

Parcel Numbers: 900-0001-101	Property Address: 9875 FRANKLIN DR S	Municipality: Franklin, City of
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Owner Name: FRANKLIN DRIVE LLC	Mailing Address: 9875 S FRANKLIN DR SUITE 200 FRANKLIN, WI 53132	Land Use: Commercial
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Property Photograph:	Legal Description: CSM NO 6015 NE & SE 26 5 21 PARCEL 1 EXCLUDING	Building Sketch:
<small>Describe/Map</small>	Parcel Sketch and Site Map obtained from the County GIS	<small>Describe/Map</small>
	Neighborhood: 999.5-Franklin	
	Zoning:	

Building Description

Building #	
Building Type/Style:	One Bedroom:
Stories:	Two Bedroom:
Year Built:	Three Bedroom:
Remodeled/Effective Age:	Total Unit Count:
Grade Factor:	Business Name:
Market Adjustment:	CDU/Overall Condition

Structure / Basement Data

Building #	Section #	Occupancy:	Year:	Area:	Framing:	Wall Hgt:	Rental:
Building #	Section #	Description:	Basement Area:	Total Area:	0		

Components Site Improvements

Bldg #	Sec. #	Description:	Area:	Value:	Bldg #	Sec. #	Description:	Area:	Value:

Detached Improvements

Structure:	Year:	Sq Ft:	Grade:	Construction:	Condition:
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Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
8/16/2006	2745	\$1,096.00	HVAC
8/21/2006	2810	\$50,000.00	ALTER

Ownership/Sales History

Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
9/1/1994		\$72,000.00	Invalid		Land	
9/1/1996		\$145,000.00	Invalid		Land	
7/20/2006		\$1,537,500.00	Invalid		Land and Improvements	
9/29/2009		\$1,570,000.00	Invalid		Land and Improvements	

Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
B-Commercial Primary Site	0.065	Gross				\$7,300.00
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Total Land Value:		
2,831	0.065			\$7,300.00		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Paved	Medium			All Public	
Assessment History						
Parcel Year:	Acres Total:	Land Total:	Improvement Total:			
Valuation/Explanation						
Building #						
Description	Area		Value Amount			
Structure:						
Commercial Building Base Price						
Basement:						
Components:						
Site Improvements:						
Adjusted Base Price						
Depreciation Adjustment:			\$0.00			
Adjusted Base Price with Depreciation						
Grade Adjustment:			\$0.00			
Market Adjustment:			\$0.00			
Local Modifier:			\$0.00			
Percent Complete:			\$0.00			
Dollar Adjustment:			\$0.00			
Commercial Building Value						
			\$0.00			
Total Dwelling Value						
			\$0			
Detached Improvements	0		\$0.00			
Total Improvement Value						
			\$0.00			
Total Land Value						
			\$7,300.00			
Total Assessed Value						
			\$7,300.00			

Structure / Basement Data									
Building #	Section #	Occupancy:	Year:	Area:	Framing:	Wall Hgt:	Rental:		
1	1	344-Office Building	1997	4,040	D4-Wood Average	10			
2	2	344-Office Building	1997	4,040	D4-Wood Average	10			
3	3	597-Mixed Retail w/Off Units	1997	448	D4-Wood Average	10			
4	4	597-Mixed Retail w/Off Units	1997	448	D4-Wood Average	10			
Building #	Section #	Description:	Basement Area:		Total Area:				
1			3,590		7,630				
1			898		4,938				
2					4,040				
3					448				
4					448				
Components				Site Improvements					
Bldg #	Sec. #	Description:	Area:	Value:	Bldg #	Sec. #	Description:	Area:	Value:
1	1	HVAC-Warmed and Cooled Air	3,590	\$5,400	1				
1	1	HVAC-Warmed and Cooled Air	3,590	\$5,400	2				
1	1	HVAC-Warmed and Cooled Air	3,590	\$5,400	3				
1	1	HVAC-Warmed and Cooled Air	3,590	\$5,400	4				
1	1	HVAC-Warmed and Cooled Air	3,590	\$5,400					
1	1	HVAC-Warmed and Cooled Air	3,590	\$5,400					
1	1	HVAC-Warmed and Cooled Air	3,590	\$5,400					
2									
3									
4									
Detached Improvements									
Structure:		Year:	Sq Ft:	Grade:	Construction:	Condition:			
PA-Paving		1/1/1996	20,000	C		Average			
Permit / Construction History									
Date of Permit:		Permit Number:		Permit Amount:		Details of Permit:			
3/1/1999		99-0264		\$800.00		DUCTWORK			
3/1/1999		99-0220		\$28,000.00		ALTERATION			
8/16/2006		2745		\$1,096.00		HVAC			
8/21/2006		2810		\$50,000.00		ALTER			
3/8/2002		02-0148		\$80,000.00		ALTER MEDICOR H			
10/1/1996		96-1126		\$425,000.00		OFC BLDG			
Ownership/Sales History									
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:		Sale Validation Source:		
9/29/2009		\$1,570,000.00	Invalid		Land and Improvements				
7/20/2006		\$1,537,500.00	Invalid		Land and Improvements				
9/1/1994		\$72,000.00	Invalid		Land				
9/1/1996		\$145,000.00	Invalid		Land				
Land Breakdown									
Land Class:		Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:		
B-Commercial Primary Site		1.492	Gross				\$168,200.00		
Acreage/Squarefoot Variables									

Land Data & Computations					
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Total Land Value:	
64,992	1.492			\$168,200.00	
General Information					
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:
Rolling	Paved	Light			All Public
Assessment History					
Parcel Year:	Acres Total:	Land Total:	Improvement Total:		
Valuation/Explanation					
Building #	1				
Description	Area			Value Amount	
Structure:	4,040			\$278,275.00	
Commercial Building Base Price				\$278,275.00	
Basement:	0			\$0.00	
Components:	0			\$0.00	
Site Improvements:	0			\$0.00	
Adjusted Base Price				\$278,275.00	
Depreciation Adjustment:	0			\$0.00	
Adjusted Base Price with Depreciation				\$278,275.00	
Grade Adjustment:	C			0.00	
Market Adjustment:	-99			(\$275,492.25)	
Local Modifier:				\$0.00	
Percent Complete:				\$0.00	
Dollar Adjustment:				\$900.00	
Commercial Building Value				\$3,700.00	
Building #	2				
Description	Area			Value Amount	
Structure:	4,040			\$278,275.00	
Commercial Building Base Price				\$278,275.00	
Basement:	0			\$0.00	
Components:	0			\$0.00	
Site Improvements:	0			\$0.00	
Adjusted Base Price				\$278,275.00	
Depreciation Adjustment:	0			\$0.00	
Adjusted Base Price with Depreciation				\$278,275.00	
Grade Adjustment:	C			0.00	
Market Adjustment:	158			\$439,674.50	
Local Modifier:				\$0.00	
Percent Complete:				\$0.00	
Dollar Adjustment:				\$500.00	
Commercial Building Value				\$718,400.00	
Building #	3				
Description	Area			Value Amount	
Structure:	448			\$26,123.00	
Commercial Building Base Price				\$26,123.00	
Basement:	0			\$0.00	
Components:	0			\$0.00	
Site Improvements:	0			\$0.00	
Adjusted Base Price				\$26,123.00	
Depreciation Adjustment:	0			\$0.00	

Adjusted Base Price with Depreciation		\$26,123.00
Grade Adjustment:	C	0.00
Market Adjustment:	482	\$125,912.86
Local Modifier:		\$0.00
Percent Complete:		\$0.00
Dollar Adjustment:		\$100.00
Commercial Building Value		\$152,100.00
Building #	4	
Description	Area	Value Amount
Structure:	448	\$26,123.00
Commercial Building Base Price		\$26,123.00
Basement:	0	\$0.00
Components:	0	\$0.00
Site Improvements:	0	\$0.00
Adjusted Base Price		\$26,123.00
Depreciation Adjustment:	0	\$0.00
Adjusted Base Price with Depreciation		\$26,123.00
Grade Adjustment:	C	0.00
Market Adjustment:	477	\$124,606.71
Local Modifier:		\$0.00
Percent Complete:		\$0.00
Dollar Adjustment:		\$100.00
Commercial Building Value		\$150,800.00
Total Dwelling Value		\$0
Detached Improvements	0	\$4,000.00
Total Improvement Value		\$1,084,400.00
Total Land Value		\$168,200.00
Total Assessed Value		\$1,252,600.00

Parcel Numbers: 900-0002-002	Property Address: 5075 AIRWAYS AVE W	Municipality: Franklin, City of
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Owner Name: Franklin Office Partners, LLC	Mailing Address: 833 E Michigan St Ste. 500 Milwaukee, WI 53202	Land Use: Commercial
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Property Photograph:	Legal Description: CSM NO 6266 NE 26 5 21 PARCEL 2	Building Sketch:
<small>Describe/Map</small>	Parcel Sketch and Site Map obtained from the County GIS	<small>Describe/Map</small>
	Neighborhood: 999.5-Franklin	
	Zoning:	

Building Description

Building #	
Building Type/Style:	One Bedroom:
Stories:	Two Bedroom:
Year Built:	Three Bedroom:
Remodeled/Effective Age:	Total Unit Count:
Grade Factor:	Business Name:
Market Adjustment:	CDU/Overall Condition

Structure / Basement Data

Building #	Section #	Occupancy:	Year:	Area:	Framing:	Wall Hgt:	Rental:
Building #	Section #	Description:	Basement Area:	Total Area:	0		

Components Site Improvements

Bldg #	Sec. #	Description:	Area:	Value:	Bldg #	Sec. #	Description:	Area:	Value:
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Detached Improvements

Structure:	Year:	Sq Ft:	Grade:	Construction:	Condition:
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Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
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Ownership/Sales History

Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
5/25/2011		\$2,945,000.00	Invalid		Land and Improvements	
3/30/2009		\$311,000.00	Invalid		Land	
5/25/2011		\$2,945,000.00	Invalid		Land	
6/30/2022	11261570	\$2,852,000.00	Valid	W/C D - Warrant/Condo Deed	Land and Improvements	Other

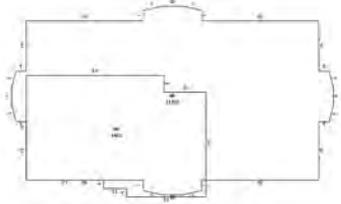
Land Breakdown

Land Class: B-Commercial Primary Site	Acreage: 2.961	Unit of Measure: Gross	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value: \$333,600.00
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Acreage/Squarefoot Variables				
Land Data & Computations				
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Total Land Value:
128,981	2.961			\$333,600.00
General Information				
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:
Level	Paved	Light		
				Utilities:
				All Public
Assessment History				
Parcel Year:	Acres Total:	Land Total:	Improvement Total:	
Valuation/Explanation				
Building #				
Description	Area	Value Amount		
Structure:				
Commercial Building Base Price				
Basement:				
Components:				
Site Improvements:				
Adjusted Base Price		\$0.00		
Depreciation Adjustment:		\$0.00		
Adjusted Base Price with Depreciation		\$0.00		
Grade Adjustment:				
Market Adjustment:		\$0.00		
Local Modifier:		\$0.00		
Percent Complete:		\$0.00		
Dollar Adjustment:		\$0.00		
Commercial Building Value		\$0.00		
Total Dwelling Value		\$0		
Detached Improvements	0	\$0.00		
Total Improvement Value		\$0.00		
Total Land Value		\$333,600.00		
Total Assessed Value		\$333,600.00		

Parcel Numbers: 900-0002-003	Property Address: 9779 FRANKLIN DR S	Municipality: Franklin, City of
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Owner Name: Franklin Office Partners, LLC	Mailing Address: 833 E. Michigan Street Ste 500 Milwaukee, WI 53202	Land Use: Commercial
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Property Photograph: 	Legal Description: CSM NO 6266 NE 26 5 21 PARCEL 3	Building Sketch: 
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 999.5-Franklin	
	Zoning:	

Building Description

Building #	1	
Building Type/Style:	344-Office Building	One Bedroom:
Stories:		Two Bedroom:
Year Built:	1998	Three Bedroom:
Remodeled/Effective Age:		Total Unit Count:
Grade Factor:	B	Business Name:
Market Adjustment:	10	CDU/Overall Condition
		Average
		FRANKLIN CORP CTR - MULTI TEN_x0000_
Building #	2	
Building Type/Style:	344-Office Building	One Bedroom:
Stories:		Two Bedroom:
Year Built:	1998	Three Bedroom:
Remodeled/Effective Age:		Total Unit Count:
Grade Factor:	B	Business Name:
Market Adjustment:	-2	CDU/Overall Condition
		Average

Structure / Basement Data

Building #	Section #	Occupancy:	Year:	Area:	Framing:	Wall Hgt:	Rental:
1	1	344-Office Building	1998	11,122	C4-Masonry Average	12	
2	2	344-Office Building	1998	11,122	C4-Masonry Average	12	
Building #	Section #	Description:	Basement Area:	Total Area:			
1				11,122			
2				11,122			

Components **Site Improvements**

Bldg #	Sec. #	Description:	Area:	Value:	Bldg #	Sec. #	Description:	Area:	Value:
1	1	HVAC-Warmed and Cooled Air	11,122	\$16,700	1				
1	1	HVAC-Warmed and Cooled Air	11,122	\$16,700	2				
2									

Detached Improvements

Structure: PA-Paving	Year: 1/1/1998	Sq Ft: 55,000	Grade: C	Construction:	Condition: Average
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Permit / Construction History			
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
10/4/2002	02-1131	\$40,000.00	ALT ROBINSON
10/31/2006	3691	\$24,000.00	HVAC #201
10/31/2006	3688	\$100,000.00	ALTER #201
8/1/2006	2544	\$60,000.00	ALTER #200
6/25/2019	19-1521	\$16,986.00	INT ALTER #101
8/3/2006	2591	\$22,000.00	HVAC #200
1/19/2005	50161	\$250,000.00	ALTER
9/14/2001	01-1046	\$8,000.00	ALT GEOGRAPHIC
6/1/2000	00-0638	\$22,500.00	TENANT #101
8/1/2000	00-1033	\$25,852.00	BWERS/DUCTWK

Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
6/30/2022	11261570	\$2,852,000.00	Valid	W/C D - Warrant/Condo Deed	Land and Improvements	Other
5/25/2011		\$2,945,000.00	Invalid		Land and Improvements	
3/30/2009		\$2,760,000.00	Invalid		Land and Improvements	
5/25/2011		\$2,945,000.00	Invalid		Land and Improvements	

Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
B-Commercial Primary Site	1.746	Gross				\$196,200.00	

Acreage/Squarefoot Variables							

Land Data & Computations				
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Total Land Value:
76,056	1.746			\$196,200.00

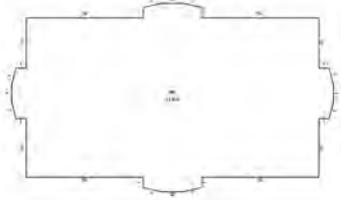
General Information					
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:
Level	Paved	Light			All Public

Assessment History			
Parcel Year:	Acres Total:	Land Total:	Improvement Total:

Valuation/Explanation		
Building #	1	
Description	Area	Value Amount
Structure:	11,122	\$802,119.00
Commercial Building Base Price		\$802,119.00
Basement:	0	\$0.00
Components:	0	\$0.00
Site Improvements:	0	\$0.00
Adjusted Base Price		\$802,119.00
Depreciation Adjustment:	0	\$0.00
Adjusted Base Price with Depreciation		\$802,119.00
Grade Adjustment:	B	233,945.22
Market Adjustment:	10	\$103,606.42
Local Modifier:		\$0.00
Percent Complete:		\$0.00
Dollar Adjustment:		\$1,100.00
Commercial Building Value		\$1,140,800.00
Building #	2	
Description	Area	Value Amount
Structure:	11,122	\$802,119.00
Commercial Building Base Price		\$802,119.00
Basement:	0	\$0.00
Components:	0	\$0.00
Site Improvements:	0	\$0.00
Adjusted Base Price		\$802,119.00
Depreciation Adjustment:	0	\$0.00
Adjusted Base Price with Depreciation		\$802,119.00
Grade Adjustment:	B	224,593.22
Market Adjustment:	-2	(\$20,534.24)
Local Modifier:		\$0.00
Percent Complete:		\$0.00
Dollar Adjustment:		\$5,000.00
Commercial Building Value		\$1,011,200.00
Total Dwelling Value		\$0
Detached Improvements	0	\$11,000.00
Total Improvement Value		\$1,062,900.00
Total Land Value		\$196,200.00
Total Assessed Value		\$1,259,100.00

