49.13
Acres	3.220
Land Value \$ / Acre	\$33,043
SCR	27.63
RCN + OBY / SF	\$81.13
Physical Res. %	39%
Functional Res. %	95%
Functional OBS 1	Ceiling Height
Functional OBS 2	
Functional OBS 3	
Community rating %	95%
NBHD Rating / Other %	90%
NBHD Rating / Other Econ Reason	Neighborhood Rating
Major Thoroughfare	0 to 1 mile
Market Variance	191%

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COMMENTS

GRTE: GRANTEE: BROKER LISTED. APPRAISAL DONE AND NEGOTIATED TO SALE PRICE. FELT SALE WAS FAIR MARKET VALUE.

GRTR: GRANTOR: DID NOT RESPOND

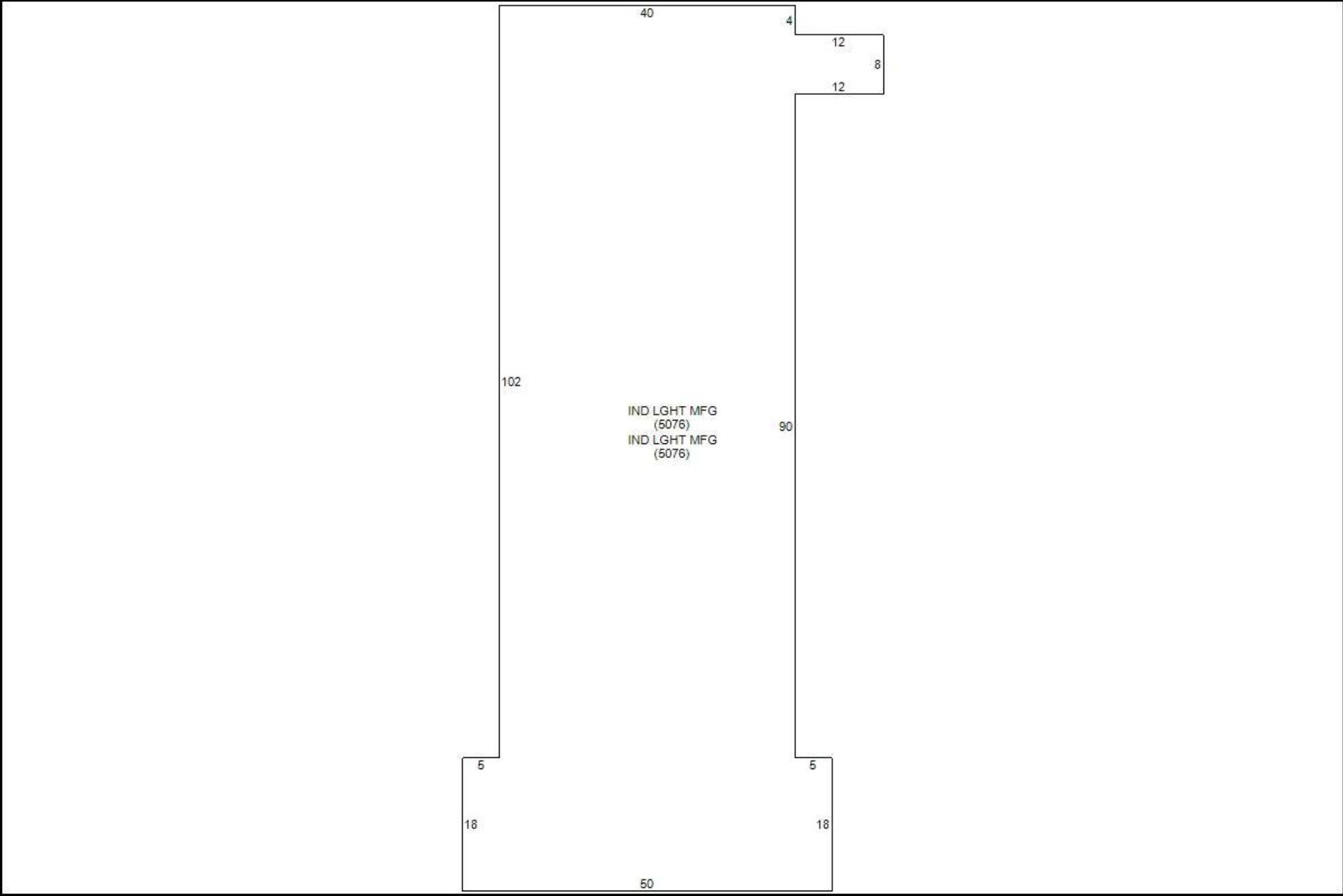
FUNC: FUNC: LOW CEILING HEIGHT

PHYS: PHYSICAL: BUILDING IS SHOWING AGE AND WEAR. MAINTAINED AS NEEDED. ALL WORKING MECHANICALS.

OTHR: OTHER: UPDATES WILL INCLUDE PAINT EXTERIOR AND INTERIOR, DEEP CLEAN OF FACILITY AND REPLACE OUTDATE PANELING IN OFFICES.

ECON: ECON: LOCATED CLOSE TO INDUSTRIAL PARK AND HAS GOOD HIGHWAY ACCESS. LARGE LOT FOR TRUCK TURN AROUND.





SALE REPORT

State ID #	76-64-221-R000162997	IPAS Sale Key #	213455
County	WALWORTH	SIC Code	3089
Municipality	ELKHORN	Interior Inspection Date	08/30/2023
Local Parcel #	YA134600003	Revision Date	
Situs Address	515 E Centralia St	Sale Validity	Valid Sale
Situs Zip Code	53121	Sale Index #	2
Appraiser	OGDENJX	Year Added to Sales Database	2024

TRANSACTION INFORMATION

Conveyance Date	05/31/2023
Grantor	JEMAKIN LLC
Grantee	515 E CENTRALIA LLC
Affinity	None
Conveyance Type	Warranty/Condo Deed
Prior Use	3089: Plastics Products Nec-Mfg
Intended Use	3089: Plastics Products Nec-Mfg
Time Vacant	0 - 1 years
Environmental Site	NO

SALE DATA

Sale Price	\$787,500
Adjustment	
Adjusted Reason	
Adjusted Sale Price	\$787,500
Land Value	\$60,900
Improvement Value	\$726,600
Time on Market	5 - 11 months
Recent Asking Price	

PROPERTY IMPROVEMENT DATA

Weighted Actual Year Built	1971	
Number of Building Sections	2	
Predominant OCC Code	494	
Primary Area	10,560	
Additional Useable Area	0	
Total Area	10,560	
Basement Area		
Office Area (SF) / (%)	2,400	23%
Sprinkler (SF) / (%)		
Air Conditioning (SF) / (%)	2,400	23%
Notable Features/OBYs		
Stories	1	
Non-office ave wall height	20	
Non-office ave clear height	18	
Frame Type	03: Steel Non Fireproof	
Exterior Wall Type	07: Metal Light	

LAND AND IMPROVEMENT SALE ANALYSIS

Adj Sale Price \$ / SF	\$74.57
Adj Sale Price Imps \$ / SF	\$68.81
Acres	1.072
Land Value \$ / Acre	\$56,810
SCR	4.42
RCN + OBY / SF	\$90.36
Physical Res. %	61%
Functional Res. %	100%
Functional OBS 1	
Functional OBS 2	
Functional OBS 3	
Community rating %	95%
NBHD Rating / Other %	100%
NBHD Rating / Other Econ Reason	
Major Thoroughfare	0 to 1 mile
Market Variance	131%

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COMMENTS

GRTR: GRANTOR: LISTED WITH INDUSTRY BROKER. BROKER FORMED OPINION OF VALUE FOR ASKING PRICE.

GRTE: GRANTEE: BUYER HAD INSPECTION AND APPRAISAL DONE. NO ISSUES AND NEGOTIATED TO SALE PRICE. FELT SALE WAS FMV AND NO CHANGES TO FACILITY ARE PLANNED IN FUTURE.

ECON: ECONOMIC: LOCATED IN ESTABLISHED INDUSTRIAL AREA IN ELKHORN

PHYS: PHYSICAL: BUILDING IS A BASIC WITH OPEN LAYOUT. CENTRAL AIR FOR 2400 SF OFFICE. MAINTAINED WELL AND IN AVERAGE CONDITION FOR AGE.

OTHR: OTHER: BUILDING WAS PICKED UP IN 2023 FROM LOCAL.



SALE REPORT

State ID #	77-66-131-R000166906
County	WASHINGTON
Municipality	GERMANTOWN
Local Parcel #	GTNV-233974
Situs Address	W154 N11421 Fond Du Lac Ave
Situs Zip Code	53022
Appraiser	CROWEDJ

IPAS Sale Key #	208588
SIC Code	3089
Interior Inspection Date	06/29/2023
Revision Date	
Sale Validity	Valid Sale
Sale Index #	1
Year Added to Sales Database	2024

TRANSACTION INFORMATION

Conveyance Date	04/25/2022
Grantor	MICHAEL SPOONER
Grantee	RTJ INVESTMENTS LLC
Affinity	None
Conveyance Type	Warranty/Condo Deed
Prior Use	0000: Commercial Parcel
Intended Use	3089: Plastics Products Nec-Mfg
Time Vacant	0 - 1 years
Environmental Site	NO

SALE DATA

Sale Price	\$275,000
Adjustment	
Adjusted Reason	
Adjusted Sale Price	\$275,000
Land Value	\$102,000
Improvement Value	\$173,000
Time on Market	0 - 4 months
Recent Asking Price	\$250,000

PROPERTY IMPROVEMENT DATA

Weighted Actual Year Built	1994	
Number of Building Sections	1	
Predominant OCC Code	494	
Primary Area	4,800	
Additional Useable Area	0	
Total Area	4,800	
Basement Area		
Office Area (SF) / (%)	1,144	24%
Sprinkler (SF) / (%)		
Air Conditioning (SF) / (%)	3,400	71%
Notable Features/OBYs		
Stories	1	
Non-office ave wall height	16	
Non-office ave clear height	16	
Frame Type	04: Pre-Engineered Steel	
Exterior Wall Type	07: Metal Light	

LAND AND IMPROVEMENT SALE ANALYSIS

Adj Sale Price \$ / SF	\$57.29
Adj Sale Price Imps \$ / SF	\$36.04
Acres	0.850
Land Value \$ / Acre	\$120,000
SCR	7.71
RCN + OBY / SF	\$67.33
Physical Res. %	69%
Functional Res. %	95%
Functional OBS 1	Layout
Functional OBS 2	
Functional OBS 3	
Community rating %	100%
NBHD Rating / Other %	85%
NBHD Rating / Other Econ Reason	Neighborhood Rating
Major Thoroughfare	3 to 5 miles
Market Variance	96%

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COMMENTS

GRTR: UNABLE TO CONTACT.

GRTE: SOLD HIS BUSINESS IN MUSKEGO. STARTED A NEW BUSINESS AND WANTED A LOCATION CLOSER TO HIS HOME. HIS ATTORNEY MENTIONED THIS PROPERTY WAS FOR SALE. ONE OTHER OFFER FOR \$250,000, HE OFFERED \$275,000. THOUGHT THIS WAS A GREAT, QUIET LOCATION, HAD THE HEIGHT HE NEEDED AND WAS CLOSE TO UPS. AFTER PURCHASE HE FIXED HVAC, PUT IN WINDOWS AND DOORS AND PAINTED.

PHYS: IN GOOD CONDITION, LIGHT USE. AIR CONDITIONING AND UNIT HEATERS IN NEED OF REPAIR. WINDOWS AND DOORS NEED REPLACEMENT. LARGE, WIDE CRACK IN THE FLOOR OF THE SHOP NEAR THE OVERHEAD DOOR.

FUNC: WALL BISECTS THE BUILDING. OFFICE HAS NO WINDOWS, DOES HAVE TUBE LIGHTING. NEIGHBORS ACCESS THEIR PROPERTY VIA THEIR PARKING LOT.

ECON: LOCATED ON A SHORT, COMMERCIAL STRIP JUST OFF OF PILGRIM ROAD. NEAR THE END OF A CUL DE SAC. CLOSE TO RESIDENTIAL PROPERTIES AND AN ELEMENTARY SCHOOL.



			96			
50			IND LGHT MFG (4800)			50
			96			

SALE REPORT

State ID #	77-66-131-R000001563
County	WASHINGTON
Municipality	GERMANTOWN
Local Parcel #	GTNV-204938
Situs Address	N114 W18850 Clinton Dr
Situs Zip Code	53022
Appraiser	CROWEDJ

IPAS Sale Key #	211923
SIC Code	3990
Interior Inspection Date	06/27/2023
Revision Date	
Sale Validity	Valid Sale
Sale Index #	2
Year Added to Sales Database	2024

TRANSACTION INFORMATION

Conveyance Date	04/12/2023
Grantor	ALGONQUIAN COMPANY LLC
Grantee	3DT LAND COMPANY LLC
Affinity	Tenant
Conveyance Type	Warranty/Condo Deed
Prior Use	3990: Miscellaneous Manufactures-Mfg
Intended Use	3990: Miscellaneous Manufactures-Mfg
Time Vacant	0 - 1 years
Environmental Site	NO

SALE DATA

Sale Price	\$1,000,000
Adjustment	
Adjusted Reason	
Adjusted Sale Price	\$1,000,000
Land Value	\$201,900
Improvement Value	\$798,100
Time on Market	0 - 4 months
Recent Asking Price	

PROPERTY IMPROVEMENT DATA

Weighted Actual Year Built	1975
Number of Building Sections	1
Predominant OCC Code	453
Primary Area	20,000
Additional Useable Area	0
Total Area	20,000
Basement Area	
Office Area (SF) / (%)	3,392 17%
Sprinkler (SF) / (%)	
Air Conditioning (SF) / (%)	3,392 17%
Notable Features/OBYs	
Stories	1
Non-office ave wall height	16
Non-office ave clear height	14
Frame Type	03: Steel Non Fireproof
Exterior Wall Type	03: Concrete Block

LAND AND IMPROVEMENT SALE ANALYSIS

Adj Sale Price \$ / SF	\$50.00
Adj Sale Price Imps \$ / SF	\$39.91
Acres	1.780
Land Value \$ / Acre	\$113,427
SCR	3.88
RCN + OBY / SF	\$79.28
Physical Res. %	54%
Functional Res. %	95%
Functional OBS 1	Layout
Functional OBS 2	
Functional OBS 3	
Community rating %	100%
NBHD Rating / Other %	100%
NBHD Rating / Other Econ Reason	Neighborhood Rating
Major Thoroughfare	0 to 1 mile
Market Variance	98%

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COMMENTS

GRTR: UNABLE TO CONTACT. GRANTEE INDICATED THE GRANTOR WAS HAVING DIFFICULTY LEASING THE END UNIT. ALSO, THE GRANTOR WANTED TO SELL AND USE THE MONEY FOR ANOTHER INVESTMENT OPPORTUNITY.

GRTE: LONG TIME TENANT. DID NOT WANT TO MOVE WHEN LEASE ENDED, ALSO WANTED MORE SPACE. WANTED GRANTOR TO REMODEL THE FACILITY OR SELL IT TO THEM. FACILITY WAS A MULTI-TENANT FACILITY, GRANTEE OCCUPIED 3 OF THE 4 UNITS. DETERMINED THE SALE PRICE BY HAVING AN APPRAISAL DONE AND NEGOTIATING TO THE SALE PRICE.

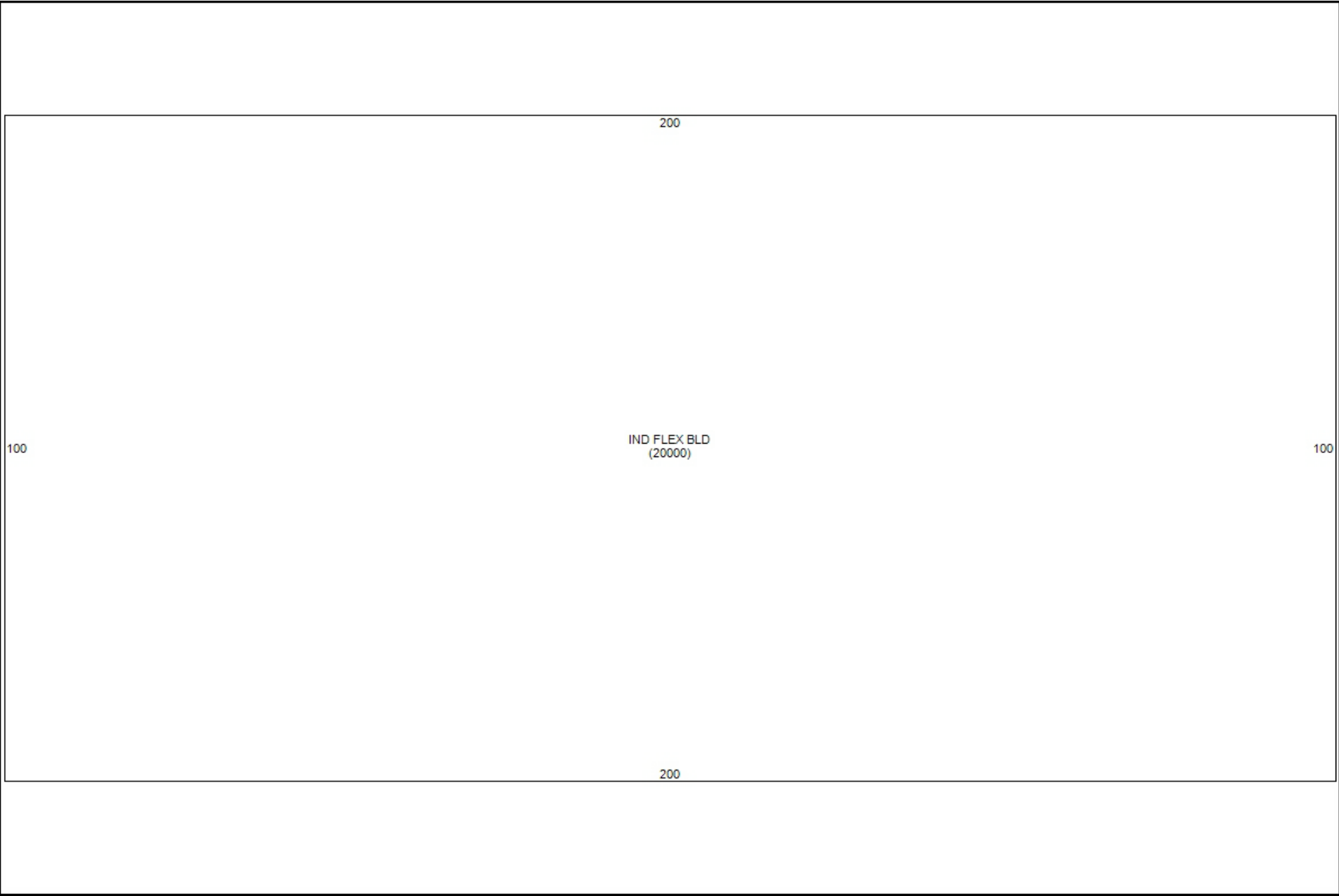
PHYS: UNOCCUPIED UNIT HAD BEEN USED TO HOLD ANIMALS BY THE HUMANE SOCIETY AND THEN WAS OCCUPIED BY A COMPANY THAT GREW PLANTS INSIDE. IT HAS PEELING PAINT, TORN UP OR REMOVED CARPETS, SOME WALLS HAVE SOME DRYWALL REMOVED. SHOP FLOORS HAVE A LOT OF FLOOR CRACKS AND SOME PITTING. EXTERIOR NEEDS PAINTING, HAS LOTS OF STEP-CRACKING, AND HAS RUSTY MAN DOORS. NEW ROOF EIGHT YEARS AGO. GRANTEE IS PLANNING A REMODEL INCLUDING ADDING AN ADA RECEPTION AREA, EMPLOYEE BREAK ROOM, AND A COUPLE OF CONFERENCE ROOMS. WILL ALSO OPEN ACCESS TO THE END UNIT VIA THE INTERIOR.

FUNC: BUILT AS A MULTI-TENANT FACILITY. GRANTEE LEASED THREE UNITS AND HAS REMOVED A FEW INTERIOR WALLS BUT MANY STILL REMAIN. NO WAY TO ACCESS THE FORTH UNIT THROUGH THE INTERIOR.

ECON: LOCATED IN THE GERMANTOWN INDUSTRIAL PARK. THIS PARK IS OLDER, YET STILL QUITE DESIRABLE. PROPERTIES SELL QUICKLY. COMPANIES WITH SPACE ARE ADDING ADDITIONS.

OTHR: SALE INCLUDED 0.081 AC OF GRANTOR OWNED PROPERTY TO THE NORTH. THIS WAS DONE TO ALLOW GRANTEE ACCESS TO PARKING SPOTS ON THE NORTH SIDE OF THE BUILDING.





SALE REPORT

State ID #	77-66-131-R000102247
County	WASHINGTON
Municipality	GERMANTOWN
Local Parcel #	GTNV-201953
Situs Address	N118 W19328 Bunsen Dr
Situs Zip Code	53022
Appraiser	CROWEDJ

IPAS Sale Key #	214417
SIC Code	3089
Interior Inspection Date	
Revision Date	
Sale Validity	Valid Sale
Sale Index #	2
Year Added to Sales Database	2024

TRANSACTION INFORMATION

Conveyance Date	05/22/2023
Grantor	BUNSEN REALTY LLC
Grantee	BUNSEN DRIVE INVESTMENTS LLC
Affinity	None
Conveyance Type	Other
Prior Use	3089: Plastics Products Nec-Mfg
Intended Use	3089: Plastics Products Nec-Mfg
Time Vacant	0 - 1 years
Environmental Site	NO

SALE DATA

Sale Price	\$2,900,000
Adjustment	
Adjusted Reason	
Adjusted Sale Price	\$2,900,000
Land Value	\$403,700
Improvement Value	\$2,496,300
Time on Market	0 - 4 months
Recent Asking Price	

PROPERTY IMPROVEMENT DATA

Weighted Actual Year Built	1998	
Number of Building Sections	2	
Predominant OCC Code	494	
Primary Area	34,710	
Additional Useable Area	0	
Total Area	34,710	
Basement Area		
Office Area (SF) / (%)	6,250	18%
Sprinkler (SF) / (%)	34,710	100%
Air Conditioning (SF) / (%)	34,710	100%
Notable Features/OBYs		
Stories	1	
Non-office ave wall height	26	
Non-office ave clear height	24	
Frame Type	03: Steel Non Fireproof	
Exterior Wall Type	14: Concrete Tilt-up	

LAND AND IMPROVEMENT SALE ANALYSIS

Adj Sale Price \$ / SF	\$83.55
Adj Sale Price Imps \$ / SF	\$71.92
Acres	3.560
Land Value \$ / Acre	\$113,399
SCR	4.47
RCN + OBY / SF	\$115.30
Physical Res. %	68%
Functional Res. %	100%
Functional OBS 1	
Functional OBS 2	
Functional OBS 3	
Community rating %	100%
NBHD Rating / Other %	100%
NBHD Rating / Other Econ Reason	
Major Thoroughfare	1 to 3 miles
Market Variance	92%

COMMENTS

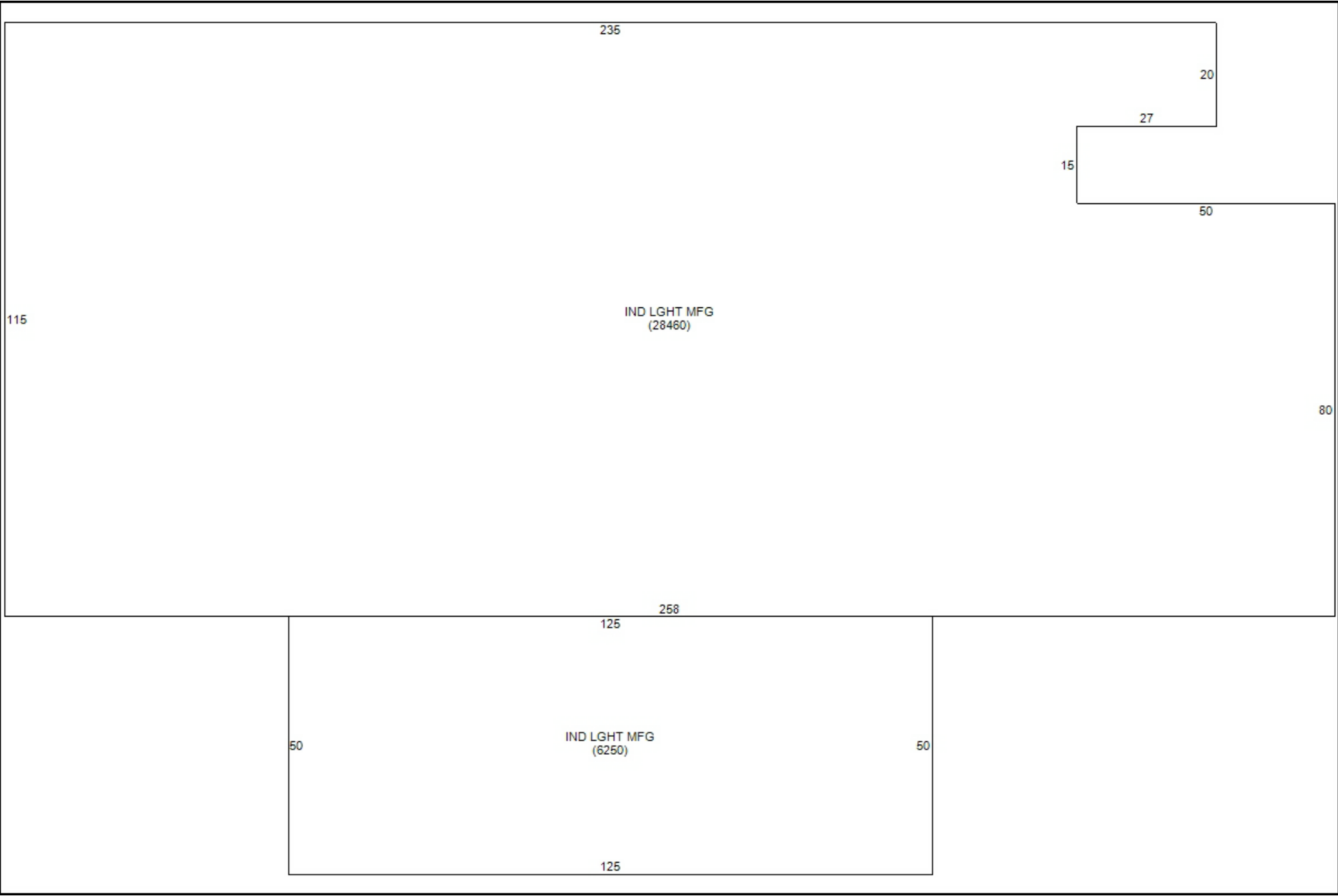
GRTR: UNABLE TO CONTACT.

GRTE: REAL ESTATE INVESTOR WITH A LARGE PORTFOLIO OF PROPERTIES. INDICATED THE PROPERTY WAS MARKETED TO SEVERAL BUYERS. FELT HE PAID A FAIR PRICE.

PHYS: NICE OFFICES WITH A NICER FINISH. SHOP AREA IN GOOD CONDITION, VERY CLEAN. SOME STEP-CRACKING VISIBLE BUT TUCKPOINTED. NO FLOOR CRACKS.

ECON: LOCATED IN THE GERMANTOWN INDUSTRIAL PARK. THIS PARK IS OLDER BUT STILL VERY DESIRABLE. PROPERTIES GENERALLY SELL QUICKLY. APPROXIMATELY 1.3 MILES TO I-41.





SALE REPORT

State ID #	77-66-166-R000025284
County	WASHINGTON
Municipality	RICHFIELD
Local Parcel #	V10-004000F
Situs Address	2171 Hwy 175
Situs Zip Code	53076
Appraiser	GREENEK

IPAS Sale Key #	205681
SIC Code	3823
Interior Inspection Date	07/20/2023
Revision Date	
Sale Validity	Valid Sale
Sale Index #	2
Year Added to Sales Database	2024

TRANSACTION INFORMATION

Conveyance Date	05/25/2022
Grantor	AR HOLDINGS INC. A WISCONSIN CORPORATION
Grantee	NLM HOLDINGS 3 LLC
Affinity	None
Conveyance Type	Warranty/Condo Deed
Prior Use	3550: Special Industry Machinery-Mfg
Intended Use	3550: Special Industry Machinery-Mfg
Time Vacant	0 - 1 years
Environmental Site	NO

SALE DATA

Sale Price	\$1,350,000
Adjustment	
Adjusted Reason	
Adjusted Sale Price	\$1,350,000
Land Value	\$212,100
Improvement Value	\$1,137,900
Time on Market	Unknown
Recent Asking Price	\$1,350,000

PROPERTY IMPROVEMENT DATA

Weighted Actual Year Built	1997	
Number of Building Sections	2	
Predominant OCC Code	494	
Primary Area	20,000	
Additional Useable Area	0	
Total Area	20,000	
Basement Area		
Office Area (SF) / (%)	1,392	7%
Sprinkler (SF) / (%)		
Air Conditioning (SF) / (%)	1,392	7%
Notable Features/OBYs		
Stories	1	
Non-office ave wall height	16	
Non-office ave clear height	16	
Frame Type	04: Pre-Engineered Steel	
Exterior Wall Type	07: Metal Light	

LAND AND IMPROVEMENT SALE ANALYSIS

Adj Sale Price \$ / SF	\$67.50
Adj Sale Price Imps \$ / SF	\$56.90
Acres	3.030
Land Value \$ / Acre	\$70,000
SCR	6.6
RCN + OBY / SF	\$75.35
Physical Res. %	64%
Functional Res. %	95%
Functional OBS 1	Layout
Functional OBS 2	
Functional OBS 3	
Community rating %	100%
NBHD Rating / Other %	105%
NBHD Rating / Other Econ Reason	Demand for Space
Major Thoroughfare	1 to 3 miles
Market Variance	118%

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COMMENTS

GRTR: UNABLE TO CONTACT.

GRTE: COMMERCIAL BROKER CALLED GRANTEE REGARDING THE PROPERTY BEING FOR SALE. WAS LOOKING TO BUY ANOTHER MFG PARCEL, HE WAS IN A 1031 EXCHANGE, AND THIS FILLED THE VOID. FELT AT THE TIME OF THE SALE THAT HE PAID A GOOD PRICE FOR IT AND THAT THE PURCHASE PRICE PER SQUARE FOOT WAS LESS THAN WHAT AN OWNER/USER WOULD GET. NO MAJOR WORK DONE ON BUILDING SINCE SALE. GRANTEE WAS NEGOTIATING WITH THE TENANT, IN A NNN LEASE, TO FIX DEFERRED MAINTENANCE. TENANT IS IN THE LEASE FOR ANOTHER 2 AND 1/2 YEARS.

PHYS: SOME ROOFING ISSUES AND LEAKING WHEN SNOW MELTS. OCCASIONAL ELECTRICITY ISSUES WHEN STORMING. OFFICE WAS BASIC. SHOP AREA SHOWED SOME DEFERRED MAINTENANCE WITH MINOR CRACKING AND DENTING. INTERIOR HAD OLDER LIGHTING, DARKER IN THE SHOP.

FUNC: ONE-STORY, PE STEEL & METAL BUILDING. SUFFERS FROM LAYOUT ISSUES WITH A WALL IN THE MIDDLE OF THE SHOP.

ECON: LOCATED IN THE VILLAGE OF RICHFIELD ON COUNTY HWY 175, A BUSY THOROUGHFARE IN THAT AREA. NEIGHBORING PARCELS ARE INDUSTRIAL AND COMMERCIAL, PLUS AGRICULTURE LAND. LESS THAN 2 MILES FROM I-41 AND 15 MILES NORTH OF MILWAUKEE.

OTHR: LAND ANALYSIS: AN INVESTIGATION OF AVAILABLE DATA INCLUDING BUT NOT LIMITED TO SALE AND LISTING ACTIVITY. ASSESSOR'S RECORDS AND ECONOMIC TRENDS WERE USED TO DERIVE THE LAND VALUE. PARCEL HAS WELL AND SEPTIC.

OTHR: MARKET VARIANCE: HIGHER SALE PRICE REFLECTS HIGHER CONSTRUCTION COSTS AND SUPPLY CHAIN ISSUES/DELAYS. DEMAND FOR THIS SPACE. THERE IS LOW INVENTORY IN THIS AREA.



	<div>100</div> <div>100</div> <div>IND LGHT MFG (10000)</div> <div>100</div>	
	<div>100</div> <div>100</div> <div>IND LGHT MFG (10000)</div> <div>100</div>	

SALE REPORT

State ID #	77-66-236-R000025294
County	WASHINGTON
Municipality	HARTFORD
Local Parcel #	36-1703001023
Situs Address	1024 -1026 Western Dr
Situs Zip Code	53027
Appraiser	GREENEK

IPAS Sale Key #	215417
SIC Code	3599
Interior Inspection Date	11/22/2019
Revision Date	
Sale Validity	Valid Sale
Sale Index #	1
Year Added to Sales Database	2024

TRANSACTION INFORMATION

Conveyance Date	03/21/2023
Grantor	ENDPOINT GROUP LLC

Grantee	WESTERN DRIVE LLC
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Affinity	None
Conveyance Type	Warranty/Condo Deed
Prior Use	3599: Industrial Machinery Nec-Mfg
Intended Use	3599: Industrial Machinery Nec-Mfg
Time Vacant	0 - 1 years
Environmental Site	NO

SALE DATA

Sale Price	\$975,000
Adjustment	
Adjusted Reason	
Adjusted Sale Price	\$975,000
Land Value	\$88,300
Improvement Value	\$886,700
Time on Market	5 - 11 months
Recent Asking Price	\$1,060,000

PROPERTY IMPROVEMENT DATA

Weighted Actual Year Built	1995
Number of Building Sections	1
Predominant OCC Code	453
Primary Area	16,250
Additional Useable Area	0
Total Area	16,250
Basement Area	
Office Area (SF) / (%)	2,064 13%
Sprinkler (SF) / (%)	
Air Conditioning (SF) / (%)	16,250 100%
Notable Features/OBYs	

Stories	1
Non-office ave wall height	16
Non-office ave clear height	16
Frame Type	04: Pre-Engineered Steel
Exterior Wall Type	08: Metal Sandwich

LAND AND IMPROVEMENT SALE ANALYSIS

Adj Sale Price \$ / SF	\$60.00
Adj Sale Price Imps \$ / SF	\$54.57
Acres	1.224
Land Value \$ / Acre	\$72,141
SCR	3.28
RCN + OBY / SF	\$85.54
Physical Res. %	68%
Functional Res. %	100%
Functional OBS 1	
Functional OBS 2	
Functional OBS 3	
Community rating %	95%
NBHD Rating / Other %	90%
NBHD Rating / Other Econ Reason	Neighborhood Rating
Major Thoroughfare	5 to 10 miles
Market Variance	110%

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COMMENTS

GRTR: UNABLE TO CONTACT.

GRTE: WAS OPENLY LISTED AND NEGOTIATED TO SALE PRICE. BANK HAD AN APPRAISAL DONE FOR FINANCING. FELT THEY GOT A FAIR PRICE, THE DOLLAR / SF WAS GOOD, AND IT WAS CLASSIFIED AS A M-1 PROPERTY. AFTER THE SALE, THEY DID SOME GUTTER REPLACEMENT, ROOF REPAIR, BUILDING SEALING FOR SOME LEAKS, DRYWALL WAS REPLACED IN SOME AREAS, FLOORWORK IN SOME AREAS AND FRESH PAINT ON EXTERIOR.

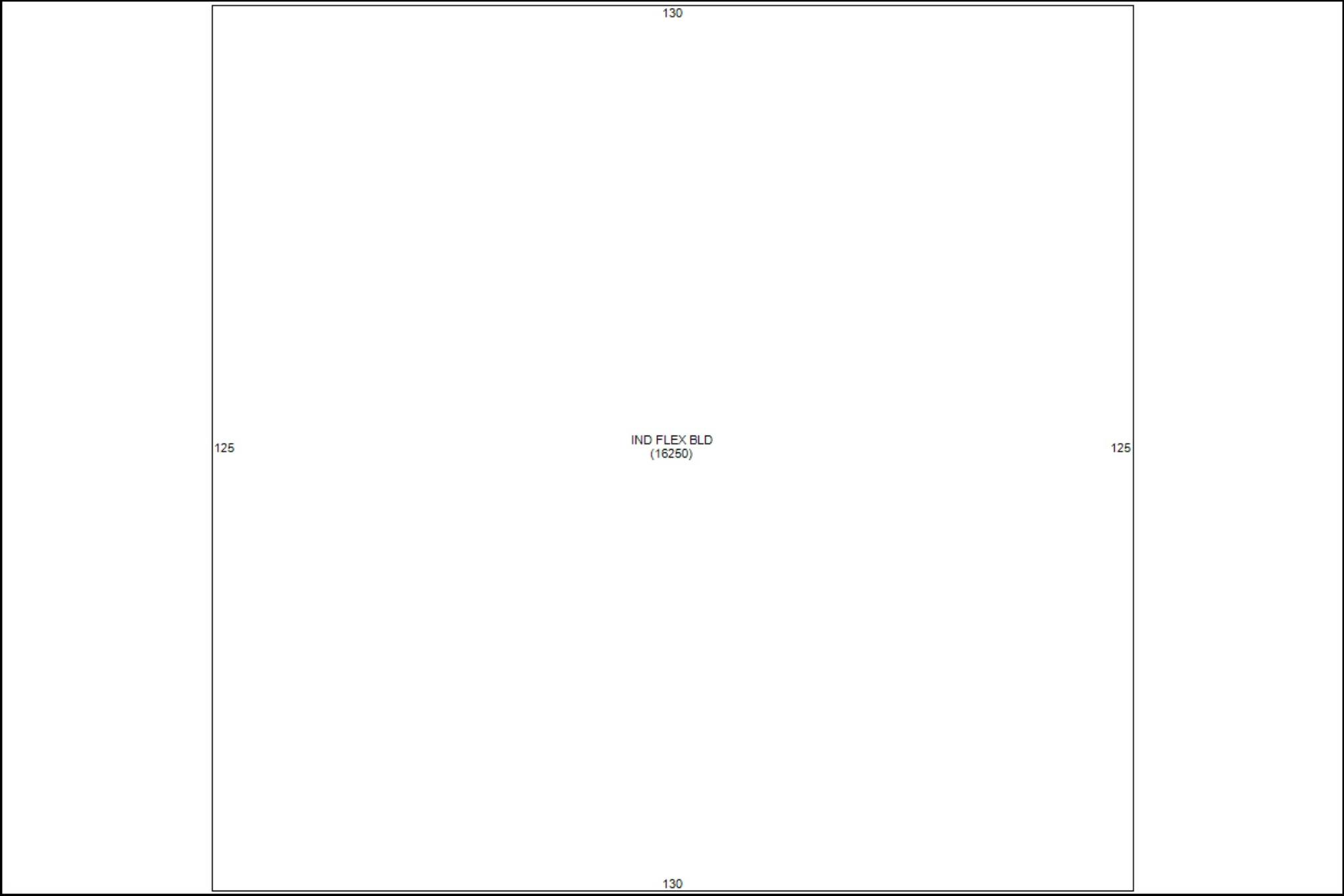
PHYS: ONE STORY PRE-ENGINEERED STEEL BUILDING THAT WAS BEING MAINTAINED AS NEEDED. AC & HEAT WAS REPLACED WITHIN LAST 5 YEARS. VERY CLEAN INTERIOR WITH MINOR WEAR AND TEAR. INSULATION WALLS SHOWED SOME DISCOLORATION.