Parcel Numbers: 900-0002-004 Property Address: 9809 FRANKLIN DR S Municipality: Franklin, City of

Owner Name: Franklin Office Partners, LLC Mailing Address: 833 E Michigan Street Ste 500 Milwaukee, WI 53202 Land Use: Commercial

Property Photograph:	Legal Description:	Building Sketch:
	CSM NO 6266 NE 26 5 21 PARCEL 4	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 999.5-Franklin	
	Zoning:	

Building Description

Building #	1	
Building Type/Style:	344-Office Building	One Bedroom:
Stories:		Two Bedroom:
Year Built:	1996	Three Bedroom:
Remodeled/Effective Age:		Total Unit Count:
Grade Factor:	B	Business Name:
Market Adjustment:	10	CDU/Overall Condition Average
Building #	2	
Building Type/Style:	344-Office Building	One Bedroom:
Stories:		Two Bedroom:
Year Built:	1996	Three Bedroom:
Remodeled/Effective Age:		Total Unit Count:
Grade Factor:	B	Business Name:
Market Adjustment:	-14	CDU/Overall Condition Average

Structure / Basement Data

Building #	Section #	Occupancy:	Year:	Area:	Framing:	Wall Hgt:	Rental:
1	1	344-Office Building	1996	11,122	C4-Masonry Average	12	
2	2	344-Office Building	1996	11,122	C4-Masonry Average	12	
Building #	Section #	Description:	Basement Area:		Total Area:		
1					11,122		
2					11,122		

Components					Site Improvements				
Bldg #	Sec. #	Description:	Area:	Value:	Bldg #	Sec. #	Description:	Area:	Value:
1	1	HVAC-Warmed and Cooled Air	11,122	\$16,700	1				
1	1	HVAC-Warmed and Cooled Air	11,122	\$16,700	2				
2									

Detached Improvements

Structure: PA-Paving	Year: 1/1/1996	Sq Ft: 65,000	Grade: C	Construction:	Condition: Average
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Permit / Construction History			
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
4/19/2011	676	\$107,000.00	HVAC
7/17/2012	1533	\$1,800.00	DUCTWORK STE 30
7/7/2016	16-1612	\$7,300.00	HVAC TSA
1/25/2018	18-0163	\$43,481.00	INT ALTER
6/6/2012	1114	\$50,000.00	INTALTER-STE 30
4/11/2011	571	\$171,860.00	INTALT TSA #104
6/18/2004	1970	\$58,264.00	ALTER
5/1/2000	00-0493	\$30,000.00	AMER CANCER
12/11/2008	2804	\$11,200.00	ALTER-STE300
5/31/2001	01-0495	\$20,000.00	ALT HYPERVISION

Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
6/30/2022	11261570	\$2,852,000.00	Valid	W/C D - Warrant/Condo Deed	Land and Improvements	Other
12/1/1994		\$191,250.00	Valid		Land	
3/30/2009		\$2,000,000.00	Invalid		Land and Improvements	
5/25/2011		\$2,605,000.00	Invalid		Land and Improvements	

Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
B-Commercial Primary Site	2.683	Gross				\$302,400.00	

Acreage/Squarefoot Variables							

Land Data & Computations				
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Total Land Value:
116,871	2.683			\$302,400.00

General Information					
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:
Level	Paved	Medium			All Public

Assessment History			
Parcel Year:	Acres Total:	Land Total:	Improvement Total:

Valuation/Explanation		
Building #	1	
Description	Area	Value Amount
Structure:	11,122	\$802,119.00
Commercial Building Base Price		\$802,119.00
Basement:	0	\$0.00
Components:	0	\$0.00
Site Improvements:	0	\$0.00
Adjusted Base Price		\$802,119.00
Depreciation Adjustment:	0	\$0.00
Adjusted Base Price with Depreciation		\$802,119.00
Grade Adjustment:	B	233,945.22
Market Adjustment:	10	\$103,606.42
Local Modifier:		\$0.00
Percent Complete:		\$0.00
Dollar Adjustment:		\$1,700.00
Commercial Building Value		\$1,141,400.00
Building #	2	
Description	Area	Value Amount
Structure:	11,122	\$802,119.00
Commercial Building Base Price		\$802,119.00
Basement:	0	\$0.00
Components:	0	\$0.00
Site Improvements:	0	\$0.00
Adjusted Base Price		\$802,119.00
Depreciation Adjustment:	0	\$0.00
Adjusted Base Price with Depreciation		\$802,119.00
Grade Adjustment:	B	224,593.22
Market Adjustment:	-14	(\$143,739.71)
Local Modifier:		\$0.00
Percent Complete:		\$0.00
Dollar Adjustment:		\$8,800.00
Commercial Building Value		\$891,800.00
Total Dwelling Value		\$0
Detached Improvements	0	\$13,000.00
Total Improvement Value		\$956,600.00
Total Land Value		\$302,400.00
Total Assessed Value		\$1,259,000.00

Parcel Numbers: 900-0004-100	Property Address: 9900 FRANKLIN DR S	Municipality: Franklin, City of
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Owner Name: KAT INVESTMENTS LLC	Mailing Address: 9900 S FRANKLIN DR FRANKLIN, WI 53132	Land Use: Commercial
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Property Photograph:	Legal Description: FRANKLIN BUSINESS PARK BLK 6 LOT 2 EXCLUDING FRANKLIN	Building Sketch:
<small>Describe/Map</small>	Parcel Sketch and Site Map obtained from the County GIS	<small>Describe/Map</small>
	Neighborhood: 999.5-Franklin	
	Zoning:	

Building Description

Building #	
Building Type/Style:	One Bedroom:
Stories:	Two Bedroom:
Year Built:	Three Bedroom:
Remodeled/Effective Age:	Total Unit Count:
Grade Factor:	Business Name:
Market Adjustment:	CDU/Overall Condition

Structure / Basement Data

Building #	Section #	Occupancy:	Year:	Area:	Framing:	Wall Hgt:	Rental:
Building #	Section #	Description:	Basement Area:	Total Area:	0		

Components **Site Improvements**

Bldg #	Sec. #	Description:	Area:	Value:	Bldg #	Sec. #	Description:	Area:	Value:
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Detached Improvements

Structure:	Year:	Sq Ft:	Grade:	Construction:	Condition:
PA-Paving	1/1/1995	12,400	C		Average

Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
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Ownership/Sales History

Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
3/1/1995		\$97,250.00	Invalid		Land	
2/17/2021		\$770,000.00	Invalid		Land	

Land Breakdown

Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
B-Commercial Primary Site	1.054	Gross				\$118,800.00

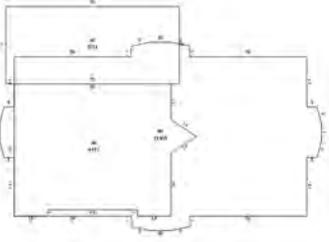
Acreage/Squarefoot Variables

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Land Data & Computations					
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Total Land Value:	
45,912	1.054			\$118,800.00	
General Information					
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:
Rolling	Paved	Light			All Public
Assessment History					
Parcel Year:	Acres Total:	Land Total:	Improvement Total:		
Valuation/Explanation					
Building #					
Description	Area		Value Amount		
Structure:					
Commercial Building Base Price					
Basement:					
Components:					
Site Improvements:					
Adjusted Base Price					
Depreciation Adjustment:			\$0.00		
Adjusted Base Price with Depreciation					
Grade Adjustment:					
Market Adjustment:			\$0.00		
Local Modifier:			\$0.00		
Percent Complete:			\$0.00		
Dollar Adjustment:			\$0.00		
Commercial Building Value					
			\$0.00		
Total Dwelling Value					
			\$0		
Detached Improvements	0		\$26,700.00		
Total Improvement Value					
			\$26,700.00		
Total Land Value					
			\$118,800.00		
Total Assessed Value					
			\$145,500.00		

Parcel Numbers: 900-0004-500 Property Address: 9900 FRANKLIN DR S Municipality: Franklin, City of

Owner Name: KAT INVESTMENTS LLC Mailing Address: 9900 S FRANKLIN DR FRANKLIN, WI 53132 Land Use: Commercial

Property Photograph:	Legal Description:	Building Sketch:
	FRANKLIN BUSINESS PARK BLK 6 LOT 2 EXCLUDING OAK	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 999.5-Franklin	
	Zoning:	

Building Description

Building #	1	
Building Type/Style:	597-Mixed Retail w/Off Units	One Bedroom:
Stories:		Two Bedroom:
Year Built:	1995	Three Bedroom:
Remodeled/Effective Age:		Total Unit Count:
Grade Factor:	C	Business Name:
Market Adjustment:	117	CDU/Overall Condition Average
Building #	2	
Building Type/Style:	406-Warehouse, Storage	One Bedroom:
Stories:		Two Bedroom:
Year Built:	1995	Three Bedroom:
Remodeled/Effective Age:		Total Unit Count:
Grade Factor:	C	Business Name:
Market Adjustment:	231	CDU/Overall Condition Average
Building #	3	
Building Type/Style:	344-Office Building	One Bedroom:
Stories:		Two Bedroom:
Year Built:	1995	Three Bedroom:
Remodeled/Effective Age:		Total Unit Count:
Grade Factor:	C	Business Name:
Market Adjustment:	217	CDU/Overall Condition Average

Structure / Basement Data

Building #	Section #	Occupancy:	Year:	Area:	Framing:	Wall Hgt:	Rental:
1	1	597-Mixed Retail w/Off Units	1995	4,692	C4-Masonry Average	12	
2	2	406-Warehouse, Storage	1995	3,071	C4-Masonry Average	16	
3	3	344-Office Building	1995	285	C4-Masonry Average	16	
Building #	Section #	Description:	Basement Area:		Total Area:		
1					4,692		
2					3,071		
3					285		

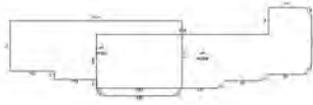
Components					Site Improvements				
Bldg #	Sec. #	Description:	Area:	Value:	Bldg #	Sec. #	Description:	Area:	Value:
1	1	HVAC-Warmed and Cooled Air	4,692	\$7,000	1				
1	1	HVAC-Warmed and Cooled Air	4,692	\$7,000	2				
1	1	HVAC-Forced Air Unit	4,692	\$7,000	3				
2									
3									
Detached Improvements									
Structure:	Year:	Sq Ft:	Grade:	Construction:	Condition:				
PA-Paving	1/1/1995	3,700	C		Average				
Permit / Construction History									
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:						
11/30/2010	2618	\$14,242.00	REPL FURN						
7/30/2013	13-1636	\$10,600.00	A/C						
3/1/1995	95-0223	\$364,500.00	COMM BLDG						
Ownership/Sales History									
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:			
2/17/2021		\$770,000.00	Invalid		Land and Improvements				
3/1/1995		\$97,250.00	Invalid		Land				
Land Breakdown									
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:			
B-Commercial Primary Site	1.038	Gross				\$117,000.00			
Acreage/Squarefoot Variables									
Land Data & Computations									
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Total Land Value:					
45,215	1.038			\$117,000.00					
General Information									
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:				
Level	Paved	Light			All Public				
Assessment History									
Parcel Year:	Acres Total:	Land Total:	Improvement Total:						

Valuation/Explanation		
Building #	1	
Description	Area	Value Amount
Structure:	4,692	\$285,508.00
Commercial Building Base Price		\$285,508.00
Basement:	0	\$0.00
Components:	0	\$0.00
Site Improvements:	0	\$0.00
Adjusted Base Price		\$285,508.00
Depreciation Adjustment:	0	\$0.00
Adjusted Base Price with Depreciation		\$285,508.00
Grade Adjustment:	C	0.00
Market Adjustment:	117	\$334,044.36
Local Modifier:		\$0.00
Percent Complete:		\$0.00
Dollar Adjustment:		\$800.00
Commercial Building Value		\$620,400.00
Building #	2	
Description	Area	Value Amount
Structure:	3,071	\$88,322.00
Commercial Building Base Price		\$88,322.00
Basement:	0	\$0.00
Components:	0	\$0.00
Site Improvements:	0	\$0.00
Adjusted Base Price		\$88,322.00
Depreciation Adjustment:	0	\$0.00
Adjusted Base Price with Depreciation		\$88,322.00
Grade Adjustment:	C	0.00
Market Adjustment:	231	\$204,023.82
Local Modifier:		\$0.00
Percent Complete:		\$0.00
Dollar Adjustment:		\$400.00
Commercial Building Value		\$292,700.00
Building #	3	
Description	Area	Value Amount
Structure:	285	\$20,554.00
Commercial Building Base Price		\$20,554.00
Basement:	0	\$0.00
Components:	0	\$0.00
Site Improvements:	0	\$0.00
Adjusted Base Price		\$20,554.00
Depreciation Adjustment:	0	\$0.00
Adjusted Base Price with Depreciation		\$20,554.00
Grade Adjustment:	C	0.00
Market Adjustment:	217	\$44,602.18
Local Modifier:		\$0.00
Percent Complete:		\$0.00
Dollar Adjustment:		\$0.00
Commercial Building Value		\$65,200.00

Total Dwelling Value		\$0
Detached Improvements	0	\$700.00
Total Improvement Value		\$658,600.00
Total Land Value		\$117,000.00
Total Assessed Value		\$775,600.00

Parcel Numbers: 900-0007-004	Property Address: 9600 FRANKLIN DR S	Municipality: Franklin, City of
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Owner Name: OAK BROOK APPLE LLC	Mailing Address: 4069 JOSEPH DR SUITE B-3 WAUKEGAN, IL 60087	Land Use: Commercial
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Property Photograph: 	Legal Description: CERTIFIED SURVEY MAP NO 6149, NE 26-5-21 PARCELS 1 & 2 Parcel Sketch and Site Map obtained from the County GIS Neighborhood: 999.5-Franklin Zoning:	Building Sketch: 
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Building Description

Building #	8	
Building Type/Style:	406-Warehouse, Storage	One Bedroom:
Stories:		Two Bedroom:
Year Built:	1998	Three Bedroom:
Remodeled/Effective Age:		Total Unit Count:
Grade Factor:	C+	Business Name: FRANKLIN BUSINESS CENTER #1_x0000__x0000__x0000_
Market Adjustment:	-97	CDU/Overall Condition Average
Building #	9	
Building Type/Style:	344-Office Building	One Bedroom:
Stories:		Two Bedroom:
Year Built:	1998	Three Bedroom:
Remodeled/Effective Age:		Total Unit Count:
Grade Factor:	C+	Business Name:
Market Adjustment:	106	CDU/Overall Condition Average
Building #	10	
Building Type/Style:	344-Office Building	One Bedroom:
Stories:		Two Bedroom:
Year Built:	1998	Three Bedroom:
Remodeled/Effective Age:		Total Unit Count:
Grade Factor:	C+	Business Name:
Market Adjustment:	121	CDU/Overall Condition Average
Building #	11	
Building Type/Style:	344-Office Building	One Bedroom:
Stories:		Two Bedroom:
Year Built:	1998	Three Bedroom:
Remodeled/Effective Age:		Total Unit Count:
Grade Factor:	C+	Business Name:
Market Adjustment:	119	CDU/Overall Condition Average
Building #	12	
Building Type/Style:	344-Office Building	One Bedroom:
Stories:		Two Bedroom:

Year Built:	1998	Three Bedroom:
Remodeled/Effective Age:		Total Unit Count:
Grade Factor:	C+	Business Name:
Market Adjustment:	112	CDU/Overall Condition Average
Building #	13	
Building Type/Style:	344-Office Building	One Bedroom:
Stories:		Two Bedroom:
Year Built:	1998	Three Bedroom:
Remodeled/Effective Age:		Total Unit Count:
Grade Factor:	C+	Business Name:
Market Adjustment:	116	CDU/Overall Condition Average
Building #	1	
Building Type/Style:	406-Warehouse, Storage	One Bedroom:
Stories:		Two Bedroom:
Year Built:	1995	Three Bedroom:
Remodeled/Effective Age:		Total Unit Count:
Grade Factor:	C+	Business Name:
Market Adjustment:	20	CDU/Overall Condition Average
Building #	2	
Building Type/Style:	344-Office Building	One Bedroom:
Stories:		Two Bedroom:
Year Built:	1995	Three Bedroom:
Remodeled/Effective Age:		Total Unit Count:
Grade Factor:	C+	Business Name:
Market Adjustment:	-66	CDU/Overall Condition Average
Building #	3	
Building Type/Style:	344-Office Building	One Bedroom:
Stories:		Two Bedroom:
Year Built:	1995	Three Bedroom:
Remodeled/Effective Age:		Total Unit Count:
Grade Factor:	C+	Business Name:
Market Adjustment:	122	CDU/Overall Condition Average
Building #	4	
Building Type/Style:	344-Office Building	One Bedroom:
Stories:		Two Bedroom:
Year Built:	1995	Three Bedroom:
Remodeled/Effective Age:		Total Unit Count:
Grade Factor:	C+	Business Name:
Market Adjustment:	113	CDU/Overall Condition Average
Building #	5	
Building Type/Style:	344-Office Building	One Bedroom:
Stories:		Two Bedroom:
Year Built:	1995	Three Bedroom:
Remodeled/Effective Age:		Total Unit Count:
Grade Factor:	C+	Business Name:
Market Adjustment:	113	CDU/Overall Condition Average
Building #	6	
Building Type/Style:	344-Office Building	One Bedroom:
Stories:		Two Bedroom:
Year Built:	1995	Three Bedroom:
Remodeled/Effective Age:		Total Unit Count:
Grade Factor:	C+	Business Name:

Market Adjustment:	109	CDU/Overall Condition	Average
Building #	7		
Building Type/Style:	344-Office Building	One Bedroom:	
Stories:		Two Bedroom:	
Year Built:	1995	Three Bedroom:	
Remodeled/Effective Age:		Total Unit Count:	
Grade Factor:	C+	Business Name:	
Market Adjustment:	109	CDU/Overall Condition	Average

Structure / Basement Data

Building #	Section #	Occupancy:	Year:	Area:	Framing:	Wall Hgt:	Rental:
1	1	406-Warehouse, Storage	1995	42,324	C4-Masonry Average	20	
10	3	344-Office Building	1998	1,348	D4-Wood Average	8	
11	4	344-Office Building	1998	773	D4-Wood Average	8	
12	5	344-Office Building	1998	1,632	D4-Wood Average	8	
13	6	344-Office Building	1998	1,120	D4-Wood Average	8	
2	2	344-Office Building	1995	2,464	D4-Wood Average	8	
3	3	344-Office Building	1995	942	D4-Wood Average	8	
4	4	344-Office Building	1995	1,476	D4-Wood Average	8	
5	5	344-Office Building	1995	2,050	D4-Wood Average	8	
6	6	344-Office Building	1995	2,907	D4-Wood Average	8	
7	7	344-Office Building	1995	2,660	D4-Wood Average	8	
8	1	406-Warehouse, Storage	1998	36,112	C4-Masonry Average	21	
9	2	344-Office Building	1998	4,947	D4-Wood Average	8	

Building #	Section #	Description:	Basement Area:	Total Area:
1				42,324
10				1,348
11				773
12				1,632
13				1,120
2				2,464
3				942
4				1,476
5				2,050
6				2,907
7				2,660
8				36,112
9				4,947

Components					Site Improvements				
Bldg #	Sec. #	Description:	Area:	Value:	Bldg #	Sec. #	Description:	Area:	Value:
8					8				
9					9				
10					10				
11					11				
12					12				
13					13				
1	1	HVAC-Warmed and Cooled Air	42,324	\$63,500	1				
1	1	HVAC-Warmed and Cooled Air	42,324	\$63,500	2				
1	1	HVAC-Warmed and Cooled Air	42,324	\$63,500	3				
1	1	HVAC-Warmed and Cooled Air	42,324	\$63,500	4				
1	1	HVAC-Warmed and Cooled Air	42,324	\$63,500	5				
1	1	HVAC-Warmed and Cooled Air	42,324	\$63,500	6				
1	1	HVAC-Forced Air Unit	42,324	\$63,500	7				
1	1	HVAC-Warmed and Cooled Air	42,324	\$63,500					
2	2	HVAC-Warmed and Cooled Air	36,112	\$54,200					
2	2	HVAC-Warmed and Cooled Air	36,112	\$54,200					
2	2	HVAC-Warmed and Cooled Air	36,112	\$54,200					
2	2	HVAC-Forced Air Unit	36,112	\$54,200					
2	2	HVAC-Warmed and Cooled Air	36,112	\$54,200					
2	2	HVAC-Warmed and Cooled Air	36,112	\$54,200					
3									
4									
5									
6									
7									

Detached Improvements

Structure:	Year:	Sq Ft:	Grade:	Construction:	Condition:
PA-Paving	1/1/1996	60,000	C		Average
PA-Paving	1/1/1998	50,000	C		Average

Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
10/10/2013	13-2421	\$18,000.00	ALTER-ESC SVCS
1/27/2012	142	\$10,000.00	AC DUCTWORK
5/21/2014	141077	\$9,000.00	ALTER
7/27/2016	16-1798	\$13,500.00	HVAC - ARAMARK
1/24/2019	19-0190	\$80,000.00	INT ALT - 9652-
2/22/2010	252	\$7,092.00	OFC ALT 9608
6/28/2016	16-1526	\$47,000.00	ALTERATION - AR
3/10/2010	314	\$8,000.00	HVAC 9602
3/17/2014	140511	\$5,000.00	ALTER
3/10/2010	313	\$5,000.00	HVAC 9608

Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
1/13/2006		\$4,900,000.00	Valid		Land and Improvements		
10/1/1995		\$207,025.00	Invalid		Land		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
B-Commercial Primary Site	9.523	Gross				\$990,600.00	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Total Land Value:		
414,822	9.523				\$990,600.00		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		
Assessment History							
Parcel Year:	Acres Total:		Land Total:		Improvement Total:		
Valuation/Explanation							
Building #				8			
Description				Area		Value Amount	
Structure:				36,112		\$1,038,581.00	
Commercial Building Base Price						\$1,038,581.00	
Basement:				0		\$0.00	
Components:				0		\$0.00	
Site Improvements:				0		\$0.00	
Adjusted Base Price						\$1,038,581.00	
Depreciation Adjustment:				0		\$0.00	
Adjusted Base Price with Depreciation						\$1,038,581.00	
Grade Adjustment:				C+		103,858.11	
Market Adjustment:				-97		(\$1,108,165.94)	
Local Modifier:						\$0.00	
Percent Complete:						\$0.00	
Dollar Adjustment:						\$3,300.00	
Commercial Building Value						\$37,600.00	
Building #				9			
Description				Area		Value Amount	
Structure:				4,947		\$340,749.00	
Commercial Building Base Price						\$340,749.00	
Basement:				0		\$0.00	
Components:				0		\$0.00	
Site Improvements:				0		\$0.00	
Adjusted Base Price						\$340,749.00	
Depreciation Adjustment:				0		\$0.00	
Adjusted Base Price with Depreciation						\$340,749.00	
Grade Adjustment:				C+		12,916.62	
Market Adjustment:				106		\$374,885.55	
Local Modifier:						\$0.00	
Percent Complete:						\$0.00	

Dollar Adjustment:		\$200.00
Commercial Building Value		\$728,800.00
Building #	10	
Description	Area	Value Amount
Structure:	1,348	\$92,850.00
Commercial Building Base Price		\$92,850.00
Basement:	0	\$0.00
Components:	0	\$0.00
Site Improvements:	0	\$0.00
Adjusted Base Price		\$92,850.00
Depreciation Adjustment:	0	\$0.00
Adjusted Base Price with Depreciation		\$92,850.00
Grade Adjustment:	C+	3,519.63
Market Adjustment:	121	\$116,607.25
Local Modifier:		\$0.00
Percent Complete:		\$0.00
Dollar Adjustment:		\$300.00
Commercial Building Value		\$213,300.00
Building #	11	
Description	Area	Value Amount
Structure:	773	\$53,244.00
Commercial Building Base Price		\$53,244.00
Basement:	0	\$0.00
Components:	0	\$0.00
Site Improvements:	0	\$0.00
Adjusted Base Price		\$53,244.00
Depreciation Adjustment:	0	\$0.00
Adjusted Base Price with Depreciation		\$53,244.00
Grade Adjustment:	C+	2,018.30
Market Adjustment:	119	\$65,762.14
Local Modifier:		\$0.00
Percent Complete:		\$0.00
Dollar Adjustment:		\$200.00
Commercial Building Value		\$121,200.00
Building #	12	
Description	Area	Value Amount
Structure:	1,632	\$112,412.00
Commercial Building Base Price		\$112,412.00
Basement:	0	\$0.00
Components:	0	\$0.00
Site Improvements:	0	\$0.00
Adjusted Base Price		\$112,412.00
Depreciation Adjustment:	0	\$0.00
Adjusted Base Price with Depreciation		\$112,412.00
Grade Adjustment:	C+	4,261.15
Market Adjustment:	112	\$130,673.93
Local Modifier:		\$0.00
Percent Complete:		\$0.00
Dollar Adjustment:		\$100.00
Commercial Building Value		\$247,400.00
Building #	13	

Description	Area	Value Amount
Structure:	1,120	\$77,146.00
Commercial Building Base Price		\$77,146.00
Basement:	0	\$0.00
Components:	0	\$0.00
Site Improvements:	0	\$0.00
Adjusted Base Price		\$77,146.00
Depreciation Adjustment:	0	\$0.00
Adjusted Base Price with Depreciation		\$77,146.00
Grade Adjustment:	C+	2,924.32
Market Adjustment:	116	\$92,881.57
Local Modifier:		\$0.00
Percent Complete:		\$0.00
Dollar Adjustment:		\$100.00
Commercial Building Value		\$173,100.00
Building #	1	
Description	Area	Value Amount
Structure:	42,324	\$1,217,238.00
Commercial Building Base Price		\$1,217,238.00
Basement:	0	\$0.00
Components:	0	\$0.00
Site Improvements:	0	\$0.00
Adjusted Base Price		\$1,217,238.00
Depreciation Adjustment:	0	\$0.00
Adjusted Base Price with Depreciation		\$1,217,238.00
Grade Adjustment:	C+	166,173.82
Market Adjustment:	20	\$276,682.36
Local Modifier:		\$0.00
Percent Complete:		\$0.00
Dollar Adjustment:		\$14,400.00
Commercial Building Value		\$1,674,500.00
Building #	2	
Description	Area	Value Amount
Structure:	2,464	\$169,720.00
Commercial Building Base Price		\$169,720.00
Basement:	0	\$0.00
Components:	0	\$0.00
Site Improvements:	0	\$0.00
Adjusted Base Price		\$169,720.00
Depreciation Adjustment:	0	\$0.00
Adjusted Base Price with Depreciation		\$169,720.00
Grade Adjustment:	C+	38,953.50
Market Adjustment:	-66	(\$137,724.51)
Local Modifier:		\$0.00
Percent Complete:		\$0.00
Dollar Adjustment:		\$2,600.00
Commercial Building Value		\$73,500.00
Building #	3	
Description	Area	Value Amount
Structure:	942	\$64,885.00
Commercial Building Base Price		\$64,885.00

Basement:	0	\$0.00
Components:	0	\$0.00
Site Improvements:	0	\$0.00
Adjusted Base Price		\$64,885.00
Depreciation Adjustment:	0	\$0.00
Adjusted Base Price with Depreciation		\$64,885.00
Grade Adjustment:	C+	2,459.56
Market Adjustment:	122	\$82,160.37
Local Modifier:		\$0.00
Percent Complete:		\$0.00
Dollar Adjustment:		\$100.00
Commercial Building Value		\$149,600.00
Building #	4	
Description	Area	Value Amount
Structure:	1,476	\$101,667.00
Commercial Building Base Price		\$101,667.00
Basement:	0	\$0.00
Components:	0	\$0.00
Site Improvements:	0	\$0.00
Adjusted Base Price		\$101,667.00
Depreciation Adjustment:	0	\$0.00
Adjusted Base Price with Depreciation		\$101,667.00
Grade Adjustment:	C+	3,853.84
Market Adjustment:	113	\$119,238.54
Local Modifier:		\$0.00
Percent Complete:		\$0.00
Dollar Adjustment:		\$400.00
Commercial Building Value		\$225,200.00
Building #	5	
Description	Area	Value Amount
Structure:	2,050	\$141,204.00
Commercial Building Base Price		\$141,204.00
Basement:	0	\$0.00
Components:	0	\$0.00
Site Improvements:	0	\$0.00
Adjusted Base Price		\$141,204.00
Depreciation Adjustment:	0	\$0.00
Adjusted Base Price with Depreciation		\$141,204.00
Grade Adjustment:	C+	5,352.55
Market Adjustment:	113	\$165,608.90
Local Modifier:		\$0.00
Percent Complete:		\$0.00
Dollar Adjustment:		\$100.00
Commercial Building Value		\$312,300.00
Building #	6	
Description	Area	Value Amount
Structure:	2,907	\$200,234.00
Commercial Building Base Price		\$200,234.00
Basement:	0	\$0.00
Components:	0	\$0.00
Site Improvements:	0	\$0.00

Adjusted Base Price		\$200,234.00
Depreciation Adjustment:	0	\$0.00
Adjusted Base Price with Depreciation		\$200,234.00
Grade Adjustment:	C+	7,590.18
Market Adjustment:	109	\$226,528.35
Local Modifier:		\$0.00
Percent Complete:		\$0.00
Dollar Adjustment:		\$800.00
Commercial Building Value		\$435,200.00
Building #	7	
Description	Area	Value Amount
Structure:	2,660	\$183,221.00
Commercial Building Base Price		\$183,221.00
Basement:	0	\$0.00
Components:	0	\$0.00
Site Improvements:	0	\$0.00
Adjusted Base Price		\$183,221.00
Depreciation Adjustment:	0	\$0.00
Adjusted Base Price with Depreciation		\$183,221.00
Grade Adjustment:	C+	6,945.26
Market Adjustment:	109	\$207,281.22
Local Modifier:		\$0.00
Percent Complete:		\$0.00
Dollar Adjustment:		\$300.00
Commercial Building Value		\$397,700.00
Total Dwelling Value		\$0
Detached Improvements	0	\$22,000.00
Total Improvement Value		\$3,624,200.00
Total Land Value		\$990,600.00
Total Assessed Value		\$4,614,800.00

Parcel Numbers: 900-0009-005 Property Address: 9705 OAKWOOD PARK DR S Municipality: Franklin, City of

Owner Name: FSIC FRANKLIN LAND LLC Mailing Address: 425 CALIFORNIA ST - STE 500 SAN FRANCISCO, CA 94104 Land Use: Commercial

Property Photograph:	Legal Description:	Building Sketch:	
	CSM NO 6836 NE 26 5 21 PARCEL 1		
	Parcel Sketch and Site Map obtained from the County GIS		
	Neighborhood: 999.5-Franklin		
	Zoning:		

Building Description

Building #	1
Building Type/Style:	406-Warehouse, Storage
Stories:	One Bedroom:
Year Built:	2019
Remodeled/Effective Age:	Two Bedroom:
Grade Factor:	C+
Market Adjustment:	-25
	Three Bedroom:
	Total Unit Count:
	Business Name:
	CDU/Overall Condition
	Average

Structure / Basement Data

Building #	Section #	Occupancy:	Year:	Area:	Framing:	Wall Hgt:	Rental:
1	1	406-Warehouse, Storage	2019	88,309	A Fireproof Masonary	28	
Building #	Section #	Description:	Basement Area:	Total Area:			
1				88,309			

Components Site Improvements

Bldg #	Sec. #	Description:	Area:	Value:	Bldg #	Sec. #	Description:	Area:	Value:
1	1	HVAC-Forced Air Unit	88,309	\$132,500	1				

Detached Improvements

Structure:	Year:	Sq Ft:	Grade:	Construction:	Condition:
PA-Paving	1/1/2019	18,500	C		Average

Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
8/2/2019	19-1954	\$79,000.00	HVAC
7/8/2019	19-1653	\$3,269,215.00	NEWBLDG - WHOUS

Ownership/Sales History

Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
7/1/2000		\$342,300.00	Invalid		Land	
8/10/2011		\$525,000.00	Invalid		Land	
12/20/2018		\$628,485.00	Invalid		Land and Improvements	