FUNC: NO FUNCTIONAL ISSUES. FLEX BUILDNG, CONCRETE WALL DOWN MIDDLE OF THE SHOP.

ECON: LOCATED IN THE HARTFORD INDUSTRIAL PARK, AN OLDER, MEDIUM-SIZED PARK ON THE NORTHWESTERN EDGE OF HARTFORD. 8.2 MILES WEST OF INTERSTATE-41 AND 34 MILES NORTH OF MILWAUKEE. ACCESS TO INTERSTATE IS VIA HWY 60, A VERY BUSY THOROUGHFARE.

OTHR: LAND ANALYSIS: AN INVESTIGATION OF AVAILABLE DATA INCLUDING BUT NOT LIMITED TO SALE AND LISTING ACTIVITY. ASSESSOR'S RECORDS AND ECONOMIC TRENDS WERE USED TO DERIVE THE LAND VALUE.





SALE REPORT

State ID #	77-66-291-R000001737
County	WASHINGTON
Municipality	WEST BEND
Local Parcel #	1119-2540019
Situs Address	2805 E Progress Dr
Situs Zip Code	53095
Appraiser	GREENEK

IPAS Sale Key #	205671
SIC Code	2499
Interior Inspection Date	11/03/2020
Revision Date	
Sale Validity	Valid Sale
Sale Index #	1
Year Added to Sales Database	2024

TRANSACTION INFORMATION

Conveyance Date	08/17/2022
Grantor	WEST BEND PACKAGING LLC
Grantee	PROGRESS INDUSTRIAL LLC
Affinity	None
Conveyance Type	Other
Prior Use	3089: Plastics Products Nec-Mfg
Intended Use	4225: General Warehousing & Storage-Trans
Time Vacant	1 - 3 years
Environmental Site	NO

SALE DATA

Sale Price	\$1,600,000
Adjustment	
Adjusted Reason	
Adjusted Sale Price	\$1,600,000
Land Value	\$274,000
Improvement Value	\$1,326,000
Time on Market	5 - 11 months
Recent Asking Price	\$1,600,000

PROPERTY IMPROVEMENT DATA

Weighted Actual Year Built	1995	
Number of Building Sections	3	
Predominant OCC Code	494	
Primary Area	33,560	
Additional Useable Area	0	
Total Area	33,560	
Basement Area		
Office Area (SF) / (%)	2,480	7%
Sprinkler (SF) / (%)	33,560	100%
Air Conditioning (SF) / (%)	0	0%
Notable Features/OBYs		
Stories	1	
Non-office ave wall height	16	
Non-office ave clear height	16	
Frame Type	04: Pre-Engineered Steel	
Exterior Wall Type	07: Metal Light	

LAND AND IMPROVEMENT SALE ANALYSIS

Adj Sale Price \$ / SF	\$47.68
Adj Sale Price Imps \$ / SF	\$39.51
Acres	3.800
Land Value \$ / Acre	\$72,105
SCR	4.93
RCN + OBY / SF	\$74.08
Physical Res. %	61%
Functional Res. %	90%
Functional OBS 1	Layout
Functional OBS 2	Ceiling Height
Functional OBS 3	
Community rating %	98%
NBHD Rating / Other %	94%
NBHD Rating / Other Econ Reason	Neighborhood Rating
Major Thoroughfare	0 to 1 mile
Market Variance	105%

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COMMENTS

GRTR: PREVOIOUS MFG TENANT, GRANTOR, MOVED TO ANOTHER LOCATION IN WEST BEND AND THEY LISTED THIS PROPERTY FOR SALE. WAS LISTED ON THE OPEN MARKET FOR 8 MONTHS PRIOR TO THE PARCEL SELLING, VACANT FOR ABOUT 17 MONTHS. SALE PRICE WAS NEGOTIATED WITH BUYER. FELT THE CONDITION OF THE BUILDING WAS GOOD AND THERE WERE NO SIGNIFICANT CHANGES TO THE PROPERTY PRIOR TO THE SALE.

GRTE: PLAN TO USE THE PROPERTY FOR WAREHOUSE AND DISTRIBUTION. THEY USED A BROKER AND SAID THE SALE PRICE WAS DETERMINED OFF OF THE SELLER'S LIST PRICE. THEY DID NOT HAVE AN APPRAISAL DONE. FELT THE BUILDING WAS IN AVERAGE CONDITION WITH DEFERRED MAINTENANCE NEEDED. AFTER THE SALE THEY DID IMPROVEMENT WORK ON THE PAVING AND FENCING.

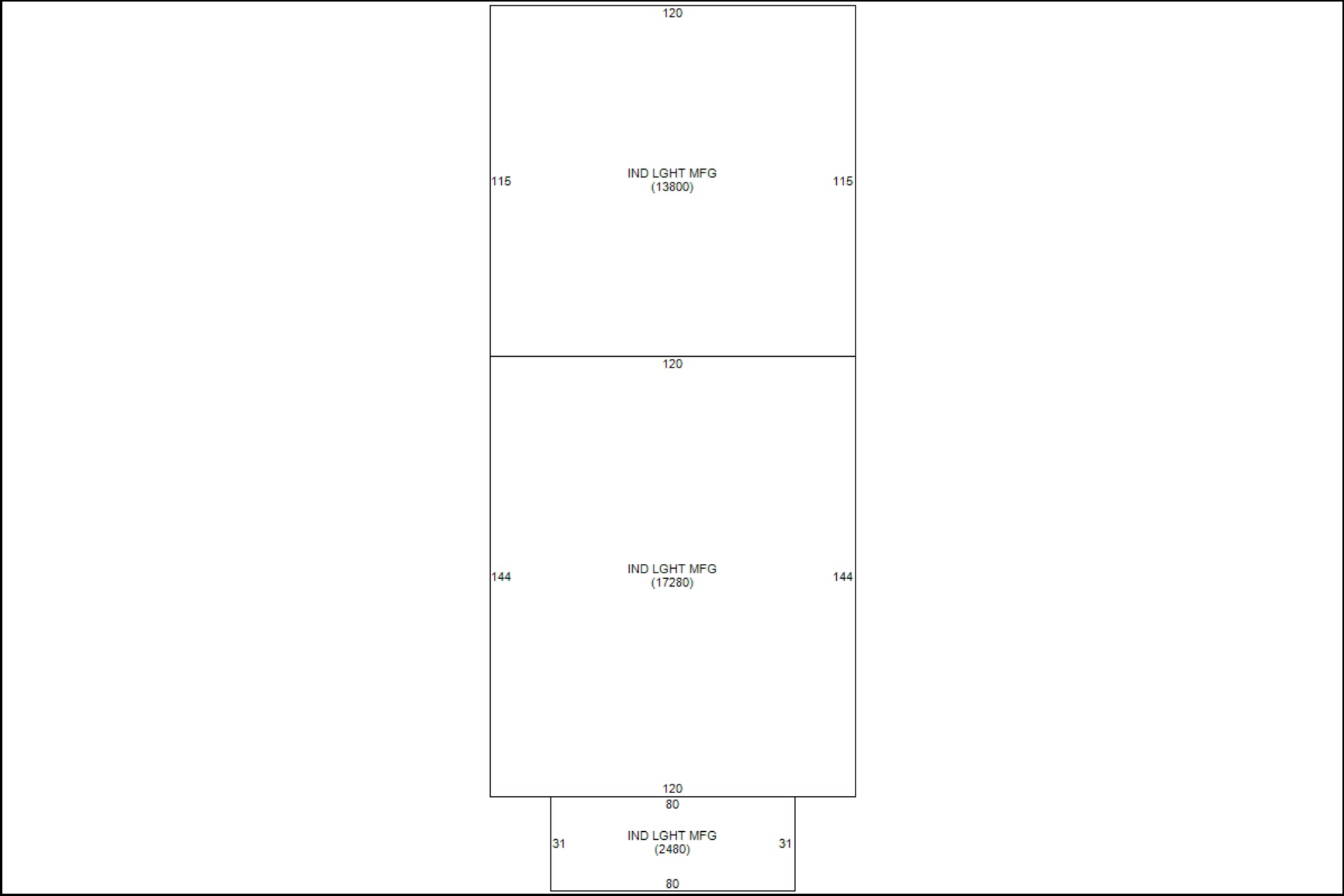
PHYS: ONE STORY, PE STEEL AND METAL BUILDING IN MODERATE CONDITION FOR ITS AGE. ROOF OVER THE OFFICE IS AT THE END OF LIFE. HEATING AND AC SYSTEMS ARE NOT NEW. FLORESCENT LIGHTING IN BUILDING.

FUNC: BUILDING SUFFERS FROM LAYOUT ISSUES AND CEILING HEIGHT BEING TOO LOW.

ECON: LOCATED IN THE WEST BEND INDUSTRIAL PARK SOUTH. AN OLDER, MEDIUM-SIZED PARK ON THE SOUTHERN EDGE OF WEST BEND. ACCESS TO HWY 45 IS CLOSE, BUT THROUGH A COMMERCIAL CORRIDOR.

OTHR: LAND ANALYSIS: AN INVESTIGATION OF AVAILABLE DATA INCLUDING BUT NOT LIMITED TO SALE AND LISTING ACTIVITY. ASSESSOR'S RECORDS AND ECONOMIC TRENDS WERE USED TO DERIVE THE LAND VALUE.





SALE REPORT

State ID #	77-67-107-R000006433
County	WAUKESHA
Municipality	BUTLER
Local Parcel #	BV 0141992008
Situs Address	13000 W Custer Ave
Situs Zip Code	53007
Appraiser	HOLTSA

IPAS Sale Key #	209083
SIC Code	2521
Interior Inspection Date	07/12/2023
Revision Date	
Sale Validity	Valid - Pending sales history changes
Sale Index #	2
Year Added to Sales Database	2024

TRANSACTION INFORMATION

Conveyance Date	01/23/2023
Grantor	PRECISION INVESTMENTS PARTNERSHIP LLP
Grantee	130 CUSTER LLC
Affinity	None
Conveyance Type	Warranty/Condo Deed
Prior Use	2521: Wood Office Furniture-Mfg
Intended Use	2521: Wood Office Furniture-Mfg
Time Vacant	0 - 1 years
Environmental Site	NO

SALE DATA

Sale Price	\$1,500,000
Adjustment	
Adjusted Reason	
Adjusted Sale Price	\$1,500,000
Land Value	\$166,500
Improvement Value	\$1,333,500
Time on Market	0 - 4 months
Recent Asking Price	

PROPERTY IMPROVEMENT DATA

Weighted Actual Year Built	1981	
Number of Building Sections	2	
Predominant OCC Code	494	
Primary Area	22,120	
Additional Useable Area	0	
Total Area	22,120	
Basement Area		
Office Area (SF) / (%)	4,375	20%
Sprinkler (SF) / (%)		
Air Conditioning (SF) / (%)	4,375	20%
Notable Features/OBYs		
Stories	1	
Non-office ave wall height	18	
Non-office ave clear height	17	
Frame Type	04: Pre-Engineered Steel	
Exterior Wall Type	07: Metal Light	

LAND AND IMPROVEMENT SALE ANALYSIS

Adj Sale Price \$ / SF	\$67.81
Adj Sale Price Imps \$ / SF	\$60.28
Acres	1.110
Land Value \$ / Acre	\$150,000
SCR	2.19
RCN + OBY / SF	\$80.89
Physical Res. %	74%
Functional Res. %	95%
Functional OBS 1	Site Coverage
Functional OBS 2	Fire Protection
Functional OBS 3	
Community rating %	98%
NBHD Rating / Other %	90%
NBHD Rating / Other Econ Reason	Neighborhood Rating
Major Thoroughfare	0 to 1 mile
Market Variance	120%

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COMMENTS

GRTR: LISTED FOR SALE WITH THE BARRY COMPANY LASTED ON MARKET FOR LESS THAN MONTH. NEGOTIATED PRICE, FELT WAS MARKET. FELT SIZE AND LOCATION WERE PERFECT FOR MFG PROCESSES.

GRTE: FOUND PROPERTY THOUGH LISTING. WAS NOT AWARE HOW LONG PROPERTY HAD BEEN ON THE MARKET. FELT THE BEST ASPECT OF BUILDING WAS SIZE THE WORST WAS PARKING. DECENT CONDITION. SATISFIED WITH PURCHASE PRICE AS WAS BASED ON APPRAISAL. PRIOR OWNER IS CURRENT TENANT, BUT LEASE IS UP AND WAS NOT A PART OF SALE. IS HOPING HE WILL RENEW LEASE AGREEMENT.

PHYS: NO OBVIOUS SIGNS OF DEFERRED MAINTENANCE.

FUNC: NOTED ONLY FUNCTIONAL ISSUES WERE SITE COVERAGE AND FIRE PROTECTION OF WHICH FOR SIZE FIRE PROTECTION IS NOT A HIGH ISSUE.

ECON: AREA IS A HISTORICALLY SUSTAINED LIGHT INDUSTRIAL/ COMMERCIAL HUB RIGHT OFF W SILVER SPRING DRIVE AND N 124TH ST.



		105	
		IND LGHT MFG (7770)	
74			74
		105	
		70	
		IND LGHT MFG (14350)	
205			205
		70	

SALE REPORT

State ID #	77-67-107-R000029728
County	WAUKESHA
Municipality	BUTLER
Local Parcel #	BV 0141011
Situs Address	5201 - 5207 N 125th St
Situs Zip Code	53007
Appraiser	HOLTSA

IPAS Sale Key #	209447
SIC Code	2750
Interior Inspection Date	09/26/2017
Revision Date	07/12/2023
Sale Validity	Valid Sale
Sale Index #	1
Year Added to Sales Database	2024

TRANSACTION INFORMATION

Conveyance Date	09/30/2022
Grantor	HORVATH PROPERTIES LLC
Grantee	3137 DELAWARE LLC
Affinity	None
Conveyance Type	Warranty/Condo Deed
Prior Use	2750: Commercial Printing-Mfg
Intended Use	2750: Commercial Printing-Mfg
Time Vacant	0 - 1 years
Environmental Site	NO

SALE DATA

Sale Price	\$921,000
Adjustment	
Adjusted Reason	
Adjusted Sale Price	\$921,000
Land Value	\$293,100
Improvement Value	\$627,900
Time on Market	0 - 4 months
Recent Asking Price	

PROPERTY IMPROVEMENT DATA

Weighted Actual Year Built	1968	
Number of Building Sections	1	
Predominant OCC Code	494	
Primary Area	15,776	
Additional Useable Area	0	
Total Area	15,776	
Basement Area		
Office Area (SF) / (%)	5,000	32%
Sprinkler (SF) / (%)		
Air Conditioning (SF) / (%)	15,776	100%
Notable Features/OBYs		
Stories	1	
Non-office ave wall height	14	
Non-office ave clear height	12	
Frame Type	03: Steel Non Fireproof	
Exterior Wall Type	03: Concrete Block	

LAND AND IMPROVEMENT SALE ANALYSIS

Adj Sale Price \$ / SF	\$58.38
Adj Sale Price Imps \$ / SF	\$39.80
Acres	0.550
Land Value \$ / Acre	\$532,909
SCR	1.52
RCN + OBY / SF	\$92.17
Physical Res. %	60%
Functional Res. %	90%
Functional OBS 1	Layout
Functional OBS 2	Site Coverage
Functional OBS 3	Office/Plant Ratio
Community rating %	98%
NBHD Rating / Other %	90%
NBHD Rating / Other Econ Reason	Neighborhood Rating
Major Thoroughfare	0 to 1 mile
Market Variance	91%

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COMMENTS

GRTR: SPOKE WITH OWNER. NEVER LISTED PROPERTY ON OPEN MARKET. DURING THE PROCESS OF LEASING SPACE WAS APPROACHED TO SALE. ALREADY SOLD AND RETIRED FROM BUSINESS. DECIDED TO SALE BUILDING. FELT MOST DESIRABLE ASPECT WAS THAT IT WAS INCOME GENERATING. LEASE DESIRABLE WAS LOOKING FOR NEW TENANTS.

GRTE: PRICE WAS NEGOTIATED BASED ON APPRAISAL, FELT "I PAID A FAIR SHARE FOR MY INVESTMENT."

PHYS: BUILDING WAS IN HIGH MODERATE CONDITION WITH NO OBVIOUS SIGNS OF DEFERRED MAINTENANCE DESPITE DATED AND ORIGINAL INTERIOR DESIGN. HVAC SYSTEM WAS ADDED 2005.

FUNC: BUILDING SUFFERED FROM LIMITED TRUCK ACCESS, LIMITED PARKING, LOW CEILING HEIGHT, EXCESSIVE OFFICE FOR SIZE, AND NO FIRE PROTECTION. BUILDING IS ALSO A MULTI-FLEX BUILDING WITH THREE SEPARATE BUSINESSES INSIDE, MAJORITY OF SPACE MFG., WITH SHARED DOCK.

ECON: BUILDING IS LOCATED IN A STABLE INDUSTRIAL AREA, CLOSE IN PROXIMITY TO RESIDENTIAL PROPERTIES AND BALLPARK.



IND LGHT MFG
(15776)

186

108

154

80

32

28

SALE REPORT

State ID #	77-67-107-R000006453
County	WAUKESHA
Municipality	BUTLER
Local Parcel #	BV 0144077
Situs Address	5118 N 125th St
Situs Zip Code	53007
Appraiser	HOLTSA

IPAS Sale Key #	210581
SIC Code	3471
Interior Inspection Date	06/28/2018
Revision Date	
Sale Validity	Valid Sale
Sale Index #	2
Year Added to Sales Database	2024

TRANSACTION INFORMATION

Conveyance Date	03/09/2023
Grantor	CVPG VENTURES LLC
Grantee	EXCALIBUR 125TH LLC
Affinity	None
Conveyance Type	Warranty/Condo Deed
Prior Use	3471: Plating & Polishing-Mfg
Intended Use	3914: Silverware & Plated Ware-Mfg
Time Vacant	0 - 1 years
Environmental Site	NO

SALE DATA

Sale Price	\$450,000
Adjustment	
Adjusted Reason	
Adjusted Sale Price	\$450,000
Land Value	\$77,000
Improvement Value	\$373,000
Time on Market	0 - 4 months
Recent Asking Price	

PROPERTY IMPROVEMENT DATA

Weighted Actual Year Built	1980
Number of Building Sections	4
Predominant OCC Code	494
Primary Area	8,287
Additional Useable Area	0
Total Area	8,287
Basement Area	
Office Area (SF) / (%)	0 0%
Sprinkler (SF) / (%)	
Air Conditioning (SF) / (%)	0 0%
Notable Features/OBYs	
Stories	1
Non-office ave wall height	24
Non-office ave clear height	21
Frame Type	03: Steel Non Fireproof
Exterior Wall Type	03: Concrete Block

LAND AND IMPROVEMENT SALE ANALYSIS

Adj Sale Price \$ / SF	\$54.30
Adj Sale Price Imps \$ / SF	\$45.01
Acres	0.220
Land Value \$ / Acre	\$350,000
SCR	1.16
RCN + OBY / SF	\$106.05
Physical Res. %	54%
Functional Res. %	85%
Functional OBS 1	Size
Functional OBS 2	Layout
Functional OBS 3	Site Coverage
Community rating %	98%
NBHD Rating / Other %	90%
NBHD Rating / Other Econ Reason	Neighborhood Rating
Major Thoroughfare	0 to 1 mile
Market Variance	105%

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COMMENTS

GRTE: SPOKE WITH GRANTOR. FELT PROPERTY SOLD AT MARKET. PROPERTY SOLD AS IS AND WAS IN DECENT/FAIR CONDITION. STATED "EVERYTHING'S COOL." NOTED THAT PROPERTY WAS NEVER LISTED ON THE OPEN MARKET, APPROACHED.

GRTE: PENDING RESPONSE

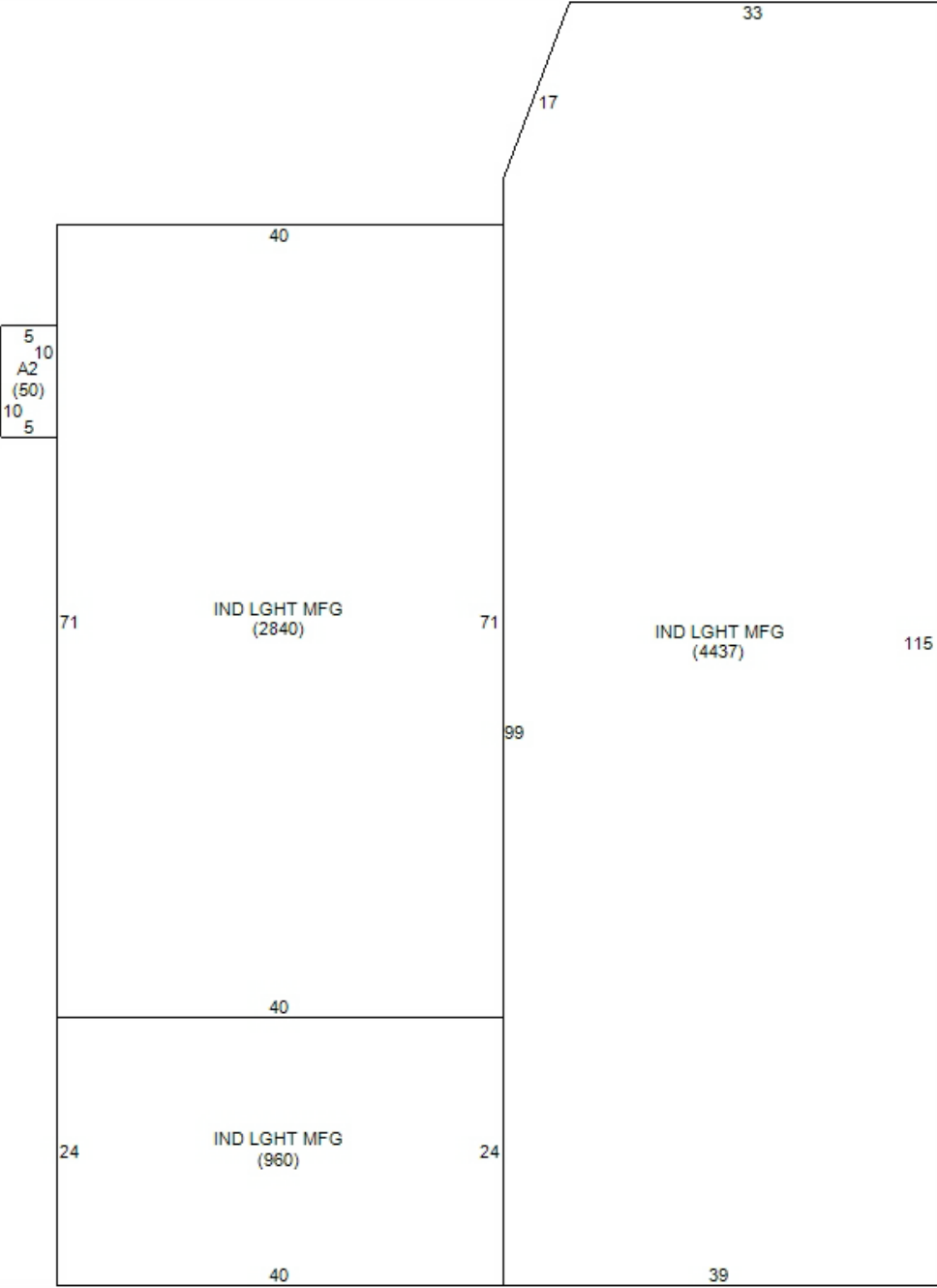
PHYS: BUILDING IS IN LOW MODERATE TO FAIR CONDITION. BUILDING SUFFERS FROM DEFERRED MAINTENANCE, AGING ROOF AND AGING MECHANICALS. SHOP DIRTIED BY MFG. PROCESS. OFFICE IS DATED.

FUNC: ONCE PART OF A MULTI-FLEX BUILDING ON SEPARATE PARCELS. REMAINING BUILDING SUFFERS FROM MULTIPLE INTERNAL WALLS, DECENT HEIGHT, NO OFFICE SPACE.

ECON: LOCATION IS ONE BLOCK OFF MAIN THOROUGHFARE 124TH STREET. .9 MI FROM I-41.

OTHR: 2018 SOS INCLUDED 3 PARCELS (BV 0144077 & BV 0144078 & BV 0144014 FOR 615,000 (COUNTY DOC NUMBER 4328242) 2023 SOS SALE ONLY INCLUDED PARCEL BV 0144077. (COUNTY DOC NUMBER 4711618)





SALE REPORT

State ID #	77-67-151-R000006618
County	WAUKESHA
Municipality	MENOMONEE FALLS
Local Parcel #	MNFV0008995007
Situs Address	N90 W14507 Commerce Dr
Situs Zip Code	53051
Appraiser	CROWEDJ

IPAS Sale Key #	200202
SIC Code	3444
Interior Inspection Date	08/29/2019
Revision Date	
Sale Validity	Valid Sale
Sale Index #	2
Year Added to Sales Database	2024

TRANSACTION INFORMATION

Conveyance Date	06/15/2022
Grantor	MULTI-FAB PRODUCTS LLC
Grantee	MONKEYS LLC
Affinity	None
Conveyance Type	Warranty/Condo Deed
Prior Use	3444: Sheet Metalwork-Mfg
Intended Use	2679: Converted Paper Products Nec-Mfg
Time Vacant	0 - 1 years
Environmental Site	NO

SALE DATA

Sale Price	\$3,200,000
Adjustment	
Adjusted Reason	
Adjusted Sale Price	\$3,200,000
Land Value	\$378,400
Improvement Value	\$2,821,600
Time on Market	0 - 4 months
Recent Asking Price	\$3,775,000

PROPERTY IMPROVEMENT DATA

Weighted Actual Year Built	1992	
Number of Building Sections	3	
Predominant OCC Code	494	
Primary Area	56,803	
Additional Useable Area	702	
Total Area	57,505	
Basement Area		
Office Area (SF) / (%)	3,222	6%
Sprinkler (SF) / (%)	57,505	100%
Air Conditioning (SF) / (%)	57,505	100%
Notable Features/OBYs		
Stories	1	
Non-office ave wall height	20	
Non-office ave clear height	18	
Frame Type	03: Steel Non Fireproof	
Exterior Wall Type	14: Concrete Tilt-up	

LAND AND IMPROVEMENT SALE ANALYSIS

Adj Sale Price \$ / SF	\$55.65
Adj Sale Price Imps \$ / SF	\$49.07
Acres	2.707
Land Value \$ / Acre	\$139,786
SCR	2.08
RCN + OBY / SF	\$79.96
Physical Res. %	72%
Functional Res. %	85%
Functional OBS 1	Layout
Functional OBS 2	Site Coverage
Functional OBS 3	Ceiling Height
Community rating %	100%
NBHD Rating / Other %	100%
NBHD Rating / Other Econ Reason	Neighborhood Rating
Major Thoroughfare	0 to 1 mile
Market Variance	100%

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COMMENTS

GRTR: MOVED TO ANOTHER FACILITY AND NO LONGER NEEDED THIS BUILDING.

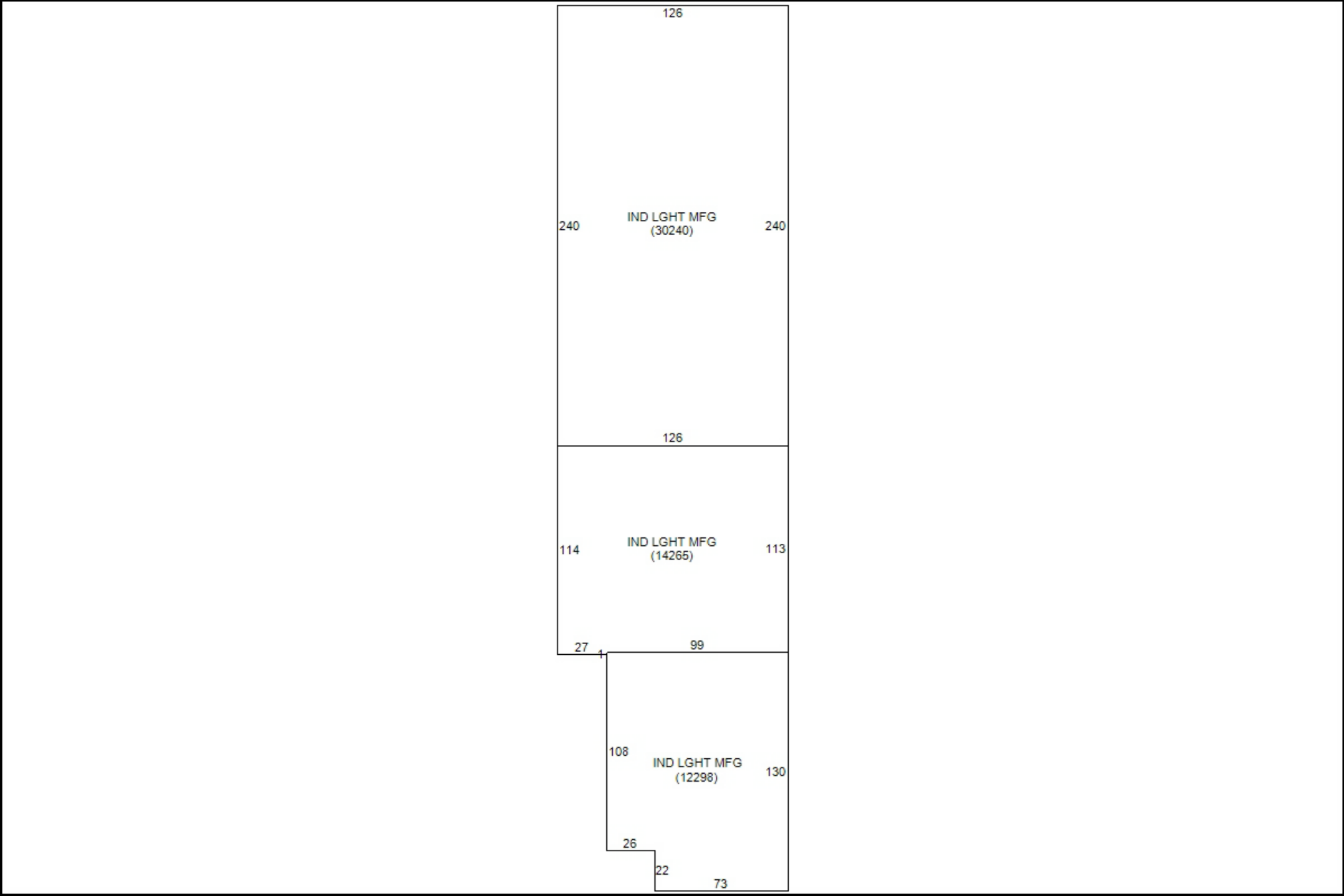
GRTE: HAD BEEN LOOKING TO EXPAND FOR QUITE A WHILE. BUILDING WAS IN GOOD SHAPE, JUST NEEDED TO ADD POWER AND INTERIOR DRAINS FOR THEIR WATER INTENSIVE BUSINESS. THOUGHT THEY OVERPAID \$50,000 TO \$100,000 BUT SUPPLY OF AVAILABLE BUILDINGS WAS VERY LOW. BANK APPRAISAL WAS BELOW PURCHASE PRICE.

PHYS: OFFICE WAS RECENTLY REMODELED. OLDER SHOP AREA (1969 & 1973) HAD A LOT OF WEAR AND TEAR ON THE FLOORS AND WAS VERY DIRTY FROM THE WELDING PROCESS. 2013 ADDITION WAS CLEAN AND IN VERY GOOD CONDITION.

FUNC: SITE COVERAGE RATIO IS LESS THAN IDEAL. BUILDING IS LONG AND NARROW WITH INTERIOR WALLS FROM ADD-ON CONSTRUCTION. PARCEL HAS ACCESS TO COMMERCE DR AS WELL AS PATRITA DR.

ECON: LOCATED IN THE NOR-X-WAY INDUSTRIAL PARK ON THE NORTH SIDE OF MENOMONEE FALLS. THIS IS AN OLDER INDUSTRIAL PARK AND IS QUITE STABLE, WITH FEW BUILDING FOR LEASE OR SALE. LESS THAN ONE MILE FROM I-41.





SALE REPORT

State ID #	77-67-151-R000006621
County	WAUKESHA
Municipality	MENOMONEE FALLS
Local Parcel #	MNFV0008995011
Situs Address	N90 W14739 Commerce Dr
Situs Zip Code	53051
Appraiser	CROWEDJ

IPAS Sale Key #	206008
SIC Code	3670
Interior Inspection Date	
Revision Date	
Sale Validity	Valid Sale
Sale Index #	2
Year Added to Sales Database	2024

TRANSACTION INFORMATION

Conveyance Date	10/19/2022
Grantor	B & K BOYER INC FKA AUTOMATED CIRCUIT TECHNOLOGY
Grantee	NRE MF EAT LLC
Affinity	None
Conveyance Type	Warranty/Condo Deed
Prior Use	3670: Electronic Components & Accessories-Mfg
Intended Use	4225: General Warehousing & Storage-Trans
Time Vacant	0 - 1 years
Environmental Site	Unknown

SALE DATA

Sale Price	\$1,100,000
Adjustment	
Adjusted Reason	
Adjusted Sale Price	\$1,100,000
Land Value	\$339,600
Improvement Value	\$760,400
Time on Market	12 - 24 months
Recent Asking Price	\$1,350,000

PROPERTY IMPROVEMENT DATA

Weighted Actual Year Built	1977	
Number of Building Sections	2	
Predominant OCC Code	494	
Primary Area	16,360	
Additional Useable Area	0	
Total Area	16,360	
Basement Area		
Office Area (SF) / (%)	1,560	10%
Sprinkler (SF) / (%)		
Air Conditioning (SF) / (%)	16,360	100%
Notable Features/OBYs		
Stories	1	
Non-office ave wall height	14	
Non-office ave clear height	12	
Frame Type	03: Steel Non Fireproof	
Exterior Wall Type	03: Concrete Block	

LAND AND IMPROVEMENT SALE ANALYSIS

Adj Sale Price \$ / SF	\$67.24
Adj Sale Price Imps \$ / SF	\$46.48
Acres	2.326
Land Value \$ / Acre	\$146,002
SCR	6.19
RCN + OBY / SF	\$90.43
Physical Res. %	60%
Functional Res. %	95%
Functional OBS 1	Ceiling Height
Functional OBS 2	
Functional OBS 3	
Community rating %	100%
NBHD Rating / Other %	100%
NBHD Rating / Other Econ Reason	Neighborhood Rating
Major Thoroughfare	0 to 1 mile
Market Variance	90%

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COMMENTS

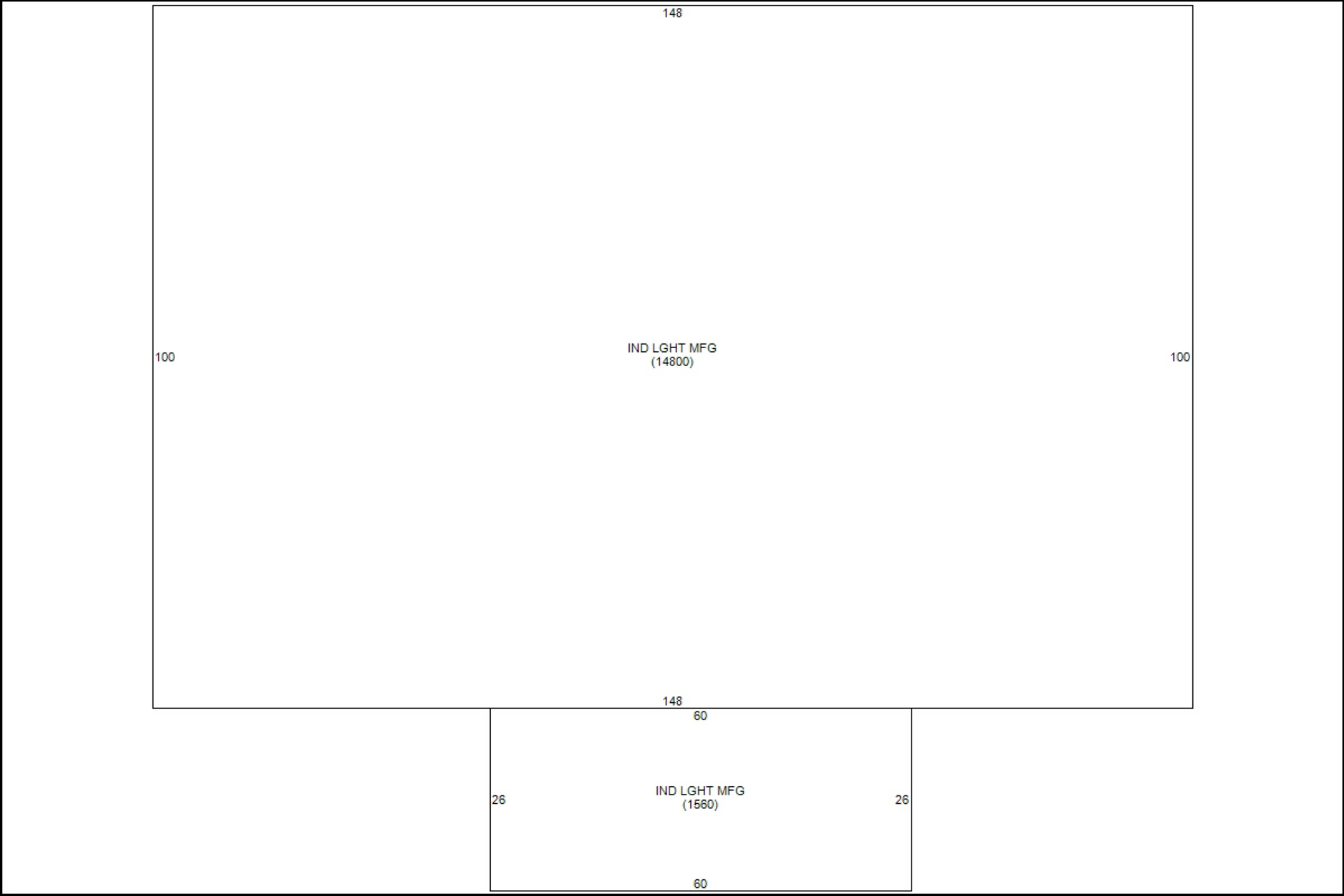
GRTR: UNABLE TO CONTACT. NATIONAL COMPANY CLOSED THIS LOCATION.