Land Breakdown

Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
B-Commercial Primary Site	5.714	Gross				\$594,300.00

Acreage/Squarefoot Variables				
Land Data & Computations				
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Total Land Value:
248,902	5.714			\$594,300.00
General Information				
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:
Level	Paved	Light		
				Utilities:
				All Public
Assessment History				
Parcel Year:	Acres Total:	Land Total:	Improvement Total:	
Valuation/Explanation				
Building #	1			
Description	Area	Value Amount		
Structure:	88,309	\$6,314,094.00		
Commercial Building Base Price		\$6,314,094.00		
Basement:	0	\$0.00		
Components:	0	\$0.00		
Site Improvements:	0	\$0.00		
Adjusted Base Price		\$6,314,094.00		
Depreciation Adjustment:	0	\$0.00		
Adjusted Base Price with Depreciation		\$6,314,094.00		
Grade Adjustment:	C+	644,659.35		
Market Adjustment:	-25	(\$1,739,688.34)		
Local Modifier:		\$0.00		
Percent Complete:		\$0.00		
Dollar Adjustment:		\$8,000.00		
Commercial Building Value		\$5,227,100.00		
Total Dwelling Value		\$0		
Detached Improvements	0	\$11,100.00		
Total Improvement Value		\$5,337,500.00		
Total Land Value		\$594,300.00		
Total Assessed Value		\$5,931,800.00		

Permit / Construction History						
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:			
5/7/2003	03-1206	\$175,000.00	ALTER -PKG CORP			
7/1/2000	00-0799	\$1,600,000.00	NEW CONST			
6/6/2011	1031	\$30,000.00	INT OFC ALT			
6/22/2016	16-1478	\$7,000.00	INT ALTER - TD			
Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
7/1/2000		\$711,600.00	Invalid		Land	
1/1/2010		\$4,000,000.00	Invalid		Land and Improvements	
		0				
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
B-Commercial Primary Site	5.299	Gross				\$735,000.00
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Total Land Value:		
230,824	5.299			\$735,000.00		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Paved	Light			All Public	
Assessment History						
Parcel Year:	Acres Total:	Land Total:	Improvement Total:			

Valuation/Explanation		
Building #	1	
Description	Area	Value Amount
Structure:	93,520	\$2,689,635.00
Commercial Building Base Price		\$2,689,635.00
Basement:	0	\$0.00
Components:	0	\$0.00
Site Improvements:	0	\$0.00
Adjusted Base Price		\$2,689,635.00
Depreciation Adjustment:	0	\$0.00
Adjusted Base Price with Depreciation		\$2,689,635.00
Grade Adjustment:	C	0.00
Market Adjustment:	26	\$699,305.10
Local Modifier:		\$0.00
Percent Complete:		\$0.00
Dollar Adjustment:		\$29,000.00
Commercial Building Value		\$3,417,900.00
Building #	2	
Description	Area	Value Amount
Structure:	3,982	\$274,280.00
Commercial Building Base Price		\$274,280.00
Basement:	0	\$0.00
Components:	0	\$0.00
Site Improvements:	0	\$0.00
Adjusted Base Price		\$274,280.00
Depreciation Adjustment:	0	\$0.00
Adjusted Base Price with Depreciation		\$274,280.00
Grade Adjustment:	C	0.00
Market Adjustment:	124	\$340,107.20
Local Modifier:		\$0.00
Percent Complete:		\$0.00
Dollar Adjustment:		\$600.00
Commercial Building Value		\$615,000.00
Total Dwelling Value		\$0
Detached Improvements	0	\$14,600.00
Total Improvement Value		\$4,019,600.00
Total Land Value		\$735,000.00
Total Assessed Value		\$4,754,600.00

Parcel Numbers: 900-0009-007	Property Address: 4710 BASSWOOD DR W	Municipality: Franklin, City of
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Owner Name: DEP INVESTORS LLC	Mailing Address: 9750 S FRANKLIN DR FRANKLIN, WI 53132	Land Use: Commercial
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Property Photograph:	Legal Description: CSM NO 6836 NE 26 5 21 PARCEL 3	Building Sketch:
<small>Describe/Map</small>	Parcel Sketch and Site Map obtained from the County GIS	<small>Describe/Map</small>
	Neighborhood: 999.5-Franklin	
	Zoning:	

Building Description

Building #	
Building Type/Style:	One Bedroom:
Stories:	Two Bedroom:
Year Built:	Three Bedroom:
Remodeled/Effective Age:	Total Unit Count:
Grade Factor:	Business Name:
Market Adjustment:	CDU/Overall Condition

Structure / Basement Data

Building #	Section #	Occupancy:	Year:	Area:	Framing:	Wall Hgt:	Rental:
Building #	Section #	Description:	Basement Area:	Total Area:	0		

Components Site Improvements

Bldg #	Sec. #	Description:	Area:	Value:	Bldg #	Sec. #	Description:	Area:	Value:

Detached Improvements

Structure:	Year:	Sq Ft:	Grade:	Construction:	Condition:
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Permit / Construction History

Date of Permit: 11/1/2000	Permit Number: 00-1386	Permit Amount: \$1,500,000.00	Details of Permit: NEW CONST
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Ownership/Sales History

Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
10/2/2008		\$521,300.00	Valid		Land	
2/1/2001		\$522,269.00	Invalid		Land	
7/1/2000		\$711,600.00	Invalid		Land	

Land Breakdown

Land Class: B-Commercial Primary Site	Acreage: 5.665	Unit of Measure: Gross	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value: \$540,100.00
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Acreage/Squarefoot Variables					
Land Data & Computations					
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Total Land Value:	
246,767	5.665			\$540,100.00	
General Information					
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:
Level	Paved	Light			All Public
Assessment History					
Parcel Year:	Acres Total:	Land Total:	Improvement Total:		
Valuation/Explanation					
Building #		Area		Value Amount	
Description		Area		Value Amount	
Structure:					
Commercial Building Base Price					
Basement:					
Components:					
Site Improvements:					
Adjusted Base Price					\$0.00
Depreciation Adjustment:					\$0.00
Adjusted Base Price with Depreciation					\$0.00
Grade Adjustment:					
Market Adjustment:					\$0.00
Local Modifier:					\$0.00
Percent Complete:					\$0.00
Dollar Adjustment:					\$0.00
Commercial Building Value					\$0.00
Total Dwelling Value					\$0
Detached Improvements		0			\$0.00
Total Improvement Value					\$0.00
Total Land Value					\$540,100.00
Total Assessed Value					\$540,100.00

Parcel Numbers: 900-0009-011	Property Address: OAKWOOD PARK DR S	Municipality: Franklin, City of
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Owner Name: KWIK TRIP INC	Mailing Address: P O BOX 2107 LA CROSSE, WI 54602	Land Use: Commercial
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Property Photograph:	Legal Description: CSM NO 6964 NE 26 5 21 PARCEL 1	Building Sketch:
<small>Describe/Map</small>	Parcel Sketch and Site Map obtained from the County GIS	<small>Describe/Map</small>
	Neighborhood: 999.75-Franklin	
	Zoning:	

Building Description

Building #	
Building Type/Style:	One Bedroom:
Stories:	Two Bedroom:
Year Built:	Three Bedroom:
Remodeled/Effective Age:	Total Unit Count:
Grade Factor:	Business Name:
Market Adjustment:	CDU/Overall Condition

Structure / Basement Data

Building #	Section #	Occupancy:	Year:	Area:	Framing:	Wall Hgt:	Rental:
Building #	Section #	Description:	Basement Area:	Total Area:	0		

Components Site Improvements

Bldg #	Sec. #	Description:	Area:	Value:	Bldg #	Sec. #	Description:	Area:	Value:
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Detached Improvements

Structure:	Year:	Sq Ft:	Grade:	Construction:	Condition:
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Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
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Ownership/Sales History

Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
6/3/2014		\$390,000.00	Invalid		Land	
10/8/2013		\$445,008.00	Invalid		Land	
7/16/2001		\$281,000.00	Valid		Land	
11/4/2005		\$415,000.00	Valid		Land	

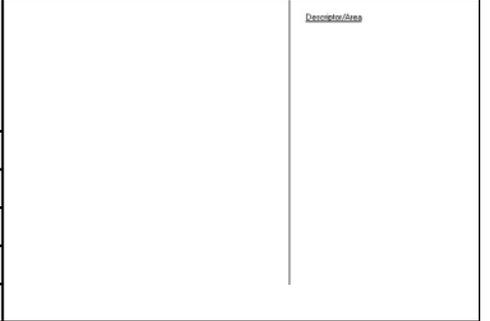
Land Breakdown

Land Class: B-Commercial Primary Site	Acreage: 4.022	Unit of Measure: Gross	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value: \$469,900.00
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Acreage/Squarefoot Variables					
Land Data & Computations					
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Total Land Value:	
175,198	4.022			\$469,900.00	
General Information					
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:
Level	Paved	Light			All Public
Assessment History					
Parcel Year:	Acres Total:	Land Total:	Improvement Total:		
Valuation/Explanation					
Building #		Area		Value Amount	
Description		Area		Value Amount	
Structure:					
Commercial Building Base Price					
Basement:					
Components:					
Site Improvements:					
Adjusted Base Price					\$0.00
Depreciation Adjustment:					\$0.00
Adjusted Base Price with Depreciation					\$0.00
Grade Adjustment:					
Market Adjustment:					\$0.00
Local Modifier:					\$0.00
Percent Complete:					\$0.00
Dollar Adjustment:					\$0.00
Commercial Building Value					\$0.00
Total Dwelling Value					\$0
Detached Improvements		0			\$0.00
Total Improvement Value					\$0.00
Total Land Value					\$469,900.00
Total Assessed Value					\$469,900.00

Parcel Numbers: 900-0009-018 Property Address: 4 WORLD PACKAGING CR Municipality: Franklin, City of

Owner Name: ETCL FRANKLIN TRANS-PACKAGING LLC Mailing Address: 8027 FORSYTH BLVD ST LOUIS, MO 63105 Land Use: Commercial

Property Photograph:  Legal Description: CERTIFIED SURVEY MAP NO 7638 NE 26-5-21 LOT 1
 Building Sketch: 

Parcel Sketch and Site Map obtained from the County GIS

Neighborhood: 999.5-Franklin

Zoning:

Building Description

Building #

Building Type/Style: One Bedroom:

Stories: Two Bedroom:

Year Built: Three Bedroom:

Remodeled/Effective Age: Total Unit Count:

Grade Factor: Business Name:

Market Adjustment: CDU/Overall Condition

Structure / Basement Data

Building #	Section #	Occupancy:	Year:	Area:	Framing:	Wall Hgt:	Rental:
Building #	Section #	Description:	Basement Area:	Total Area:	0		

Components Site Improvements

Bldg #	Sec. #	Description:	Area:	Value:	Bldg #	Sec. #	Description:	Area:	Value:

Detached Improvements

Structure:	Year:	Sq Ft:	Grade:	Construction:	Condition:

Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:

Ownership/Sales History

Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
8/8/2005		\$2,884,500.00	Invalid		Land	
3/2/2006		\$2,524,600.00	Invalid		Land	
4/10/2015		\$16,421,053.00	Invalid		Land and Improvements	

Land Breakdown

Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
B-Commercial Primary Site	5.167	Gross				\$492,700.00

Acreage/Squarefoot Variables					
Land Data & Computations					
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Total Land Value:	
225,075	5.167			\$492,700.00	
General Information					
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:
Level	Paved	Light			All Public
Assessment History					
Parcel Year:	Acres Total:	Land Total:	Improvement Total:		
Valuation/Explanation					
Building #		Area		Value Amount	
Description		Area		Value Amount	
Structure:					
Commercial Building Base Price					
Basement:					
Components:					
Site Improvements:					
Adjusted Base Price					\$0.00
Depreciation Adjustment:					\$0.00
Adjusted Base Price with Depreciation					\$0.00
Grade Adjustment:					
Market Adjustment:					\$0.00
Local Modifier:					\$0.00
Percent Complete:					\$0.00
Dollar Adjustment:					\$0.00
Commercial Building Value					\$0.00
Total Dwelling Value					\$0
Detached Improvements		0			\$0.00
Total Improvement Value					\$0.00
Total Land Value					\$492,700.00
Total Assessed Value					\$492,700.00

Parcel Numbers: 900-0009-021 Property Address: 3 WORLD PACKAGING CR Municipality: Franklin, City of

Owner Name: ETCL FRANKLIN PRO-PACKAGING LLC Mailing Address: 8027 FORSYTH BLVD ST LOUIS, MO 63105 Land Use: Commercial

Property Photograph:	Legal Description:	Building Sketch:
<small>Describe/Map</small>	CERTIFIED SURVEY MAP NO 7638 NE 26-5-21 LOT 4	<small>Describe/Map</small>
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 999.5-Franklin	
	Zoning:	

Building Description

Building #	
Building Type/Style:	One Bedroom:
Stories:	Two Bedroom:
Year Built:	Three Bedroom:
Remodeled/Effective Age:	Total Unit Count:
Grade Factor:	Business Name:
Market Adjustment:	CDU/Overall Condition

Structure / Basement Data

Building #	Section #	Occupancy:	Year:	Area:	Framing:	Wall Hgt:	Rental:
Building #	Section #	Description:	Basement Area:	Total Area:	0		

Components Site Improvements

Bldg #	Sec. #	Description:	Area:	Value:	Bldg #	Sec. #	Description:	Area:	Value:

Detached Improvements

Structure:	Year:	Sq Ft:	Grade:	Construction:	Condition:
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Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
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Ownership/Sales History

Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
4/10/2015		\$16,578,947.00	Invalid		Land and Improvements	
8/8/2005		\$2,884,500.00	Invalid		Land	

Land Breakdown

Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
B-Commercial Primary Site	6.638	Gross				\$632,900.00

Acreage/Squarefoot Variables					
Land Data & Computations					
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Total Land Value:	
289,151	6.638			\$632,900.00	
General Information					
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:
Level	Paved	Light			All Public
Assessment History					
Parcel Year:	Acres Total:	Land Total:	Improvement Total:		
Valuation/Explanation					
Building #		Area		Value Amount	
Description		Area		Value Amount	
Structure:					
Commercial Building Base Price					
Basement:					
Components:					
Site Improvements:					
Adjusted Base Price					\$0.00
Depreciation Adjustment:					\$0.00
Adjusted Base Price with Depreciation					\$0.00
Grade Adjustment:					
Market Adjustment:					\$0.00
Local Modifier:					\$0.00
Percent Complete:					\$0.00
Dollar Adjustment:					\$0.00
Commercial Building Value					\$0.00
Total Dwelling Value					\$0
Detached Improvements		0			\$0.00
Total Improvement Value					\$0.00
Total Land Value					\$632,900.00
Total Assessed Value					\$632,900.00

Parcel Numbers: 900-0009-022 Property Address: 5000 ASHLAND WAY W Municipality: Franklin, City of

Owner Name: FRANKLIN CORPORATE CENTER LLC Mailing Address: 2000 Pewaukee Rd Ste A Waukesha, WI 53199 Land Use: Commercial

	Legal Description:	Building Sketch:
	CERTIFIED SURVEY MAP NO 6925 NE 26-5-21 OUTLOT 1 &	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 999.5-Franklin	
	Zoning:	

Building Description

Building #	1	
Building Type/Style:	406-Warehouse, Storage	One Bedroom:
Stories:		Two Bedroom:
Year Built:	2003	Three Bedroom:
Remodeled/Effective Age:		Total Unit Count:
Grade Factor:	C+	Business Name:
		FRLC BUSINESS CENTER_x0000__x0000__x0000__x00 00__x0000__x0000__x0000__x0000__ x0000__x0000__
Market Adjustment:	-15	CDU/Overall Condition Average
Building #	2	
Building Type/Style:	344-Office Building	One Bedroom:
Stories:		Two Bedroom:
Year Built:	2003	Three Bedroom:
Remodeled/Effective Age:		Total Unit Count:
Grade Factor:	C+	Business Name:
Market Adjustment:	-63	CDU/Overall Condition Average
Building #	3	
Building Type/Style:	344-Office Building	One Bedroom:
Stories:		Two Bedroom:
Year Built:	2003	Three Bedroom:
Remodeled/Effective Age:		Total Unit Count:
Grade Factor:	C+	Business Name:
Market Adjustment:	105	CDU/Overall Condition Average
Building #	4	
Building Type/Style:	344-Office Building	One Bedroom:
Stories:		Two Bedroom:
Year Built:	2003	Three Bedroom:
Remodeled/Effective Age:		Total Unit Count:
Grade Factor:	C+	Business Name:
Market Adjustment:	111	CDU/Overall Condition Average
Building #	5	
Building Type/Style:	344-Office Building	One Bedroom:

Stories:		Two Bedroom:	
Year Built:	2003	Three Bedroom:	
Remodeled/Effective Age:		Total Unit Count:	
Grade Factor:	C+	Business Name:	
Market Adjustment:	108	CDU/Overall Condition	Average
Building #	6		
Building Type/Style:	344-Office Building	One Bedroom:	
Stories:		Two Bedroom:	
Year Built:	2003	Three Bedroom:	
Remodeled/Effective Age:		Total Unit Count:	
Grade Factor:	C+	Business Name:	
Market Adjustment:	117	CDU/Overall Condition	Average
Building #	7		
Building Type/Style:	344-Office Building	One Bedroom:	
Stories:		Two Bedroom:	
Year Built:	2003	Three Bedroom:	
Remodeled/Effective Age:		Total Unit Count:	
Grade Factor:	C+	Business Name:	
Market Adjustment:	114	CDU/Overall Condition	Average
Building #	8		
Building Type/Style:	344-Office Building	One Bedroom:	
Stories:		Two Bedroom:	
Year Built:	2003	Three Bedroom:	
Remodeled/Effective Age:		Total Unit Count:	
Grade Factor:	C+	Business Name:	
Market Adjustment:	132	CDU/Overall Condition	Average
Building #	9		
Building Type/Style:	406-Warehouse, Storage	One Bedroom:	
Stories:		Two Bedroom:	
Year Built:	2003	Three Bedroom:	
Remodeled/Effective Age:		Total Unit Count:	
Grade Factor:	C+	Business Name:	
Market Adjustment:	57	CDU/Overall Condition	Average
Building #	10		
Building Type/Style:	344-Office Building	One Bedroom:	
Stories:		Two Bedroom:	
Year Built:	2003	Three Bedroom:	
Remodeled/Effective Age:		Total Unit Count:	
Grade Factor:	C+	Business Name:	
Market Adjustment:	116	CDU/Overall Condition	Average
Building #	11		
Building Type/Style:	344-Office Building	One Bedroom:	
Stories:		Two Bedroom:	
Year Built:	2003	Three Bedroom:	
Remodeled/Effective Age:		Total Unit Count:	
Grade Factor:	C+	Business Name:	
Market Adjustment:	105	CDU/Overall Condition	Average
Building #	12		
Building Type/Style:	344-Office Building	One Bedroom:	
Stories:		Two Bedroom:	
Year Built:	2003	Three Bedroom:	
Remodeled/Effective Age:		Total Unit Count:	

Grade Factor:	C+	Business Name:	
Market Adjustment:	114	CDU/Overall Condition	Average
Building #	13		
Building Type/Style:	344-Office Building	One Bedroom:	
Stories:		Two Bedroom:	
Year Built:	2003	Three Bedroom:	
Remodeled/Effective Age:		Total Unit Count:	
Grade Factor:	C+	Business Name:	
Market Adjustment:	113	CDU/Overall Condition	Average
Building #	14		
Building Type/Style:	344-Office Building	One Bedroom:	
Stories:		Two Bedroom:	
Year Built:	2003	Three Bedroom:	
Remodeled/Effective Age:		Total Unit Count:	
Grade Factor:	C+	Business Name:	
Market Adjustment:	114	CDU/Overall Condition	Average
Building #	15		
Building Type/Style:	344-Office Building	One Bedroom:	
Stories:		Two Bedroom:	
Year Built:	2003	Three Bedroom:	
Remodeled/Effective Age:		Total Unit Count:	
Grade Factor:	C+	Business Name:	
Market Adjustment:	103	CDU/Overall Condition	Average
Building #	16		
Building Type/Style:	344-Office Building	One Bedroom:	
Stories:		Two Bedroom:	
Year Built:	2003	Three Bedroom:	
Remodeled/Effective Age:		Total Unit Count:	
Grade Factor:	C+	Business Name:	
Market Adjustment:	114	CDU/Overall Condition	Average

Structure / Basement Data

Building #	Section #	Occupancy:	Year:	Area:	Framing:	Wall Hgt:	Rental:
1	1	406-Warehouse, Storage	2003	39,400	C4-Masonry Average	19	
10	2	344-Office Building	2003	1,140	D4-Wood Average	8	
11	3	344-Office Building	2003	4,800	D4-Wood Average	8	
12	4	344-Office Building	2003	1,500	D4-Wood Average	8	
13	5	344-Office Building	2003	1,800	D4-Wood Average	8	
14	6	344-Office Building	2003	1,500	D4-Wood Average	8	
15	7	344-Office Building	2003	7,000	D4-Wood Average	8	
16	8	344-Office Building	2003	1,500	D4-Wood Average	8	
2	2	344-Office Building	2003	4,544	D4-Wood Average	8	
3	3	344-Office Building	2003	4,800	D4-Wood Average	8	
4	4	344-Office Building	2003	2,160	D4-Wood Average	8	
5	5	344-Office Building	2003	5,249	D4-Wood Average	8	
6	6	344-Office Building	2003	1,110	D4-Wood Average	8	
7	7	344-Office Building	2003	1,500	D4-Wood Average	8	
8	8	344-Office Building	2003	280	D4-Wood Average	8	
9	1	406-Warehouse, Storage	2003	45,400	C4-Masonry Average	19	
Building #	Section #	Description:			Basement Area:		Total Area:
1							39,400
10							1,140
11							4,800

12			1,500
13			1,800
14			1,500
15			7,000
16			1,500
2			4,544
3			4,800
4			2,160
5			5,249
6			1,110
7			1,500
8			280
9			45,400

Components					Site Improvements				
Bldg #	Sec. #	Description:	Area:	Value:	Bldg #	Sec. #	Description:	Area:	Value:
1	1	HVAC-Warmed and Cooled Air	39,400	\$59,100	1				
1	1	HVAC-Warmed and Cooled Air	39,400	\$59,100	2				
1	1	HVAC-Warmed and Cooled Air	39,400	\$59,100	3				
1	1	HVAC-Warmed and Cooled Air	39,400	\$59,100	4				
1	1	HVAC-Warmed and Cooled Air	39,400	\$59,100	5				
1	1	HVAC-Forced Air Unit	39,400	\$59,100	6				
1	1	HVAC-Warmed and Cooled Air	39,400	\$59,100	7				
1	1	HVAC-Warmed and Cooled Air	39,400	\$59,100	8				
1	1	HVAC-Warmed and Cooled Air	39,400	\$59,100	9				
1	1	HVAC-Warmed and Cooled Air	39,400	\$59,100	10				
1	1	HVAC-Warmed and Cooled Air	39,400	\$59,100	11				
2	2	HVAC-Warmed and Cooled Air	45,400	\$68,100	12				
2	2	HVAC-Forced Air Unit	45,400	\$68,100	13				
2	2	HVAC-Warmed and Cooled Air	45,400	\$68,100	14				
2	2	HVAC-Warmed and Cooled Air	45,400	\$68,100	15				
2	2	HVAC-Warmed and Cooled Air	45,400	\$68,100	16				
2	2	HVAC-Warmed and Cooled Air	45,400	\$68,100					
2	2	HVAC-Warmed and Cooled Air	45,400	\$68,100					
2	2	HVAC-Warmed and Cooled Air	45,400	\$68,100					
2	2	HVAC-Warmed and Cooled Air	45,400	\$68,100					
2	2	HVAC-Warmed and Cooled Air	45,400	\$68,100					
2	2	HVAC-Warmed and Cooled Air	45,400	\$68,100					
3									
4									
5									
6									
7									
8									
9									
10									
11									
12									
13									
14									
15									
16									

Detached Improvements					
Structure:	Year:	Sq Ft:	Grade:	Construction:	Condition:
PA-Paving	1/1/2004	24,000	C		Average
PA-Paving	1/1/2003	74,800	C		Average

Permit / Construction History							
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:				
1/22/2020	20-0214	\$13,350.00	DUCTWK 5026-503				
3/27/2018	18-0577	\$3,100.00	DUCTWORK				
6/14/2017	17-1347	\$2,500.00	INT ALT - 5012				
1/6/2020	20-0029	\$80,000.00	ALTER 5026,28,3				
10/3/2019	19-2543	\$6,457.00	INT ALT - 5018				
5/20/2020	20-1197	\$1,350.00	ALTER 5032,5034				
8/12/2016	16-1971	\$11,250.00	INT ALTER - 501				
3/6/2018	18-0397	\$30,000.00	INT ALT - 5002				
8/1/2017	17-1815	\$3,500.00	INT ALT - 5018				
9/28/2016	16-2382	\$4,700.00	INT ALTER - 503				
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
6/1/2001		\$650,100.00	Invalid		Land		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
B-Commercial Primary Site	9.300	Gross				\$967,400.00	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Total Land Value:			
405,108	9.300			\$967,400.00			
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Rolling	Paved	Light			All Public		
Assessment History							
Parcel Year:	Acres Total:	Land Total:	Improvement Total:				
Valuation/Explanation							
Building #	1						
Description	Area			Value Amount			
Structure:	39,400			\$1,133,144.00			
Commercial Building Base Price				\$1,133,144.00			
Basement:	0			\$0.00			
Components:	0			\$0.00			
Site Improvements:	0			\$0.00			
Adjusted Base Price				\$1,133,144.00			
Depreciation Adjustment:	0			\$0.00			
Adjusted Base Price with Depreciation				\$1,133,144.00			
Grade Adjustment:	C+			160,594.40			
Market Adjustment:	-15			(\$194,060.76)			
Local Modifier:				\$0.00			
Percent Complete:				\$0.00			
Dollar Adjustment:				\$16,800.00			
Commercial Building Value				\$1,116,500.00			
Building #	2						
Description	Area			Value Amount			
Structure:	4,544			\$312,991.00			

Commercial Building Base Price		\$312,991.00
Basement:	0	\$0.00
Components:	0	\$0.00
Site Improvements:	0	\$0.00
Adjusted Base Price		\$312,991.00
Depreciation Adjustment:	0	\$0.00
Adjusted Base Price with Depreciation		\$312,991.00
Grade Adjustment:	C+	66,344.38
Market Adjustment:	-63	(\$238,981.29)
Local Modifier:		\$0.00
Percent Complete:		\$0.00
Dollar Adjustment:		\$3,000.00
Commercial Building Value		\$143,400.00
Building #	3	
Description	Area	Value Amount
Structure:	4,800	\$330,624.00
Commercial Building Base Price		\$330,624.00
Basement:	0	\$0.00
Components:	0	\$0.00
Site Improvements:	0	\$0.00
Adjusted Base Price		\$330,624.00
Depreciation Adjustment:	0	\$0.00
Adjusted Base Price with Depreciation		\$330,624.00
Grade Adjustment:	C+	12,532.80
Market Adjustment:	105	\$360,314.64
Local Modifier:		\$0.00
Percent Complete:		\$0.00
Dollar Adjustment:		\$900.00
Commercial Building Value		\$704,400.00
Building #	4	
Description	Area	Value Amount
Structure:	2,160	\$148,781.00
Commercial Building Base Price		\$148,781.00
Basement:	0	\$0.00
Components:	0	\$0.00
Site Improvements:	0	\$0.00
Adjusted Base Price		\$148,781.00
Depreciation Adjustment:	0	\$0.00
Adjusted Base Price with Depreciation		\$148,781.00
Grade Adjustment:	C+	5,639.76
Market Adjustment:	111	\$171,407.04
Local Modifier:		\$0.00
Percent Complete:		\$0.00
Dollar Adjustment:		\$300.00
Commercial Building Value		\$326,100.00
Building #	5	
Description	Area	Value Amount
Structure:	5,249	\$361,551.00
Commercial Building Base Price		\$361,551.00
Basement:	0	\$0.00
Components:	0	\$0.00

Site Improvements:	0	\$0.00
Adjusted Base Price		\$361,551.00
Depreciation Adjustment:	0	\$0.00
Adjusted Base Price with Depreciation		\$361,551.00
Grade Adjustment:	C+	13,705.14
Market Adjustment:	108	\$405,276.63
Local Modifier:		\$0.00
Percent Complete:		\$0.00
Dollar Adjustment:		\$600.00
Commercial Building Value		\$781,100.00
Building #	6	
Description	Area	Value Amount
Structure:	1,110	\$76,457.00
Commercial Building Base Price		\$76,457.00
Basement:	0	\$0.00
Components:	0	\$0.00
Site Improvements:	0	\$0.00
Adjusted Base Price		\$76,457.00
Depreciation Adjustment:	0	\$0.00
Adjusted Base Price with Depreciation		\$76,457.00
Grade Adjustment:	C+	2,898.21
Market Adjustment:	117	\$92,845.60
Local Modifier:		\$0.00
Percent Complete:		\$0.00
Dollar Adjustment:		\$0.00
Commercial Building Value		\$172,200.00
Building #	7	
Description	Area	Value Amount
Structure:	1,500	\$103,320.00
Commercial Building Base Price		\$103,320.00
Basement:	0	\$0.00
Components:	0	\$0.00
Site Improvements:	0	\$0.00
Adjusted Base Price		\$103,320.00
Depreciation Adjustment:	0	\$0.00
Adjusted Base Price with Depreciation		\$103,320.00
Grade Adjustment:	C+	3,916.50
Market Adjustment:	114	\$122,249.61
Local Modifier:		\$0.00
Percent Complete:		\$0.00
Dollar Adjustment:		\$400.00
Commercial Building Value		\$229,900.00
Building #	8	
Description	Area	Value Amount
Structure:	280	\$19,286.00
Commercial Building Base Price		\$19,286.00
Basement:	0	\$0.00
Components:	0	\$0.00
Site Improvements:	0	\$0.00
Adjusted Base Price		\$19,286.00
Depreciation Adjustment:	0	\$0.00

Adjusted Base Price with Depreciation		\$19,286.00
Grade Adjustment:	C+	731.08
Market Adjustment:	132	\$26,422.55
Local Modifier:		\$0.00
Percent Complete:		\$0.00
Dollar Adjustment:		\$0.00
Commercial Building Value		\$46,400.00
Building #	9	
Description	Area	Value Amount
Structure:	45,400	\$1,305,704.00
Commercial Building Base Price		\$1,305,704.00
Basement:	0	\$0.00
Components:	0	\$0.00
Site Improvements:	0	\$0.00
Adjusted Base Price		\$1,305,704.00
Depreciation Adjustment:	0	\$0.00
Adjusted Base Price with Depreciation		\$1,305,704.00
Grade Adjustment:	C+	130,570.40
Market Adjustment:	57	\$818,676.41
Local Modifier:		\$0.00
Percent Complete:		\$0.00
Dollar Adjustment:		\$4,400.00
Commercial Building Value		\$2,259,400.00
Building #	10	
Description	Area	Value Amount
Structure:	1,140	\$78,523.00
Commercial Building Base Price		\$78,523.00
Basement:	0	\$0.00
Components:	0	\$0.00
Site Improvements:	0	\$0.00
Adjusted Base Price		\$78,523.00
Depreciation Adjustment:	0	\$0.00
Adjusted Base Price with Depreciation		\$78,523.00
Grade Adjustment:	C+	2,976.54
Market Adjustment:	116	\$94,539.47
Local Modifier:		\$0.00
Percent Complete:		\$0.00
Dollar Adjustment:		\$200.00
Commercial Building Value		\$176,200.00
Building #	11	
Description	Area	Value Amount
Structure:	4,800	\$330,624.00
Commercial Building Base Price		\$330,624.00
Basement:	0	\$0.00
Components:	0	\$0.00
Site Improvements:	0	\$0.00
Adjusted Base Price		\$330,624.00
Depreciation Adjustment:	0	\$0.00
Adjusted Base Price with Depreciation		\$330,624.00
Grade Adjustment:	C+	12,532.80
Market Adjustment:	105	\$360,314.64