GRTE: HAD A PROPERTY IN MILWAUKEE BUT NEEDED MORE SPACE. LIKED THIS LOCATION IN MENOMONEE FALLS. THOUGHT THE STRUCTURE AND SIZE OF THE BUILDING WAS GREAT BUT THOUGHT IT "AESTHETICALLY WAS IN ROUGH SHAPE (PARKING LOT, LOADING DOCK, LANDSCAPING, NO FENCING, ETC)". ALSO FELT THE OFFICE WAS VERY DATED.

PHYS: LIGHT WEAR ON INTERIOR- ELECTRONIC CIRCUIT BOARD ASSEMBLY. ROOF REPLACED IN 2007.

ECON: LOCATED IN THE NOR-X-WAY INDUSTRIAL PARK IN NORTHEASTERN MENOMONEE FALLS. GREAT ACCESS TO I-41, LESS THAN ONE MILE.





SALE REPORT

State ID #	77-67-151-R000031720
County	WAUKESHA
Municipality	MENOMONEE FALLS
Local Parcel #	MNFV0009985001
Situs Address	N93 W16112 Megal Dr
Situs Zip Code	53051
Appraiser	CROWEDJ

IPAS Sale Key #	209144
SIC Code	3440
Interior Inspection Date	10/07/2021
Revision Date	
Sale Validity	Valid Sale
Sale Index #	2
Year Added to Sales Database	2024

TRANSACTION INFORMATION

Conveyance Date	01/03/2023
Grantor	JLGUST PROPERTIES LLC

Grantee	BGHERMUS PROPERTIES LLC
---------	-------------------------

Affinity	Tenant
Conveyance Type	Warranty/Condo Deed
Prior Use	3440: Fabricated Structural Metal Products-Mfg
Intended Use	3440: Fabricated Structural Metal Products-Mfg
Time Vacant	0 - 1 years
Environmental Site	NO

SALE DATA

Sale Price	\$1,545,000
Adjustment	
Adjusted Reason	
Adjusted Sale Price	\$1,545,000
Land Value	\$212,900
Improvement Value	\$1,332,100
Time on Market	0 - 4 months
Recent Asking Price	

PROPERTY IMPROVEMENT DATA

Weighted Actual Year Built	1962	
Number of Building Sections	2	
Predominant OCC Code	494	
Primary Area	25,918	
Additional Useable Area	0	
Total Area	25,918	
Basement Area		
Office Area (SF) / (%)	4,910	19%
Sprinkler (SF) / (%)	27,895	108%
Air Conditioning (SF) / (%)	5,888	23%
Notable Features/OBYs		

Stories	1
Non-office ave wall height	18
Non-office ave clear height	16
Frame Type	02: Masonry Load Bearing
Exterior Wall Type	03: Concrete Block

LAND AND IMPROVEMENT SALE ANALYSIS

Adj Sale Price \$ / SF	\$59.61
Adj Sale Price Imps \$ / SF	\$51.40
Acres	1.350
Land Value \$ / Acre	\$157,704
SCR	2.27
RCN + OBY / SF	\$90.11
Physical Res. %	63%
Functional Res. %	90%
Functional OBS 1	Layout
Functional OBS 2	Site Coverage
Functional OBS 3	Office/Plant Ratio
Community rating %	100%
NBHD Rating / Other %	100%
NBHD Rating / Other Econ Reason	Neighborhood Rating
Major Thoroughfare	0 to 1 mile
Market Variance	101%

COMMENTS

GRTR: TENANT EXERCISED HIS OPTION TO PURCHASE. FELT HE GOT MARKET VALUE FOR THE PROPERTY.

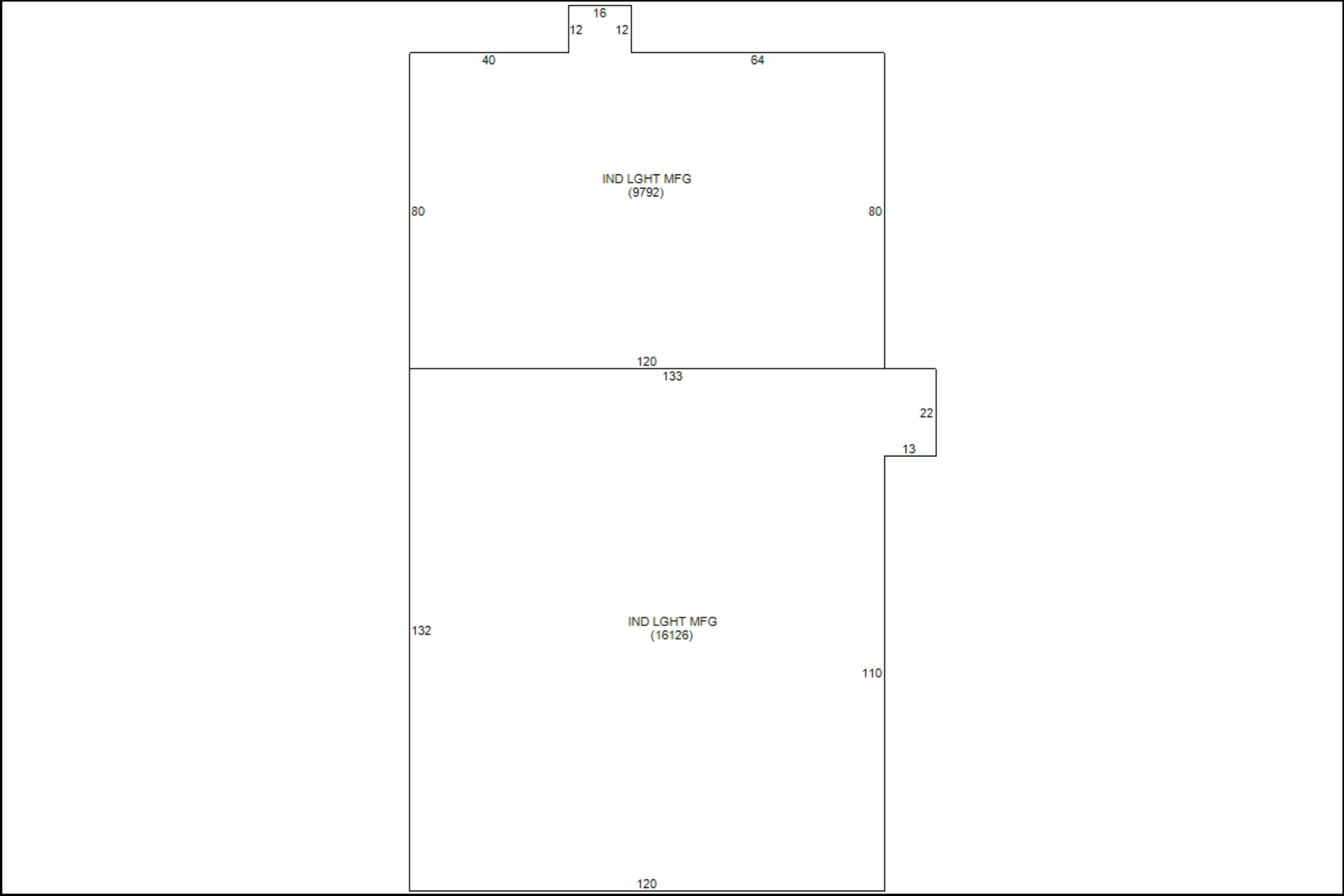
GRTE: PURCHASED BUSINESS FIVE YEARS AGO. HAD A LEASE WITH OPTION TO PURCHASE AT FIVE YEARS. HAD A COMMERCIAL REAL ESTATE AGENT GIVE HIM AN OPINION OF VALUE WHICH WAS WITHIN THE RANGE OF THE SALE PRICE. HE FEELS HE PURCHASED THE PROPERTY AT MARKET VALUE.

PHYS: EXTERIOR APPEARANCE IS SOMEWHAT DATED. OFFICES ARE CURRENT AND WELL MAINTAINED. SHOP HAS SOME FLOOR CRACKS, STAINING ON THE WALLS, GENERALLY CLEAN AND WELL MAINTAINED. HVAC REPLACED APPROXIMATELY SEVEN YEARS AGO.

FUNC: LESS THAN OPTIMAL SITE COVERAGE RATIO. SOMEWHAT EXCESSIVE OFFICE FOR SIZE. ADD-ON CONSTRUCTION.

ECON: LOCATED IN THE NOR-X-WAY INDUSTRIAL PARK ON MEGAL DRIVE, A FRONTAGE ROAD TO I-41. AREA HAS A MIX OF COMMERCIAL AND INDUSTRIAL PROPERTIES. APPROXIMATELY ONE-HALF MILE TO THE I-41 ON-RAMP.





SALE REPORT

State ID #	77-67-151-R000129085
County	WAUKESHA
Municipality	MENOMONEE FALLS
Local Parcel #	MNFV0099016
Situs Address	N57 W13394 Reichert Ave
Situs Zip Code	53051
Appraiser	CROWEDJ

IPAS Sale Key #	213456
SIC Code	3535
Interior Inspection Date	10/15/2019
Revision Date	
Sale Validity	Valid Sale
Sale Index #	2
Year Added to Sales Database	2024

TRANSACTION INFORMATION

Conveyance Date	07/19/2023
Grantor	MICHAEL D ELBERSON LLC
Grantee	SMITH REAL ESTATE HOLDINGS LLC
Affinity	None
Conveyance Type	Warranty/Condo Deed
Prior Use	3535: Conveyors & Conveying Equipment-Mfg
Intended Use	1799: Special Trade Contractors Nec-Const
Time Vacant	0 - 1 years
Environmental Site	NO

SALE DATA

Sale Price	\$335,000
Adjustment	
Adjusted Reason	
Adjusted Sale Price	\$335,000
Land Value	\$121,900
Improvement Value	\$213,100
Time on Market	0 - 4 months
Recent Asking Price	\$375,000

PROPERTY IMPROVEMENT DATA

Weighted Actual Year Built	1956	
Number of Building Sections	1	
Predominant OCC Code	494	
Primary Area	3,200	
Additional Useable Area	0	
Total Area	3,200	
Basement Area		
Office Area (SF) / (%)	680	21%
Sprinkler (SF) / (%)		
Air Conditioning (SF) / (%)	680	21%
Notable Features/OBYs		
Stories	1	
Non-office ave wall height	14	
Non-office ave clear height	12	
Frame Type	02: Masonry Load Bearing	
Exterior Wall Type	03: Concrete Block	

LAND AND IMPROVEMENT SALE ANALYSIS

Adj Sale Price \$ / SF	\$104.69
Adj Sale Price Imps \$ / SF	\$66.59
Acres	0.574
Land Value \$ / Acre	\$212,369
SCR	7.81
RCN + OBY / SF	\$77.88
Physical Res. %	51%
Functional Res. %	100%
Functional OBS 1	
Functional OBS 2	
Functional OBS 3	
Community rating %	100%
NBHD Rating / Other %	110%
NBHD Rating / Other Econ Reason	Demand for Space
Major Thoroughfare	1 to 3 miles
Market Variance	152%

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COMMENTS

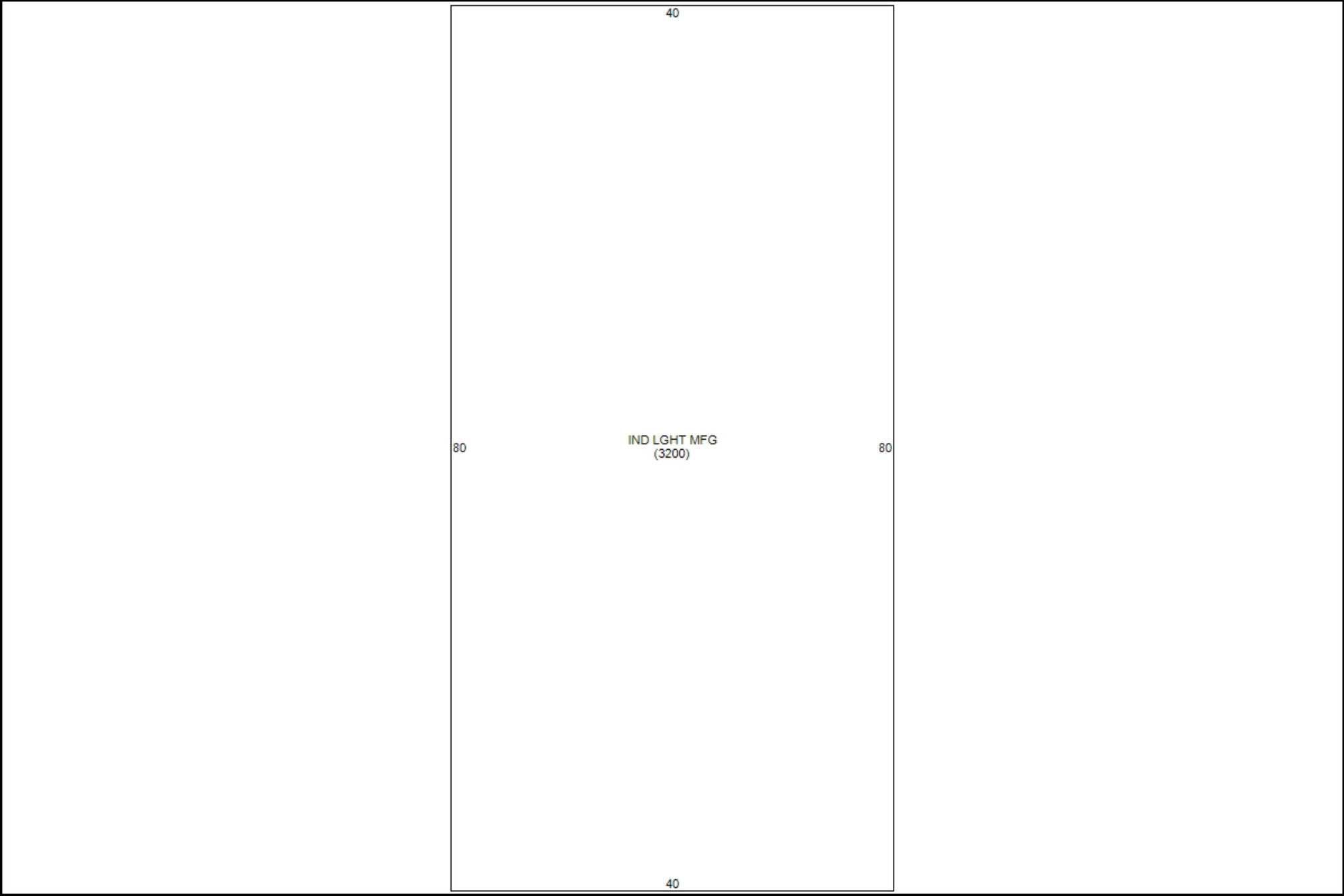
GRTR: BOUGHT THIS BUILDING IN 2018 WITH PLANS TO TEAR DOWN AND BUILD NEW, LARGER FACILITY NEXT DOOR TO HIS ESTABLISHED BUSINESS. PURCHASED THIRD BUILDING IN A ROW IN 2019. PANDEMIC CAUSED COSTS FOR RAZING AND BUILDING A NEW BUILDING TO MORE THAN DOUBLE AND CAUSED A DOWNTURN IN BUSINESS. THIS BUILDING HAS BEEN UNDERUTILIZED FOR A WHILE DUE TO LACK OF 3 PHASE POWER AND NO LOADING DOCK. REALTOR OFFERED TO PURCHASE THE BUILDING FOR \$300,000 AND LEASE IT, HE DECLINED. HE DID NOT WANT TO LEASE THE BUILDING AND PLANNED TO PUT IT ON THE MARKET. GRANTEE HEARD BUILDING WAS FOR SALE AND SPOKE WITH GRANTOR. SOLD FOR THE REALTOR'S MARKET ASKING PRICE MINUS COMMISSION. FELT HE SOLD IT FOR MARKET PRICE.

GRTE: THEY NEEDED STORAGE SPACE FOR INVENTORY AND TRUCKS. HAD BEEN LEASING SPACE ACROSS THE STREET FROM THIS BUILDING. LOVED THE LOCATION, THIS BUILDING WAS DOWN THE BLOCK FROM THEIR MAIN FACILITY AND ALLOWED OUTSIDE STORAGE. THOUGHT HE GOT A GOOD DEAL ON THE PROPERTY.

PHYS: INTERIOR/EXTERIOR RECENTLY PAINTED. SOME FLOOR CRACKS AND STEP-CRACKING. THRU-BLOCK CRACKING UNDER WINDOWS.

ECON: LOCATED IN THE SILVER SPRING INDUSTRIAL HEIGHTS PARK, AN OLDER PARK CONSISTING OF GENERALLY SMALL, OLDER BUILDINGS. FENCED STORAGE ALLOWED. PROPERTY HAS ACCESS TO REICHERT AVE AND CARMEN AVE. APPROXIMATELY 1.3 MILES TO I-41 ALONG SILVER SPRING DR.





SALE REPORT

State ID #	76-67-181-R000121785	IPAS Sale Key #	206002
County	WAUKESHA	SIC Code	3999
Municipality	SUSSEX	Interior Inspection Date	07/24/2018
Local Parcel #	SUXV0278999040	Revision Date	
Situs Address	N56 W24701 N Corporate Cir	Sale Validity	Valid Sale
Situs Zip Code	53089	Sale Index #	3
Appraiser	PASKIKC	Year Added to Sales Database	2024

TRANSACTION INFORMATION

Conveyance Date	11/15/2022
Grantor	CONTRACTORS INVESTMENTS LLC
Grantee	NLM HOLDINGS 5 LLC
Affinity	Business
Conveyance Type	Warranty/Condo Deed
Prior Use	3999: Manufacturing Industries Nec-Mfg
Intended Use	0000: Commercial Parcel
Time Vacant	0 - 1 years
Environmental Site	NO

SALE DATA

Sale Price	\$5,600,000
Adjustment	
Adjusted Reason	
Adjusted Sale Price	\$5,600,000
Land Value	\$615,600
Improvement Value	\$4,984,400
Time on Market	5 - 11 months
Recent Asking Price	

PROPERTY IMPROVEMENT DATA

Weighted Actual Year Built	1997
Number of Building Sections	1
Predominant OCC Code	453
Primary Area	54,487
Additional Useable Area	0
Total Area	54,487
Basement Area	
Office Area (SF) / (%)	16,464 30%
Sprinkler (SF) / (%)	54,487 100%
Air Conditioning (SF) / (%)	16,464 30%
Notable Features/OBYs	
Stories	1
Non-office ave wall height	22
Non-office ave clear height	20
Frame Type	02: Masonry Load Bearing
Exterior Wall Type	03: Concrete Block

LAND AND IMPROVEMENT SALE ANALYSIS

Adj Sale Price \$ / SF	\$102.78
Adj Sale Price Imps \$ / SF	\$91.48
Acres	6.186
Land Value \$ / Acre	\$99,515
SCR	4.95
RCN + OBY / SF	\$87.65
Physical Res. %	77%
Functional Res. %	90%
Functional OBS 1	Layout
Functional OBS 2	Office/Plant Ratio
Functional OBS 3	
Community rating %	100%
NBHD Rating / Other %	100%
NBHD Rating / Other Econ Reason	Neighborhood Rating
Major Thoroughfare	1 to 3 miles
Market Variance	151%

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COMMENTS

GRTE: SOUGHT PROPERTY FOR TENANT - PURCHASE PRICE BASED ON STRENGTH OF 15 YEAR LEASE. NOTED THAT HIS TENANT LOOKED FOR A YEAR, AND SOUGHT A PROPERTY OFA DESIRED QUALITY. WILL DO SOME OFFICE CHANGES AND PLAN TO OCCUPY IN MARCH 2023.

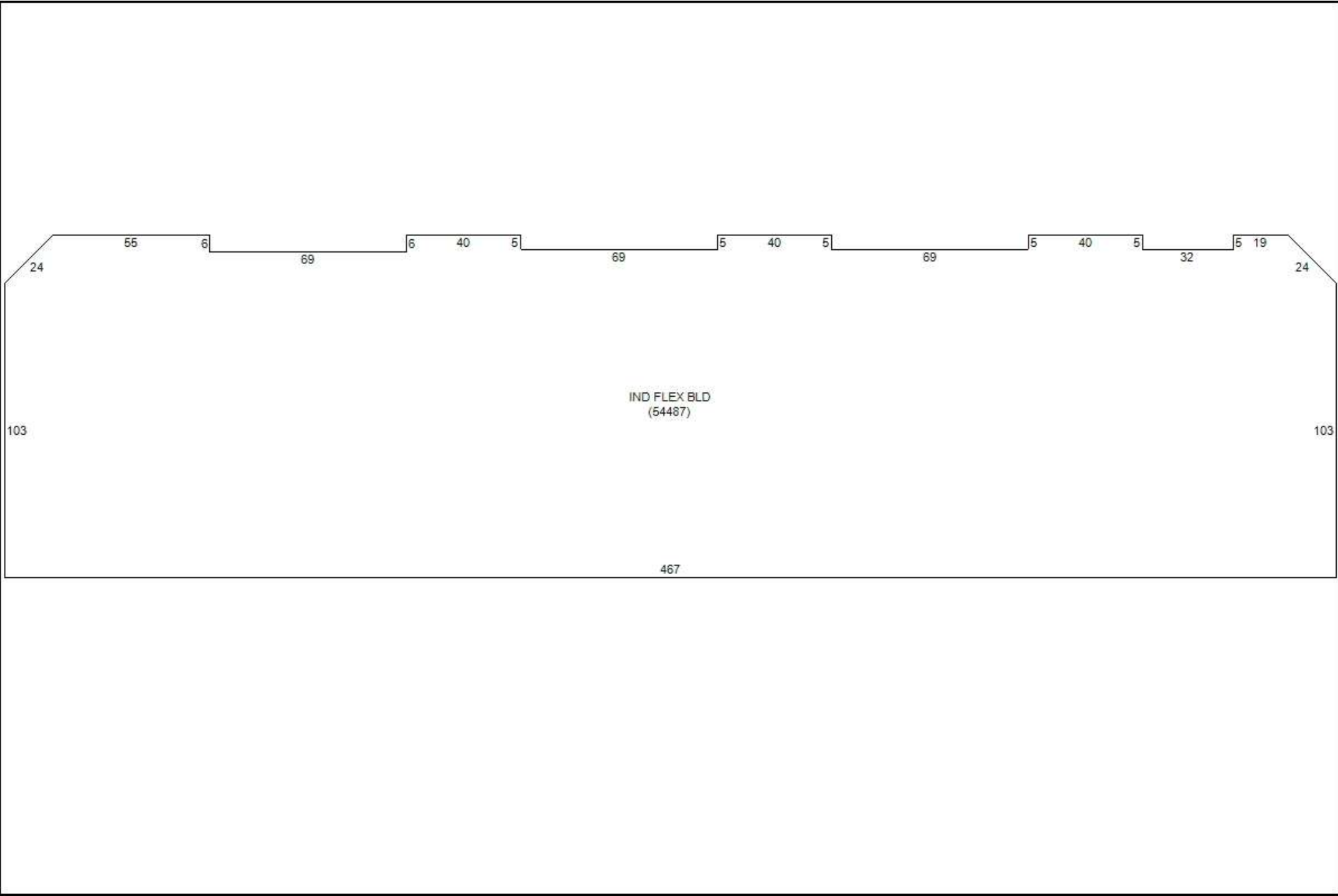
GRTR: OFFERED BLDG FOR LEASE OR SALE, AS TENANT WAS VACATING END OF 2022.

FUNC: ORIGINALLY CONSTRUCTED AS A MULTI-TENANT INDUSTRIAL.

PHYS: KEPT UP ON AS NEEDED BASIS PER TENANT'S NEEDS.

OTHR: SHIFTED TO LOCAL FOR 2023.





SALE REPORT

State ID #	77-67-206-R000006824
County	WAUKESHA
Municipality	BROOKFIELD
Local Parcel #	BR C1012050
Situs Address	12780 W Lisbon Rd
Situs Zip Code	53005
Appraiser	HOLTSA

IPAS Sale Key #	208924
SIC Code	3272
Interior Inspection Date	12/19/2022
Revision Date	
Sale Validity	Valid Sale
Sale Index #	1
Year Added to Sales Database	2024

TRANSACTION INFORMATION

Conveyance Date	06/16/2022
Grantor	LAKE SHORE BURIAL VAULT CO

Grantee	TRUMALOO LLC
---------	--------------

Affinity	None
Conveyance Type	Warranty/Condo Deed
Prior Use	3272: Concrete Products Nec-Mfg
Intended Use	1721: Painting & Paper Hanging-Const
Time Vacant	0 - 1 years
Environmental Site	NO

SALE DATA

Sale Price	\$700,000
Adjustment	
Adjusted Reason	
Adjusted Sale Price	\$700,000
Land Value	\$174,200
Improvement Value	\$525,800
Time on Market	0 - 4 months
Recent Asking Price	\$725,000

PROPERTY IMPROVEMENT DATA

Weighted Actual Year Built	1953	
Number of Building Sections	3	
Predominant OCC Code	494	
Primary Area	18,800	
Additional Useable Area	0	
Total Area	18,800	
Basement Area		
Office Area (SF) / (%)	768	4%
Sprinkler (SF) / (%)	18,800	100%
Air Conditioning (SF) / (%)	0	0%
Notable Features/OBYs		

Stories	1
Non-office ave wall height	19
Non-office ave clear height	17
Frame Type	03: Steel Non Fireproof
Exterior Wall Type	03: Concrete Block

LAND AND IMPROVEMENT SALE ANALYSIS

Adj Sale Price \$ / SF	\$37.23
Adj Sale Price Imps \$ / SF	\$27.97
Acres	1.240
Land Value \$ / Acre	\$140,484
SCR	2.87
RCN + OBY / SF	\$69.65
Physical Res. %	46%
Functional Res. %	95%
Functional OBS 1	Layout
Functional OBS 2	Site Coverage
Functional OBS 3	
Community rating %	100%
NBHD Rating / Other %	98%
NBHD Rating / Other Econ Reason	Neighborhood Rating
Major Thoroughfare	0 to 1 mile
Market Variance	94%

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COMMENTS

GRTR: SPOKE WITH GRANTORS REPRESENTATIVE. SHE STATED THAT THE PROPERTY WAS LISTED FOR SALE ON THE OPEN MARKET BASED ON AN APPRAISAL. STATED THAT FINAL PRICE WAS REACHED VIA NEGOTIATIONS. STATED THAT THEY WERE LOOKING TO MOVE MFG. OUT OF THE MUNICIPALITY DUE TO MUNICIPALITY REGULATIONS. GRANTOR WAS SATISFIED WITH SALES PRICE.

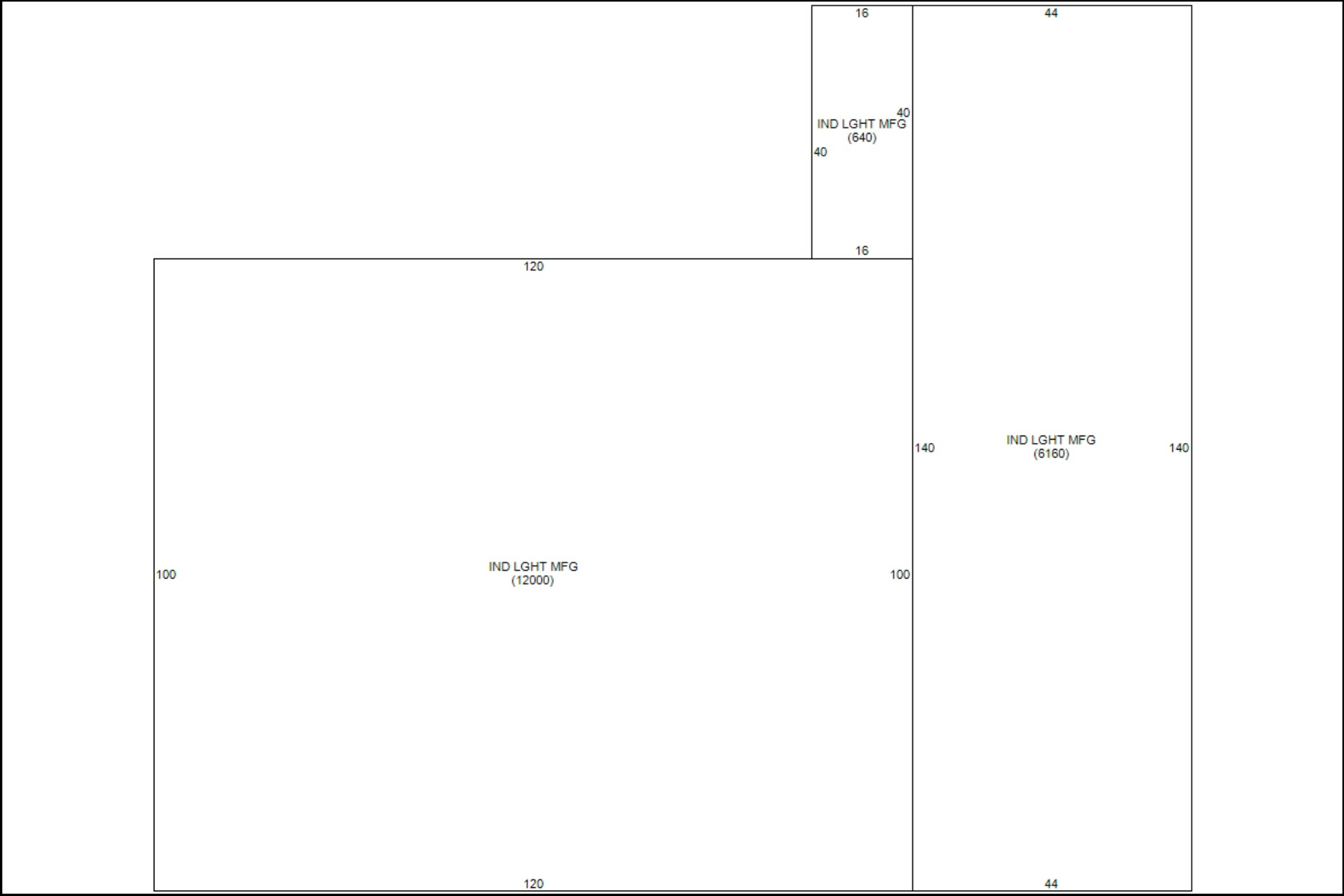
GRTE: HAVE NOT HEARD FROM BUYER. PRIOR ASSESSOR AND CITY ASSESSOR MET DURING SALE REVIEW IN 2022. NOTED THAT HE WAS IN THE PROCESS OF MOVING OFFICE AND COMMERCIAL BUSINESS TO BROOKFIELD LOCATION. WAS IN THE PROCESS OF IMPROVING BUILDING, BUILDING MECHANICALS, COSMETIC OFFICE COMPONENTS (SHOW ROOM).

PHYS: AT TIME OF SALE PROPERTY WAS IN LOW FAIR CONDITION. EXTERNALLY REQUIRED TUCKPOINTING AND REPAINTING. INTERIOR FLOORS WERE DIRTY BY MFG. PROCESS WITH OTHER SIGNS OF WEAR. SEPARATING WALLS BARE MATERIAL CONCRETE BLOCK. DATED OVERHEAD DOOR.

FUNC: BUILDING SUFFERS FROM POOR LAYOUT, POOR SITE COVERAGE, WELL AND MUNICIPAL SERVICES.

ECON: LOCATION IS A WELL-ESTABLISHED MIXED USE COMMERCIAL AND INDUSTRIAL AREA.





SALE REPORT

State ID #	77-67-206-R000006854
County	WAUKESHA
Municipality	BROOKFIELD
Local Parcel #	BR C1084999031
Situs Address	20580 Enterprise Ave
Situs Zip Code	53008
Appraiser	HOLTSA

IPAS Sale Key #	214605
SIC Code	3432
Interior Inspection Date	12/18/2020
Revision Date	
Sale Validity	Valid Sale
Sale Index #	1
Year Added to Sales Database	2024

TRANSACTION INFORMATION

Conveyance Date	04/17/2023
Grantor	PENTAIR RESIDENTIAL FILTRATION LLC
Grantee	MRU BROOKFIELD LLC
Affinity	None
Conveyance Type	Warranty/Condo Deed
Prior Use	3432: Plumbing Fixture Fittings & Trim-Mfg
Intended Use	5084: Industrial Machinery & Equipment-WholeSL
Time Vacant	0 - 1 years
Environmental Site	NO

SALE DATA

Sale Price	\$4,900,000
Adjustment	
Adjusted Reason	
Adjusted Sale Price	\$4,900,000
Land Value	\$1,061,000
Improvement Value	\$3,839,000
Time on Market	5 - 11 months
Recent Asking Price	

PROPERTY IMPROVEMENT DATA

Weighted Actual Year Built	1982	
Number of Building Sections	8	
Predominant OCC Code	494	
Primary Area	80,197	
Additional Useable Area	4709	
Total Area	84,906	
Basement Area		
Office Area (SF) / (%)	11,966	14%
Sprinkler (SF) / (%)	84,906	100%
Air Conditioning (SF) / (%)	84,906	100%
Notable Features/OBYs		
Stories	1	
Non-office ave wall height	18	
Non-office ave clear height	16	
Frame Type	03: Steel Non Fireproof	
Exterior Wall Type	03: Concrete Block	

LAND AND IMPROVEMENT SALE ANALYSIS

Adj Sale Price \$ / SF	\$57.71
Adj Sale Price Imps \$ / SF	\$45.21
Acres	6.766
Land Value \$ / Acre	\$156,813
SCR	3.68
RCN + OBY / SF	\$103.58
Physical Res. %	53%
Functional Res. %	85%
Functional OBS 1	Layout
Functional OBS 2	
Functional OBS 3	
Community rating %	100%
NBHD Rating / Other %	100%
NBHD Rating / Other Econ Reason	Neighborhood Rating
Major Thoroughfare	1 to 3 miles
Market Variance	97%

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COMMENTS

GRTR: PENDING COMMENT.

GRTE: SPOKE WITH NEW OWNER'S ACCOUNTANT, ONLY CONDITION WITH SALE IS THAT GRANTOR-MAINTAINED MARKET RATE LEASEHOLD FOR UPWARD OF 12 MONTHS AFTER SALE TO VACATE PROPERTY. BUILDING WAS IN DECENT CONDITION AT TIME OF SALE.

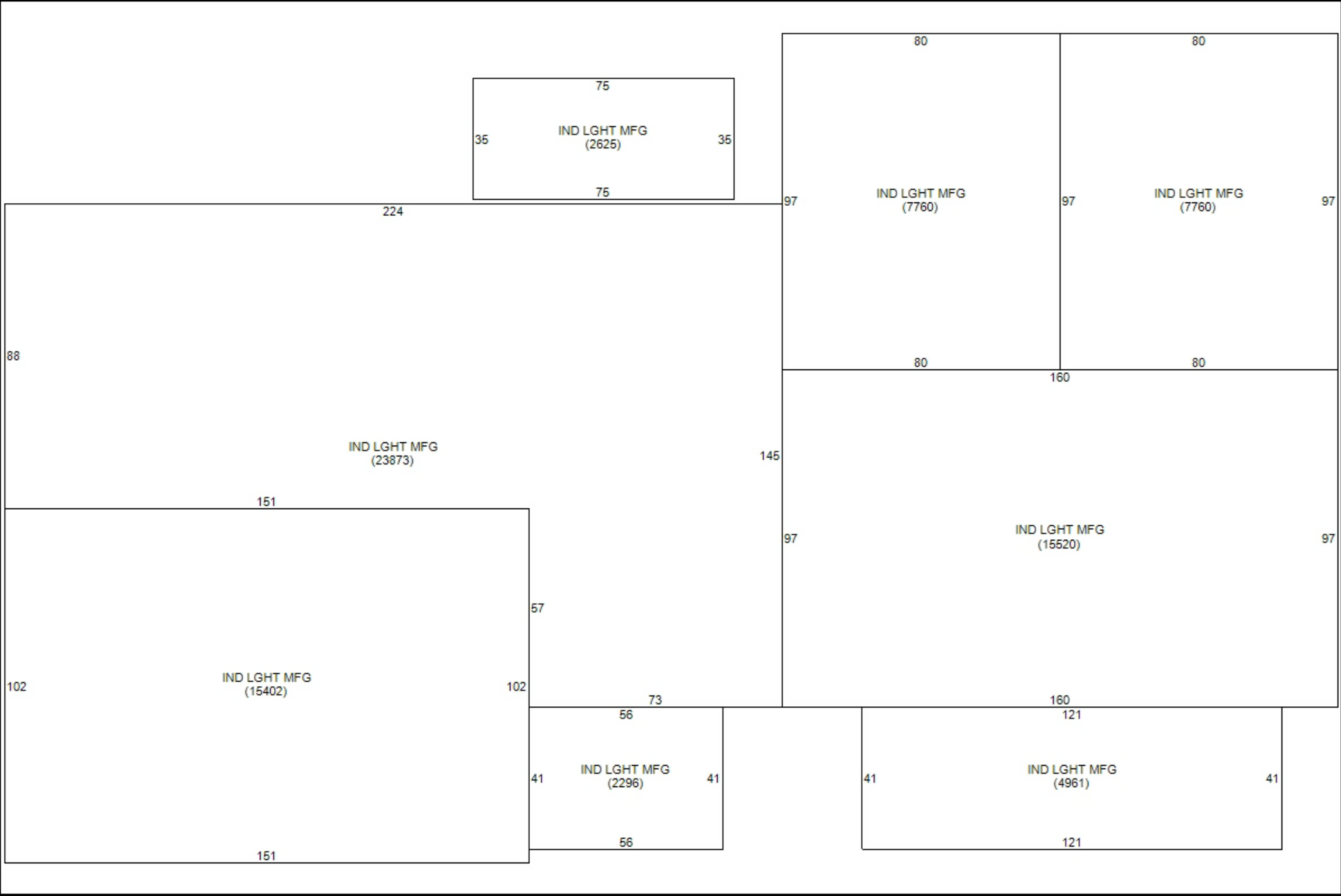
PHYS: BUILDING WAS WELL-MAINTAINED AS REQUIRED.