Local Modifier:		\$0.00
Percent Complete:		\$0.00
Dollar Adjustment:		\$900.00
Commercial Building Value		\$704,400.00
Building #	12	
Description	Area	Value Amount
Structure:	1,500	\$103,320.00
Commercial Building Base Price		\$103,320.00
Basement:	0	\$0.00
Components:	0	\$0.00
Site Improvements:	0	\$0.00
Adjusted Base Price		\$103,320.00
Depreciation Adjustment:	0	\$0.00
Adjusted Base Price with Depreciation		\$103,320.00
Grade Adjustment:	C+	3,916.50
Market Adjustment:	114	\$122,249.61
Local Modifier:		\$0.00
Percent Complete:		\$0.00
Dollar Adjustment:		\$400.00
Commercial Building Value		\$229,900.00
Building #	13	
Description	Area	Value Amount
Structure:	1,800	\$123,984.00
Commercial Building Base Price		\$123,984.00
Basement:	0	\$0.00
Components:	0	\$0.00
Site Improvements:	0	\$0.00
Adjusted Base Price		\$123,984.00
Depreciation Adjustment:	0	\$0.00
Adjusted Base Price with Depreciation		\$123,984.00
Grade Adjustment:	C+	4,699.80
Market Adjustment:	113	\$145,412.69
Local Modifier:		\$0.00
Percent Complete:		\$0.00
Dollar Adjustment:		\$400.00
Commercial Building Value		\$274,500.00
Building #	14	
Description	Area	Value Amount
Structure:	1,500	\$103,320.00
Commercial Building Base Price		\$103,320.00
Basement:	0	\$0.00
Components:	0	\$0.00
Site Improvements:	0	\$0.00
Adjusted Base Price		\$103,320.00
Depreciation Adjustment:	0	\$0.00
Adjusted Base Price with Depreciation		\$103,320.00
Grade Adjustment:	C+	3,916.50
Market Adjustment:	114	\$122,249.61
Local Modifier:		\$0.00
Percent Complete:		\$0.00
Dollar Adjustment:		\$400.00

Commercial Building Value		\$229,900.00
Building #	15	
Description	Area	Value Amount
Structure:	7,000	\$482,160.00
Commercial Building Base Price		\$482,160.00
Basement:	0	\$0.00
Components:	0	\$0.00
Site Improvements:	0	\$0.00
Adjusted Base Price		\$482,160.00
Depreciation Adjustment:	0	\$0.00
Adjusted Base Price with Depreciation		\$482,160.00
Grade Adjustment:	C+	18,277.00
Market Adjustment:	103	\$515,450.11
Local Modifier:		\$0.00
Percent Complete:		\$0.00
Dollar Adjustment:		\$1,800.00
Commercial Building Value		\$1,017,700.00
Building #	16	
Description	Area	Value Amount
Structure:	1,500	\$103,320.00
Commercial Building Base Price		\$103,320.00
Basement:	0	\$0.00
Components:	0	\$0.00
Site Improvements:	0	\$0.00
Adjusted Base Price		\$103,320.00
Depreciation Adjustment:	0	\$0.00
Adjusted Base Price with Depreciation		\$103,320.00
Grade Adjustment:	C+	3,916.50
Market Adjustment:	114	\$122,249.61
Local Modifier:		\$0.00
Percent Complete:		\$0.00
Dollar Adjustment:		\$400.00
Commercial Building Value		\$229,900.00
Total Dwelling Value		\$0
Detached Improvements	0	\$19,800.00
Total Improvement Value		\$6,132,600.00
Total Land Value		\$967,400.00
Total Assessed Value		\$7,100,000.00

Parcel Numbers: 900-0010-001	Property Address: 9980 OAKWOOD PARK DR S	Municipality: Franklin, City of
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Owner Name: CISKO LLC (A WI LLC)	Mailing Address: 4640 N IRONWOOD DR FRANKLIN, WI 53132	Land Use: Commercial
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Property Photograph: 	Legal Description: CERTIFIED SURVEY MAP NO 6472 SE 26 5 21 PARCEL 1	Building Sketch: 
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 999.5-Franklin	
	Zoning:	

Building Description

Building #	1	
Building Type/Style:	406-Warehouse, Storage	One Bedroom:
Stories:		Two Bedroom:
Year Built:	1999	Three Bedroom:
Remodeled/Effective Age:		Total Unit Count:
Grade Factor:	C	Business Name:
Market Adjustment:	-1	CDU/Overall Condition Average
Building #	2	
Building Type/Style:	344-Office Building	One Bedroom:
Stories:		Two Bedroom:
Year Built:	1999	Three Bedroom:
Remodeled/Effective Age:		Total Unit Count:
Grade Factor:	C	Business Name:
Market Adjustment:	303	CDU/Overall Condition Average
Building #	3	
Building Type/Style:	326-Storage Garage	One Bedroom:
Stories:		Two Bedroom:
Year Built:	1999	Three Bedroom:
Remodeled/Effective Age:		Total Unit Count:
Grade Factor:	C	Business Name:
Market Adjustment:	205	CDU/Overall Condition Average

Structure / Basement Data

Building #	Section #	Occupancy:	Year:	Area:	Framing:	Wall Hgt:	Rental:
1	1	406-Warehouse, Storage	1999	31,313	S4-Metal Average	20	
2	2	344-Office Building	1999	5,900	S4-Metal Average	10	
3	3	326-Storage Garage	1999	1,200	S4-Metal Average	10	
Building #	Section #	Description:	Basement Area:		Total Area:		
1					31,313		
2					5,900		
3					1,200		

Components					Site Improvements					
Bldg #	Sec. #	Description:	Area:	Value:	Bldg #	Sec. #	Description:	Area:	Value:	
1	1	HVAC-Warmed and Cooled Air	31,313	\$47,000	1					
1	1	HVAC-Warmed and Cooled Air	31,313	\$47,000	2					
1	1	HVAC-Warmed and Cooled Air	31,313	\$47,000	3					
2										
3										
Detached Improvements										
Structure:		Year:		Sq Ft:		Grade:		Construction:		Condition:
PA-Paving		1/1/1999		15,000		C				Average
Permit / Construction History										
Date of Permit:		Permit Number:			Permit Amount:			Details of Permit:		
10/21/2014		15-2556			\$5,415.00			HEAT A/C		
10/23/2014		14-2579			\$12,000.00			INT ALT		
1/27/2020		20-0252			\$0.00			INT ALT		
Ownership/Sales History										
Date of Sale:		Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:		Sale Type:		Sale Validation Source:	
5/1/1998			\$326,200.00	Valid			Land			
11/27/2019			\$1,870,000.00	Valid			Land and Improvements			
0										
Land Breakdown										
Land Class:		Acreage:		Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:		
B-Commercial Primary Site		5.940		Gross				\$617,900.00		
Acreage/Squarefoot Variables										
Land Data & Computations										
Total Square Footage:		Total Acreage:		Depth:		Act. Frontage:		Total Land Value:		
258,746		5.940						\$617,900.00		
General Information										
Topography:		Street/Road:		Fronting Traffic:		Inspected By:		Inspected On:		Utilities:
Level		Paved		Light						All Public
Assessment History										
Parcel Year:		Acres Total:			Land Total:			Improvement Total:		

Valuation/Explanation		
Building #	1	
Description	Area	Value Amount
Structure:	31,313	\$798,168.00
Commercial Building Base Price		\$798,168.00
Basement:	0	\$0.00
Components:	0	\$0.00
Site Improvements:	0	\$0.00
Adjusted Base Price		\$798,168.00
Depreciation Adjustment:	0	\$0.00
Adjusted Base Price with Depreciation		\$798,168.00
Grade Adjustment:	C	0.00
Market Adjustment:	-1	(\$7,981.68)
Local Modifier:		\$0.00
Percent Complete:		\$0.00
Dollar Adjustment:		\$8,200.00
Commercial Building Value		\$798,400.00
Building #	2	
Description	Area	Value Amount
Structure:	5,900	\$372,290.00
Commercial Building Base Price		\$372,290.00
Basement:	0	\$0.00
Components:	0	\$0.00
Site Improvements:	0	\$0.00
Adjusted Base Price		\$372,290.00
Depreciation Adjustment:	0	\$0.00
Adjusted Base Price with Depreciation		\$372,290.00
Grade Adjustment:	C	0.00
Market Adjustment:	303	\$1,128,038.70
Local Modifier:		\$0.00
Percent Complete:		\$0.00
Dollar Adjustment:		\$1,000.00
Commercial Building Value		\$1,501,300.00
Building #	3	
Description	Area	Value Amount
Structure:	1,200	\$38,364.00
Commercial Building Base Price		\$38,364.00
Basement:	0	\$0.00
Components:	0	\$0.00
Site Improvements:	0	\$0.00
Adjusted Base Price		\$38,364.00
Depreciation Adjustment:	0	\$0.00
Adjusted Base Price with Depreciation		\$38,364.00
Grade Adjustment:	C	0.00
Market Adjustment:	205	\$78,646.20
Local Modifier:		\$0.00
Percent Complete:		\$0.00
Dollar Adjustment:		\$0.00
Commercial Building Value		\$117,000.00

Total Dwelling Value		\$0
Detached Improvements	0	\$3,000.00
Total Improvement Value		\$1,641,400.00
Total Land Value		\$617,900.00
Total Assessed Value		\$2,259,300.00

Detached Improvements						
Structure:	Year:	Sq Ft:	Grade:	Construction:	Condition:	
PA-Paving	1/1/1999	63,600	C		Average	
Permit / Construction History						
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:			
7/1/1999	99-0870	\$2,000,000.00	NEW CONST			
Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
12/1/1998		\$295,000.00	Valid		Land	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
B-Commercial Primary Site	5.899	Gross				\$613,600.00
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Total Land Value:		
256,960	5.899			\$613,600.00		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Paved	Light			All Public	
Assessment History						
Parcel Year:	Acres Total:	Land Total:	Improvement Total:			

Valuation/Explanation		
Building #	1	
Description	Area	Value Amount
Structure:	10,233	\$622,678.00
Commercial Building Base Price		\$622,678.00
Basement:	0	\$0.00
Components:	0	\$0.00
Site Improvements:	0	\$0.00
Adjusted Base Price		\$622,678.00
Depreciation Adjustment:	0	\$0.00
Adjusted Base Price with Depreciation		\$622,678.00
Grade Adjustment:	C	0.00
Market Adjustment:	18	\$112,082.04
Local Modifier:		\$0.00
Percent Complete:		\$0.00
Dollar Adjustment:		\$2,200.00
Commercial Building Value		\$737,000.00
Building #	2	
Description	Area	Value Amount
Structure:	44,096	\$1,268,201.00
Commercial Building Base Price		\$1,268,201.00
Basement:	0	\$0.00
Components:	0	\$0.00
Site Improvements:	0	\$0.00
Adjusted Base Price		\$1,268,201.00
Depreciation Adjustment:	0	\$0.00
Adjusted Base Price with Depreciation		\$1,268,201.00
Grade Adjustment:	C	0.00
Market Adjustment:	97	\$1,230,154.97
Local Modifier:		\$0.00
Percent Complete:		\$0.00
Dollar Adjustment:		\$10,700.00
Commercial Building Value		\$2,509,100.00
Total Dwelling Value		\$0
Detached Improvements	0	\$12,700.00
Total Improvement Value		\$2,907,400.00
Total Land Value		\$613,600.00
Total Assessed Value		\$3,521,000.00

Structure / Basement Data									
Building #	Section #	Occupancy:	Year:	Area:	Framing:	Wall Hgt:	Rental:		
1	1	406-Warehouse, Storage	2006	125,812	C4-Masonry Average	30			
2	2	344-Office Building	2006	1,606	D4-Wood Average	10			
3	3	344-Office Building	2006	1,606	D4-Wood Average	10			
4	4	344-Office Building	2006	2,340	D4-Wood Average	10			
Building #	Section #	Description:	Basement Area:		Total Area:				
1					125,812				
2					1,606				
3					1,606				
4					2,340				
Components					Site Improvements				
Bldg #	Sec. #	Description:	Area:	Value:	Bldg #	Sec. #	Description:	Area:	Value:
1	1	HVAC-Warmed and Cooled Air	125,812	\$188,700	1				
1	1	HVAC-Warmed and Cooled Air	125,812	\$188,700	2				
1	1	HVAC-Warmed and Cooled Air	125,812	\$188,700	3				
1	1	HVAC-Forced Air Unit	125,812	\$188,700	4				
2									
3									
4									
Detached Improvements									
Structure:		Year:	Sq Ft:	Grade:	Construction:	Condition:			
PA-Paving		1/1/2006	115,800	C		Average			
Permit / Construction History									
Date of Permit:		Permit Number:		Permit Amount:		Details of Permit:			
3/17/2017		17-0532		\$109,700.00		INT ALT UNIT B			
11/12/2007		2813		\$100,000.00		ALTER			
5/9/2007		1473		\$3,260,000.00		NEWBLDG			
3/17/2017		17-0533		\$22,000.00		HVAC			
Ownership/Sales History									
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:		Sale Validation Source:		
5/29/2012		\$6,450,000.00	Invalid		Land and Improvements				
10/1/2011		\$864,700.00	Invalid		Land and Improvements				
12/17/2015		\$8,200,000.00	Invalid		Land and Improvements				
12/20/2005		\$619,200.00	Valid		Land				
12/11/2008		\$6,800,000.00	Invalid		Land and Improvements				
Land Breakdown									
Land Class:		Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:		
B-Commercial Primary Site		7.612	Gross				\$717,300.00		
Acreage/Squarefoot Variables									
Land Data & Computations									
Total Square Footage:		Total Acreage:	Depth:	Act. Frontage:		Total Land Value:			
331,579		7.612				\$717,300.00			

General Information					
Topography: Level	Street/Road: Paved	Fronting Traffic: Light	Inspected By:	Inspected On:	Utilities: All Public
Assessment History					
Parcel Year:	Acres Total:	Land Total:	Improvement Total:		
Valuation/Explanation					
Building #	1				
Description	Area	Value Amount			
Structure:	125,812	\$3,618,353.00			
Commercial Building Base Price		\$3,618,353.00			
Basement:	0	\$0.00			
Components:	0	\$0.00			
Site Improvements:	0	\$0.00			
Adjusted Base Price		\$3,618,353.00			
Depreciation Adjustment:	0	\$0.00			
Adjusted Base Price with Depreciation		\$3,618,353.00			
Grade Adjustment:	C+	437,315.31			
Market Adjustment:	44	\$1,784,494.06			
Local Modifier:		\$0.00			
Percent Complete:		\$0.00			
Dollar Adjustment:		\$47,700.00			
Commercial Building Value		\$5,887,900.00			
Building #	2				
Description	Area	Value Amount			
Structure:	1,606	\$110,621.00			
Commercial Building Base Price		\$110,621.00			
Basement:	0	\$0.00			
Components:	0	\$0.00			
Site Improvements:	0	\$0.00			
Adjusted Base Price		\$110,621.00			
Depreciation Adjustment:	0	\$0.00			
Adjusted Base Price with Depreciation		\$110,621.00			
Grade Adjustment:	C+	4,193.27			
Market Adjustment:	96	\$110,221.70			
Local Modifier:		\$0.00			
Percent Complete:		\$0.00			
Dollar Adjustment:		\$200.00			
Commercial Building Value		\$225,200.00			
Building #	3				
Description	Area	Value Amount			
Structure:	1,606	\$110,621.00			
Commercial Building Base Price		\$110,621.00			
Basement:	0	\$0.00			
Components:	0	\$0.00			
Site Improvements:	0	\$0.00			
Adjusted Base Price		\$110,621.00			
Depreciation Adjustment:	0	\$0.00			
Adjusted Base Price with Depreciation		\$110,621.00			
Grade Adjustment:	C+	4,193.27			
Market Adjustment:	96	\$110,221.70			
Local Modifier:		\$0.00			

Percent Complete:		\$0.00
Dollar Adjustment:		\$200.00
Commercial Building Value		\$225,200.00
Building #	4	
Description	Area	Value Amount
Structure:	2,340	\$161,179.00
Commercial Building Base Price		\$161,179.00
Basement:	0	\$0.00
Components:	0	\$0.00
Site Improvements:	0	\$0.00
Adjusted Base Price		\$161,179.00
Depreciation Adjustment:	0	\$0.00
Adjusted Base Price with Depreciation		\$161,179.00
Grade Adjustment:	C+	6,109.74
Market Adjustment:	108	\$180,671.84
Local Modifier:		\$0.00
Percent Complete:		\$0.00
Dollar Adjustment:		\$300.00
Commercial Building Value		\$348,300.00
Total Dwelling Value		\$0
Detached Improvements	0	\$23,200.00
Total Improvement Value		\$7,319,300.00
Total Land Value		\$717,300.00
Total Assessed Value		\$8,036,600.00

Parcel Numbers: 900-0012-003 Property Address: OAKWOOD PARK DR W Municipality: Franklin, City of

Owner Name: GENERATION II LLC Mailing Address: 4403 W BASSWOOD DR FRANKLIN, WI 53132 Land Use: Commercial

Property Photograph:	Legal Description:	Building Sketch:
<small>Describe/Map</small>	CERTIFIED SURVEY MAP NO 6563 E 1/2 26 5 21 PARCEL 3	<small>Describe/Map</small>
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 999.5-Franklin	
	Zoning:	

Building Description

Building #	
Building Type/Style:	One Bedroom:
Stories:	Two Bedroom:
Year Built:	Three Bedroom:
Remodeled/Effective Age:	Total Unit Count:
Grade Factor:	Business Name:
Market Adjustment:	CDU/Overall Condition

Structure / Basement Data

Building #	Section #	Occupancy:	Year:	Area:	Framing:	Wall Hgt:	Rental:
Building #	Section #	Description:	Basement Area:	Total Area:	0		

Components Site Improvements

Bldg #	Sec. #	Description:	Area:	Value:	Bldg #	Sec. #	Description:	Area:	Value:
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Detached Improvements

Structure:	Year:	Sq Ft:	Grade:	Construction:	Condition:
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Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
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Ownership/Sales History

Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
12/28/2007		\$190,000.00	Valid		Land	
12/1/1999		\$129,300.00	Valid		Land	

Land Breakdown

Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
B-Commercial Primary Site	2.367	Gross				\$225,700.00

Acreage/Squarefoot Variables

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Land Data & Computations					
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Total Land Value:	
103,107	2.367			\$225,700.00	
General Information					
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:
Level	Paved	Light			All Public
Assessment History					
Parcel Year:	Acres Total:	Land Total:	Improvement Total:		
Valuation/Explanation					
Building #					
Description		Area		Value Amount	
Structure:					
Commercial Building Base Price					
Basement:					
Components:					
Site Improvements:					
Adjusted Base Price				\$0.00	
Depreciation Adjustment:				\$0.00	
Adjusted Base Price with Depreciation				\$0.00	
Grade Adjustment:					
Market Adjustment:				\$0.00	
Local Modifier:				\$0.00	
Percent Complete:				\$0.00	
Dollar Adjustment:				\$0.00	
Commercial Building Value				\$0.00	
Total Dwelling Value				\$0	
Detached Improvements		0		\$0.00	
Total Improvement Value				\$0.00	
Total Land Value				\$225,700.00	
Total Assessed Value				\$225,700.00	

3					1,315				
Components					Site Improvements				
Bldg #	Sec. #	Description:	Area:	Value:	Bldg #	Sec. #	Description:	Area:	Value:
1	1	HVAC-Forced Air Unit	54,400	\$81,600	1				
1	1	HVAC-Warmed and Cooled Air	54,400	\$81,600	2				
1	1	HVAC-Warmed and Cooled Air	54,400	\$81,600	3				
2									
3									
Detached Improvements									
Structure:			Year:	Sq Ft:	Grade:	Construction:	Condition:		
PA-Paving			1/1/1999	55,700	C		Average		
Permit / Construction History									
Date of Permit:			Permit Number:		Permit Amount:		Details of Permit:		
12/4/2018			18-3034		\$60,000.00		INT ALTER		
8/6/2020			20-2103		\$38,874.00		ALTER STE O		
9/21/2020			20-2675		\$26,362.00		ALTER STE C		
12/4/2018			18-3027		\$3,100.00		DUCTWORK		
3/19/2013			13-0374		\$2,800.00		BATH DEMO/OFC R		
2/13/2008			272		\$39,000.00		HVAC		
2/4/2019			19-0240		\$41,000.00		HVAC		
1/20/2020			20-0186		\$25,781.00		ALTER STE E		
8/17/2016			16-2031		\$12,146.00		HVAC FOR WH/CEN		
1/22/2008			122		\$131,500.00		INTREMOD		
Ownership/Sales History									
Date of Sale:		Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:		Sale Type:		Sale Validation Source:
5/14/2021			\$3,690,000.00	Valid			Land and Improvements		
Land Breakdown									
Land Class:			Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
B-Commercial Primary Site			3.876	Gross				\$672,100.00	
Acreage/Squarefoot Variables									
Land Data & Computations									
Total Square Footage:			Total Acreage:		Depth:	Act. Frontage:		Total Land Value:	
168,839			3.876					\$672,100.00	
General Information									
Topography:		Street/Road:		Fronting Traffic:		Inspected By:	Inspected On:	Utilities:	
Level		Paved		Light				All Public	
Assessment History									
Parcel Year:			Acres Total:		Land Total:			Improvement Total:	

Valuation/Explanation		
Building #	1	
Description	Area	Value Amount
Structure:	54,400	\$1,564,544.00
Commercial Building Base Price		\$1,564,544.00
Basement:	0	\$0.00
Components:	0	\$0.00
Site Improvements:	0	\$0.00
Adjusted Base Price		\$1,564,544.00
Depreciation Adjustment:	0	\$0.00
Adjusted Base Price with Depreciation		\$1,564,544.00
Grade Adjustment:	C+	180,934.40
Market Adjustment:	41	\$715,646.14
Local Modifier:		\$0.00
Percent Complete:		\$0.00
Dollar Adjustment:		\$10,500.00
Commercial Building Value		\$2,471,600.00
Building #	2	
Description	Area	Value Amount
Structure:	1,698	\$116,958.00
Commercial Building Base Price		\$116,958.00
Basement:	0	\$0.00
Components:	0	\$0.00
Site Improvements:	0	\$0.00
Adjusted Base Price		\$116,958.00
Depreciation Adjustment:	0	\$0.00
Adjusted Base Price with Depreciation		\$116,958.00
Grade Adjustment:	C+	4,433.48
Market Adjustment:	136	\$165,092.41
Local Modifier:		\$0.00
Percent Complete:		\$0.00
Dollar Adjustment:		\$400.00
Commercial Building Value		\$286,900.00
Building #	3	
Description	Area	Value Amount
Structure:	1,315	\$90,577.00
Commercial Building Base Price		\$90,577.00
Basement:	0	\$0.00
Components:	0	\$0.00
Site Improvements:	0	\$0.00
Adjusted Base Price		\$90,577.00
Depreciation Adjustment:	0	\$0.00
Adjusted Base Price with Depreciation		\$90,577.00
Grade Adjustment:	C+	3,433.47
Market Adjustment:	149	\$140,075.59
Local Modifier:		\$0.00
Percent Complete:		\$0.00
Dollar Adjustment:		\$300.00
Commercial Building Value		\$234,400.00

Total Dwelling Value		\$0
Detached Improvements	0	\$11,100.00
Total Improvement Value		\$3,037,700.00
Total Land Value		\$672,100.00
Total Assessed Value		\$3,709,800.00

3					8,784				
Components					Site Improvements				
Bldg #	Sec. #	Description:	Area:	Value:	Bldg #	Sec. #	Description:	Area:	Value:
1					1				
2	2	HVAC-Forced Air Unit	54,400	\$81,600	2				
2	2	HVAC-Warmed and Cooled Air	54,400	\$81,600	3				
2	2	HVAC-Warmed and Cooled Air	54,400	\$81,600					
3									
Detached Improvements									
Structure:		Year:	Sq Ft:	Grade:	Construction:	Condition:			
PA-Paving		1/1/2000	55,700	C		Average			
Permit / Construction History									
Date of Permit:		Permit Number:		Permit Amount:		Details of Permit:			
12/4/2018		18-3034		\$60,000.00		INT ALTER			
9/21/2020		20-2675		\$26,362.00		ALTER STE C			
12/4/2018		18-3027		\$3,100.00		DUCTWORK			
2/13/2008		272		\$39,000.00		HVAC			
2/4/2019		19-0240		\$41,000.00		HVAC			
1/20/2020		20-0186		\$25,781.00		ALTER STE E			
3/19/2013		13-0374		\$2,800.00		BATH DEMO/OFC R			
8/6/2020		20-2103		\$38,874.00		ALTER STE O			
8/17/2016		16-2031		\$12,146.00		HVAC FOR WH/CEN			
1/22/2008		122		\$131,500.00		INTREMOD			
Ownership/Sales History									
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:		Sale Type:		Sale Validation Source:	
9/1/1998		\$386,600.00	Valid			Land			
4/18/2007		\$4,462,500.00	Valid			Land and Improvements			
9/15/2020		\$3,100,000.00	Valid			Land and Improvements			
Land Breakdown									
Land Class:		Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:		
B-Commercial Primary Site		3.876	Gross				\$672,100.00		
Acreage/Squarefoot Variables									
Land Data & Computations									
Total Square Footage:		Total Acreage:		Depth:	Act. Frontage:		Total Land Value:		
168,839		3.876					\$672,100.00		
General Information									
Topography:	Street/Road:		Fronting Traffic:		Inspected By:	Inspected On:	Utilities:		
Level	Paved		Light				All Public		
Assessment History									
Parcel Year:		Acres Total:		Land Total:		Improvement Total:			

Valuation/Explanation		
Building #	1	
Description	Area	Value Amount
Structure:	54,400	\$1,564,544.00
Commercial Building Base Price		\$1,564,544.00
Basement:	0	\$0.00
Components:	0	\$0.00
Site Improvements:	0	\$0.00
Adjusted Base Price		\$1,564,544.00
Depreciation Adjustment:	0	\$0.00
Adjusted Base Price with Depreciation		\$1,564,544.00
Grade Adjustment:	C+	156,454.40
Market Adjustment:	34	\$585,139.46
Local Modifier:		\$0.00
Percent Complete:		\$0.00
Dollar Adjustment:		\$4,700.00
Commercial Building Value		\$2,310,800.00
Building #	2	
Description	Area	Value Amount
Structure:	200	\$13,776.00
Commercial Building Base Price		\$13,776.00
Basement:	0	\$0.00
Components:	0	\$0.00
Site Improvements:	0	\$0.00
Adjusted Base Price		\$13,776.00
Depreciation Adjustment:	0	\$0.00
Adjusted Base Price with Depreciation		\$13,776.00
Grade Adjustment:	C+	25,002.20
Market Adjustment:	-97	(\$37,614.85)
Local Modifier:		\$0.00
Percent Complete:		\$0.00
Dollar Adjustment:		\$1,800.00
Commercial Building Value		\$3,000.00
Building #	3	
Description	Area	Value Amount
Structure:	8,784	\$605,042.00
Commercial Building Base Price		\$605,042.00
Basement:	0	\$0.00
Components:	0	\$0.00
Site Improvements:	0	\$0.00
Adjusted Base Price		\$605,042.00
Depreciation Adjustment:	0	\$0.00
Adjusted Base Price with Depreciation		\$605,042.00
Grade Adjustment:	C+	22,935.02
Market Adjustment:	90	\$565,179.32
Local Modifier:		\$0.00
Percent Complete:		\$0.00
Dollar Adjustment:		\$100.00
Commercial Building Value		\$1,193,300.00

Total Dwelling Value		\$0
Detached Improvements	0	\$11,100.00
Total Improvement Value		\$2,811,400.00
Total Land Value		\$672,100.00
Total Assessed Value		\$3,483,500.00

Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
1/2/2002		\$1,390,000.00	Valid		Land and Improvements	
12/21/2012		\$1,600,000.00	Invalid		Land and Improvements	
11/1/2000		\$450,000.00	Invalid		Land	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
B-Commercial Primary Site	1.658	Gross				\$373,300.00
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Total Land Value:		
72,222	1.658			\$373,300.00		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Paved	Medium			All Public	
Assessment History						
Parcel Year:	Acres Total:	Land Total:	Improvement Total:			
Valuation/Explanation						
Building #	1					
Description	Area		Value Amount			
Structure:	4,501		\$382,270.00			
Commercial Building Base Price			\$382,270.00			
Basement:	0		\$0.00			
Components:	0		\$0.00			
Site Improvements:	0		\$0.00			
Adjusted Base Price			\$382,270.00			
Depreciation Adjustment:	0		\$0.00			
Adjusted Base Price with Depreciation			\$382,270.00			
Grade Adjustment:	B+		136,174.48			
Market Adjustment:	155		\$803,588.94			
Local Modifier:			\$0.00			
Percent Complete:			\$0.00			
Dollar Adjustment:			\$400.00			
Commercial Building Value			\$1,322,400.00			
Total Dwelling Value			\$0			
Detached Improvements	0		\$4,000.00			
Total Improvement Value			\$1,343,800.00			
Total Land Value			\$373,300.00			
Total Assessed Value			\$1,717,100.00			

Parcel Numbers: 901-0001-004	Property Address: 4225 OAKWOOD PARK CT W	Municipality: Franklin, City of
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Owner Name: WELLS REALTY HOLDINGS LLC	Mailing Address: 4225 W OAKWOOD PARK CT FRANKLIN, WI 53132	Land Use: Commercial
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Property Photograph: 	Legal Description: CSM NO 6878 NE 26 & NW 25 5 21 PARCEL 4	Building Sketch: 
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 999.5-Franklin	
	Zoning:	

Building Description

Building #	1	
Building Type/Style:	341-Office, Medical Clinic	One Bedroom:
Stories:		Two Bedroom:
Year Built:	2011	Three Bedroom:
Remodeled/Effective Age:		Total Unit Count:
Grade Factor:	C	Business Name:
		RHEUMATOLOGY CENTER_x0000_x0000_x0000_x00 00_x0000_x0000_x0000_x0000__ x0000_x0000_x0000_
Market Adjustment:	128	CDU/Overall Condition
		Average

Structure / Basement Data

Building #	Section #	Occupancy:	Year:	Area:	Framing:	Wall Hgt:	Rental:
1	1	341-Office, Medical Clinic	2011	11,257	C4-Masonry Average	15	
Building #	Section #	Description:	Basement Area:	Total Area:			
1				11,257			

Components **Site Improvements**

Bldg #	Sec. #	Description:	Area:	Value:	Bldg #	Sec. #	Description:	Area:	Value:
1	1	HVAC-Warmed and Cooled Air	11,257	\$16,900	1				

Detached Improvements

Structure:	Year:	Sq Ft:	Grade:	Construction:	Condition:
PA-Paving	1/1/2011	19,200	C		Average

Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
11/22/2010	2565	\$1,500,000.00	OFC BLDG DR WEL
2/10/2011	240	\$85,298.00	HVAC DR WELLS
8/22/2015	15-1971	\$29,000.00	DOORS

Ownership/Sales History

Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
12/9/2010		\$307,500.00	Valid		Land	

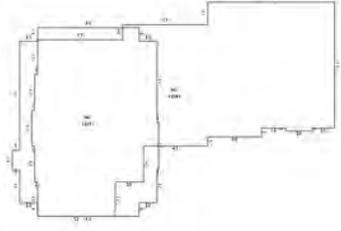
Land Breakdown

Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
B-Commercial Primary Site	2.293	Gross				\$333,300.00

Acreage/Squarefoot Variables				
Land Data & Computations				
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Total Land Value:
99,883	2.293			\$333,300.00
General Information				
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:
Level	Paved	Medium		
				Utilities:
				All Public
Assessment History				
Parcel Year:	Acres Total:	Land Total:	Improvement Total:	
Valuation/Explanation				
Building #	1			
Description	Area	Value Amount		
Structure:	11,257	\$1,016,845.00		
Commercial Building Base Price		\$1,016,845.00		
Basement:	0	\$0.00		
Components:	0	\$0.00		
Site Improvements:	0	\$0.00		
Adjusted Base Price		\$1,016,845.00		
Depreciation Adjustment:	0	\$0.00		
Adjusted Base Price with Depreciation		\$1,016,845.00		
Grade Adjustment:	C	0.00		
Market Adjustment:	128	\$1,301,561.60		
Local Modifier:		\$0.00		
Percent Complete:		\$0.00		
Dollar Adjustment:		\$8,600.00		
Commercial Building Value		\$2,327,000.00		
Total Dwelling Value		\$0		
Detached Improvements	0	\$6,700.00		
Total Improvement Value		\$2,372,200.00		
Total Land Value		\$333,300.00		
Total Assessed Value		\$2,705,500.00		