FUNC: BUILDING SUFFERS FROM MULTIPLE INTERIOR WALLS AND LOWER THAN DESIRED CEILING HEIGHTS FOR LOCATION AND SIZE.

ECON: LOCATED IN A STABILIZED INDUSTRIAL PARK WITH EXCELLENT ACCESS TO INTERSTATE. SEPARATED FROM EASTERN MID-UPPER CLASS RESIDENTIAL NEIGHBORHOOD BLOCKED PHYSICALLY BY N BAKER RD.

BRKR: COLLIERS INTERNATIONAL MILWAUKEE - PENDING RESPONSE





SALE REPORT

State ID #	77-67-251-R000006896
County	WAUKESHA
Municipality	MUSKEGO
Local Parcel #	MSKC2225999006
Situs Address	S82 W19275 Apollo Dr
Situs Zip Code	53150
Appraiser	REICHRM

IPAS Sale Key #	204221
SIC Code	3450
Interior Inspection Date	08/17/2018
Revision Date	11/14/2023
Sale Validity	Valid Sale
Sale Index #	3
Year Added to Sales Database	2024

TRANSACTION INFORMATION

Conveyance Date	08/31/2022
Grantor	SIMPSON REALTY COMPANY LLP
Grantee	KVG 2 INVESTMENTS LLC
Affinity	None
Conveyance Type	Warranty/Condo Deed
Prior Use	3450: Screw Machine Products Bolts Etc.-Mfg
Intended Use	3450: Screw Machine Products Bolts Etc.-Mfg
Time Vacant	0 - 1 years
Environmental Site	NO

SALE DATA

Sale Price	\$3,600,000
Adjustment	
Adjusted Reason	
Adjusted Sale Price	\$3,600,000
Land Value	\$553,400
Improvement Value	\$3,046,600
Time on Market	0 - 4 months
Recent Asking Price	

PROPERTY IMPROVEMENT DATA

Weighted Actual Year Built	1984	
Number of Building Sections	5	
Predominant OCC Code	494	
Primary Area	47,994	
Additional Useable Area	0	
Total Area	47,994	
Basement Area		
Office Area (SF) / (%)	8,334	17%
Sprinkler (SF) / (%)	34,320	72%
Air Conditioning (SF) / (%)	3,480	7%
Notable Features/OBYs		
Stories	1	
Non-office ave wall height	18	
Non-office ave clear height	16	
Frame Type	03: Steel Non Fireproof	
Exterior Wall Type	14: Concrete Tilt-up	

LAND AND IMPROVEMENT SALE ANALYSIS

Adj Sale Price \$ / SF	\$75.01
Adj Sale Price Imps \$ / SF	\$63.48
Acres	5.270
Land Value \$ / Acre	\$105,009
SCR	4.78
RCN + OBY / SF	\$88.72
Physical Res. %	70%
Functional Res. %	90%
Functional OBS 1	Layout
Functional OBS 2	Ceiling Height
Functional OBS 3	
Community rating %	100%
NBHD Rating / Other %	100%
NBHD Rating / Other Econ Reason	Neighborhood Rating
Major Thoroughfare	1 to 3 miles
Market Variance	114%

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COMMENTS

GRTR: UNABLE TO CONTACT.

GRTE: GRANTEE WAS LOOKING TO OWN IN THE AREA. THE BUILDING WAS IN GOOD CONDITION AND THERE IS A LONG-TERM TENANT IN THE BUILDING. GRANTEE HAD AND APPRAISAL DONE AND PAID OFF THE APPRAISAL PRICE. FELT THE PRICE WAS FAIR FOR THE PROPERTY.

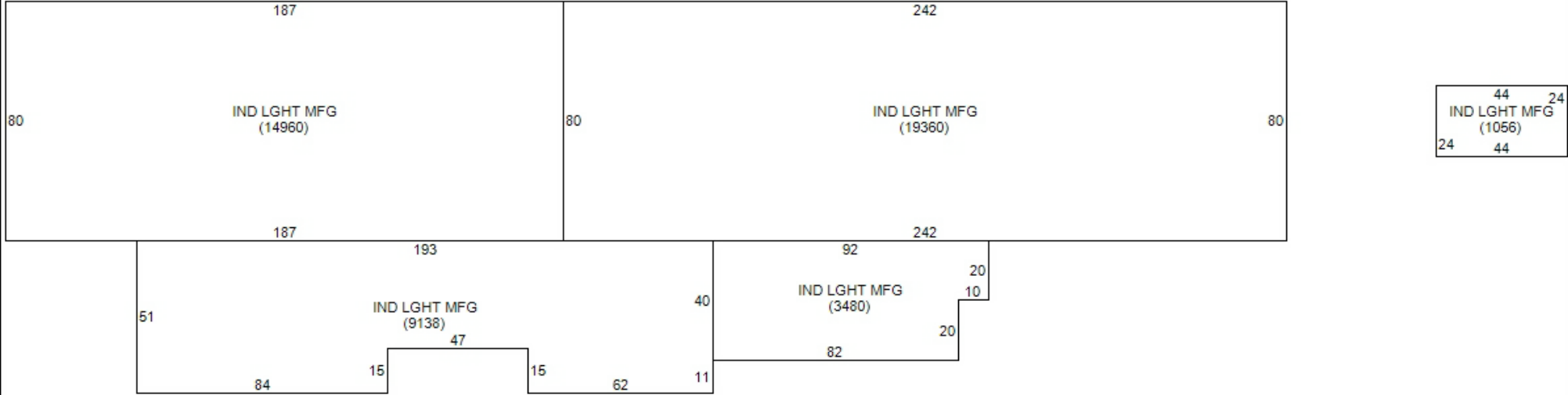
PHYS: SOME INTERIOR WEAR FROM HEAVY USE. NO SIGNS OF DEFERRED MAINTENANCE. DECENT CONDITION OVERALL.

FUNC: VARIOUS CLEAR HEIGHT. THERE WAS ADD ON CONSTRUCTION.

ECON: PRIMARY HIGHWAY ACCESS TO THE AREA IS I-43. ABOUT 3 MILES ON RACINE AVE.

OTHR: MARKET VARIANCE: INVESTMENT SALE. LEASE TERMS APPEAR TO BE MARKET BUT ON THE HIGH END OF THE RANGE.





SALE REPORT

State ID #	77-67-261-R000100940
County	WAUKESHA
Municipality	NEW BERLIN
Local Parcel #	NBC 1192018
Situs Address	2805 S 160th St
Situs Zip Code	53151
Appraiser	TOOKEAX

IPAS Sale Key #	204383
SIC Code	1790
Interior Inspection Date	09/01/2023
Revision Date	
Sale Validity	Valid Sale
Sale Index #	1
Year Added to Sales Database	2024

TRANSACTION INFORMATION

Conveyance Date	03/01/2021
Grantor	ABRAHAM HOLDINGS LLC
Grantee	TGK STARSHIP LLC
Affinity	None
Conveyance Type	Warranty/Condo Deed
Prior Use	1790: Misc. Special Trade Contractors-Const
Intended Use	2672: Paper Coated & Laminated Nec-Mfg
Time Vacant	0 - 1 years
Environmental Site	NO

SALE DATA

Sale Price	\$1,300,000
Adjustment	
Adjusted Reason	
Adjusted Sale Price	\$1,300,000
Land Value	\$332,800
Improvement Value	\$967,200
Time on Market	0 - 4 months
Recent Asking Price	\$1,350,000

PROPERTY IMPROVEMENT DATA

Weighted Actual Year Built	1970	
Number of Building Sections	2	
Predominant OCC Code	494	
Primary Area	17,991	
Additional Useable Area	0	
Total Area	17,991	
Basement Area		
Office Area (SF) / (%)	5,094	28%
Sprinkler (SF) / (%)	17,991	100%
Air Conditioning (SF) / (%)	1,320	7%
Notable Features/OBYs		
Stories	1	
Non-office ave wall height	16	
Non-office ave clear height	16	
Frame Type	04: Pre-Engineered Steel	
Exterior Wall Type	07: Metal Light	

LAND AND IMPROVEMENT SALE ANALYSIS

Adj Sale Price \$ / SF	\$72.26
Adj Sale Price Imps \$ / SF	\$53.76
Acres	2.560
Land Value \$ / Acre	\$130,000
SCR	6.2
RCN + OBY / SF	\$98.74
Physical Res. %	66%
Functional Res. %	90%
Functional OBS 1	Office/Plant Ratio
Functional OBS 2	Layout
Functional OBS 3	
Community rating %	100%
NBHD Rating / Other %	95%
NBHD Rating / Other Econ Reason	Neighborhood Rating
Major Thoroughfare	0 to 1 mile
Market Variance	96%

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COMMENTS

GRTR: HAS NOT RESPONDED. OPERATES IN A FACILITY NEAR THE SUBJECT. THE PROPERTY WAS LEASED TO TWO TENANTS. ONE TENANT DID NOT RENEW THEIR LEASE, SO THE GRANTOR LISTED THE PROPERTY FOR SALE OR LEASE.

GRTE: WAS LEASING A FACILITY IN THE AREA BUT NEEDED ADDITIONAL SPACE AND WANTED TO OWN. LIKED THE LARGE AMOUNT OF OFFICE SPACE AND PARTITIONED PRODUCTION AREA, IT COMPLIMENTS THEIR PROCESS. FELT THE SALE PRICE WAS MARKET VALUE. PROVIDED AN APPRAISAL WITH AN ESTIMATE OF \$1.3 MILLION. ADDED AC TO PRODUCTION AREA, SHOP LIGHTING AND NEW FLOORING FOR THE OFFICE AFTER THE SALE.

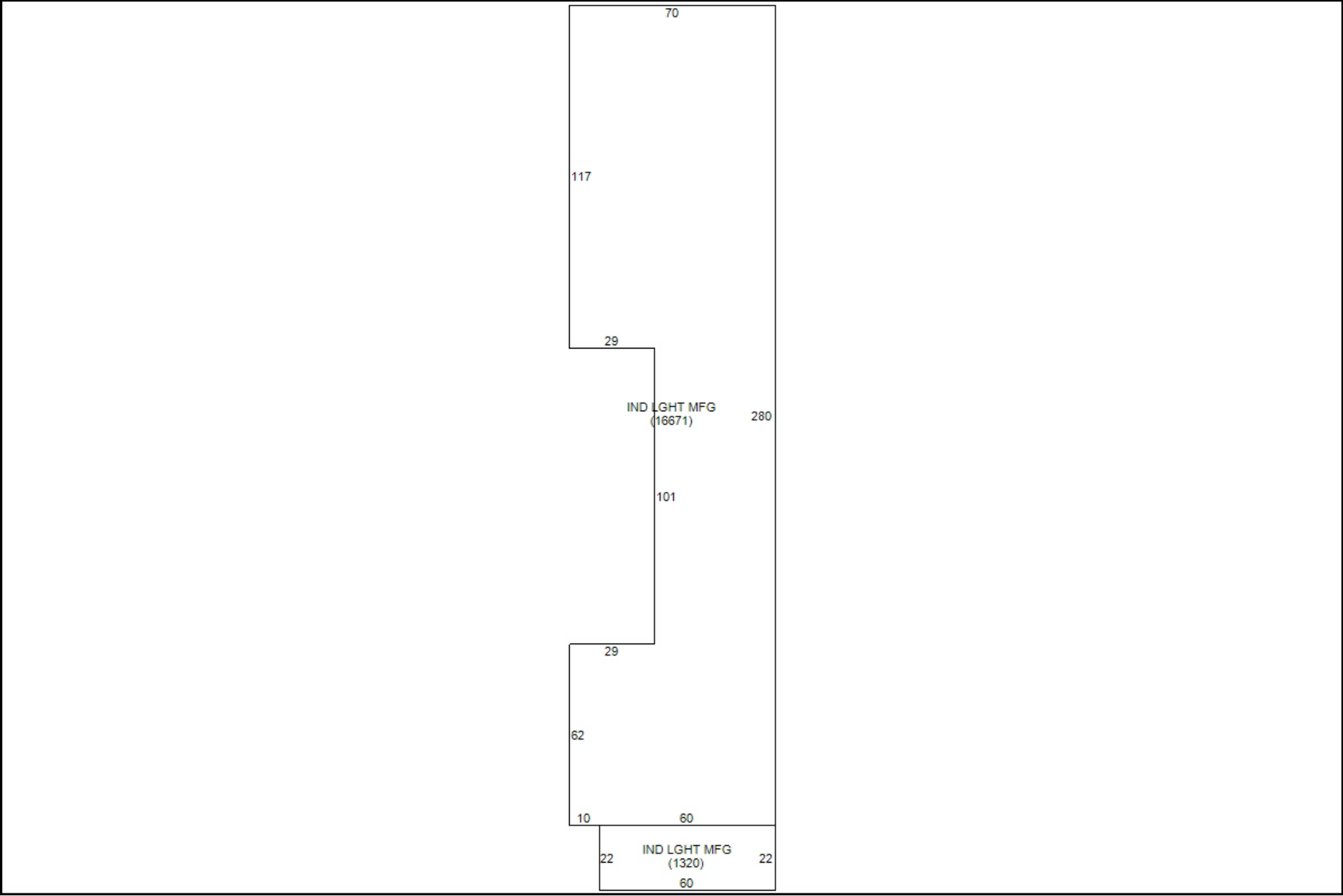
PHYS: NO MAJOR REPAIRS NEEDED, BUT THE FACILITY NEEDED COSMETIC WORK AND MINOR UPGRADES.

FUNC: LARGE OFFICE, INTERIOR WALL.

ECON: LOCATED IN AN ESTABLISHED NEW BERLIN INDUSTRIAL PARK. GREAT ACCESS TO LOCAL THOROUGHFARES AND THE FREEWAY SYSTEM. AREA IS SEEING SIGNIFICANT INCREASES IN DEMAND FOR REAL ESTATE WITH LIMITED VACANCIES AND REDUCED LISTING PERIODS.

OTHR: LAND ANALYSIS: AN INVESTIGATION OF AVAILABLE DATA INCLUDING BUT NOT LIMITED TO SALE AND LISTING ACTIVITY, ASSESSOR'S RECORDS AND ECONOMIC TRENDS WERE USED TO DERIVE THE LAND VALUE.





SALE REPORT

State ID #	77-67-261-R000006966
County	WAUKESHA
Municipality	NEW BERLIN
Local Parcel #	NBC 1190027005
Situs Address	2450 S Commerce Dr
Situs Zip Code	53151
Appraiser	TOOKEAX

IPAS Sale Key #	215251
SIC Code	3599
Interior Inspection Date	07/05/2023
Revision Date	
Sale Validity	Valid Sale
Sale Index #	2
Year Added to Sales Database	2024

TRANSACTION INFORMATION

Conveyance Date	07/31/2023
Grantor	COMMERCE PROPERTIES LLC
Grantee	2450 COMMERCE LLC
Affinity	Tenant
Conveyance Type	Warranty/Condo Deed
Prior Use	3599: Industrial Machinery Nec-Mfg
Intended Use	3599: Industrial Machinery Nec-Mfg
Time Vacant	0 - 1 years
Environmental Site	NO

SALE DATA

Sale Price	\$2,050,000
Adjustment	
Adjusted Reason	
Adjusted Sale Price	\$2,050,000
Land Value	\$291,000
Improvement Value	\$1,759,000
Time on Market	0 - 4 months
Recent Asking Price	

PROPERTY IMPROVEMENT DATA

Weighted Actual Year Built	1975	
Number of Building Sections	4	
Predominant OCC Code	494	
Primary Area	34,000	
Additional Useable Area	0	
Total Area	34,000	
Basement Area		
Office Area (SF) / (%)	6,317	19%
Sprinkler (SF) / (%)	6,000	18%
Air Conditioning (SF) / (%)	34,000	100%
Notable Features/OBYs		
Stories	1	
Non-office ave wall height	18	
Non-office ave clear height	18	
Frame Type	04: Pre-Engineered Steel	
Exterior Wall Type	07: Metal Light	

LAND AND IMPROVEMENT SALE ANALYSIS

Adj Sale Price \$ / SF	\$60.29
Adj Sale Price Imps \$ / SF	\$51.74
Acres	1.670
Land Value \$ / Acre	\$174,251
SCR	2.14
RCN + OBY / SF	\$96.52
Physical Res. %	64%
Functional Res. %	85%
Functional OBS 1	Layout
Functional OBS 2	Site Coverage
Functional OBS 3	
Community rating %	100%
NBHD Rating / Other %	95%
NBHD Rating / Other Econ Reason	Neighborhood Rating
Major Thoroughfare	1 to 3 miles
Market Variance	104%

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COMMENTS

GRTR: DECIDED TO RETIRE. SOLD THE BUSINESS BUT THE BUYER DID NOT NEED THE BUILDING, SO THE GRANTOR LEASED OUT THE BUILDING. THE LESSEE APPROACHED THE OWNER WITH AN OFFER TO PURCHASE. FEELS THE SALE PRICE IS MARKET VALUE.

GRTE: WAS LEASING THE PROPERTY AND WANTED TO OWN. HE KNEW THE OWNER WAS RETIRED AND WOULD LIKELY SELL THE PROPERTY IN THE NEAR FUTURE. NEGOTIATED TO THE SALE PRICE. FELT HE PAID OVER MARKET VALUE BUT WAS WORTH IT TO CONTROL THE PROPERTY.

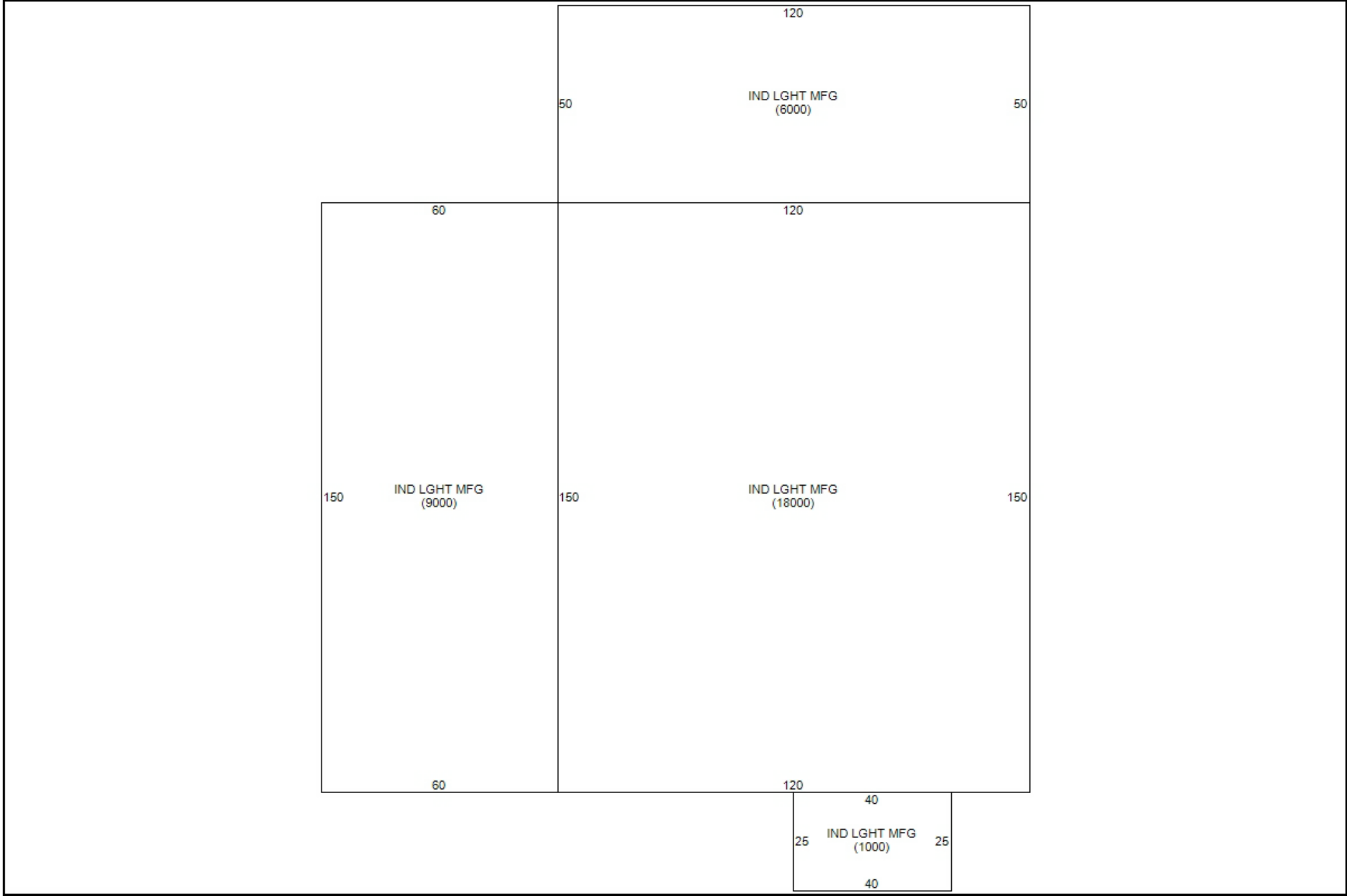
PHYS: OLDER BUILDING THAT HAS BEEN MAINTAINED. SOME SIGNS OF WEAR AND TEAR, BUT NO ROOF LEAKS OR MECHANICAL ISSUES.

FUNC: MULTI-TENANT DESIGN. SOME INTERIOR WALLS LEADING TO POOR WORKFLOW. SCR.

ECON: ESTABLISHED NEW BERLIN INDUSTRIAL PARK WITH GREAT ACCESS TO LOCAL THOROUGHFARES AND THE FREEWAY SYSTEM.

OTHR: LAND ANALYSIS: AN INVESTIGATION OF AVAILABLE DATA INCLUDING BUT NOT LIMITED TO SALE AND LISTING ACTIVITY, ASSESSOR'S RECORDS AND ECONOMIC TRENDS WERE USED TO DERIVE THE LAND VALUE.





SALE REPORT

State ID #	76-67-270-R000131290	IPAS Sale Key #	209827
County	WAUKESHA	SIC Code	3089
Municipality	PEWAUKEE	Interior Inspection Date	09/15/2021
Local Parcel #	PWC 0963999015	Revision Date	
Situs Address	W226 N767 Eastmound Dr	Sale Validity	Valid Sale
Situs Zip Code	53186	Sale Index #	1
Appraiser	PASKIKC	Year Added to Sales Database	2024

TRANSACTION INFORMATION

Conveyance Date	12/23/2022
Grantor	OHM EASTMOUND LLC
Grantee	TC WERKS LLC
Affinity	None
Conveyance Type	Warranty/Condo Deed
Prior Use	0000: Commercial Parcel
Intended Use	3089: Plastics Products Nec-Mfg
Time Vacant	0 - 1 years
Environmental Site	NO

SALE DATA

Sale Price	\$1,615,000
Adjustment	
Adjusted Reason	
Adjusted Sale Price	\$1,615,000
Land Value	\$233,900
Improvement Value	\$1,381,100
Time on Market	0 - 4 months
Recent Asking Price	\$1,600,000

PROPERTY IMPROVEMENT DATA

Weighted Actual Year Built	1990
Number of Building Sections	1
Predominant OCC Code	494
Primary Area	18,540
Additional Useable Area	0
Total Area	18,540
Basement Area	
Office Area (SF) / (%)	2,254 12%
Sprinkler (SF) / (%)	
Air Conditioning (SF) / (%)	2,254 12%
Notable Features/OBYs	
Stories	1
Non-office ave wall height	18
Non-office ave clear height	16
Frame Type	02: Masonry Load Bearing
Exterior Wall Type	03: Concrete Block

LAND AND IMPROVEMENT SALE ANALYSIS

Adj Sale Price \$ / SF	\$87.11
Adj Sale Price Imps \$ / SF	\$74.49
Acres	1.694
Land Value \$ / Acre	\$138,076
SCR	3.98
RCN + OBY / SF	\$89.27
Physical Res. %	82%
Functional Res. %	90%
Functional OBS 1	Layout
Functional OBS 2	
Functional OBS 3	
Community rating %	100%
NBHD Rating / Other %	100%
NBHD Rating / Other Econ Reason	
Major Thoroughfare	0 to 1 mile
Market Variance	113%

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COMMENTS

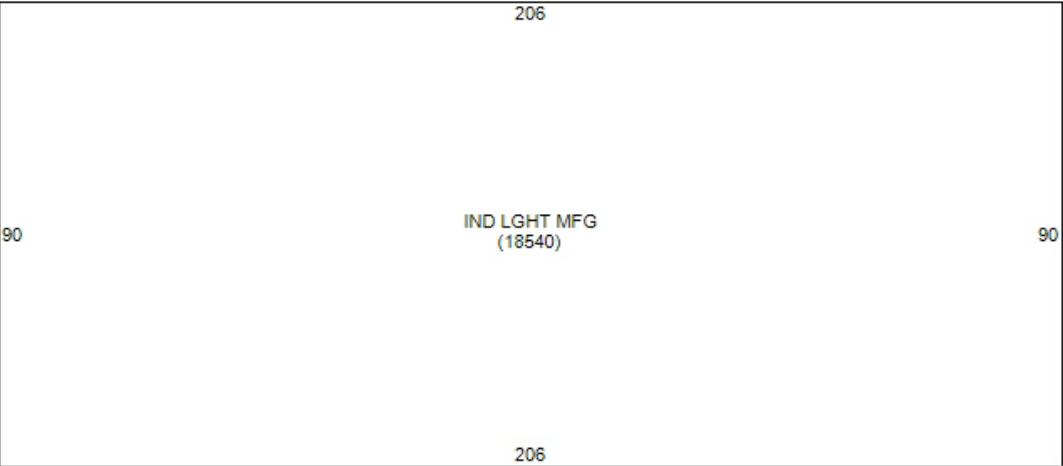
GRTR: PURCHASED AND RELOCATED TO A LARGER NEARBY FACILITY TO SUIT NEED OF EXPANSION.

GRTE: CLASSIFIED AS A MANUFACTURER FOR 2023, FORMER TENANT LOOKS TO EXPAND FURTHER IN FACILITY, WHICH WAS DIVIDED UP AND MARKETING AS MULTI-TENANT SPACE.

FUNC: RECENTLY SUITED AND MARKETING AS A MULTI TENANT. HAS BUILT IN FREEZER WHICH TENDS TO SUFFER THE FUNCTIONAL ASPECT OF LAYOUT.

PHYS: WELL CARED FOR AND MAINTAINED BY FORMER OWNER/ MANUFACTURER. GOOD CONDITION FOR A 30 PLUS YEAR OLD BLDG.





SALE REPORT

State ID #	76-67-291-R000173286	IPAS Sale Key #	214425
County	WAUKESHA	SIC Code	0000
Municipality	WAUKESHA	Interior Inspection Date	
Local Parcel #	WAKC1329013	Revision Date	
Situs Address	1931 Macarthur Rd	Sale Validity	Valid Sale
Situs Zip Code	53188	Sale Index #	2
Appraiser	PASKIKC	Year Added to Sales Database	2024

TRANSACTION INFORMATION

Conveyance Date	03/31/2023
Grantor	ALLEY-GATOR HOLDINGS LLC
Grantee	LECH-DEVO LLC
Affinity	Tenant
Conveyance Type	Land Contract
Prior Use	0000: Commercial Parcel
Intended Use	0000: Commercial Parcel
Time Vacant	0 - 1 years
Environmental Site	Unknown

SALE DATA

Sale Price	\$950,000
Adjustment	
Adjusted Reason	
Adjusted Sale Price	\$950,000
Land Value	\$142,000
Improvement Value	\$808,000
Time on Market	Unknown
Recent Asking Price	

PROPERTY IMPROVEMENT DATA

Weighted Actual Year Built	1978
Number of Building Sections	3
Predominant OCC Code	406
Primary Area	15,890
Additional Useable Area	0
Total Area	15,890
Basement Area	
Office Area (SF) / (%)	2,62016%
Sprinkler (SF) / (%)	
Air Conditioning (SF) / (%)	1,64010%
Notable Features/OBYs	
Stories	1
Non-office ave wall height	15
Non-office ave clear height	15
Frame Type	04: Pre-Engineered Steel
Exterior Wall Type	07: Metal Light

LAND AND IMPROVEMENT SALE ANALYSIS

Adj Sale Price \$ / SF	\$59.79
Adj Sale Price Imps \$ / SF	\$50.85
Acres	1.087
Land Value \$ / Acre	\$130,635
SCR	2.98
RCN + OBY / SF	\$75.05
Physical Res. %	77%
Functional Res. %	90%
Functional OBS 1	Layout
Functional OBS 2	
Functional OBS 3	
Community rating %	100%
NBHD Rating / Other %	100%
NBHD Rating / Other Econ Reason	Neighborhood Rating
Major Thoroughfare	0 to 1 mile
Market Variance	98%

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COMMENTS

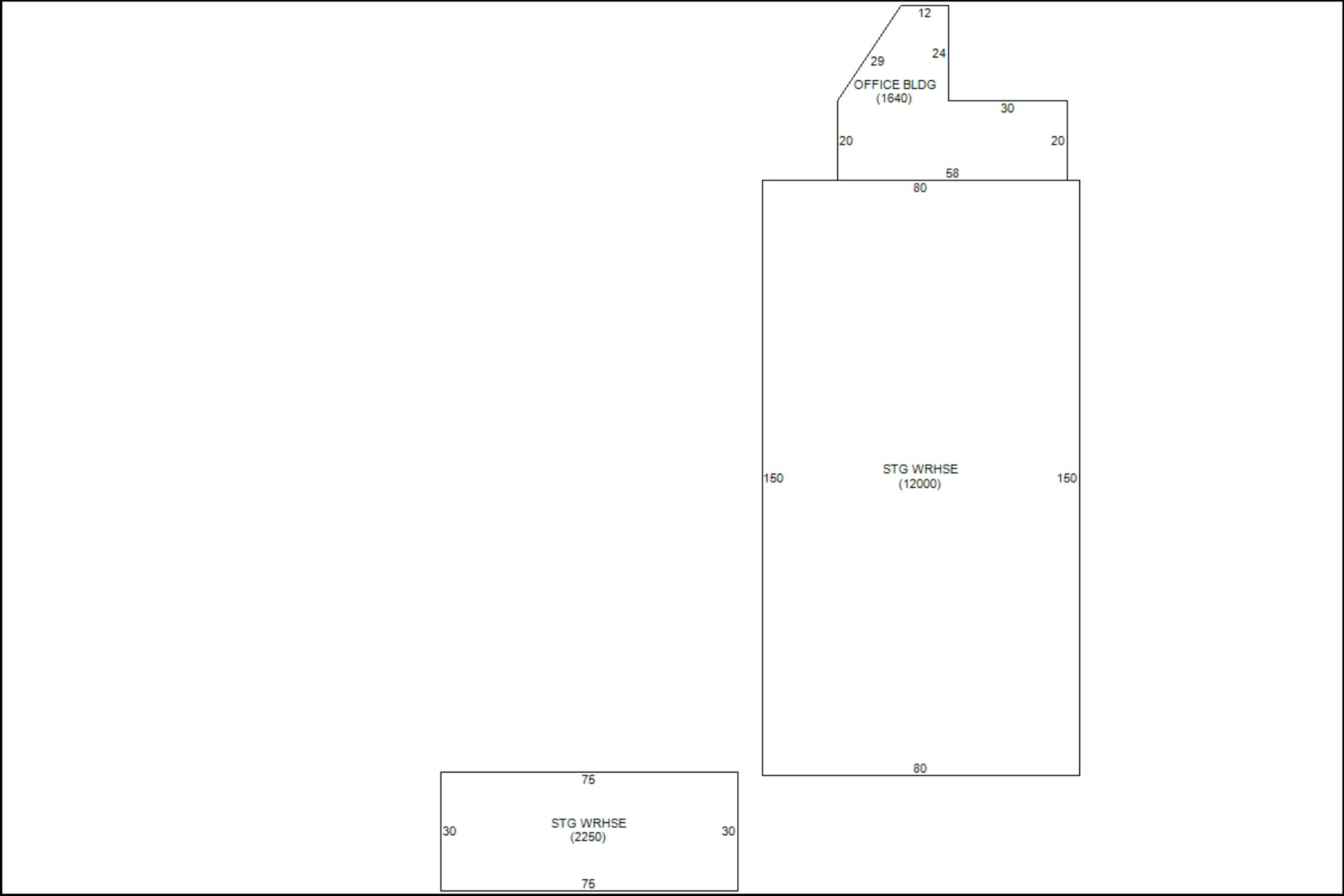
GRTR: HAD APPRAISAL DONE TO DICTATE SALES PRICE, AND AGREED THAT VALUE IS MKT. LOCAL ASSESSOR MARKED SALE VALID AS WELL.

ECON: LOCATED IN STABLE SMALLER INDUSTRIAL PARK WITH OTHER MFG RE PARCELS.

FUNC: SEPARATE WAREHOUSE ADDITION.

PHYS: REPAIRS AS NECESSARY.

GRTE: WAS/ IS TENANT. AND AGREED THAT VALUE IS MKT, PER APPRAISAL.



SALE REPORT

State ID #	76-67-291-R000007101	IPAS Sale Key #	214894
County	WAUKESHA	SIC Code	3990
Municipality	WAUKESHA	Interior Inspection Date	08/04/2021
Local Parcel #	WAKC1304223	Revision Date	
Situs Address	1329 Pearl St	Sale Validity	Valid Sale
Situs Zip Code	53187	Sale Index #	1
Appraiser	PASKIKC	Year Added to Sales Database	2024

TRANSACTION INFORMATION

Conveyance Date	10/30/2020
Grantor	S&S SCHEBERT LLC
Grantee	RKS DEVELOPMENT LLC
Affinity	None
Conveyance Type	Warranty/Condo Deed
Prior Use	0000: Commercial Parcel
Intended Use	3993: Signs & Advertising Specialities-Mfg
Time Vacant	0 - 1 years
Environmental Site	NO

SALE DATA

Sale Price	\$480,000
Adjustment	
Adjusted Reason	
Adjusted Sale Price	\$480,000
Land Value	\$84,900
Improvement Value	\$395,100
Time on Market	0 - 4 months
Recent Asking Price	\$480,000

PROPERTY IMPROVEMENT DATA

Weighted Actual Year Built	1984	
Number of Building Sections	2	
Predominant OCC Code	494	
Primary Area	9,952	
Additional Useable Area	0	
Total Area	9,952	
Basement Area		
Office Area (SF) / (%)	1,525	15%
Sprinkler (SF) / (%)		
Air Conditioning (SF) / (%)	11,477	115%
Notable Features/OBYs		
Stories	1	
Non-office ave wall height	15	
Non-office ave clear height	14	
Frame Type	04: Pre-Engineered Steel	
Exterior Wall Type	07: Metal Light	

LAND AND IMPROVEMENT SALE ANALYSIS

Adj Sale Price \$ / SF	\$48.23
Adj Sale Price Imps \$ / SF	\$39.70
Acres	0.824
Land Value \$ / Acre	\$103,034
SCR	3.61
RCN + OBY / SF	\$78.31
Physical Res. %	76%
Functional Res. %	95%
Functional OBS 1	Size
Functional OBS 2	
Functional OBS 3	
Community rating %	100%
NBHD Rating / Other %	95%
NBHD Rating / Other Econ Reason	Demand for Space
Major Thoroughfare	5 to 10 miles
Market Variance	74%

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COMMENTS

GRTE: HAD LEASED IN A MULTI TENANT, ALSO IN THE CITY OF WAUKESHA, AND HIRED A BROKER TO FIND A BUILDING.

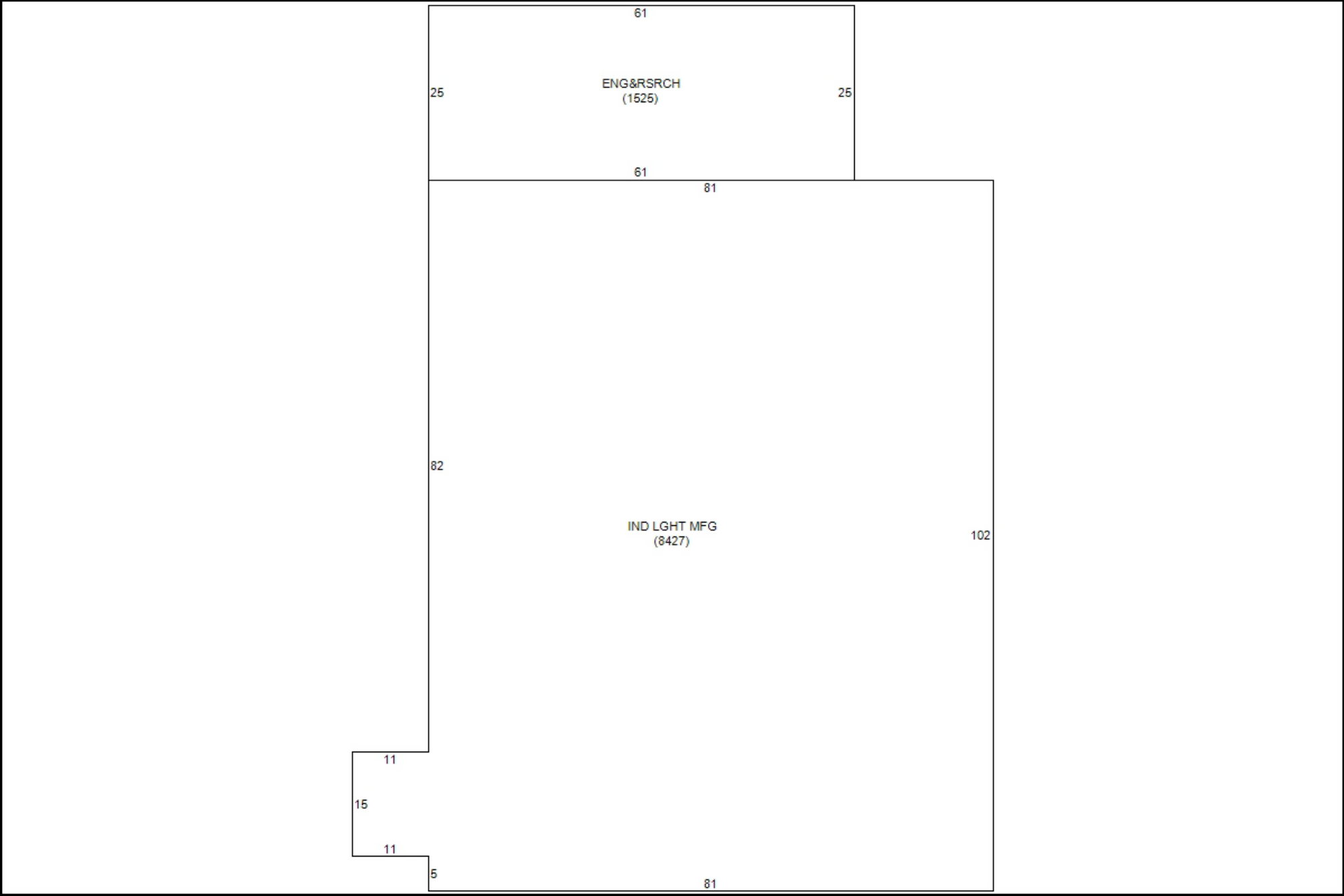
BRKR: GRANTEE HAD HIRED A BROKER TO FIND A PROPERTY, AND THIS "BUYER BROKER" WAS CONTACTED BY A "SELLER BROKER" AND TOLD THAT THE SUBJECT WAS SOON TO BE ON THE MARKET.THE GRANTEE MADE AN OFFER PRIOR TO MARKETING THE PROPERTY.

FUNC: THE FACILITY IS ON THE SMALL SIDE, UNDER 10K SF. IT HAD FORMERLY HOUSED A SIMILAR GRAPHICS BUSINESS IN PRIOR YEAR, THAT CLOSED AND THEN LEAD TO THE SALE OF THIS REAL ESTATE.

ECON: LOCATED IN AN INDUSTRIAL AREA WITH MANY OTHER NEIGHBORING MFG PROPERTIES.

PHYS: REPAIRS AND MAINTENANCE AS NEEDED OVER THE YEARS.





SALE REPORT

State ID #	76-67-291-R000175888	IPAS Sale Key #	216242
County	WAUKESHA	SIC Code	3544
Municipality	WAUKESHA	Interior Inspection Date	12/12/2023
Local Parcel #	WAKC0997087	Revision Date	
Situs Address	1601 Airport Rd	Sale Validity	Valid Sale
Situs Zip Code	53188	Sale Index #	1
Appraiser	PASKIKC	Year Added to Sales Database	2024

TRANSACTION INFORMATION

Conveyance Date	08/01/2022
Grantor	FAH-WAUKESHA LLC
Grantee	BURDICK HOLDINGS LLC
Affinity	None
Conveyance Type	Warranty/Condo Deed
Prior Use	0000: Commercial Parcel
Intended Use	3544: Special Dies Tools Jigs & Fixtures-Mfg
Time Vacant	0 - 1 years
Environmental Site	NO

SALE DATA

Sale Price	\$2,000,000
Adjustment	
Adjusted Reason	
Adjusted Sale Price	\$2,000,000
Land Value	\$327,800
Improvement Value	\$1,672,200
Time on Market	5 - 11 months
Recent Asking Price	\$2,100,000

PROPERTY IMPROVEMENT DATA

Weighted Actual Year Built	1996
Number of Building Sections	4
Predominant OCC Code	494
Primary Area	25,184
Additional Useable Area	0
Total Area	25,184
Basement Area	
Office Area (SF) / (%)	8,384 33%
Sprinkler (SF) / (%)	
Air Conditioning (SF) / (%)	13,184 52%
Notable Features/OBYs	
Stories	1
Non-office ave wall height	18
Non-office ave clear height	16
Frame Type	02: Masonry Load Bearing
Exterior Wall Type	03: Concrete Block

LAND AND IMPROVEMENT SALE ANALYSIS

Adj Sale Price \$ / SF	\$79.42
Adj Sale Price Imps \$ / SF	\$66.40
Acres	2.500
Land Value \$ / Acre	\$131,120
SCR	4.32
RCN + OBY / SF	\$109.08
Physical Res. %	73%
Functional Res. %	90%
Functional OBS 1	Layout
Functional OBS 2	Office/Plant Ratio
Functional OBS 3	
Community rating %	100%
NBHD Rating / Other %	100%
NBHD Rating / Other Econ Reason	Neighborhood Rating
Major Thoroughfare	0 to 1 mile
Market Variance	93%

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COMMENTS

PHYS: MECHANICALS WERE MAINTAINED ON AS NEEDED BASIS. OFFICE FINISH IS ORIGINAL BACK TO 1992 AND THEN 2011 ADDITION. ADDITIONAL POWER ADDED TO FACILITY FOR MACHINES.

FUNC: 2 SEPEARATE OFFICE SECTIONS AND 2 SEPARATE WHSE SECTIONS WITH DEMISING WALLS. OFFICE % A BIT HIGH AT 33%.

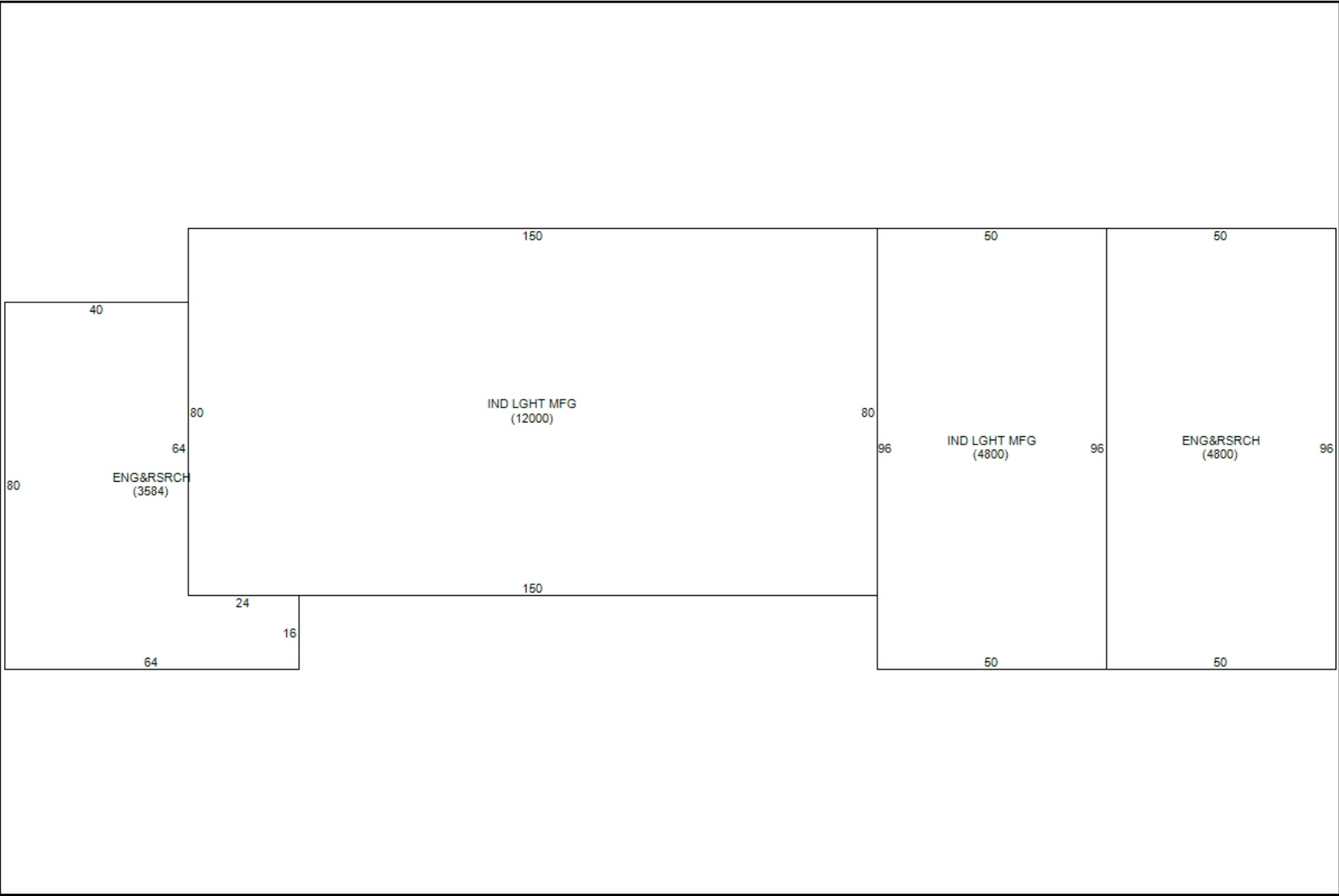
GRTE: RELOCATED FROM WEST ALLIS. HAD PURCHASED ONE OF LARGER COMPETITORS AND NEEDED MORE SPACE FOR EXPANSION.

GRTR: UNABLE TO CONTACT.

ECON: LOCATED IN AN INDUSTRIAL PARK NEAR THE LOCAL AIRPORT, AND WITHIN A FEW MILES OF THE INTERSTATE.

ENVR: NO CONCERNS OR CONDITIONS.





SALE REPORT

State ID #	81-68-181-R000030840
County	WAUPACA
Municipality	SCANDINAVIA
Local Parcel #	28 15 42 24
Situs Address	135 Industrial Park Dr
Situs Zip Code	54977
Appraiser	BORGWRA

IPAS Sale Key #	194930
SIC Code	2490
Interior Inspection Date	09/27/2016
Revision Date	
Sale Validity	Valid Sale
Sale Index #	2
Year Added to Sales Database	2024

TRANSACTION INFORMATION

Conveyance Date	02/26/2021
Grantor	BANK FIRST
Grantee	W21 LLC
Affinity	None
Conveyance Type	Warranty/Condo Deed
Prior Use	2490: Miscellaneous Wood Products-Mfg
Intended Use	2490: Miscellaneous Wood Products-Mfg
Time Vacant	0 - 1 years
Environmental Site	Unknown

SALE DATA

Sale Price	\$429,000
Adjustment	\$14,000
Adjusted Reason	Other - See Notes
Adjusted Sale Price	\$415,000
Land Value	\$23,300
Improvement Value	\$391,700
Time on Market	0 - 4 months
Recent Asking Price	\$429,000

PROPERTY IMPROVEMENT DATA

Weighted Actual Year Built	1993	
Number of Building Sections	3	
Predominant OCC Code	494	
Primary Area	21,984	
Additional Useable Area	0	
Total Area	21,984	
Basement Area		
Office Area (SF) / (%)	1,419	6%
Sprinkler (SF) / (%)		
Air Conditioning (SF) / (%)	1,344	6%
Notable Features/OBYs		
Stories	1	
Non-office ave wall height	19	
Non-office ave clear height	19	
Frame Type	04: Pre-Engineered Steel	
Exterior Wall Type	07: Metal Light	

LAND AND IMPROVEMENT SALE ANALYSIS

Adj Sale Price \$ / SF	\$18.88
Adj Sale Price Imps \$ / SF	\$17.82
Acres	5.550
Land Value \$ / Acre	\$4,198
SCR	11
RCN + OBY / SF	\$58.53
Physical Res. %	55%
Functional Res. %	90%
Functional OBS 1	Layout
Functional OBS 2	
Functional OBS 3	
Community rating %	75%
NBHD Rating / Other %	90%
NBHD Rating / Other Econ Reason	Neighborhood Rating
Major Thoroughfare	0 to 1 mile
Market Variance	91%

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COMMENTS

GRTR: GRANTOR WAS A BANK AND LOOKING TO SELL THE PROPERTY. GRANTOR HAD AN APPRAISAL DONE. THE APPRAISAL VALUE WAS \$445,000. GRANTOR FELT THE PURCHASE PRICE WAS A FAIR PRICE FOR A PROPERTY IN A SMALL VILLAGE.

GRTE: GRANTEE WAS LOOKING FOR AN INVESTMENT OPPORTUNITY. GRANTEE WAS INFORMED OF THE PROPERTY BY THEIR COMMERCIAL BROKER. NEGOTIATIONS TOOK PLACE AND WAS HOW THE FINAL PURCHASE PRICE WAS DETERMINED. GRANTEE FEELS THE PURCHASE PRICE IS A FAIR VALUE. GRANTEE FELT THAT THE MONTHLY LEASE IS UNDER MARKET VALUE AND IS HAPPY THAT THERE IS AN OPPORTUNITY TO INCREASE TO MARKET VALUE.

PHYS: THIS IS A ONE STORY PRE-ENGINEERED STEEL BUILDING THAT WAS MAINTAINED AS NEEDED. DURING THE PROPERTY INSPECTION IT WAS DISCOVERED THAT A PORTION OF THE ROOF NEEDED SOME REPAIR. THE PURCHASE PRICE WAS LOWERED BY \$14,000 DUE TO THIS DISCOVERY.

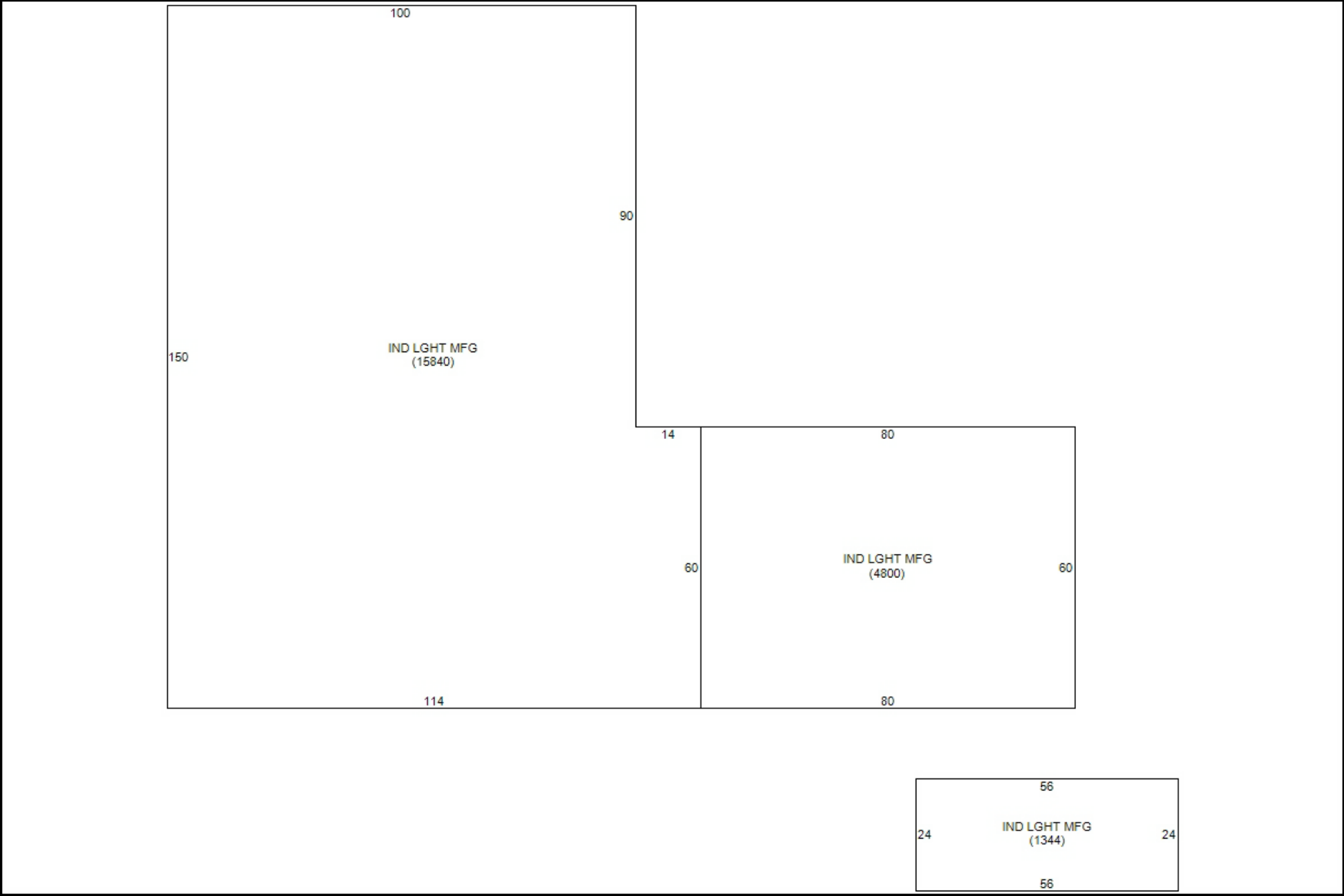
FUNC: THE SUBJECT PROPERTY HAS SOME DEFICIENCIES WITH THE OFFICE SPACE. THE OFFICE IS LOCATED IN A SEPARATE BUILDING. THE REST OF THE BUILDING HAS MINOR DEFICIENCIES WITH THE SHAPE OF THE BUILDING. IT IS IN A SMALL L SHAPE.

ECON: THIS PROPERTY IS LOCATED IN A SMALL INDUSTRIAL PARK IN A SMALL VILLAGE. THIS INDUSTRIAL PARK HAS BEEN FULL AND REMAINED STABLE OVER THE YEARS. RECENTLY THERE WERE TWO PARCELS CREATED AT THE END OF THE INDUSTRIAL PARK FOR FUTURE EXPANSION.

OTHR: LAND ANALYSIS: REVIEW OF AREA SALES WAS COMPLETED TO DETERMINE THE MARKET LAND VALUE.

OTHR: ORIGINAL OFFER WAS REDUCED BY \$14,000 DUE TO ROOF ISSUES DISCOVERED DURING THE INSPECTION.





SALE REPORT

State ID #	81-69-022-R000001768	IPAS Sale Key #	209528
County	WAUSHARA	SIC Code	2448
Municipality	PLAINFIELD	Interior Inspection Date	10/11/2019
Local Parcel #	022-01012-0140	Revision Date	
Situs Address	W12993 Alp Ave	Sale Validity	Valid Sale
Situs Zip Code	54966	Sale Index #	1
Appraiser	BORGWRA	Year Added to Sales Database	2024

TRANSACTION INFORMATION

Conveyance Date	01/13/2023
Grantor	BRIAN L BEGGS AND RODNEY BEGGS
Grantee	ASPEN ESTATES LLC
Affinity	None
Conveyance Type	Warranty/Condo Deed
Prior Use	2511: Wood Household Furniture-Mfg
Intended Use	2448: Wood Pallets & Skids-Mfg
Time Vacant	0 - 1 years
Environmental Site	NO

SALE DATA

Sale Price	\$167,900
Adjustment	
Adjusted Reason	
Adjusted Sale Price	\$167,900
Land Value	\$26,600
Improvement Value	\$141,300
Time on Market	0 - 4 months
Recent Asking Price	\$184,900

PROPERTY IMPROVEMENT DATA

Weighted Actual Year Built	1978	
Number of Building Sections	3	
Predominant OCC Code	494	
Primary Area	4,820	
Additional Useable Area	0	
Total Area	4,820	
Basement Area		
Office Area (SF) / (%)	135	3%
Sprinkler (SF) / (%)		
Air Conditioning (SF) / (%)	0	0%
Notable Features/OBYs		
Stories	1	
Non-office ave wall height	11	
Non-office ave clear height	11	
Frame Type	07: Wood Pole	
Exterior Wall Type	07: Metal Light	

LAND AND IMPROVEMENT SALE ANALYSIS

Adj Sale Price \$ / SF	\$34.83
Adj Sale Price Imps \$ / SF	\$29.32
Acres	4.745
Land Value \$ / Acre	\$5,606
SCR	42.88
RCN + OBY / SF	\$71.98
Physical Res. %	58%
Functional Res. %	90%
Functional OBS 1	Layout
Functional OBS 2	Ceiling Height
Functional OBS 3	
Community rating %	80%
NBHD Rating / Other %	90%
NBHD Rating / Other Econ Reason	Neighborhood Rating
Major Thoroughfare	3 to 5 miles
Market Variance	108%

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COMMENTS

GRTR: COULD NOT REACH.

GRTE: SAW PROPERTY FOR SALE ONLINE WITH A REALTOR. LISTING PRICE WAS \$184,900. NO APPRAISAL WAS NEEDED THEY HAD A CASH OFFER. THEY HAD BEEN LOOKING FOR AN ADDITIONAL LOCATION IN WAUSHARA COUNTY. GRANTEE SAID MANUFACTURING READY FACILITIES ARE REALLY HARD TO FIND IN WAUSHARA COUNTY. THEY LIKED HOW LARGE THE LOT WAS.

PHYS: THIS IS A ONE STORY POLE FRAME WITH MOSTLY METAL EXTERIOR. A PORTION OF THE BUILDING HAS CONCRETE BLOCK EXTERIOR. OFFICE SPACE IS DATED AND ORIGINAL.

FUNC: THE BUILDING LAYOUT AND CEILING HEIGHT CREATE FUNCTIONAL DEFICIENCY WITH THIS PROPERTY. THE BUILDING IS SET UP LONG AND NARROW. THERE IS ONLY ONE DOCK DOOR FOR SHIPPING AND RECEIVING. ALL PRODUCT COMES INTO THE BUILDING AND FLOWS THROUGHOUT THE BUILDING AND BACK OUT THE SAME DOCK DOOR. THE CEILING HEIGHT IS LOWER THAN SIMILAR MANUFACTURING BUILDINGS.

ECON: THIS PROPERTY IS LOCATED IN A RURAL AGRICULTURAL AREA. THE PROPERTY IS LOCATED ON A DEAD-END ROAD. THERE IS NO TRAFFIC ON THIS RURAL COUNTRY ROAD.

OTHR: LAND ANALYSIS: LAND VALUED IN RELATIONSHIP WITH LOCAL LAND AROUND IT.



	30	
45	IND LGHT MFG (1350)	45
	30	10
		32
		A2 (320)
		32
		10
105	IND LGHT MFG (3150)	105
	30	

SALE REPORT

State ID #	81-69-034-R000001772
County	WAUSHARA
Municipality	WARREN
Local Parcel #	034-02323-0300
Situs Address	N1102 29th Ave
Situs Zip Code	54923
Appraiser	BORGWRA

IPAS Sale Key #	211801
SIC Code	3586
Interior Inspection Date	08/08/2017
Revision Date	
Sale Validity	Valid Sale
Sale Index #	1
Year Added to Sales Database	2024

TRANSACTION INFORMATION

Conveyance Date	10/14/2022
Grantor	ROLFBARB ENTERPRISES LLC
Grantee	MICHAEL J. AND HEIDI L. DOUGHTY
Affinity	None
Conveyance Type	Warranty/Condo Deed
Prior Use	3586: Measuring & Dispensing Pumps-Mfg
Intended Use	4225: General Warehousing & Storage-Trans
Time Vacant	0 - 1 years
Environmental Site	NO

SALE DATA

Sale Price	\$249,100
Adjustment	
Adjusted Reason	
Adjusted Sale Price	\$249,100
Land Value	\$20,200
Improvement Value	\$228,900
Time on Market	0 - 4 months
Recent Asking Price	\$259,980

PROPERTY IMPROVEMENT DATA

Weighted Actual Year Built	1994	
Number of Building Sections	2	
Predominant OCC Code	494	
Primary Area	6,250	
Additional Useable Area	0	
Total Area	6,250	
Basement Area		
Office Area (SF) / (%)	497	8%
Sprinkler (SF) / (%)		
Air Conditioning (SF) / (%)	6,250	100%
Notable Features/OBYs		
Stories	1	
Non-office ave wall height	15	
Non-office ave clear height	15	
Frame Type	04: Pre-Engineered Steel	
Exterior Wall Type	07: Metal Light	

LAND AND IMPROVEMENT SALE ANALYSIS

Adj Sale Price \$ / SF	\$39.86
Adj Sale Price Imps \$ / SF	\$36.62
Acres	10.000
Land Value \$ / Acre	\$2,020
SCR	53.32
RCN + OBY / SF	\$89.95
Physical Res. %	60%
Functional Res. %	90%
Functional OBS 1	Layout
Functional OBS 2	Ceiling Height
Functional OBS 3	
Community rating %	80%
NBHD Rating / Other %	100%
NBHD Rating / Other Econ Reason	Neighborhood Rating
Major Thoroughfare	3 to 5 miles
Market Variance	94%

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COMMENTS

GRTR: COULDN'T REACH.

GRTE: GRANTEE HAD BEEN LOOKING FOR A STORAGE BUILDING FOR A WHILE. GRANTEE STARTED WITH THE IDEA TO BUILD A BUILDING. GRANTEE SAW THIS PROPERTY LISTED WITH SHORE WEST REAL ESTATE. THIS PROPERTY HAD GREAT FEATURES; TURNKEY BUILDING, CEILINGS ARE TALL ENOUGH TO PUT IN A CAR HOIST TO WORK ON ENGINES, HAS A SMALL POND IN THE BACK OF THE PROPERTY AND THE BUILDING FRAMING IS STEEL INSTEAD OF POLE. GRANTEE FELT PRICE WAS FAIR, COULDN'T BUILD A BUILDING FOR THE PRICE THAT HE BOUGHT THIS PROPERTY FOR.

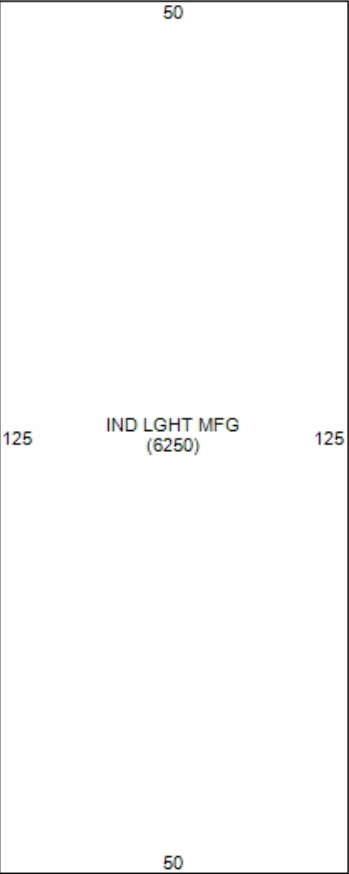
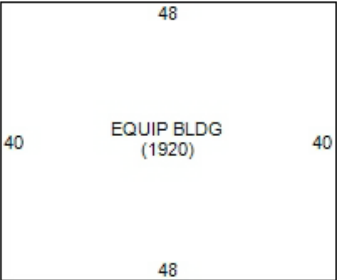
PHYS: THIS IS A ONE STORY PE STEEL BUILDING THAT WAS WELL MAINTAINED. THERE IS A SMALL OFFICE WITH BATHROOM. THERE IS A POLE BUILDING BEHIND THE MAIN BUILDING. THIS POLE BUILDING HAS A DIRT FLOOR. IT WAS ONLY USED FOR STORAGE.

FUNC: THIS BUILDING IS RECTANGULAR IN SHAPE. FUNCTIONAL DEFICIENCIES WERE TAKEN INTO ACCOUNT FOR THE SHAPE AND LOWER CEILING HEIGHT.

ECON: THIS PROPERTY IS LOCATED IN A RURAL TOWNSHIP. THERE IS MOSTLY AGRICULTURAL AND SOME RESIDENTIAL AROUND THIS PROPERTY.

OTHR: LAND ANALYSIS: REVIEW OF AREA SALES WAS COMPLETED TO DETERMINE THE MARKET LAND VALUE.





SALE REPORT

State ID #	81-70-010-R000173192
County	WINNEBAGO
Municipality	NEENAH
Local Parcel #	010-02030101
Situs Address	1497 Cooke Rd
Situs Zip Code	54956
Appraiser	CORNECB

IPAS Sale Key #	214347
SIC Code	4225
Interior Inspection Date	11/09/2023
Revision Date	
Sale Validity	Valid Sale
Sale Index #	2
Year Added to Sales Database	2024

TRANSACTION INFORMATION

Conveyance Date	04/21/2023
Grantor	FICKENSON ENTERPRISES A WISCOSIN PARTNETSHIP
Grantee	AUTO CLINIC STORAGE LLC
Affinity	None
Conveyance Type	Warranty/Condo Deed
Prior Use	4225: General Warehousing & Storage-Trans
Intended Use	4225: General Warehousing & Storage-Trans
Time Vacant	0 - 1 years
Environmental Site	NO

SALE DATA

Sale Price	\$315,000
Adjustment	
Adjusted Reason	
Adjusted Sale Price	\$315,000
Land Value	\$63,200
Improvement Value	\$251,800
Time on Market	0 - 4 months
Recent Asking Price	\$315,000

PROPERTY IMPROVEMENT DATA

Weighted Actual Year Built	1980
Number of Building Sections	2
Predominant OCC Code	470
Primary Area	12,000
Additional Useable Area	0
Total Area	12,000
Basement Area	
Office Area (SF) / (%)	0 0%
Sprinkler (SF) / (%)	
Air Conditioning (SF) / (%)	0 0%
Notable Features/OBYs	
Stories	1
Non-office ave wall height	16
Non-office ave clear height	16
Frame Type	04: Pre-Engineered Steel
Exterior Wall Type	07: Metal Light

LAND AND IMPROVEMENT SALE ANALYSIS

Adj Sale Price \$ / SF	\$26.25
Adj Sale Price Imps \$ / SF	\$20.98
Acres	1.020
Land Value \$ / Acre	\$61,961
SCR	3.7
RCN + OBY / SF	\$33.99
Physical Res. %	40%
Functional Res. %	85%
Functional OBS 1	Layout
Functional OBS 2	Office/Plant Ratio
Functional OBS 3	Building Mechanics
Community rating %	100%
NBHD Rating / Other %	100%
NBHD Rating / Other Econ Reason	Neighborhood Rating
Major Thoroughfare	0 to 1 mile
Market Variance	182%

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COMMENTS

GRTR: GRANTOR'S WERE A GROUP OF INVESTORS FROM THE AREA WHO OWNED NUMEROUS PROPERTIES. THEY EVENTUALLY MOVED OUT OF THE AREA AND WERE LOOKING TO RETIRE. SUBJECT PROPERTY IS STORAGE BUILDINGS THAT THEY HAVE OWNED FOR OVER 40 YEARS. BROKER DETERMINED SALE PRICE

GRTE: GRANTEE IS THE NEIGHBORING AUTO REPAIR BUSINESS THAT UTILIZED SUBJECT FOR STORAGE OF VEHICLES AND ASSISTED GRANTOR'S BY ALLOWING CLIENTS TO ENTER/EXITING THE SUBJECT BUILDING. INTENDING TO USE AS RENTAL SPACE

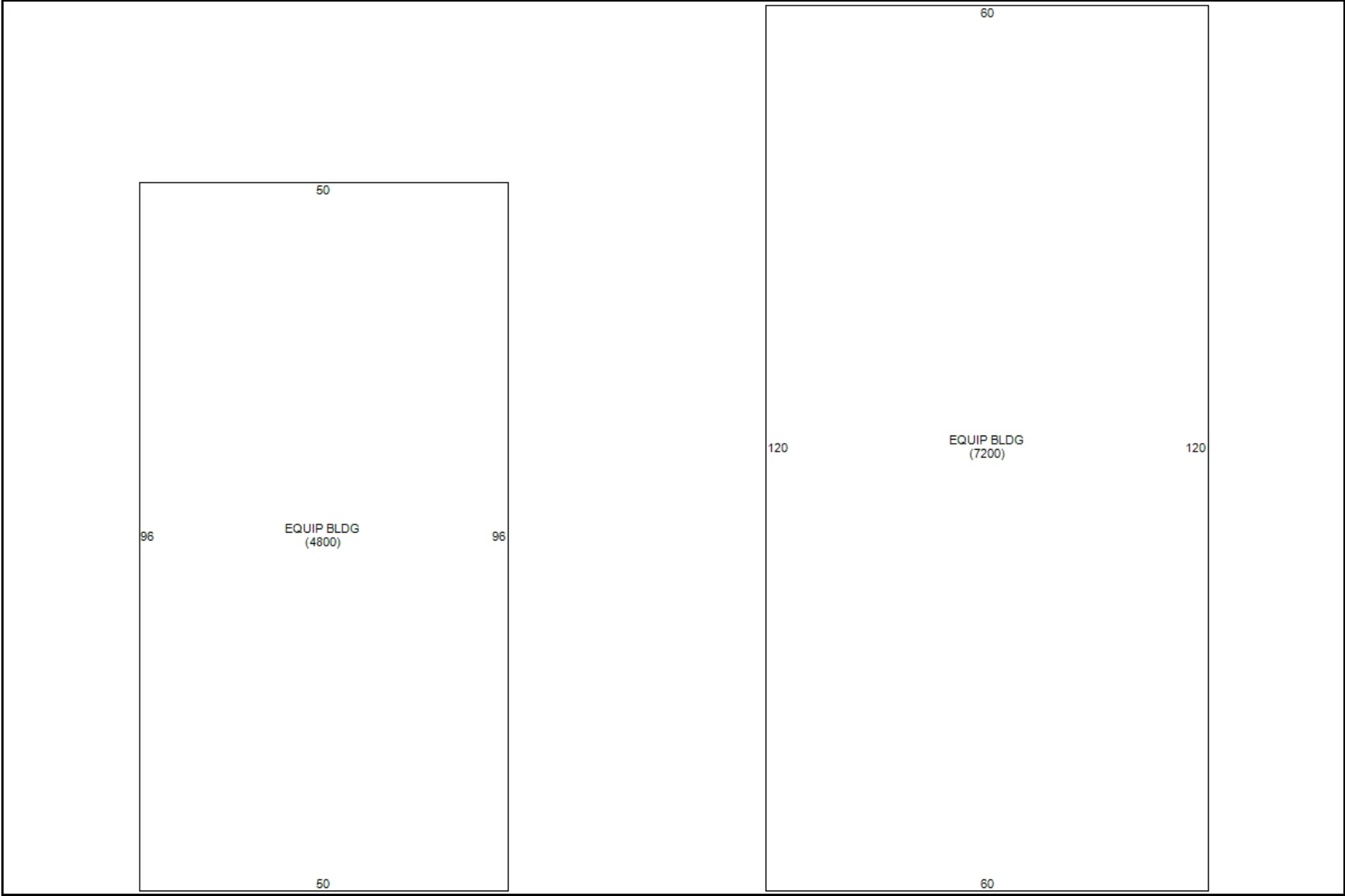
PHYS: BUILDING WAS BUILT IN 1980 AND IS CONSTRUCTED WITH METAL AND WOOD FRAMING WITH LIGHT METAL EXTERIOR. THERE IS NO INSULATION OR ELECTRICAL, PLUMBING OR HEAT. SUBJECT IS USED FOR STORAGE.

FUNC: SUBJECT PROPERTY IS TWO BUILDING, NO OFFICE AND HAS NOT ELECTRICITY.

ECON: ECONOMIC: SUBJECT PROPERTY IS IN A MIXED-USE AREA OF THE TOWN OF NEENAH WITH ACCESS TO US41.

OTHR: LAND ANALYSIS IS CONSISTENT WITH OTHER COMMERCIAL PROPERTIES IN THE AREA, THIS PROPERTY IS ASSESSED AS LOCAL.





SALE REPORT

State ID #	81-70-121-R000173034
County	WINNEBAGO
Municipality	FOX CROSSING
Local Parcel #	121-1580
Situs Address	1031 Appleton Rd
Situs Zip Code	54952
Appraiser	CORNECB

IPAS Sale Key #	214190
SIC Code	4225
Interior Inspection Date	10/19/2023
Revision Date	
Sale Validity	Valid Sale
Sale Index #	1
Year Added to Sales Database	2024

TRANSACTION INFORMATION

Conveyance Date	05/25/2023
Grantor	DGV PROPERTIES LLC
Grantee	R-QUEST INVESTMENTS LLC

Affinity	None
Conveyance Type	Warranty/Condo Deed
Prior Use	4225: General Warehousing & Storage-Trans
Intended Use	4225: General Warehousing & Storage-Trans
Time Vacant	0 - 1 years
Environmental Site	NO

SALE DATA

Sale Price	\$675,000
Adjustment	
Adjusted Reason	
Adjusted Sale Price	\$675,000
Land Value	\$66,900
Improvement Value	\$608,100
Time on Market	0 - 4 months
Recent Asking Price	\$675,000

PROPERTY IMPROVEMENT DATA

Weighted Actual Year Built	2000	
Number of Building Sections	4	
Predominant OCC Code	406	
Primary Area	14,068	
Additional Useable Area	0	
Total Area	14,068	
Basement Area		
Office Area (SF) / (%)	768	5%
Sprinkler (SF) / (%)		
Air Conditioning (SF) / (%)	0	0%
Notable Features/OBYs		

Stories	1
Non-office ave wall height	15
Non-office ave clear height	15
Frame Type	04: Pre-Engineered Steel
Exterior Wall Type	07: Metal Light

LAND AND IMPROVEMENT SALE ANALYSIS

Adj Sale Price \$ / SF	\$47.98
Adj Sale Price Imps \$ / SF	\$43.23
Acres	0.990
Land Value \$ / Acre	\$67,576
SCR	3.09
RCN + OBY / SF	\$69.66
Physical Res. %	69%
Functional Res. %	85%
Functional OBS 1	Size
Functional OBS 2	Layout
Functional OBS 3	
Community rating %	100%
NBHD Rating / Other %	90%
NBHD Rating / Other Econ Reason	Neighborhood Rating
Major Thoroughfare	0 to 1 mile
Market Variance	118%

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COMMENTS

GRTR: SELLER WAS LOOKING TO SELL HIS PROPERTY AS HE IS BUILDING A NEW BUILDING TO WAREHOUSE HIS LIGHTING BUSINESS.

GRTE: BUYER IS A LOCAL INVESTOR THAT OWNS A FEW OTHER BUILDINGS IN THE AREA. NOTICED THIS BUILDING WAS UP FOR SALE WITH A BROKER SIGN AND INQUIRED REGARDING THE SALE

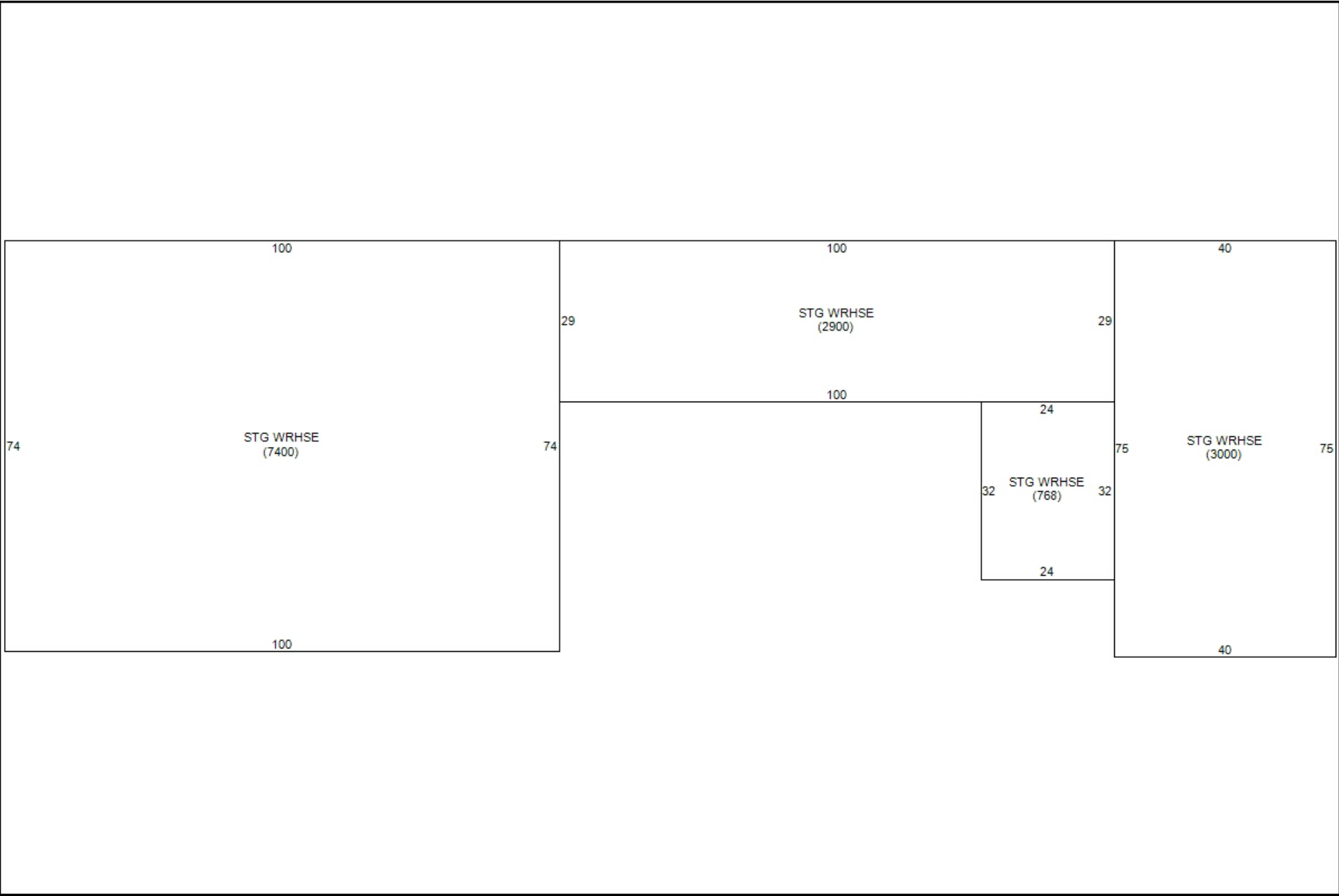
PHYS: BUILDING WAS BUILT IN 1995 – TOTAL SQ FT 14,068 WITH METAL EXTERIOR AND PRE-ENGINEERED INTERIOR

FUNC: NOTED FUNCTIONAL ISSUES – CEILING HEIGHTS, SMALLER SECTIONS THAT WOULD INTERRUPT FLOW THROUGHOUT

ECON: SUBJECT PROPERTY IS IN A RESIDENTIAL AREA OF MENASHA WITH ACCESS TO US441.

OTHR: LAND ANALYSIS IS CONSISTENT WITH OTHER MFG IN THE AREA.





SALE REPORT

State ID #	81-70-121-R000173602
County	WINNEBAGO
Municipality	FOX CROSSING
Local Parcel #	12100550201
Situs Address	501 Valley Rd
Situs Zip Code	54952
Appraiser	CORNECB

IPAS Sale Key #	214743
SIC Code	5033
Interior Inspection Date	10/19/2023
Revision Date	
Sale Validity	Valid Sale
Sale Index #	2
Year Added to Sales Database	2024

TRANSACTION INFORMATION

Conveyance Date	01/03/2023
Grantor	DAVID G KORTH
Grantee	D WALTERS PROPERTIES LLC
Affinity	None
Conveyance Type	Warranty/Condo Deed
Prior Use	0782: Lawn & Garden Services-Agr
Intended Use	5033: Roofing Siding & Insulation-WholeSL
Time Vacant	0 - 1 years
Environmental Site	NO

SALE DATA

Sale Price	\$400,000
Adjustment	
Adjusted Reason	
Adjusted Sale Price	\$400,000
Land Value	\$61,200
Improvement Value	\$338,800
Time on Market	0 - 4 months
Recent Asking Price	\$400,000

PROPERTY IMPROVEMENT DATA

Weighted Actual Year Built	1981	
Number of Building Sections	3	
Predominant OCC Code	406	
Primary Area	6,846	
Additional Useable Area	0	
Total Area	6,846	
Basement Area		
Office Area (SF) / (%)	0	0%
Sprinkler (SF) / (%)		
Air Conditioning (SF) / (%)	2,126	31%
Notable Features/OBYs		
Stories	1	
Non-office ave wall height	12	
Non-office ave clear height	12	
Frame Type	05: Wood Joist Typical Wooc	
Exterior Wall Type	07: Metal Light	

LAND AND IMPROVEMENT SALE ANALYSIS

Adj Sale Price \$ / SF	\$58.43
Adj Sale Price Imps \$ / SF	\$49.49
Acres	1.320
Land Value \$ / Acre	\$46,364
SCR	8.39
RCN + OBY / SF	\$86.23
Physical Res. %	43%
Functional Res. %	80%
Functional OBS 1	Layout
Functional OBS 2	Ceiling Height
Functional OBS 3	Size
Community rating %	98%
NBHD Rating / Other %	100%
NBHD Rating / Other Econ Reason	Neighborhood Rating
Major Thoroughfare	0 to 1 mile
Market Variance	170%

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COMMENTS

GRTR: GRANTOR WAS THE OWNER OF A FAMILY LANDSCAPE BUSINESS AND WAS LOOKING TO RETIRE.

GRTE: GRANTEE IS THE OWNER OF A CONSTRUCTION COMPANY – ROOFING AND SIDING. GRANTEE WAS LOOKING FOR A BUILDING TO STORE MATERIAL, EQUIPMENT, AND SUPPLIES. PROXIMITY TO HIS HOME WAS PERFECT AND THIS LOCATION HAD ALL THE AMENITIES THAT HE NEEDED.

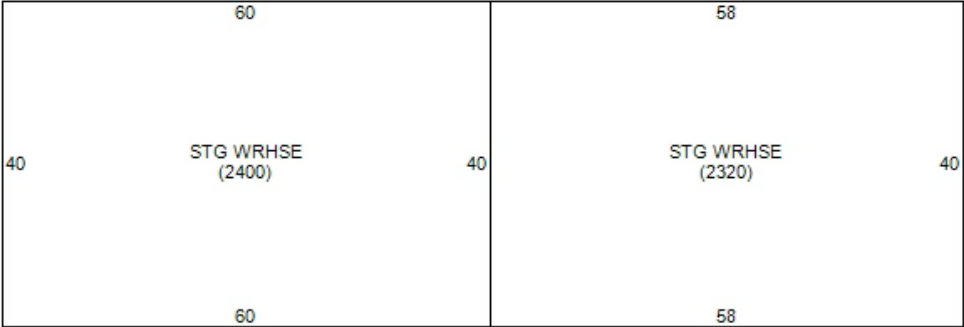
PHYS: HEATED METAL WAREHOUSE BUILDING IS ESTIMATED TO BE BUILT IN THE 1990'S. OLD 1950'S BUILDING WAS RAZED AFTER THE SALE ALONG WITH GARAGE BUILDING. BUILDINGS WERE CONSTRUCTED WITH WOOD FRAMING AND LIGHT METAL EXTERIOR.

FUNC: FUNCTIONAL ISSUES NOTES FOR LOW CEILING HEIGHTS AND NO OFFICE

ECON: SUBJECT PROPERTY IS IN A MIXED-USE AREA IN THE CITY OF MENASHA WITH ACCESS TO US10.

OTHR: LAND ANALYSIS IS CONSISTENT WITH OTHER COMMERCIAL PROPERTIES IN THE AREA.





SALE REPORT

State ID #	81-70-251-R000172637
County	WINNEBAGO
Municipality	MENASHA
Local Parcel #	760166700
Situs Address	1670 Drum Corps Dr
Situs Zip Code	54952
Appraiser	CORNECB

IPAS Sale Key #	213995
SIC Code	0000
Interior Inspection Date	09/20/2023
Revision Date	
Sale Validity	Valid Sale
Sale Index #	1
Year Added to Sales Database	2024

TRANSACTION INFORMATION

Conveyance Date	02/10/2023
Grantor	C & E PROPLERTIES LLC
Grantee	MT MAX ENTERPRISES LLC
Affinity	None
Conveyance Type	Warranty/Condo Deed
Prior Use	7911: Dance Studios Schools & Halls-Svcs
Intended Use	7911: Dance Studios Schools & Halls-Svcs
Time Vacant	0 - 1 years
Environmental Site	NO

SALE DATA

Sale Price	\$985,000
Adjustment	
Adjusted Reason	
Adjusted Sale Price	\$985,000
Land Value	\$168,000
Improvement Value	\$817,000
Time on Market	0 - 4 months
Recent Asking Price	\$985,000

PROPERTY IMPROVEMENT DATA

Weighted Actual Year Built	1999	
Number of Building Sections	1	
Predominant OCC Code	494	
Primary Area	11,900	
Additional Useable Area	0	
Total Area	11,900	
Basement Area		
Office Area (SF) / (%)	3,000	25%
Sprinkler (SF) / (%)		
Air Conditioning (SF) / (%)	11,900	100%
Notable Features/OBYs		
Stories	1	
Non-office ave wall height	20	
Non-office ave clear height	20	
Frame Type	04: Pre-Engineered Steel	
Exterior Wall Type	07: Metal Light	

LAND AND IMPROVEMENT SALE ANALYSIS

Adj Sale Price \$ / SF	\$82.77
Adj Sale Price Imps \$ / SF	\$68.66
Acres	1.569
Land Value \$ / Acre	\$107,075
SCR	5.7
RCN + OBY / SF	\$103.43
Physical Res. %	61%
Functional Res. %	100%
Functional OBS 1	
Functional OBS 2	
Functional OBS 3	
Community rating %	100%
NBHD Rating / Other %	100%
NBHD Rating / Other Econ Reason	Neighborhood Rating
Major Thoroughfare	0 to 1 mile
Market Variance	109%

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COMMENTS

GRTR: WAS LOOKING TO SELL FOR RETIREMENT WITH FIRST RIGHT OF REFUSAL TO THE CURRENT TENANT. GRANTOR DISCUSSED PRICES WITH BROKERS AND DECIDED ON THE PURCHASE PRICE WITH NO NEGOTIATIONS.

GRTE: TENANT WAS ESTABLISHED AND LEASED SPACE FROM GRANTOR FOR YEARS. FIRST RIGHT OF REFUSAL WAS IN LEASE AGREEMENT FOR PURCHASE.

PHYS: BUILDING WAS BUILT IN 1999 – TOTAL SQ FT 11,900 WITH LARGE OPEN SECTION AS THIS WAS A GYMNASTICS FACILITY.

FUNC: NOTED FUNCTIONAL ISSUES – CEILING HEIGHT LARGER OFFICE AREA.

ECON: ECONOMIC: SUBJECT PROPERTY IS IN AN INDUSTRIAL AREA OF MENASHA WITH EASY ACCESS TO HYW141.

OTHR: LAND ANALYSIS IS CONSISTENT WITH OTHER MFG IN THE AREA, THIS PROPERTY WAS PRIOR ASSESSED AS LOCAL



119		30	
100	IND LGHT MFG (11900)	100	ENG&RSC STMZ (3000)
119		30	

SALE REPORT

State ID #	81-70-251-R000173550
County	WINNEBAGO
Municipality	MENASHA
Local Parcel #	701-045800
Situs Address	353 Sixth St
Situs Zip Code	54952
Appraiser	CORNECB

IPAS Sale Key #	214663
SIC Code	5084
Interior Inspection Date	10/19/2023
Revision Date	
Sale Validity	Valid Sale
Sale Index #	1
Year Added to Sales Database	2024

TRANSACTION INFORMATION

Conveyance Date	04/27/2023
Grantor	PETER NOFFKE

Grantee	CPK PROPERTIES LLC
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Affinity	None
Conveyance Type	Warranty/Condo Deed
Prior Use	5084: Industrial Machinery & Equipment-WholeSL
Intended Use	3569: General Industrial Machinery Nec-Mfg
Time Vacant	0 - 1 years
Environmental Site	NO

SALE DATA

Sale Price	\$480,000
Adjustment	
Adjusted Reason	
Adjusted Sale Price	\$480,000
Land Value	\$158,900
Improvement Value	\$321,100
Time on Market	0 - 4 months
Recent Asking Price	\$520,000

PROPERTY IMPROVEMENT DATA

Weighted Actual Year Built	1959	
Number of Building Sections	4	
Predominant OCC Code	494	
Primary Area	8,712	
Additional Useable Area	0	
Total Area	8,712	
Basement Area		
Office Area (SF) / (%)	2,268	26%
Sprinkler (SF) / (%)		
Air Conditioning (SF) / (%)	900	10%
Notable Features/OBYs		

Stories	1
Non-office ave wall height	14
Non-office ave clear height	14
Frame Type	05: Wood Joist Typical Wooc
Exterior Wall Type	07: Metal Light

LAND AND IMPROVEMENT SALE ANALYSIS

Adj Sale Price \$ / SF	\$55.10
Adj Sale Price Imps \$ / SF	\$36.86
Acres	1.172
Land Value \$ / Acre	\$135,580
SCR	14
RCN + OBY / SF	\$80.55
Physical Res. %	45%
Functional Res. %	90%
Functional OBS 1	Size
Functional OBS 2	Layout
Functional OBS 3	Ceiling Height
Community rating %	100%
NBHD Rating / Other %	90%
NBHD Rating / Other Econ Reason	Neighborhood Rating
Major Thoroughfare	0 to 1 mile
Market Variance	126%

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COMMENTS

GRTR: GRANTOR USED THE FACILITY FOR MANUFACTURING. THE COMPANY GREW OUT OF THIS LOCATION AND WAS LOOKING TO SELL. PROPERTY WAS LISTED WITH A BROKER.

GRTE: GRANTEE IS THE OWNER OF A HYDRAULICS MFG AND WAS LOOKING TO BUILD A NEW BUILDING. GRANTEE NOTICED THIS PROPERTY ON LOOPNET AND DECIDED IT WAS CHEAPER THAN BUILDING NEW AND MET HIS NEEDS.

PHYS: BUILDING WAS BUILT IN 1960 AND IS CONSTRUCTED WITH METAL AND WOOD FRAMING WITH LIGHT METAL EXTERIOR. HEATING THROUGHOUT THE AREA WITH AN OFFICE BUILDING MADE OF BRICK AND BLOCK. STANDALONE BUILDING IS WITHOUT HEAT.

FUNC: FUNCTIONAL ISSUES ARE NOTED FOR SEPARATE BUILDINGS WITH MULTIPLE SECTIONS IN ONE OF THE BUILDINGS

ECON: SUBJECT PROPERTY IS IN A MIXED-USE AREA IN THE CITY OF MENASHA WITH ACCESS TO US10.

OTHR: LAND ANALYSIS IS CONSISTENT WITH OTHER COMMERCIAL PROPERTIES IN THE AREA.



80		
24	IND LGHT MFG (1920)	24
80		

50		
18	IND LGHT MFG (900)	18
50		

58		
78	IND LGHT MFG (4524)	78
58		

38		
36	IND LGHT MFG (1368)	36
38		

SALE REPORT

State ID #	81-70-261-R000002014
County	WINNEBAGO
Municipality	NEENAH
Local Parcel #	802-13040200
Situs Address	2411 Industrial Dr
Situs Zip Code	54956
Appraiser	CORNECB

IPAS Sale Key #	208141
SIC Code	3549
Interior Inspection Date	09/21/2023
Revision Date	
Sale Validity	Valid Sale
Sale Index #	2
Year Added to Sales Database	2024

TRANSACTION INFORMATION

Conveyance Date	12/28/2022
Grantor	BAITAN ENTERPRISES LLC
Grantee	2411 INDUSTRIAL DRIVE LLC
Affinity	None
Conveyance Type	Warranty/Condo Deed
Prior Use	3549: Metalworking Machinery Nec-Mfg
Intended Use	3549: Metalworking Machinery Nec-Mfg
Time Vacant	0 - 1 years
Environmental Site	Unknown

SALE DATA

Sale Price	\$3,100,000
Adjustment	
Adjusted Reason	
Adjusted Sale Price	\$3,100,000
Land Value	\$166,800
Improvement Value	\$2,933,200
Time on Market	0 - 4 months
Recent Asking Price	\$3,100,000

PROPERTY IMPROVEMENT DATA

Weighted Actual Year Built	1989	
Number of Building Sections	3	
Predominant OCC Code	494	
Primary Area	84,600	
Additional Useable Area	2688	
Total Area	87,288	
Basement Area		
Office Area (SF) / (%)	14,372	16%
Sprinkler (SF) / (%)	87,288	100%
Air Conditioning (SF) / (%)	0	0%
Notable Features/OBYs		
Stories	1	
Non-office ave wall height	19	
Non-office ave clear height	19	
Frame Type	04: Pre-Engineered Steel	
Exterior Wall Type	07: Metal Light	

LAND AND IMPROVEMENT SALE ANALYSIS

Adj Sale Price \$ / SF	\$35.51
Adj Sale Price Imps \$ / SF	\$33.60
Acres	3.939
Land Value \$ / Acre	\$42,346
SCR	2.03
RCN + OBY / SF	\$73.82
Physical Res. %	48%
Functional Res. %	85%
Functional OBS 1	Layout
Functional OBS 2	Site Coverage
Functional OBS 3	Office/Plant Ratio
Community rating %	98%
NBHD Rating / Other %	100%
NBHD Rating / Other Econ Reason	Neighborhood Rating
Major Thoroughfare	0 to 1 mile
Market Variance	114%

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COMMENTS

GRTR: WAS LOOKING TO SELL FOR RETIREMENT AND BUYER TERMS WERE FARE AND NEGOTIATED.

GRTE: GRANTEE WAS THE TENANT, PRICE WAS NEGOTIATED. SUBMITTED APPRAISAL 2022 WHICH SUPPORTS SALE PRICE

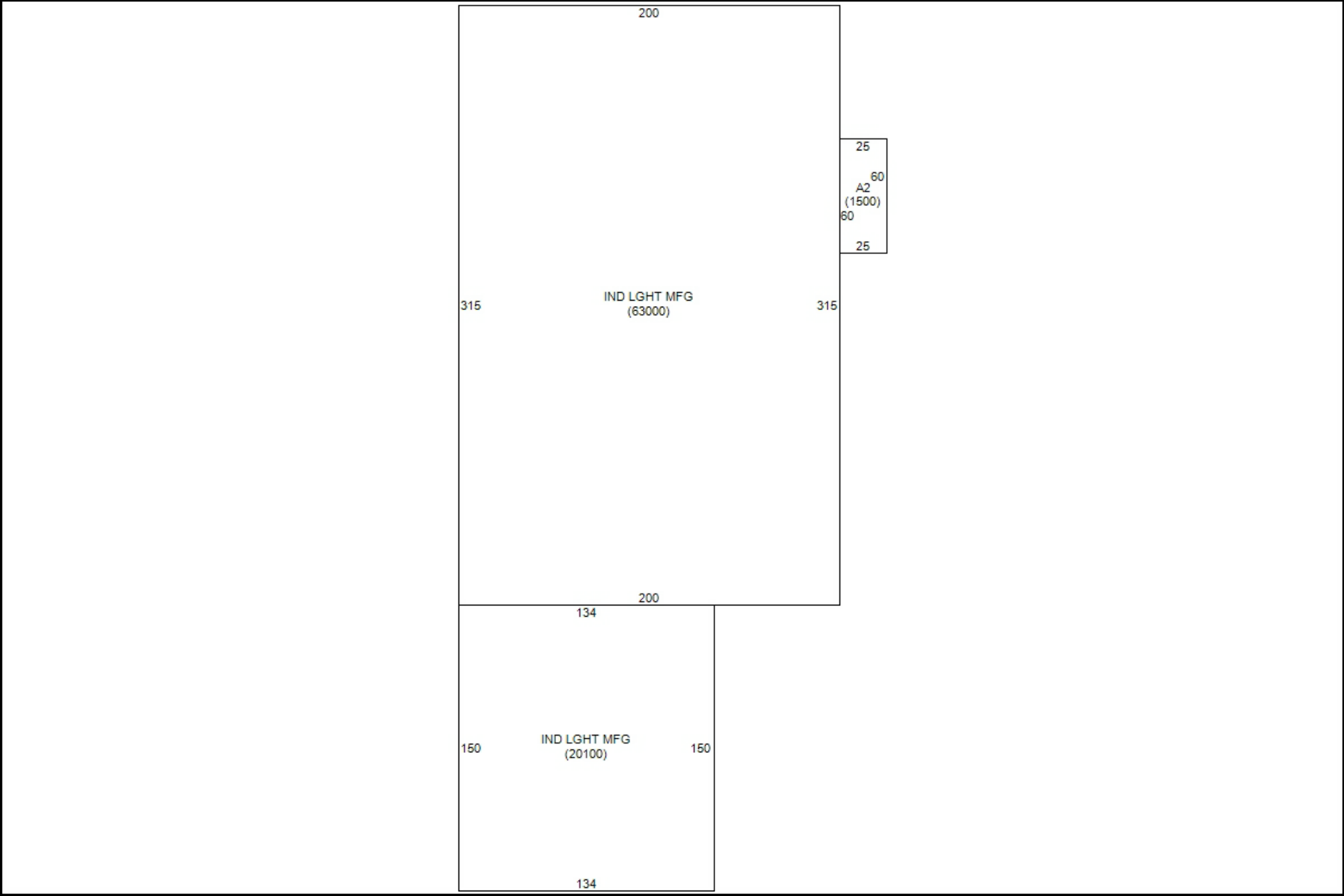
PHYS: ORIGINAL BUILDING WAS BUILT IN 1986 – TOTAL SQ FT 87,288 WITH LARGE SECTIONS CONSTRUCTED WITH PRE-ENGINEERED STEEL AND LIGHT METAL WALLS.

FUNC: NOTED FUNCTIONAL ISSUES - LAYOUT, SITE COVERAGE AND LARGER OFFICE/PLANT RATIO.

ECON: ECONOMIC: SUBJECT PROPERTY IS IN AN INDUSTRIAL AREA OF NEENAH WITH EASY ACCESS TO US41.

OTHR: LAND ANALYSIS IS CONSISTENT WITH OTHER MFG IN THE AREA, THIS PROPERTY WAS PRIOR ASSESSED AS MFG





SALE REPORT

State ID #	81-70-266-R000002186
County	WINNEBAGO
Municipality	OSHKOSH
Local Parcel #	915-0488
Situs Address	411 E Murdock Ave
Situs Zip Code	54901
Appraiser	CORNECB

IPAS Sale Key #	213963
SIC Code	2653
Interior Inspection Date	08/02/2023
Revision Date	
Sale Validity	Valid Sale
Sale Index #	1
Year Added to Sales Database	2024

TRANSACTION INFORMATION

Conveyance Date	06/30/2023
Grantor	GEORGIA PACIFIC CORRUGATED LLC
Grantee	MURDOCK 413 LLC
Affinity	None
Conveyance Type	Warranty/Condo Deed
Prior Use	2653: Corrugated & Solid Fiber Boxes-Mfg
Intended Use	4225: General Warehousing & Storage-Trans
Time Vacant	0 - 1 years
Environmental Site	NO

SALE DATA

Sale Price	\$3,325,000
Adjustment	
Adjusted Reason	
Adjusted Sale Price	\$3,325,000
Land Value	\$248,100
Improvement Value	\$3,076,900
Time on Market	0 - 4 months
Recent Asking Price	\$3,325,000

PROPERTY IMPROVEMENT DATA

Weighted Actual Year Built	1951	
Number of Building Sections	5	
Predominant OCC Code	494	
Primary Area	113,651	
Additional Useable Area	1155	
Total Area	114,806	
Basement Area		
Office Area (SF) / (%)	7,011	6%
Sprinkler (SF) / (%)	114,806	100%
Air Conditioning (SF) / (%)	0	0%
Notable Features/OBYs		
Stories	1	
Non-office ave wall height	15	
Non-office ave clear height	15	
Frame Type	05: Wood Joist Typical Wooc	
Exterior Wall Type	09: Concrete Load Bearing	

LAND AND IMPROVEMENT SALE ANALYSIS

Adj Sale Price \$ / SF	\$28.96
Adj Sale Price Imps \$ / SF	\$26.80
Acres	5.865
Land Value \$ / Acre	\$42,302
SCR	3.12
RCN + OBY / SF	\$72.21
Physical Res. %	57%
Functional Res. %	60%
Functional OBS 1	Size
Functional OBS 2	Layout
Functional OBS 3	Ceiling Height
Community rating %	98%
NBHD Rating / Other %	90%
NBHD Rating / Other Econ Reason	Neighborhood Rating
Major Thoroughfare	5 to 10 miles
Market Variance	123%

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COMMENTS

GRTR: GP CONSOLIDATED PRODUCTION AND SHUT DOWN THIS FACILITY IN 2022, BROKER SOLD BUILDING TO AN INVESTOR.

GRTE: BUYER IS AN INVESTOR AND WAS LOOKING TO UPDATE/RENOVATE BUILDING FOR POTENTIAL TENANTS. PURCHASE PRICE AS FARE BUT NEGOTIATED.

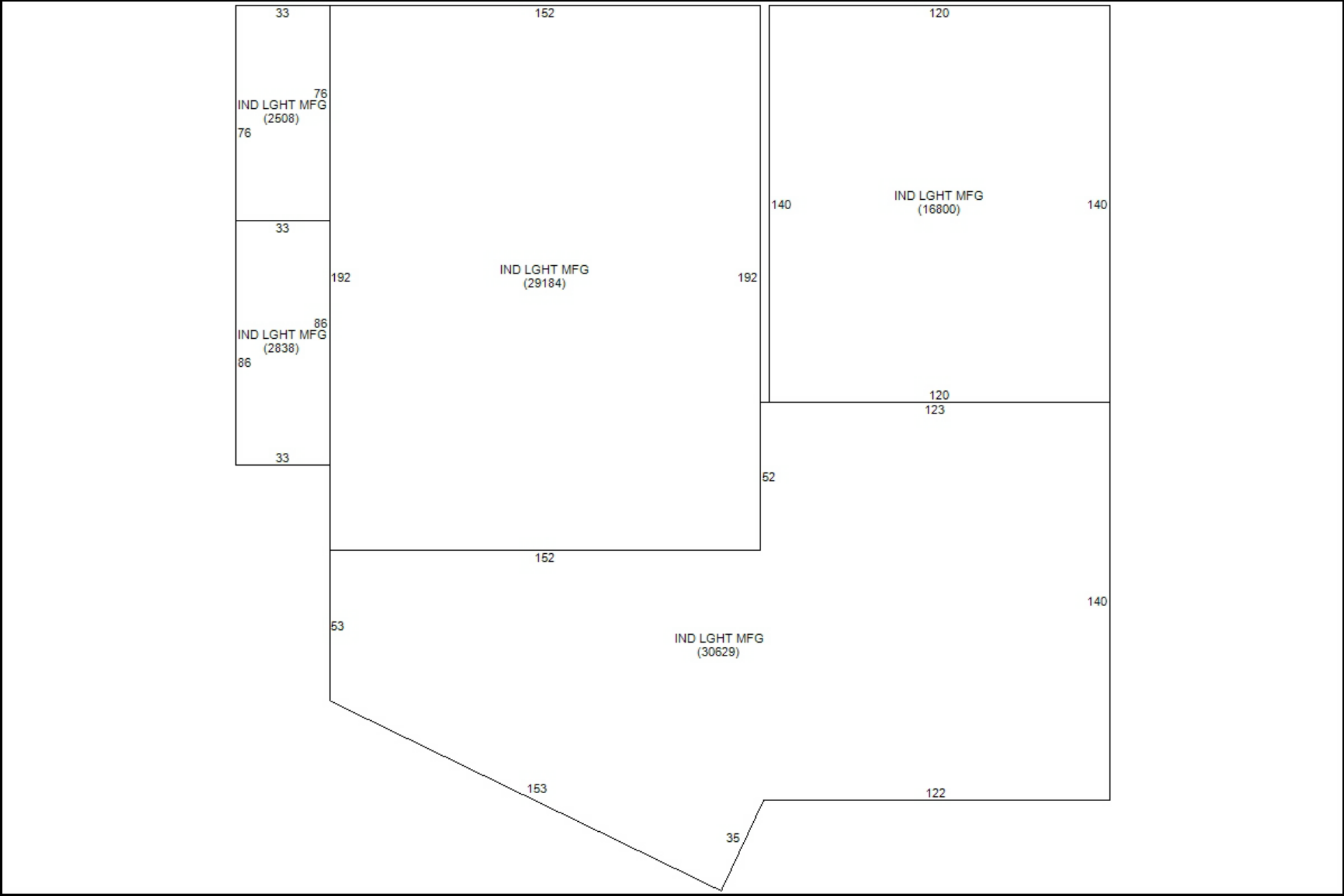
PHYS: BUILDING WAS BUILT IN 1928 AND HAS A TOTAL OF 114,806 SQ FT WITH WEIGHTED AVERAGE YEAR TO BE 1951

FUNC: NOTED FUNCTIONAL ISSUES – CEILING HEIGHT, SECOND FLOOR, AND SECTIONS WITH COLUMNS AND FLOORS ARE NOT LEVEL THAT WOULD INTERRUPT FLOW. RAIL ROAD IS NEAR BUT DOES NOT INCLUDE A RR SPUR ON THE SW AREA PARCEL

ECON: SUBJECT PROPERTY IS IN A RESIDENTIAL AREA OF OSHKOSH WITH ACCESS TO US41.

OTHR: LAND ANALYSIS IS CONSISTENT WITH OTHER MFG IN THE AREA.





SALE REPORT

State ID #	81-70-266-R000173652
County	WINNEBAGO
Municipality	OSHKOSH
Local Parcel #	13-2602-00-00
Situs Address	2130 Washburn St
Situs Zip Code	54904
Appraiser	CORNECB

IPAS Sale Key #	214771
SIC Code	8042
Interior Inspection Date	11/02/2023
Revision Date	
Sale Validity	Valid Sale
Sale Index #	1
Year Added to Sales Database	2024

TRANSACTION INFORMATION

Conveyance Date	05/01/2023
Grantor	RIVIERA VENTURES LLC
Grantee	PREMIER VISION PROPERTIES LLC
Affinity	None
Conveyance Type	Warranty/Condo Deed
Prior Use	4724: Travel Agencies-Trans
Intended Use	8042: Offices & Clinics Of Optometrists-Svcs
Time Vacant	0 - 1 years
Environmental Site	NO

SALE DATA

Sale Price	\$1,995,000
Adjustment	\$100,000
Adjusted Reason	Personal Property Included
Adjusted Sale Price	\$1,895,000
Land Value	\$358,200
Improvement Value	\$1,536,800
Time on Market	0 - 4 months
Recent Asking Price	\$1,995,000

PROPERTY IMPROVEMENT DATA

Weighted Actual Year Built	1974	
Number of Building Sections	2	
Predominant OCC Code	344	
Primary Area	13,365	
Additional Useable Area	3762	
Total Area	17,127	
Basement Area		
Office Area (SF) / (%)	17,127	100%
Sprinkler (SF) / (%)		
Air Conditioning (SF) / (%)	17,127	100%
Notable Features/OBYs		
Stories	1	
Non-office ave wall height	18	
Non-office ave clear height	16	
Frame Type	03: Steel Non Fireproof	
Exterior Wall Type	03: Concrete Block	

LAND AND IMPROVEMENT SALE ANALYSIS

Adj Sale Price \$ / SF	\$110.64
Adj Sale Price Imps \$ / SF	\$89.73
Acres	3.090
Land Value \$ / Acre	\$115,922
SCR	2.54
RCN + OBY / SF	\$163.02
Physical Res. %	57%
Functional Res. %	100%
Functional OBS 1	
Functional OBS 2	
Functional OBS 3	
Community rating %	98%
NBHD Rating / Other %	100%
NBHD Rating / Other Econ Reason	Neighborhood Rating
Major Thoroughfare	0 to 1 mile
Market Variance	99%

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COMMENTS

GRTR: SUBJECT WAS A TRAVEL AGENCY OFFICE BUILDING.

GRTE: TALKED TO AN EMPLOYEE OF THE BUYER - STATING THAT THIS PROPERTY WILL BE RENOVATED TO BE AN EYE CLINIC, NO COMMUNICATION TO OWNER. EQ QUESTIONNAIRE COMPLETED STATING SALE WAS LISTED BY BROKER, PAID ASKING PRICE AND PP OF \$100,000 INCLUDED. PRICE ADJUSTED.

PHYS: BUILDING WAS BUILT IN 1974 – TOTAL SQ FT 17,127 WITH ADDITIONAL USABLE SPACE INCLUDED AS MEZZANINE. CONSTRUCTED WITH STEEL FRAME AND FIRE-RESISTANT CONCRETE BLOCK WALL. EXTERIOR INSPECTION WAS DONE TO DETERMINE BUILDING CONDITION.

FUNC: NO NOTED FUNCTIONAL ISSUES PRESENT, 100% OFFICE BUILDING.

ECON: SUBJECT PROPERTY IS IN AN INDUSTRIAL AREA OF OSHKOSH WITH EASY ACCESS TO US41.

OTHR: LAND ANALYSIS IS CONSISTENT WITH OTHER COMMERCIAL PROPERTIES IN THE AREA, THIS PROPERTY IS ASSESSED AS LOCAL.



	135		38
99	OFFICE BLDG (13365)	99	OFFC MEZZ (3762)
	135		38

SALE REPORT

State ID #	81-70-266-R000174154
County	WINNEBAGO
Municipality	OSHKOSH
Local Parcel #	15-1960-02-01
Situs Address	139 E Packer Ave
Situs Zip Code	54901
Appraiser	CORNECB

IPAS Sale Key #	215054
SIC Code	4225
Interior Inspection Date	11/01/2023
Revision Date	
Sale Validity	Valid Sale
Sale Index #	1
Year Added to Sales Database	2024

TRANSACTION INFORMATION

Conveyance Date	01/31/2023
Grantor	SOPER CONTRACTORS LLC

Grantee	LOTUS PROPERTIES LLC
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Affinity	None
Conveyance Type	Warranty/Condo Deed
Prior Use	4225: General Warehousing & Storage-Trans
Intended Use	4225: General Warehousing & Storage-Trans
Time Vacant	0 - 1 years
Environmental Site	NO

SALE DATA

Sale Price	\$425,000
Adjustment	
Adjusted Reason	
Adjusted Sale Price	\$425,000
Land Value	\$47,100
Improvement Value	\$377,900
Time on Market	0 - 4 months
Recent Asking Price	\$425,000

PROPERTY IMPROVEMENT DATA

Weighted Actual Year Built	1971
Number of Building Sections	1
Predominant OCC Code	494
Primary Area	8,750
Additional Useable Area	0
Total Area	8,750
Basement Area	
Office Area (SF) / (%)	0 0%
Sprinkler (SF) / (%)	
Air Conditioning (SF) / (%)	0 0%
Notable Features/OBYs	

Stories	1
Non-office ave wall height	12
Non-office ave clear height	12
Frame Type	04: Pre-Engineered Steel
Exterior Wall Type	07: Metal Light

LAND AND IMPROVEMENT SALE ANALYSIS

Adj Sale Price \$ / SF	\$48.57
Adj Sale Price Imps \$ / SF	\$43.19
Acres	0.840
Land Value \$ / Acre	\$56,071
SCR	4.18
RCN + OBY / SF	\$83.30
Physical Res. %	52%
Functional Res. %	90%
Functional OBS 1	Ceiling Height
Functional OBS 2	Office/Plant Ratio
Functional OBS 3	
Community rating %	98%
NBHD Rating / Other %	100%
NBHD Rating / Other Econ Reason	Neighborhood Rating
Major Thoroughfare	1 to 3 miles
Market Variance	113%

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COMMENTS

GRTR: GRANTOR IS UNDERGROUND UTILITY CONTRACTOR IS MOVING TO A LARGER FACILITY. LISTED PROPERTY WITH A BROKER.

GRTE: WAS LOOKING FOR A NEWER LOCATION AS HE WAS SELLING HIS CURRENT LOCATION AS HE OUTGREW THE FACILITY. PRICE WAS NEGOTIATED.

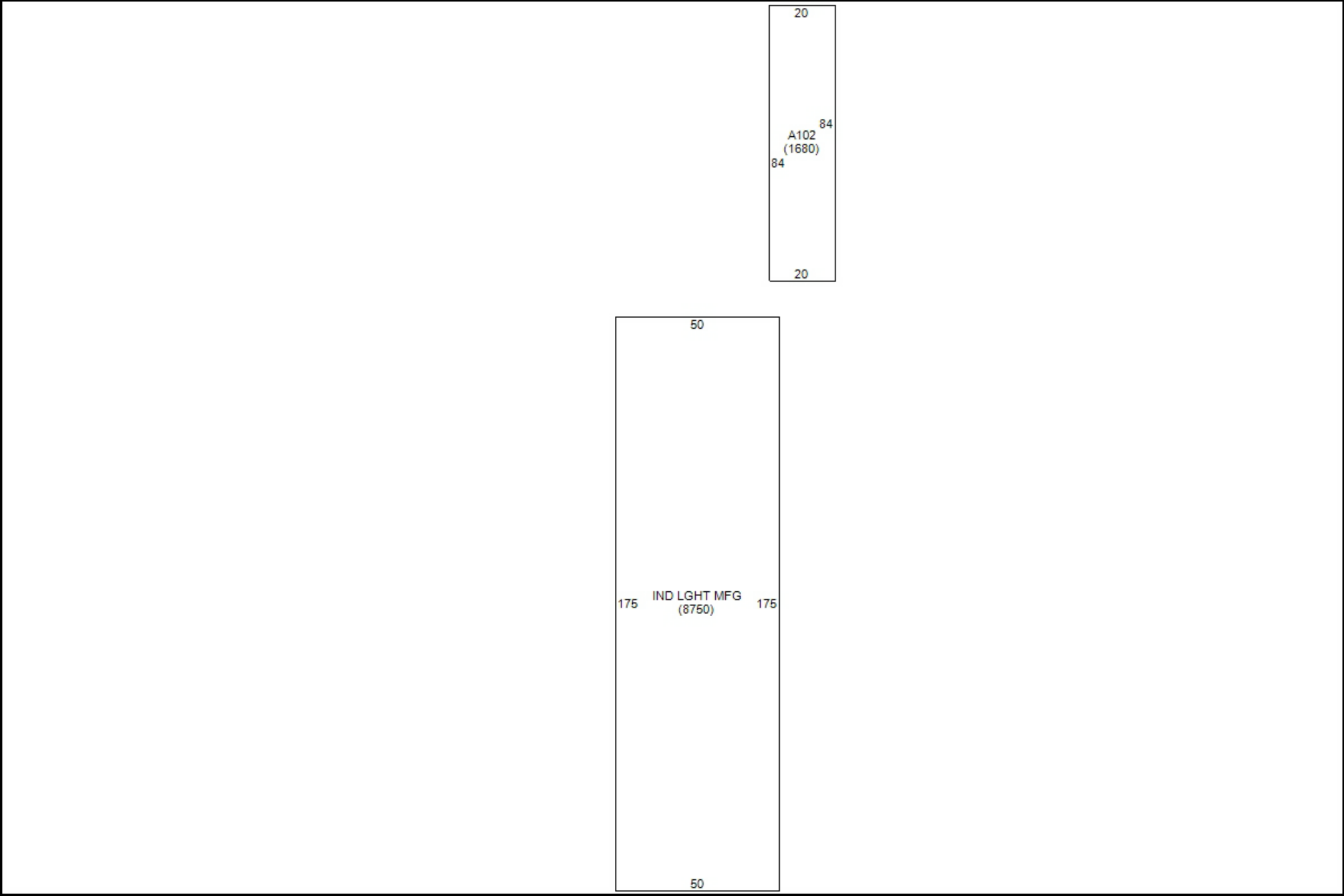
PHYS: BUILDING WAS BUILT IN 1971, WITH PRE-ENGINEERED STEEL AND LIGHT METAL EXTERIOR. POLE BUILDING LOCATED IN REAR OF PARCEL.

FUNC: FUNCTIONAL ISSUES WERE NOTED FOR LOW CEILING HEIGHT AND NO OFFICE.

ECON: SUBJECT IS LOCATED A FEW MILES FROM US41 AND LOCATED NEAR OTHER MFG FACILITIES.

OTHR: LAND ANALYSIS IS RELATIVE TO OTHER LOCAL VALUES.





SALE REPORT

State ID # 81-70-266-R000174189
County WINNEBAGO
Municipality OSHKOSH
Local Parcel # 13-2910-30-01
Situs Address 2975 S Oakwood Rd
Situs Zip Code 54904
Appraiser CORNECB

IPAS Sale Key # 215091
SIC Code 5044
Interior Inspection Date 11/01/2023
Revision Date
Sale Validity Valid Sale
Sale Index # 1
Year Added to Sales Database 2024

TRANSACTION INFORMATION

Conveyance Date 06/30/2023
Grantor BARBER ENTERPRISES INC

Grantee TRUVIBE PROPERTIES LLC

Affinity None
Conveyance Type Warranty/Condo Deed
Prior Use 5044: Office Equipment-WholeSL
Intended Use 5044: Office Equipment-WholeSL
Time Vacant 0 - 1 years
Environmental Site NO

SALE DATA

Sale Price \$585,000
Adjustment
Adjusted Reason
Adjusted Sale Price \$585,000
Land Value \$60,500
Improvement Value \$524,500
Time on Market 0 - 4 months
Recent Asking Price \$585,000

PROPERTY IMPROVEMENT DATA

Weighted Actual Year Built 1997
Number of Building Sections 1
Predominant OCC Code 494
Primary Area 7,000
Additional Useable Area 0
Total Area 7,000
Basement Area
Office Area (SF) / (%) 3,597 51%
Sprinkler (SF) / (%)
Air Conditioning (SF) / (%) 3,597 51%
Notable Features/OBYs

Stories 1
Non-office ave wall height 15
Non-office ave clear height 15
Frame Type 04: Pre-Engineered Steel
Exterior Wall Type 07: Metal Light

LAND AND IMPROVEMENT SALE ANALYSIS

Adj Sale Price \$ / SF \$83.57
Adj Sale Price Imps \$ / SF \$74.93
Acres 1.940
Land Value \$ / Acre \$31,186
SCR 12.07
RCN + OBY / SF \$83.13
Physical Res. % 76%
Functional Res. % 100%
Functional OBS 1
Functional OBS 2
Functional OBS 3
Community rating % 98%
NBHD Rating / Other % 100%
NBHD Rating / Other Econ Reason Neighborhood Rating

Major Thoroughfare 0 to 1 mile
Market Variance 121%

COMMENTS

GRTR: GRANTOR IS RETIRING AND DECIDED TO SELL PROPERTY. GRANTOR USED AN APPRAISAL FOR THE ASKING PRICE AND LISTED PROPERTY ON INTERNET.

GRTE: GRANTEE WAS LOOKING TO GROW HIS BUSINESS AND NEEDED MORE SPACE.

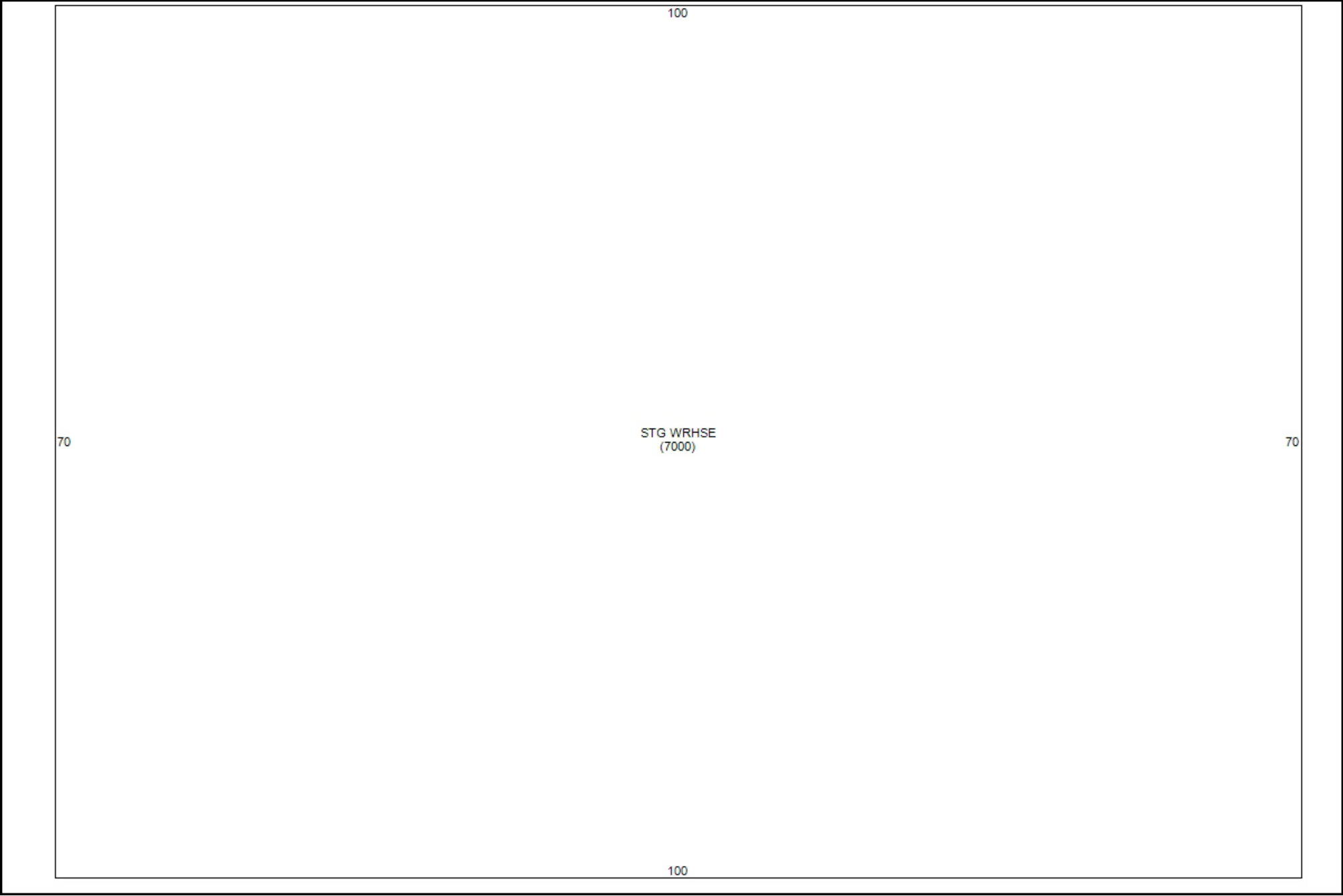
PHYS: THE BUILDING IS IN GOOD CONDITION AND WAS BUILT IN 1997 WITH PRE-ENGENDERED STEEL AND LIGHT METAL EXTERIOR. EXTERIOR VIEW ONLY

FUNC: THE BUILDING IS OPEN AREA WITH 14' CEILINGS.

ECON: SUBJECT PROPERTY IS LOCATED IN AN INDUSTRIAL AREA ADJACENT TO INTERSTATE 41

OTHR: LAND ANALYSIS IS RELATIVE TO OTHER LOCALLY ASSESSED VALUES.





SALE REPORT

State ID #	79-71-151-R000012005
County	WOOD
Municipality	MILLADORE
Local Parcel #	26-00038
Situs Address	104 Main St
Situs Zip Code	54454
Appraiser	HUFFSJ

IPAS Sale Key #	214664
SIC Code	4225
Interior Inspection Date	10/10/2023
Revision Date	
Sale Validity	Valid Sale
Sale Index #	2
Year Added to Sales Database	2024

TRANSACTION INFORMATION

Conveyance Date	05/12/2023
Grantor	FRANK M ALBRECHT JR

Grantee	DANIEL KUNDINGER
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Affinity	None
Conveyance Type	Warranty/Condo Deed
Prior Use	4225: General Warehousing & Storage-Trans
Intended Use	4225: General Warehousing & Storage-Trans
Time Vacant	0 - 1 years
Environmental Site	NO

SALE DATA

Sale Price	\$380,000
Adjustment	
Adjusted Reason	
Adjusted Sale Price	\$380,000
Land Value	\$132,000
Improvement Value	\$248,000
Time on Market	0 - 4 months
Recent Asking Price	\$380,000

PROPERTY IMPROVEMENT DATA

Weighted Actual Year Built	1998	
Number of Building Sections	3	
Predominant OCC Code	406	
Primary Area	7,250	
Additional Useable Area	0	
Total Area	7,250	
Basement Area		
Office Area (SF) / (%)	750	10%
Sprinkler (SF) / (%)		
Air Conditioning (SF) / (%)	4,750	66%
Notable Features/OBYs		

Stories	1
Non-office ave wall height	14
Non-office ave clear height	14
Frame Type	07: Wood Pole
Exterior Wall Type	07: Metal Light

LAND AND IMPROVEMENT SALE ANALYSIS

Adj Sale Price \$ / SF	\$52.41
Adj Sale Price Imps \$ / SF	\$34.21
Acres	4.890
Land Value \$ / Acre	\$26,994
SCR	29.38
RCN + OBY / SF	\$67.88
Physical Res. %	64%
Functional Res. %	90%
Functional OBS 1	Layout
Functional OBS 2	
Functional OBS 3	
Community rating %	85%
NBHD Rating / Other %	100%
NBHD Rating / Other Econ Reason	Neighborhood Rating
Major Thoroughfare	0 to 1 mile
Market Variance	103%

COMMENTS

GRTR: LEFT MESSAGE WITH GRANTOR. NO RESPONSE AT THIS TIME.

GRTE: GRANTEE WAS LOOKING TO BUILD NEW AT A DIFFERENT LOCATION. GRANTEE IS IN THE SAME LINE OF BUSINESS AS GRANTOR. GRANTEE LEARNED ABOUT THE SALE THROUGH MUTUAL FRIEND IN THE SAME INDUSTRY. PROPERTY WAS NOT LISTED WITH A BROKER. GRANTEE AGREED THAT GRANTOR'S APPRAISAL REPRESENTED FAIR MARKET VALUE. GRANTOR SAID IT WAS A BETTER VALUE FOR HIM TO PURCHASE THIS PROPERTY RATHER THAN BUILD NEW ELSEWHERE.

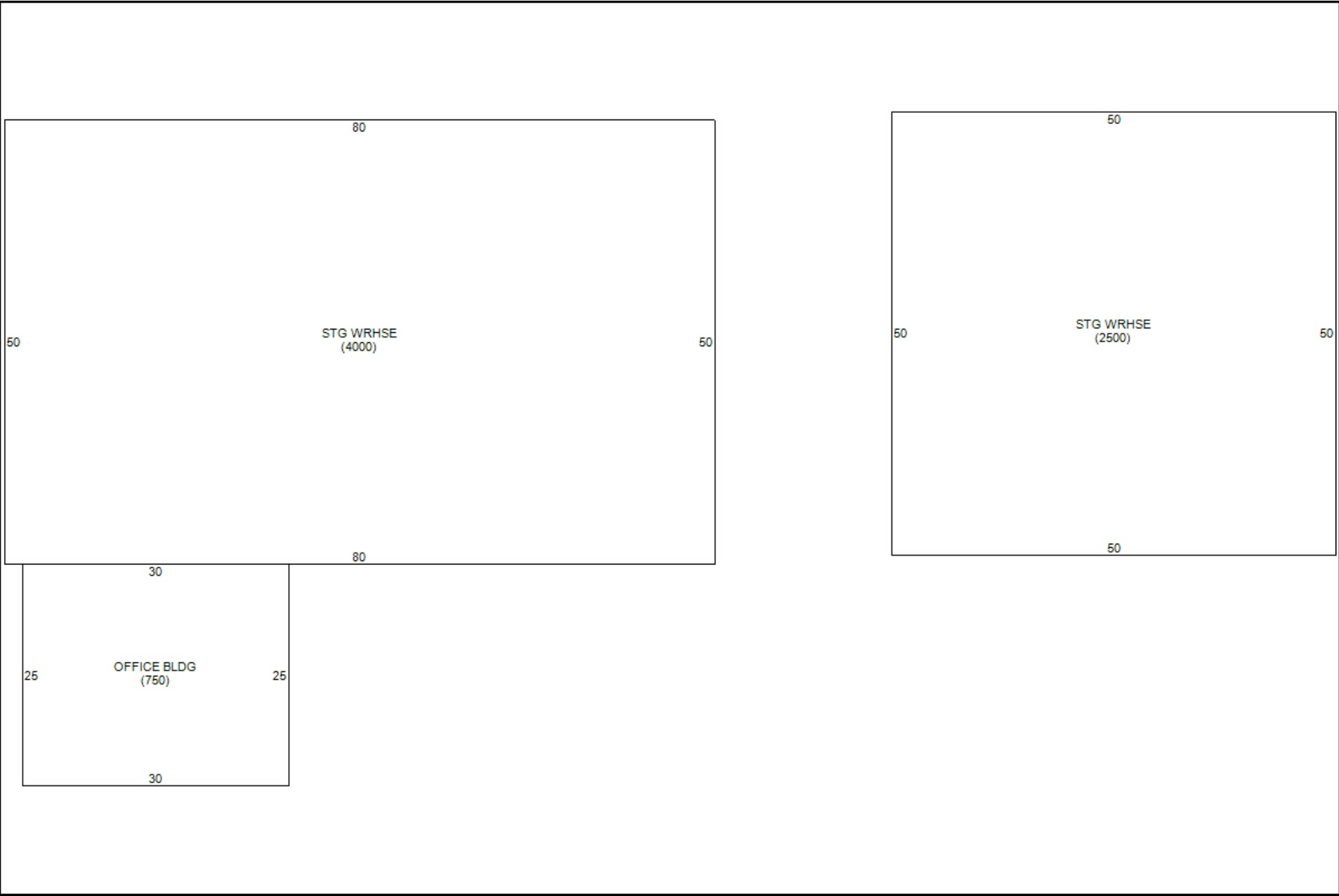
PHYS: NO ISSUES WITH BUILDINGS OR REPAIRS NEEDED AT THE TIME OF INSPECTION. GRANTEE SAID THAT THE OFFICE AREA WAS REMODELED AND NEW ROOF UPDATED PRIOR TO SALE. THE NEWEST BUILDING IS SHOP/WAREHOUSE WHICH WAS BUILT IN 2021. THE BUILDINGS ARE AT LEAST MODERATE CONDITION OR BETTER.

FUNC: FUNCTIONAL OBSOLESCENCE OBSERVED FOR SEPARATE BUILDINGS AND LARGE MEZZANINE AREA.

ECON: LOCATED AT THE END OF THE VILLAGE OF MILLADORE ON MAIN STREET. IT IS A RURAL SMALL COMMUNITY WITH A POPULATION OF APPROXIMATELY 275 PEOPLE. THE BUSINESS IS LOCATED NEAR THE END OF MAIN STREET WHICH IS COUNTY ROAD P THAT GOES DIRECTLY TO THE 4-LANE HIGHWAY 10/13 BY TRAVELING APPROXIMATELY 1 MILE.

OTHR: LAND ANALYSIS WAS DETERMINED THROUGH MARKET ANALYSIS OF COMMERCIAL PROPERTIES AND LAND SALES IN THE AREA.





SALE REPORT

State ID #	79-71-251-R000012044
County	WOOD
Municipality	MARSHFIELD
Local Parcel #	33-03371
Situs Address	137 W 9th St
Situs Zip Code	54449
Appraiser	HUFFSJ

IPAS Sale Key #	208603
SIC Code	2512
Interior Inspection Date	07/12/2023
Revision Date	
Sale Validity	Valid Sale
Sale Index #	2
Year Added to Sales Database	2024

TRANSACTION INFORMATION

Conveyance Date	03/31/2022
Grantor	TWOMORKS INVESTMENTS LLC
Grantee	MSHFLD LLC
Affinity	None
Conveyance Type	Warranty/Condo Deed
Prior Use	2512: Upholstered Household Furniture-Mfg
Intended Use	2512: Upholstered Household Furniture-Mfg
Time Vacant	0 - 1 years
Environmental Site	NO

SALE DATA

Sale Price	\$726,200
Adjustment	
Adjusted Reason	
Adjusted Sale Price	\$726,200
Land Value	\$269,400
Improvement Value	\$456,800
Time on Market	over 24 months
Recent Asking Price	\$726,200

PROPERTY IMPROVEMENT DATA

Weighted Actual Year Built	1948	
Number of Building Sections	9	
Predominant OCC Code	494	
Primary Area	68,280	
Additional Useable Area	0	
Total Area	68,280	
Basement Area		
Office Area (SF) / (%)	5,920	9%
Sprinkler (SF) / (%)	63,646	93%
Air Conditioning (SF) / (%)	6,881	10%
Notable Features/OBYs		
Stories	2	
Non-office ave wall height	12	
Non-office ave clear height	12	
Frame Type	06: Wood Mill (old heavy fram	
Exterior Wall Type	04: Brick & Concrete Block	

LAND AND IMPROVEMENT SALE ANALYSIS

Adj Sale Price \$ / SF	\$10.64
Adj Sale Price Imps \$ / SF	\$6.69
Acres	9.682
Land Value \$ / Acre	\$27,825
SCR	7.88
RCN + OBY / SF	\$54.56
Physical Res. %	40%
Functional Res. %	70%
Functional OBS 1	Multi Story
Functional OBS 2	Layout
Functional OBS 3	Ceiling Height
Community rating %	95%
NBHD Rating / Other %	100%
NBHD Rating / Other Econ Reason	Neighborhood Rating
Major Thoroughfare	0 to 1 mile
Market Variance	46%

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COMMENTS

GRTR: THE GRANTOR WAS READY TO SELL BECAUSE HE WANTED TO RETIRE. A BROKER CONSULTING FIRM HAD BEEN TRYING TO SELL THE PROPERTY FOR A COUPLE OF YEARS. THE PRICE WAS ARRIVED BETWEEN THE CONSULTANTS AND THE GRANTOR BY USING GRANTOR'S APPRAISAL. THE PROPERTY HAS BEEN MANUFACTURING UPHOLSTERED FURNITURE FOR OVER 70 YEARS.

GRTE: GRANTEE OWNS OTHER FURNITURE STORES. HE HAS BEEN LOOKING TO EXPAND INTO THIS AREA. HE DISCOVERED THE PROPERTY WAS FOR SALE AND AVAILABLE FOR PURCHASE THROUGH AN ACQUAINTANCE. GRANTEE AGREED WITH THE APPRAISAL. HE BELIEVED THE SALE REPRESENTED THE FAIR MARKET VALUE. SALE PRICE TOTAL WAS \$726,200 WHICH INCLUDED SALE 2022R03260 FOR \$544,600 AND SALE 2022R03261 FOR \$181,600.

BRKR: PROPERTY WAS LISTED WITH BROKER FOR \$726,200 OVER 2 YEARS AGO. NO REPOSENCE RECEIVED FROM THE BROKER.

PHYS: PROPERTY CONSISTS OF OLD BUILDINGS IN POOR TO FAIR CONDITION. BUILDINGS ARE DATED YET MAINTAINED. THE MULTI-BUILDING, MULTI-STORY COMPLEX CONTAINS THREE BUILDINGS. HISTORIANS REFER TO THE BRICK STYLE AS ASTYLISTIC ULITARIAN. PROPERTY IS LISTED WITH THE WISCONSIN HISTORICAL SOCIETY.

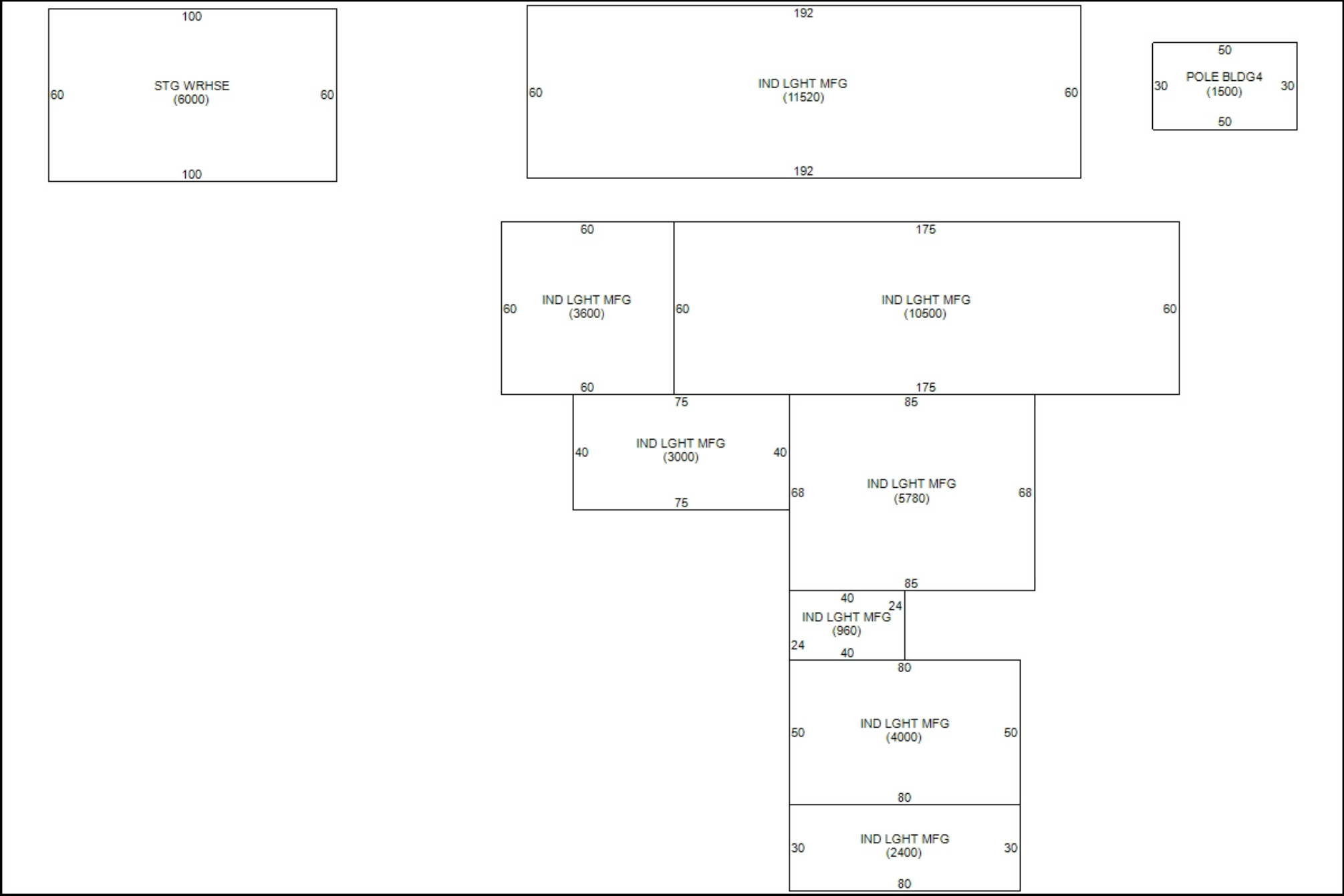
FUNC: FUNCTIONAL OBSOLESCENCE INCLUDE THE SIZE, LAYOUT, MULTI-STORY BUILDINGS WITH SEPARATE SECTIONS THAT ARE SPREAD OVER THE 9.682 ACRE PARCEL.

ECON: LOCATED IN THE CITY OF MARSHFIELD ON THE CORNER LOT OF 9TH STREET WHICH ALLOWS EASY ACCESS TO THE MAIN 4-LANE HIGHWAY OF CENTRAL AVE/HWY 13. THE NEIGHBORHOOD IS MIXED WITH COMMERCIAL, INDUSTRIAL, AND RESIDENTIAL PARCELS.

OTHR: LAND ANALYSIS: DETERMINED THROUGH THE MARKET ANALYSIS OF COMMERCIAL PROPERTIES AND LAND SALES IN THE AREA.

OTHR: MARKET VARIANCE IS LOW DUE TO MIX OF RESIDENTIAL AND COMMERCIAL NEIGHBORHOOD, AND THE LENGTH OF TIME FOR SALE.





SALE REPORT

State ID # 79-71-251-R000171879
County WOOD
Municipality MARSHFIELD
Local Parcel # 33-00184
Situs Address 2009 E 4th St
Situs Zip Code 54449
Appraiser HUFFSJ

IPAS Sale Key # 213651
SIC Code 2439
Interior Inspection Date 07/13/2023
Revision Date
Sale Validity Valid Sale
Sale Index # 2
Year Added to Sales Database 2024

TRANSACTION INFORMATION

Conveyance Date 04/06/2023
Grantor CARBO CERAMICS INC

Grantee RUDIK LLC

Affinity Adjacent Owner
Conveyance Type Warranty/Condo Deed
Prior Use 4225: General Warehousing & Storage-Trans
Intended Use 2439: Structural Wood Members Nec-Mfg
Time Vacant 1 - 3 years
Environmental Site NO

SALE DATA

Sale Price \$4,000,000
Adjustment
Adjusted Reason
Adjusted Sale Price \$4,000,000
Land Value \$327,300
Improvement Value \$3,672,700
Time on Market 0 - 4 months
Recent Asking Price \$4,000,000

PROPERTY IMPROVEMENT DATA

Weighted Actual Year Built 2003
Number of Building Sections 2
Predominant OCC Code 494
Primary Area 102,000
Additional Useable Area 0
Total Area 102,000
Basement Area
Office Area (SF) / (%) 6,000 6%
Sprinkler (SF) / (%) 102,000 100%
Air Conditioning (SF) / (%) 6,000 6%
Notable Features/OBYs

Stories 1
Non-office ave wall height 29
Non-office ave clear height 27
Frame Type 03: Steel Non Fireproof
Exterior Wall Type 08: Metal Sandwich

LAND AND IMPROVEMENT SALE ANALYSIS

Adj Sale Price \$ / SF \$39.22
Adj Sale Price Imps \$ / SF \$36.01
Acres 14.810
Land Value \$ / Acre \$22,100
SCR 6.32
RCN + OBY / SF \$87.57
Physical Res. % 59%
Functional Res. % 90%
Functional OBS 1 Size
Functional OBS 2
Functional OBS 3
Community rating % 95%
NBHD Rating / Other % 100%
NBHD Rating / Other Econ Reason

Major Thoroughfare 0 to 1 mile
Market Variance 82%

COMMENTS

GRTR: GRANTOR DID NOT RESPOND TO REQUEST FOR SALE INFORMATION. BUILDING WAS BUILT IN 2003 AS MANUFACTURING PLANT WAREHOUSE FOR BAGGING FINISHED SAND. GRANTOR OPERATED AS MANUFACTURING PLANT FROM 2003 UNTIL THEY WENT OUT OF BUSINESS IN 2021. PARCEL WAS SHIFTED BACK TO LOCAL IN 2022.

GRTE: GRANTEE HAD BEEN LOOKING TO EXPAND THEIR MANUFACTURING BUSINESS. GRANTEE'S BUSINESS WAS GEOGRAPHICALLY LOCATED ADJACENT TO THIS PARCEL. GRANTOR'S PARCEL HAD BEEN VACANT FOR COUPLE OF YEARS. GRANTEE STATED THAT GRANTOR CALLED ONE DAY AND OFFERED TO SELL TO GRANTEE. THERE WAS NO APPRAISAL OR SALE ANALYSIS COMPLETED FOR THIS SALE. GRANTEE SAID THAT THE TWO PARTIES AGREED ON THE ASKING PRICE. THERE WAS NO PERSONAL PROPERTY INCLUDED WITH THE SALE. GRANTEE FELT THE PRICE WAS FAIR MARKET VALUE.

PHYS: OBSERVED CONDITION OF PROPERTY FAIR WITH SOME NORMAL WEAR AND TEAR TO FLOORS AND WALLS DUE TO BEING VACANT FOR A COUPLE OF YEARS. CONCRETE FLOORS SHOWED CRACKS. THE INTERIOR AND EXTERIOR WALLS SHOWED MINOR WEAR FROM SITTING VACANT AND DAMAGE FROM MOVING OF EQUIPMENT DURING THE CLOSURE OF THE PLANT.

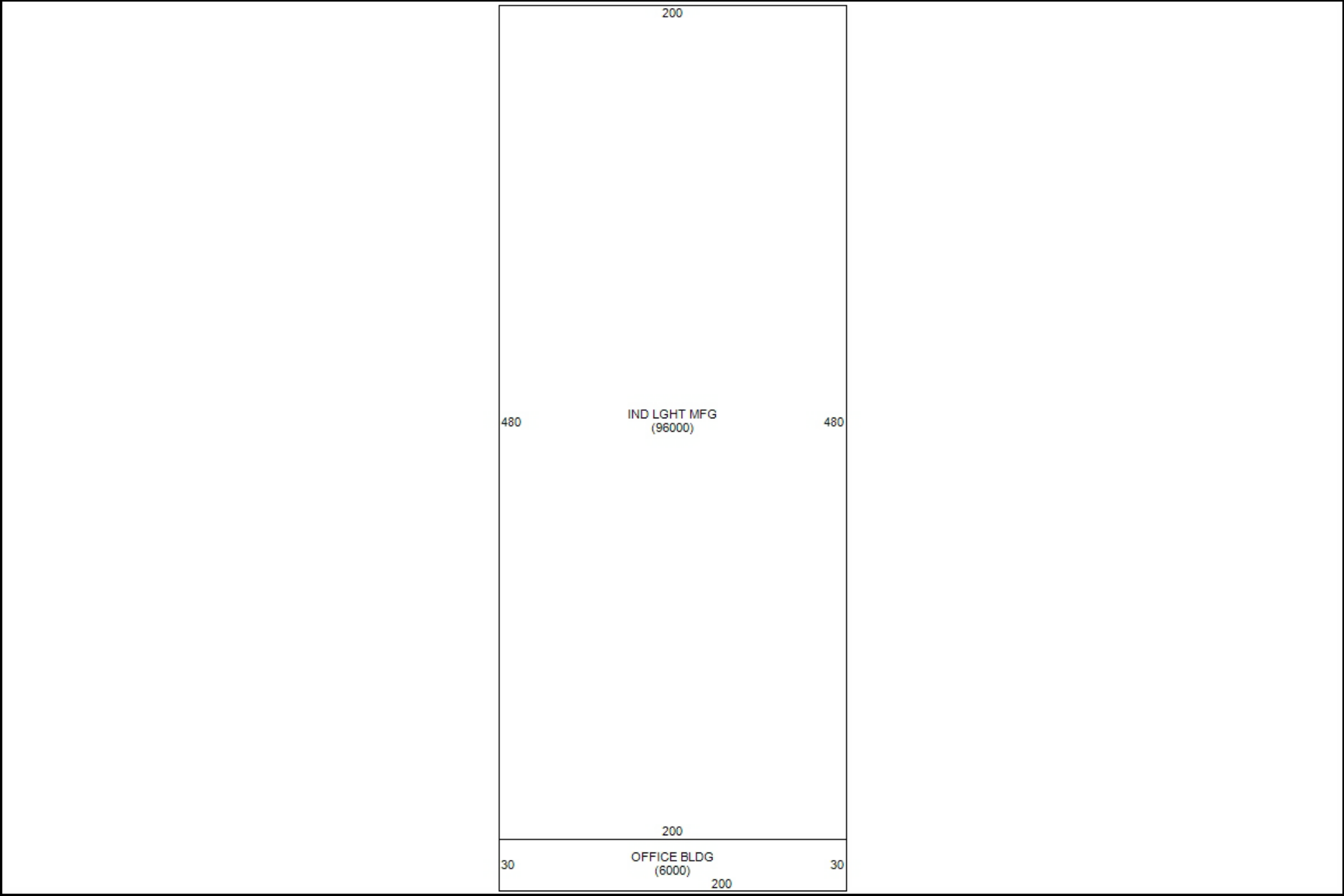
FUNC: THIS IS A VERY LARGE BUILDING WHICH INCLUDE ONE SECTION FOR MANUFACTURING AND THE OTHER SECTION USED FOR OFFICE WITH DIFFERENT HEIGHTS.

ECON: LOCATED IN THE CITY OF MARSHFIELD INDUSTRIAL PARK. THE LOCATION IS WITHIN A COUPLE BLOCKS FROM THE BUSY 4-LANE HIGHWAY 13/EAST VETERANS PARKWAY. THERE IS ACCESS TO RAILROAD SPUR ON BACK SECTION OF THE PROPERTY.

OTHR: LAND ANALYSIS: DETERMINED THROUGH THE MARKET ANALYSIS OF COMMERICAL PROPERTIES AND LAND SALES IN THE AREA.

APPR: GRANTOR OFFERED TO SELL BOTH PARCELS TO GRANTEE. GRANTEE AGREED TO PURCHASE PARCELS SEPARATELY. GRANTOR ALLOWED GRANTEE TO REPAIR CONCRETE AND BEGIN BUILDING REPAIRS PRIOR TO THE SALE. GRANTEE WANTED TO CREATE LESS SHUT DOWN TIME DURING THE MOVE OF THEIR BUSINESS TO THE NEW LOCATION.





SALE REPORT

State ID #	79-71-251-R000171891
County	WOOD
Municipality	MARSHFIELD
Local Parcel #	33-03410A
Situs Address	2301 E 4th St
Situs Zip Code	54449
Appraiser	HUFFSJ

IPAS Sale Key #	213673
SIC Code	1446
Interior Inspection Date	07/13/2023
Revision Date	
Sale Validity	Valid Sale
Sale Index #	2
Year Added to Sales Database	2024

TRANSACTION INFORMATION

Conveyance Date	08/01/2023
Grantor	CARBO CERAMICS INC
Grantee	RUDIK LLC
Affinity	Adjacent Owner
Conveyance Type	Warranty/Condo Deed
Prior Use	1446: Industrial Sand-Mining
Intended Use	2439: Structural Wood Members Nec-Mfg
Time Vacant	1 - 3 years
Environmental Site	NO

SALE DATA

Sale Price	\$7,000,000
Adjustment	
Adjusted Reason	
Adjusted Sale Price	\$7,000,000
Land Value	\$430,500
Improvement Value	\$6,569,500
Time on Market	0 - 4 months
Recent Asking Price	\$7,000,000

PROPERTY IMPROVEMENT DATA

Weighted Actual Year Built	1990	
Number of Building Sections	7	
Predominant OCC Code	494	
Primary Area	203,698	
Additional Useable Area	0	
Total Area	203,698	
Basement Area		
Office Area (SF) / (%)	6,680	3%
Sprinkler (SF) / (%)	175,034	86%
Air Conditioning (SF) / (%)	2,880	1%
Notable Features/OBYs		
Stories	1	
Non-office ave wall height	26	
Non-office ave clear height	25	
Frame Type	03: Steel Non Fireproof	
Exterior Wall Type	07: Metal Light	

LAND AND IMPROVEMENT SALE ANALYSIS

Adj Sale Price \$ / SF	\$34.36
Adj Sale Price Imps \$ / SF	\$32.25
Acres	22.899
Land Value \$ / Acre	\$18,800
SCR	4.9
RCN + OBY / SF	\$82.72
Physical Res. %	52%
Functional Res. %	75%
Functional OBS 1	Layout
Functional OBS 2	
Functional OBS 3	
Community rating %	95%
NBHD Rating / Other %	100%
NBHD Rating / Other Econ Reason	Neighborhood Rating
Major Thoroughfare	0 to 1 mile
Market Variance	105%

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COMMENTS

GRTR: GRANTOR DID NOT RESPOND TO REQUEST FOR SALE INFORMATION. BUILDING WAS BUILT IN 2003 AS MANUFACTURING PLANT WAREHOUSE FOR BAGGING FINISHED SAND. GRANTOR OPERATED AS MANUFACTURING PLANT FROM 2003 UNTIL THEY WENT OUT OF BUSINESS IN 2021. PARCEL WAS SHIFTED BACK TO LOCAL IN 2022.

GRTE: GRANTEE HAD BEEN LOOKING TO EXPAND THEIR MANUFACTURING BUSINESS. GRANTEE'S BUSINESS WAS GEOGRAPHICALLY LOCATED ADJACENT TO THIS PARCEL. GRANTOR'S PARCEL HAD BEEN VACANT FOR COUPLE OF YEARS. GRANTEE STATED THAT GRANTOR CALLED ONE DAY AND OFFERED TO SELL TO GRANTEE. THERE WAS NO APPRAISAL OR SALE ANALYSIS COMPLETED FOR THIS SALE. GRANTEE SAID THAT THE TWO PARTIES AGREED ON THE ASKING PRICE. THERE WAS NO PERSONAL PROPERTY INCLUDED WITH THE SALE. GRANTEE FELT THE PRICE WAS FAIR MARKET VALUE.

PHYS: OBSERVED CONDITION OF PROPERTY FAIR WITH SOME NORMAL WEAR AND TEAR TO FLOORS AND WALLS DUE TO BEING VACANT FOR A COUPLE OF YEARS. CONCRETE FLOORS SHOWED CRACKS. THE INTERIOR AND EXTERIOR WALLS SHOWED MINOR WEAR FROM SITTING VACANT AND DAMAGE FROM MOVING OF EQUIPMENT DURING THE CLOSURE OF THE PLANT.

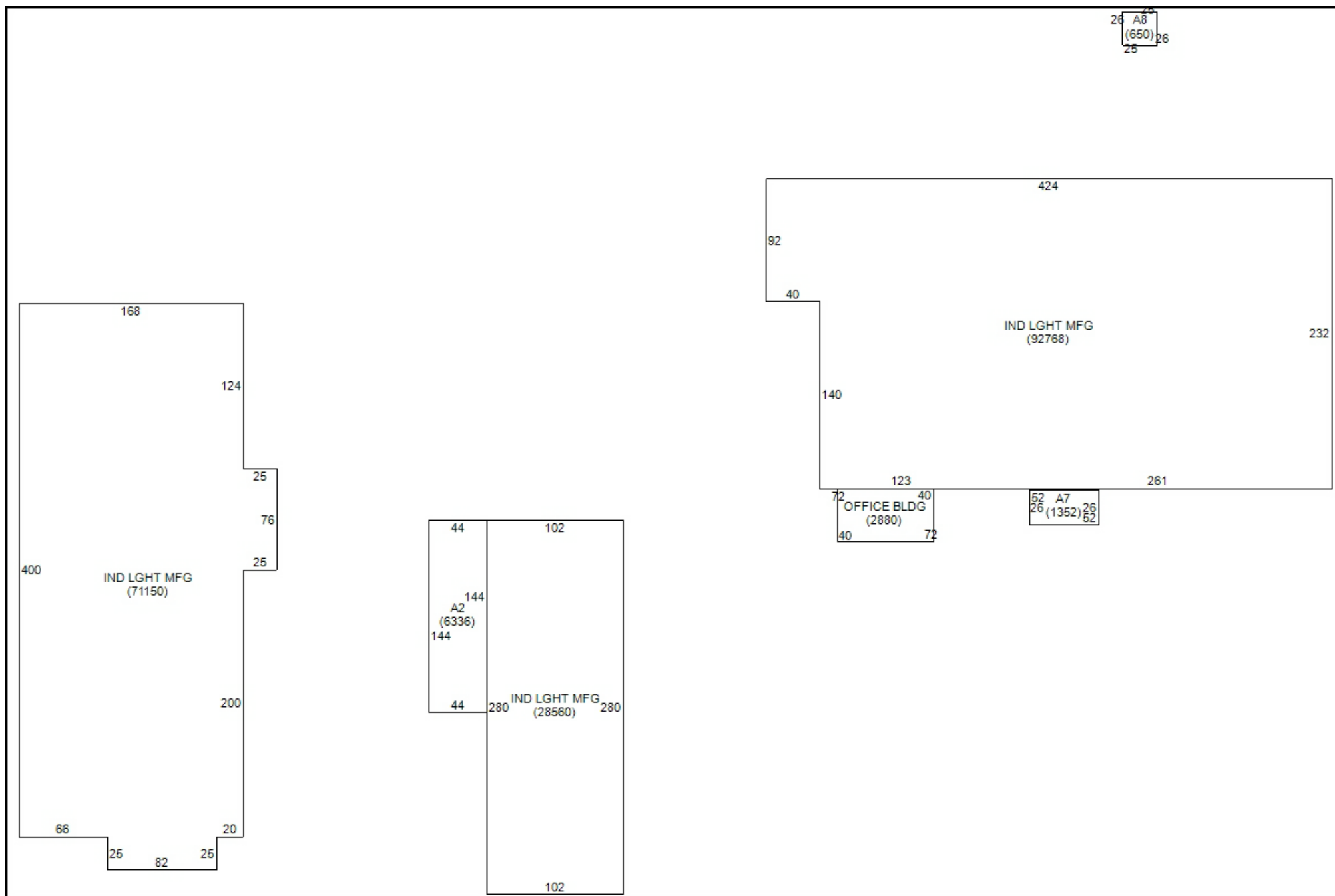
FUNC: THERE ARE MULTIPLE BUILDINGS AND SECTIONS COVERING OVER 22 ACRES. THE FUNCTIONAL LAYOUT LIMITS POTENTIAL BUYERS.

ECON: THE PROPERTY IS LOCATED IN THE CITY OF MARSHFIELD INDUSTRIAL PARK. THE PROPERTY IS ONLY A COUPLE OF BLOCKS FROM EAST VETERANS PARKWAY/HIGHWAY 13 (4-LANE HIGHWAY). THE SITE IS MOSTLY LEVEL. THERE IS CURRENT ACCESS TO RAILROAD SPUR ON BACK SECTION OF THE PROPERTY.

OTHR: LAND ANALYSIS: DETERMINED THROUGH THE MARKET ANALYSIS OF COMMERICAL PROPERTIES AND LAND SALES IN THE AREA.

APPR: GRANTOR OFFERED TO SELL BOTH PARCELS TO GRANTEE. GRANTEE AGREED TO PURCHASE PARCELS SEPARATELY. GRANTEE HAD PURCHASED ADJACENT PARCEL EARLIER IN APRIL (SALE REPORT #213651). GRANTOR ALLOWED GRANTEE TO REPAIR CONCRETE AND BEGIN BUILDING REPAIRS PRIOR TO THE SALE. GRANTEE WANTED TO CREATE LESS SHUT DOWN TIME DURING THE MOVE OF THEIR BUSINESS TO THE NEW LOCATION. DORMANT TANKS WERE INCLUDED WITH THE SALE.





SALE REPORT

State ID #	79-71-251-R000035089
County	WOOD
Municipality	MARSHFIELD
Local Parcel #	33-03418AA
Situs Address	1901 Karau Dr
Situs Zip Code	54449
Appraiser	HUFFSJ

IPAS Sale Key #	213938
SIC Code	2439
Interior Inspection Date	07/13/2023
Revision Date	
Sale Validity	Valid Sale
Sale Index #	2
Year Added to Sales Database	2024

TRANSACTION INFORMATION

Conveyance Date	03/01/2023
Grantor	BKL LLP
Grantee	FORST PROPERTIES LLC
Affinity	None
Conveyance Type	Warranty/Condo Deed
Prior Use	2439: Structural Wood Members Nec-Mfg
Intended Use	3479: Metal Coating & Allied Services-Mfg
Time Vacant	0 - 1 years
Environmental Site	NO

SALE DATA

Sale Price	\$85,000
Adjustment	
Adjusted Reason	
Adjusted Sale Price	\$85,000
Land Value	\$22,300
Improvement Value	\$62,700
Time on Market	0 - 4 months
Recent Asking Price	\$85,000

PROPERTY IMPROVEMENT DATA

Weighted Actual Year Built	1993	
Number of Building Sections	2	
Predominant OCC Code	406	
Primary Area	3,400	
Additional Useable Area	0	
Total Area	3,400	
Basement Area		
Office Area (SF) / (%)	0	0%
Sprinkler (SF) / (%)		
Air Conditioning (SF) / (%)	0	0%
Notable Features/OBYs		
Stories	1	
Non-office ave wall height	11	
Non-office ave clear height	11	
Frame Type	07: Wood Pole	
Exterior Wall Type	07: Metal Light	

LAND AND IMPROVEMENT SALE ANALYSIS

Adj Sale Price \$ / SF	\$25.00
Adj Sale Price Imps \$ / SF	\$18.44
Acres	0.800
Land Value \$ / Acre	\$27,875
SCR	10.25
RCN + OBY / SF	\$68.46
Physical Res. %	59%
Functional Res. %	85%
Functional OBS 1	Layout
Functional OBS 2	Ceiling Height
Functional OBS 3	Office/Plant Ratio
Community rating %	95%
NBHD Rating / Other %	100%
NBHD Rating / Other Econ Reason	Neighborhood Rating
Major Thoroughfare	1 to 3 miles
Market Variance	57%

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COMMENTS

GRTR: GRANTOR WANTED TO SELL DUE TO PLANS TO MOVE THEIR BUSINESS AND NO LONGER NEEDED THIS AREA. GRANTOR HAD PRIOR APPRAISAL COMPLETED ON ALL THEIR PARCELS DUE TO PLAN TO SELL AND MOVE BUSINESS.

GRTE: PURCHASED AS AN INVESTMENT WITH PLAN TO RENT TO LOCAL BUSINESS. GRANTEE WAS INFORMED OF THE SPACE BY MUTAL CONTACT. GRANTEE WAS MADE AWARE THAT GRANTOR WAS LOOKING TO SELL THIS PARCEL. GRANTEE ACCEPTED THE ASKING PRICE AND FELT IT WAS FAIR MARKET VALUE. GRANTEE CONTACTED LOCAL BUSINESS ACQUIANTANCE ABOUT RENTING THE SPACE WHO MOVED IN IMMEDIATELY AFTER THE SALE.

PHYS: OBSERVED OVERALL CONDITION OF BUILDING TO BE IN MODERATE CONDITION WHICH HAD NORMAL WEAR FOR ITS AGE. BUILDING WAS NEVER VACANT. BUILDING WAS RENTED OUT IMMEDIATELY AFTER THE SALE TO LOCAL BUSINESS.

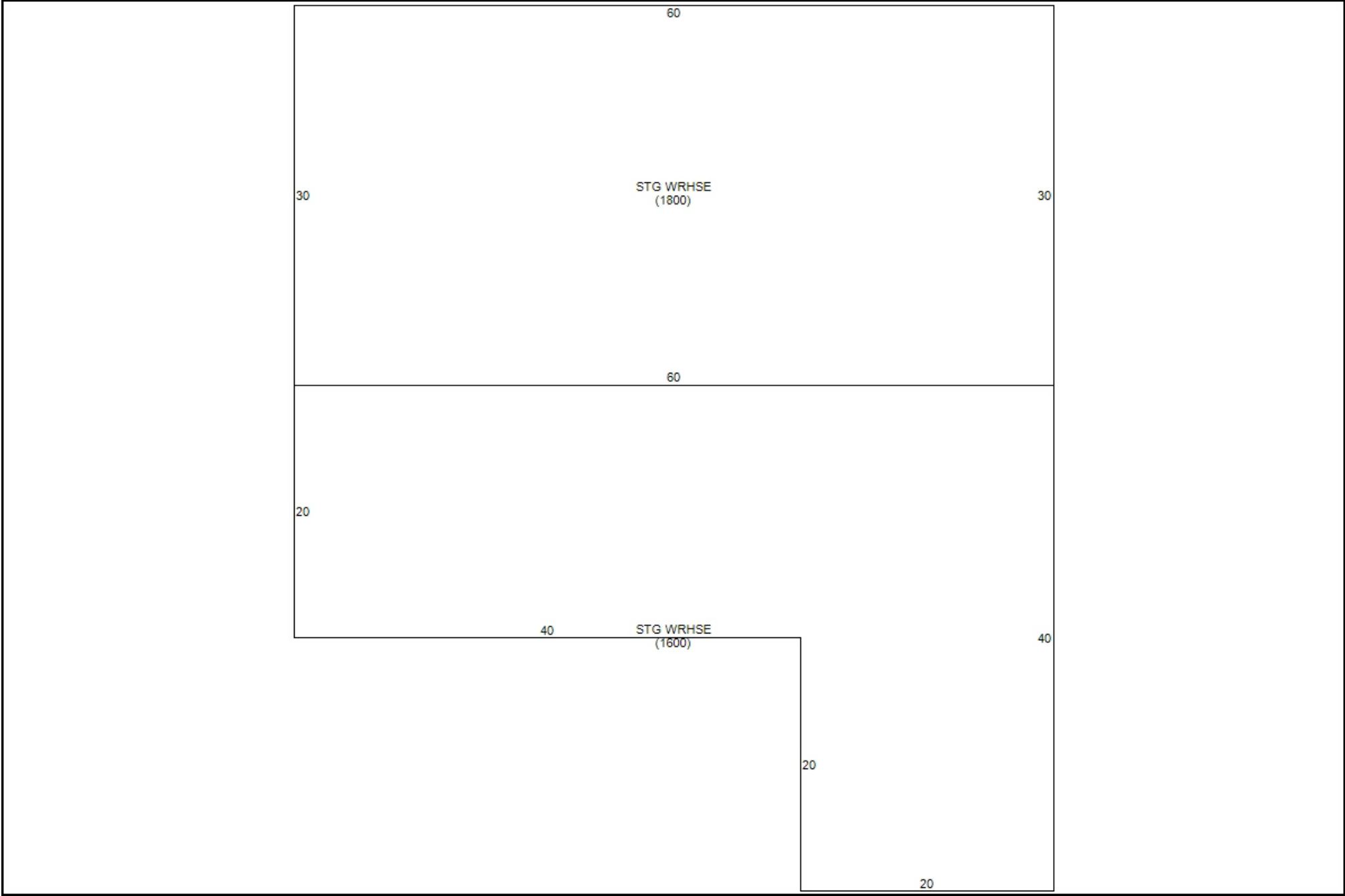
FUNC: FUNCTIONAL OBSOLENCE IS THE DIFFERENCE IN THE CEILING HEIGHT BETWEEN THE TWO SECTIONS. THERE IS NO OFFICE SPACE. THERE IS NO AIR CONDITIONING.

ECON: LOCATED WITHIN INDUSTRIAL PARK AREA IN THE CITY OF MARSHFIELD A BLOCK FROM EAST VETERANS PARKWAY/HWY 13 WHICH IS THE NEAREST FOUR-LANE HIGHWAY.

OTHR: LAND ANALYSIS: DETERMINED THROUGH THE MARKET ANALYSIS OF COMMERCIAL PROPERTIES AND LAND SALES IN THE AREA.

OTHR: MARKET VARIANCE IS LOW BECAUSE THE GRANTOR WAS MOTIVATED TO SELL OFF THIS PROPERTY DUE TO THE FACT THAT THEY HAD PURCHASED A NEW FACILITY AND WERE MOVING THEIR BUSINESS.





SALE REPORT

State ID # 79-71-251-R000172883
County WOOD
Municipality MARSHFIELD
Local Parcel # 33-03417A & 33-03417
Situs Address 505 S Popple Ave
Situs Zip Code 54449
Appraiser HUFFSJ

IPAS Sale Key # 214156
SIC Code 2448
Interior Inspection Date 07/13/2023
Revision Date
Sale Validity Valid Sale
Sale Index # 2
Year Added to Sales Database 2024

TRANSACTION INFORMATION

Conveyance Date 07/28/2023
Grantor BKL LLP

Grantee GROVE INVESTMENT PROPERTIES LLC

Affinity None
Conveyance Type Warranty/Condo Deed
Prior Use 2439: Structural Wood Members Nec-Mfg
Intended Use 2448: Wood Pallets & Skids-Mfg
Time Vacant 0 - 1 years
Environmental Site NO

SALE DATA

Sale Price \$3,900,000
Adjustment
Adjusted Reason
Adjusted Sale Price \$3,900,000
Land Value \$325,900
Improvement Value \$3,574,100
Time on Market 0 - 4 months
Recent Asking Price \$3,900,000

PROPERTY IMPROVEMENT DATA

Weighted Actual Year Built 1983
Number of Building Sections 19
Predominant OCC Code 494
Primary Area 89,722
Additional Useable Area 3645
Total Area 93,367
Basement Area
Office Area (SF) / (%) 7,770 8%
Sprinkler (SF) / (%)
Air Conditioning (SF) / (%) 0 0%
Notable Features/OBYs

Stories 1
Non-office ave wall height 18
Non-office ave clear height 15
Frame Type 04: Pre-Engineered Steel
Exterior Wall Type 07: Metal Light

LAND AND IMPROVEMENT SALE ANALYSIS

Adj Sale Price \$ / SF \$41.77
Adj Sale Price Imps \$ / SF \$38.28
Acres 18.300
Land Value \$ / Acre \$17,809
SCR 8.53
RCN + OBY / SF \$78.94
Physical Res. % 54%
Functional Res. % 95%
Functional OBS 1 Ceiling Height
Functional OBS 2
Functional OBS 3
Community rating % 95%
NBHD Rating / Other % 100%
NBHD Rating / Other Econ Reason Neighborhood Rating

Major Thoroughfare 1 to 3 miles
Market Variance 100%

COMMENTS

GRTR: GRANTOR STATED THAT THEY OUTGREW THEIR SPACE. THEY ARE EXPANDING THEIR MANUFACTURING BUSINESS BY PURCHASING PROPERTY GEOGRAPHICALLY LOCATED NEARBY THESE PARCELS WHICH ARE ALL LOCATED WITHIN THE SAME INDUSTRIAL PARK. GRANTOR FELT SALE PRICE WAS FAIR MARKET VALUE. THEY SOLD THE 18.3 ACRES WHICH CONSISTED OF 5 CONTIGUOUS PARCELS (4 PARCELS WITH IMPROVEMENTS AND 1 PARCEL VACANT LAND).

GRTE: GRANTEE WANTED TO EXPAND THEIR BUSINESS. THEIR ACCOUNTANT WAS INFORMED BY AN ACQUAINTANCE THAT THIS PROPERTY WOULD BE FOR SALE. THE PARTIES MET AND AGREED ON THE PRICE USING A SALES ANALYSIS TO FACILITATE A QUICK AND EFFICIENT SALE. THERE WAS NO AGENT OR BROKER INVOLVED. GRANTEE AGREED THEY PAID FAIR MARKET VALUE AND STATED NO MAJOR ISSUES WITH BUILDINGS.

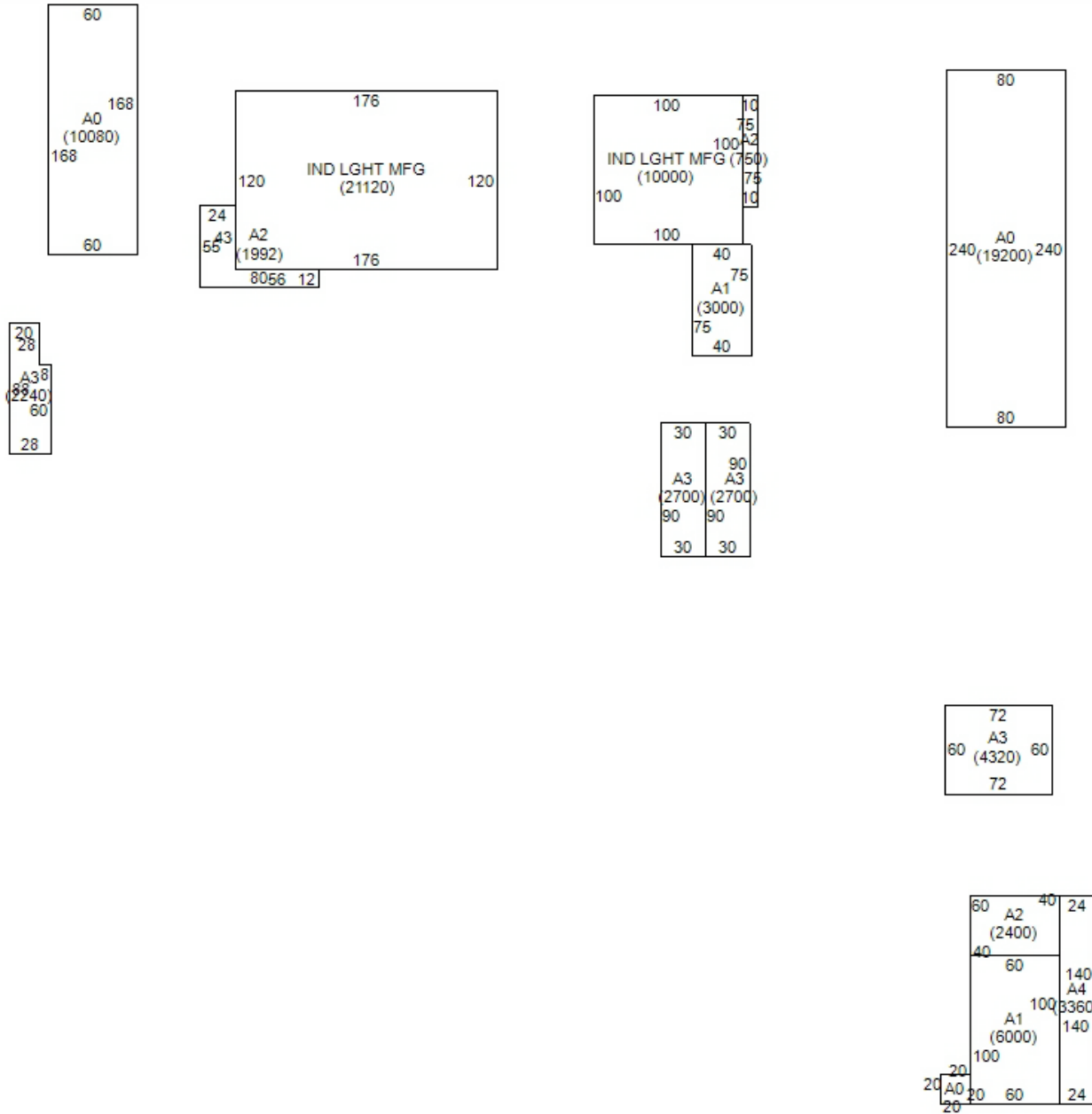
PHYS: THE BUILDINGS ARE IN FAIR CONDITION AND LOCATED ALONG THE NORTH SIDE OF AN ACTIVE RAILROAD TRACK AND RAILROAD SPUR. THE ASPHALT AND CONCRETE ARE IN FAIR CONDITION. THERE ARE AMPLE PARKING AREAS WITH CONCRETE SERVICE WALKS, PADS AND LANDSCAPING.

FUNC: THERE ARE MULTIPLE BUILDINGS WITH VARIOUS HEIGHTS WHICH CREATES FUNCTIONAL LAYOUT WHICH LIMITS POTENTIAL BUYERS. NO AIR CONDITIONING IN ANY OF THE BUILDINGS.

ECON: LOCATED IN A STABLE INDUSTRIAL PARK AREA WITH ADEQUATE ACCESS TO MAIN ARTERIALS. THE PROPERTY IS LOCATED WITHIN THE CITY OF MARSHFIELD WITHIN THE INDUSTRIAL PARK WHICH IS COUPLE BLOCKS FROM EAST VETERANS PARKWAY/HIGHWAY 13 (4-LANE HIGHWAY) . EAST 4TH ST BECOMES EAST 8TH ST WHICH IS WEST OF THE SUBJECT PROPERTY, THEN INTERSECTS WITH STATE HWY 13 WHICH IS ONE-QUARTER MILE WEST. THE SITE IS MOSTLY LEVEL, CLEAR AND STREET LEVEL.

OTHR: LAND VALUE DETERMINED FROM VACANT LAND SALES AND AN ANALYSIS OF LOCALLY ASSESSED VALUES.





SALE REPORT

State ID #	79-71-251-R000173277
County	WOOD
Municipality	MARSHFIELD
Local Parcel #	3301699A
Situs Address	700 S Cedar Ave
Situs Zip Code	54449
Appraiser	HUFFSJ

IPAS Sale Key #	214411
SIC Code	4225
Interior Inspection Date	10/10/2023
Revision Date	
Sale Validity	Valid Sale
Sale Index #	2
Year Added to Sales Database	2024

TRANSACTION INFORMATION

Conveyance Date	08/19/2022
Grantor	D&S WAREHOUSE
Grantee	PSE HOLDINGS LLC
Affinity	Tenant
Conveyance Type	Warranty/Condo Deed
Prior Use	4225: General Warehousing & Storage-Trans
Intended Use	4225: General Warehousing & Storage-Trans
Time Vacant	0 - 1 years
Environmental Site	NO

SALE DATA

Sale Price	\$615,000
Adjustment	\$20,000
Adjusted Reason	Personal Property Included
Adjusted Sale Price	\$595,000
Land Value	\$131,000
Improvement Value	\$464,000
Time on Market	0 - 4 months
Recent Asking Price	\$595,000

PROPERTY IMPROVEMENT DATA

Weighted Actual Year Built	1962	
Number of Building Sections	2	
Predominant OCC Code	406	
Primary Area	36,528	
Additional Useable Area	0	
Total Area	36,528	
Basement Area		
Office Area (SF) / (%)	1,248	3%
Sprinkler (SF) / (%)		
Air Conditioning (SF) / (%)	1,248	3%
Notable Features/OBYs		
Stories	1	
Non-office ave wall height	18	
Non-office ave clear height	18	
Frame Type	03: Steel Non Fireproof	
Exterior Wall Type	07: Metal Light	

LAND AND IMPROVEMENT SALE ANALYSIS

Adj Sale Price \$ / SF	\$16.29
Adj Sale Price Imps \$ / SF	\$12.70
Acres	1.587
Land Value \$ / Acre	\$82,546
SCR	1.89
RCN + OBY / SF	\$43.80
Physical Res. %	45%
Functional Res. %	90%
Functional OBS 1	Layout
Functional OBS 2	Office/Plant Ratio
Functional OBS 3	
Community rating %	95%
NBHD Rating / Other %	100%
NBHD Rating / Other Econ Reason	
Major Thoroughfare	0 to 1 mile
Market Variance	75%

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COMMENTS

GRTR: NO RESPONSE FROM D&S WAREHOUSE AT THIS TIME.

GRTE: SPOKE WITH GRANTEE'S CEO. GRANTEE WAS MADE AWARE OF THE SALE THROUGH REAL ESTATE AGENT AND THE LISTING ON MLS#22203459. GRANTEE WAS LEASING 50% OF BUILDING BUT STATES IT DIDN'T AFFECT THE SALE PRICE. MLS LISTING PRICE WAS \$595,000. GRANTEE OFFERED AND GRANTOR ACCEPTED \$595,000 PLUS \$20,000 FOR THE PRICE OF WAREHOUSE, MOBILE HOME OFFICE AND ALL EQUIPMENT AND SUPPLIES. GRANTEE PLANS TO INSULATE AND UPDATE THE REST OF THE BUILDING IN FUTURE.

BRKR: NO RESPONSE FROM AGENT. FOUND LISTING ON MLS#22203459.

PHYS: BUILDING IS IN FAIR CONDITION AND IN NEED OF UPDATES. MOBILE HOME OFFICE IS LESS THAN FAIR CONDITION AND OVERALL NEEDS UPDATING. THE GRANTEE STATED THE MOBILE HOME OFFICE HAS AN OLD AIR CONDITIONING UNIT WHICH NEEDS TO BE REPAIRED. THERE IS NO AIR CONDITIONING IN THE WAREHOUSE. GRANTEE PLANS TO UPDATE OFFICE AREA AND INSULATE THE WAREHOUSE IN THE FUTURE.

FUNC: FUNCTIONAL OBSOLESCENCE IS THE LAYOUT AND SITE COVERAGE RATIO. IT IS A LARGE WAREHOUSE AND AN OLD MOBILE HOME THAT HAS BEEN USED AS OFFICE SPACE.

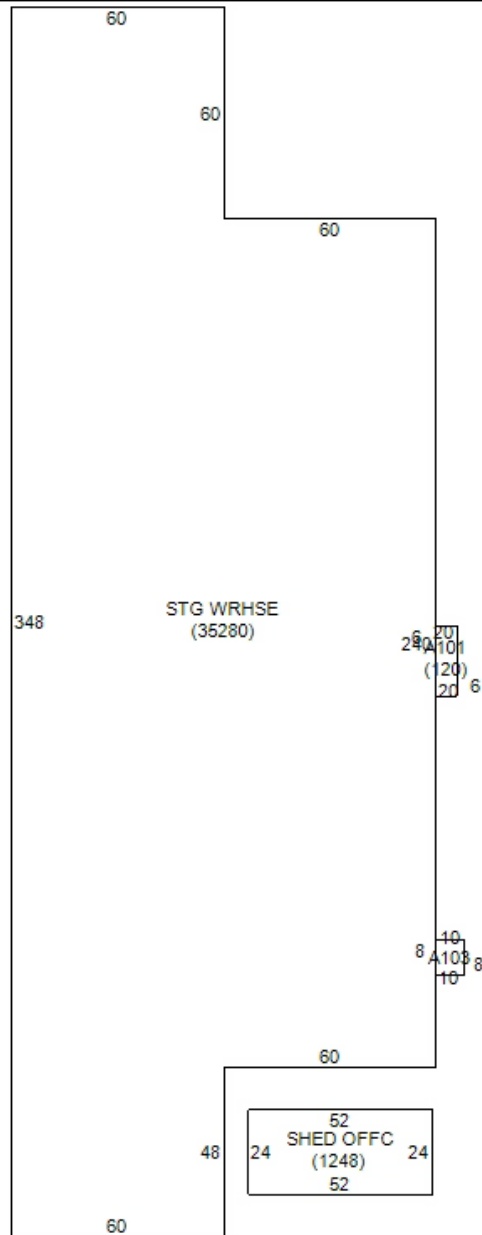
ECON: PARCEL IS LOCATED ON THE CORNER OF EAST 8TH STREET AND S CEDAR STREET OFF OF SOUTH CENTRAL AVENUE WHICH IS THE NEAREST 4-LANE HIGHWAY. IT IS LOCATED IN THE CENTRAL PART OF THE CITY NEAR THE RETAIL AND RESIDENTIAL PROPERTIES. SOME RETAIL ESTABLISHMENTS ARE NEARBY. THERE IS LIGHT TRAFFIC WITH NO VISIBILITY FROM THE NEAREST STREET.

OTHR: LAND ANALYSIS: DETERMINED THROUGH MARKET ANALYSIS BY LAND VALUE STUDY OF THE AREA INCLUDING VACANT AND LOCALLY ASSESSED PARCELS.

APPR: GRANTEE PLANS TO INSULATE, REPAIR AND UPDATE THE WAREHOUSE IN THE FUTURE. PART OF THE BUILDING HAS BEEN USED DURING WINTER MONTHS TO STORE CAMPERS. THERE WERE NO OTHER TENANTS AT TIME OF THE SALE.

OTHR: MARKET VARIANCE IS LOW. GRANTEE WANTED TO STAY AT THIS LOCATION AND EXPAND THEIR BUSINESS. GRANTEE DECIDED IT WAS A BETTER DECISION TO BUY RATHER THAN CONTINUE TO RENT.





SALE REPORT

State ID #	79-71-291-R000173750
County	WOOD
Municipality	WISCONSIN RAPIDS
Local Parcel #	34-00751A
Situs Address	2111 Jefferson St
Situs Zip Code	54495
Appraiser	HUFFSJ

IPAS Sale Key #	214838
SIC Code	3498
Interior Inspection Date	10/10/2023
Revision Date	
Sale Validity	Valid Sale
Sale Index #	2
Year Added to Sales Database	2024

TRANSACTION INFORMATION

Conveyance Date	04/14/2023
Grantor	BNWC PROPERTIES INC

Grantee	HOWALD LLC
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Affinity	Tenant
Conveyance Type	Warranty/Condo Deed
Prior Use	3498: Fabricated Pipe & Fittings-Mfg
Intended Use	3498: Fabricated Pipe & Fittings-Mfg
Time Vacant	0 - 1 years
Environmental Site	NO

SALE DATA

Sale Price	\$1,000,000
Adjustment	
Adjusted Reason	
Adjusted Sale Price	\$1,000,000
Land Value	\$63,000
Improvement Value	\$937,000
Time on Market	0 - 4 months
Recent Asking Price	\$1,000,000

PROPERTY IMPROVEMENT DATA

Weighted Actual Year Built	1978	
Number of Building Sections	2	
Predominant OCC Code	494	
Primary Area	54,000	
Additional Useable Area	0	
Total Area	54,000	
Basement Area		
Office Area (SF) / (%)	2,700	5%
Sprinkler (SF) / (%)		
Air Conditioning (SF) / (%)	2,001	4%
Notable Features/OBYs		

Stories	1
Non-office ave wall height	13
Non-office ave clear height	13
Frame Type	04: Pre-Engineered Steel
Exterior Wall Type	08: Metal Sandwich

LAND AND IMPROVEMENT SALE ANALYSIS

Adj Sale Price \$ / SF	\$18.52
Adj Sale Price Imps \$ / SF	\$17.35
Acres	3.772
Land Value \$ / Acre	\$16,702
SCR	3.04
RCN + OBY / SF	\$48.01
Physical Res. %	42%
Functional Res. %	85%
Functional OBS 1	Layout
Functional OBS 2	Ceiling Height
Functional OBS 3	Office/Plant Ratio
Community rating %	95%
NBHD Rating / Other %	100%
NBHD Rating / Other Econ Reason	Neighborhood Rating
Major Thoroughfare	0 to 1 mile
Market Variance	107%

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COMMENTS

GRTR: GRANTOR SAID THAT HE DECIDED TO SELL THE PROPERTY BECAUSE HE WANTED TO RETIRE AND DOWNSIZE ALL OF HIS RENTAL PROPERTIES. HE DECIDED TO SELL, THEN NOTIFIED THE TENANTS. NO APPRAISAL WAS DONE. GRANTEE WAS THE ONLY TENANT AT THE TIME OF THE SALE. HE BELIEVES THE SALE PRICE REPRESENTED FAIR MARKET VALUE BASED ON LOCATION AND THE CONDITION OF THE BUILDING.

GRTE: GRANTEE HAD BEEN RENTING A PORTION OF THE BUILDING FOR SEVERAL YEARS FOR STORAGE. GRANTOR NOTIFIED ALL PARTIES THAT HE WAS PLANNING TO SELL. GRANTEE OWNS A MANUFACTURING BUSINESS ON THE SAME STREET AS THIS BUILDING. GRANTEE WAS LOOKING TO EXPAND THEIR OPERATIONS. GRANTEE SAID THAT WHEN THEY WERE NOTIFIED THE GRANTOR WAS PLANNING TO SELL THEY MADE A DECISION TO MAKE AN OFFER TO PURCHASE. GRANTOR ACCEPTED THE OFFER. THEY DID NOT USE AN APPRAISAL. THEY MADE OFFER BASED ON THEIR KNOWLEDGE OF THE AREA AND CONDITION OF THE BUILDING. GRANTEE STATED THE SALE PRICE WAS FAIR MARKET VALUE.

PHYS: BUILDING IN FAIR CONDITION. IT WILL REQUIRE REPAIRS AND UPDATES TO FLOORS, ROOF, AND WALLS.

FUNC: OFFICE TO PLANT RATIO, LAYOUT, AND HEIGHT ARE FUNCTIONAL OBSOLESCENCE FACTORS. ONLY PART OF THE OFFICE SPACE IS AIR CONDITIONED, NOT ALL. NO SPRINKLERS ARE WITHIN THE BUILDING.

ECON: PARCEL IS LOCATED WITHIN THE INDUSTRIAL PARK LESS THAN 1 MILE FROM THE NEAREST 4-LANE ROAD WHICH IS WEST RIVERVIEW EXPRESSWAY IN THE CITY OF WISCONSIN RAPIDS.

OTHR: LAND ANALYSIS: DETERMINED THROUGH MARKET ANALYSIS OF COMMERICAL PROPERTIES AND LAND SALES IN THE AREA.