Parcel Numbers: 901-0001-005 Property Address: 4202 OAKWOOD PARK CT W Municipality: Franklin, City of

Owner Name: ARHC LMFKNWI01 LLC Mailing Address: PO BOX 71970 PHOENIX, AZ 85050 Land Use: Commercial

Property Photograph:	Legal Description:	Building Sketch:
	CERTIFIED SURVEY MAP NO 6878 NW 25-5-21 PARCELS 2 & 3	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 999.5-Franklin	
	Zoning:	

Building Description

Building #	1	
Building Type/Style:	341-Office, Medical Clinic	One Bedroom:
Stories:		Two Bedroom:
Year Built:	2008	Three Bedroom:
Remodeled/Effective Age:		Total Unit Count:
Grade Factor:	B	Business Name:
Market Adjustment:	63	CDU/Overall Condition
		Average
		AURORA HEALTH - MULTI TENANTS_x0000_
Building #	2	
Building Type/Style:	341-Office, Medical Clinic	One Bedroom:
Stories:		Two Bedroom:
Year Built:	2008	Three Bedroom:
Remodeled/Effective Age:		Total Unit Count:
Grade Factor:	B	Business Name:
Market Adjustment:	102	CDU/Overall Condition
		Average
Building #	3	
Building Type/Style:	341-Office, Medical Clinic	One Bedroom:
Stories:		Two Bedroom:
Year Built:	2008	Three Bedroom:
Remodeled/Effective Age:		Total Unit Count:
Grade Factor:	B	Business Name:
Market Adjustment:	102	CDU/Overall Condition
		Average

Structure / Basement Data

Building #	Section #	Occupancy:	Year:	Area:	Framing:	Wall Hgt:	Rental:
1	1	341-Office, Medical Clinic	2008	19,178	C4-Masonry Average	14	
2	2	341-Office, Medical Clinic	2008	19,148	C4-Masonry Average	14	
3	3	341-Office, Medical Clinic	2008	19,148	C4-Masonry Average	14	
Building #	Section #	Description:	Basement Area:		Total Area:		
1					19,178		
2					19,148		
3					19,148		

Components					Site Improvements				
Bldg #	Sec. #	Description:	Area:	Value:	Bldg #	Sec. #	Description:	Area:	Value:
1	1	HVAC-Warmed and Cooled Air	19,178	\$28,800	1				
1	1	HVAC-Warmed and Cooled Air	19,178	\$28,800	2				
1	1	HVAC-Warmed and Cooled Air	19,178	\$28,800	3				
2									
3									
Detached Improvements									
Structure:		Year:	Sq Ft:	Grade:	Construction:	Condition:			
PA-Paving		1/1/2008	74,300	C		Average			
Permit / Construction History									
Date of Permit:		Permit Number:		Permit Amount:		Details of Permit:			
12/16/2019		19-3260		\$9,875.00		DUCTWK			
11/10/2016		16-2755		\$49,900.00		DUCTWORK			
1/3/2018		18-0004		\$437,500.00		ALTER STE 130			
12/14/2010		2739		\$105,182.00		HVAC #120			
7/1/2016		16-1576		\$250,600.00		ALTER STE 330			
11/1/2016		16-2672		\$12,900.00		ALTER STE 130			
1/9/2012		31		\$25,000.00		ALTER STE 130			
10/26/2011		2309		\$11,600.00		DUCTWORK #130			
1/24/2011		153		\$83,000.00		RADIOL ALT STE			
6/14/2011		1131		\$27,000.00		HVAC STE 300			
Ownership/Sales History									
Date of Sale:		Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:		Sale Type:		Sale Validation Source:
1/22/2015			\$11,300,000.00	Valid			Land and Improvements		
12/1/2014			\$11,300,000.00	Valid			Land and Improvements		
1/23/2007			\$590,000.00	Valid			Land		
Land Breakdown									
Land Class:		Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:		
B-Commercial Primary Site		5.071	Gross				\$659,300.00		
Acreage/Squarefoot Variables									
Land Data & Computations									
Total Square Footage:		Total Acreage:		Depth:	Act. Frontage:		Total Land Value:		
220,893		5.071					\$659,300.00		
General Information									
Topography:		Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:			
Level		Paved	Medium			All Public			
Assessment History									
Parcel Year:		Acres Total:		Land Total:		Improvement Total:			

Valuation/Explanation		
Building #	1	
Description	Area	Value Amount
Structure:	19,178	\$1,732,349.00
Commercial Building Base Price		\$1,732,349.00
Basement:	0	\$0.00
Components:	0	\$0.00
Site Improvements:	0	\$0.00
Adjusted Base Price		\$1,732,349.00
Depreciation Adjustment:	0	\$0.00
Adjusted Base Price with Depreciation		\$1,732,349.00
Grade Adjustment:	B	509,249.65
Market Adjustment:	63	\$1,412,207.15
Local Modifier:		\$0.00
Percent Complete:		\$0.00
Dollar Adjustment:		\$1,900.00
Commercial Building Value		\$3,655,700.00
Building #	2	
Description	Area	Value Amount
Structure:	19,148	\$1,729,639.00
Commercial Building Base Price		\$1,729,639.00
Basement:	0	\$0.00
Components:	0	\$0.00
Site Improvements:	0	\$0.00
Adjusted Base Price		\$1,729,639.00
Depreciation Adjustment:	0	\$0.00
Adjusted Base Price with Depreciation		\$1,729,639.00
Grade Adjustment:	B	484,298.88
Market Adjustment:	102	\$2,258,216.63
Local Modifier:		\$0.00
Percent Complete:		\$0.00
Dollar Adjustment:		\$19,400.00
Commercial Building Value		\$4,491,600.00
Building #	3	
Description	Area	Value Amount
Structure:	19,148	\$1,729,639.00
Commercial Building Base Price		\$1,729,639.00
Basement:	0	\$0.00
Components:	0	\$0.00
Site Improvements:	0	\$0.00
Adjusted Base Price		\$1,729,639.00
Depreciation Adjustment:	0	\$0.00
Adjusted Base Price with Depreciation		\$1,729,639.00
Grade Adjustment:	B	484,298.88
Market Adjustment:	102	\$2,258,216.63
Local Modifier:		\$0.00
Percent Complete:		\$0.00
Dollar Adjustment:		\$19,400.00
Commercial Building Value		\$4,491,600.00

Total Dwelling Value		\$0
Detached Improvements	0	\$14,900.00
Total Improvement Value		\$12,794,600.00
Total Land Value		\$659,300.00
Total Assessed Value		\$13,453,900.00

Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
4/30/2009		\$239,000.00	Valid		Land		
10/1/1994		\$128,000.00	Invalid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
B-Commercial Primary Site	0.930	Gross				\$241,400.00	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Total Land Value:		
40,511	0.930				\$241,400.00		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Heavy			Well		
Assessment History							
Parcel Year:	Acres Total:		Land Total:		Improvement Total:		
Valuation/Explanation							
Building #	1						
Description	Area			Value Amount			
Structure:	5,148			\$300,180.00			
Commercial Building Base Price				\$300,180.00			
Basement:	0			\$0.00			
Components:	0			\$0.00			
Site Improvements:	0			\$0.00			
Adjusted Base Price				\$300,180.00			
Depreciation Adjustment:	0			\$0.00			
Adjusted Base Price with Depreciation				\$300,180.00			
Grade Adjustment:	C+			36,229.42			
Market Adjustment:	68			\$228,758.41			
Local Modifier:				\$0.00			
Percent Complete:				\$0.00			
Dollar Adjustment:				\$200.00			
Commercial Building Value				\$565,400.00			
Total Dwelling Value				\$0			
Detached Improvements	0			\$2,600.00			
Total Improvement Value				\$672,300.00			
Total Land Value				\$241,400.00			
Total Assessed Value				\$913,700.00			

Parcel Numbers: 901-9995-000 Property Address: 3725 RYAN RD W Municipality: Franklin, City of

Owner Name: COVARRUBIAS JUAN & MARIA S Mailing Address: 3725 W RYAN RD FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	
	COM IN N LI 783.09 FT W OF NE COR OF NW 25 5 21 TH W	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 2501-Franklin	

Building Description

Dwelling #	901 9995 000- 1		
Year Built:	1/1/1940	Exterior Wall:	07-Brick
Year Remodeled:	1/1/1940	Bedrooms:	2
Remodeled/Effective Age:	-82	Full Baths:	1
Building Type/Style:	09-Basic Single Story	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	C+	Room Count:	4
CDU/Overall Condition:	Average	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Oil
Bath Condition:		Type of System:	Hot Water

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
901 9995 000- 1	1,109	0	0	0	0	0	1,109

Attachment Description(s): 12-EFP	Area: 143	Attachment Value: \$4,300
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Feature Description(s): 22-Additional Fixture	Area: 2	Feature Value: \$600
Rec Room Condition: Average	Rec Room Area: 330	Rec Room Value: \$1,650

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
RG2-Detached Masonary Garage	1/1/1941	525		Average	\$6,300.00
RG1-Detached Frame Garage	1/1/1941	840		Average	\$8,400.00
RS1-Frame Utility Shed	1/1/1941	190		Average	\$400.00

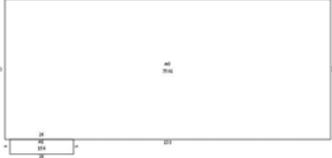
Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
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Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
6/16/2006		\$179,600.00	Valid		Land and Improvements		
8/1/1993		\$81,000.00	Invalid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	1.030	Gross				\$74,400	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
44,867	1.030				\$74,400		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Semi-Improved	Medium			All Public		
Valuation/Explanation							
Dwelling #				901 9995 000- 1			
Description				Area		Value Amount	
Living Area:							
First Story:				1,109		\$155,093.65	
Second Story:				0		\$0.00	
Additional Story:				0		\$0.00	
Attic/Finished Net:				0		\$0.00	
Half Story/Finished Net:				0		\$0.00	
Base Price						\$155,093.65	
Unfinished Living Area:							
Room/Unfinished:				0		\$0.00	
Unfinished Basement:				1,095		\$27,385.95	
Half Story/Unfinished:						\$0.00	
Structure Info, Features and Attachments:							
Heating/AC				Air Conditioning - Same Ducts		\$2,728.14	
Plumbing				0 - Half Bath 1 - Full Bath		\$0.00	
Finished Basement Living Area				0		\$0.00	
Features:				2		\$600.00	
Attachments:				143		\$4,300.00	
Adjusted Base Price						\$190,107.74	
Changes/Adjustments							
Grade Adjustment:				C+ 110%		\$203,728.51	
Market Adjustment:				80%		\$366,711.33	
CDU Adjustment:				45		\$165,000.00	
Complete:				100		\$165,000.00	
Dollar Adjustments						(\$100.00)	
Dwelling Value						\$164,900.00	
Other Building Improvements				0		\$15,100.00	
Total Improvement Value						\$180,000.00	
Total Land Value						\$74,400.00	
Total Assessed Value						\$254,400.00	

Parcel Numbers: 901-9996-001 Property Address: 9505 RYAN GREEN CT S Municipality: Franklin, City of

Owner Name: RYAN GREEN APARTMENTS LLC Mailing Address: 731 N JACKSON ST #400 MILWAUKEE, WI 53202 Land Use: Commercial

	Legal Description:	
	CSM NO 5368 NW 25 5 21	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 999-Franklin	
Zoning:		

Building Description

Building #	1		
Building Type/Style:	352-Apts under 3 Story	One Bedroom:	
Stories:	2	Two Bedroom:	
Year Built:	1989	Three Bedroom:	
Remodeled/Effective Age:	-35	Total Unit Count:	15
Grade Factor:	C	Business Name:	RYAN GREEN APTS_x0000_x0000_x0000_x0000_ _x0000_x0000_x0000_x0000_x00 00_x0000_x0000_x0000_x0000_ x0000_x0000_
Market Adjustment:	67	CDU/Overall Condition	Average
Building #	2		
Building Type/Style:	352-Apts under 3 Story	One Bedroom:	
Stories:	2	Two Bedroom:	
Year Built:	1989	Three Bedroom:	
Remodeled/Effective Age:	-33	Total Unit Count:	16
Grade Factor:	C	Business Name:	
Market Adjustment:	70	CDU/Overall Condition	Average
Building #	3		
Building Type/Style:	352-Apts under 3 Story	One Bedroom:	
Stories:	2	Two Bedroom:	
Year Built:	1989	Three Bedroom:	
Remodeled/Effective Age:	-33	Total Unit Count:	16
Grade Factor:	C	Business Name:	
Market Adjustment:	67	CDU/Overall Condition	Average
Building #	4		
Building Type/Style:	352-Apts under 3 Story	One Bedroom:	
Stories:	2	Two Bedroom:	
Year Built:	1989	Three Bedroom:	
Remodeled/Effective Age:	-33	Total Unit Count:	16
Grade Factor:	C	Business Name:	
Market Adjustment:	855	CDU/Overall Condition	Average
Building #	5		

Building Type/Style:	300-Apts over 2 Story	One Bedroom:
Stories:	2	Two Bedroom:
Year Built:	1989	Three Bedroom:
Remodeled/Effective Age:	-33	Total Unit Count: 8
Grade Factor:	C	Business Name:
Market Adjustment:	-49	CDU/Overall Condition Average
Building #	6	
Building Type/Style:	300-Apts over 2 Story	One Bedroom:
Stories:	2	Two Bedroom:
Year Built:	1989	Three Bedroom:
Remodeled/Effective Age:	-33	Total Unit Count: 8
Grade Factor:	C	Business Name:
Market Adjustment:	-49	CDU/Overall Condition Average
Building #	7	
Building Type/Style:	300-Apts over 2 Story	One Bedroom:
Stories:	2	Two Bedroom:
Year Built:	1989	Three Bedroom:
Remodeled/Effective Age:	-33	Total Unit Count: 8
Grade Factor:	C	Business Name:
Market Adjustment:	-49	CDU/Overall Condition Average

Structure / Basement Data

Building #	Section #	Occupancy:	Year:	Area:	Framing:	Wall Hgt:	Rental:
1	1	352-Apts under 3 Story	1989	15,386	D4-Wood Average	8	
2	1	352-Apts under 3 Story	1989	15,386	D4-Wood Average	8	
3	1	352-Apts under 3 Story	1989	15,386	D4-Wood Average	8	
4	1	352-Apts under 3 Story	1989	15,386	D4-Wood Average	8	
5	1	300-Apts over 2 Story	1989	7,693	D4-Wood Average	8	
6	1	300-Apts over 2 Story	1989	7,693	D4-Wood Average	8	
7	1	300-Apts over 2 Story	1989	7,693	D4-Wood Average	8	

Building #	Section #	Description:	Basement Area:	Total Area:
1				15,386
2				15,386
3				15,386
4				15,386
5				7,693
6				7,693
7				7,693

Components					Site Improvements				
Bldg #	Sec. #	Description:	Area:	Value:	Bldg #	Sec. #	Description:	Area:	Value:
1					1				
2					2				
3					3				
4					4				
5					5				
6					6				
7					7				

Detached Improvements					
Structure:	Year:	Sq Ft:	Grade:	Construction:	Condition:
RG1-Detached Frame Garage	1/1/1989	1,980	C		Average
PA-Paving	1/1/1989	54,000	C		Average

Permit / Construction History						
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:			
10/19/2010	2223	\$27,470.00	REROOF			
10/29/2014	142650	\$26,200.00	RE-ROOF			
6/19/2007	1376	\$3,220.00	ACREPLC			
1/10/2012	49	\$21,800.00	RE-ROOF			
Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
5/1/2000		\$4,000,400.00	Invalid		Land and Improvements	
11/5/2009		\$7,097,250.00	Invalid		Land and Improvements	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
B-Commercial Primary Site	13.156	Gross				\$1,148,900.00
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Total Land Value:		
573,075	13.156			\$1,148,900.00		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Paved	Medium			All Public	
Assessment History						
Parcel Year:	Acres Total:	Land Total:	Improvement Total:			
Valuation/Explanation						
Building #	1					
Description	Area	Value Amount				
Structure:	15,386	\$809,611.00				
Commercial Building Base Price		\$809,611.00				
Basement:	0	\$0.00				
Components:	0	\$0.00				
Site Improvements:	0	\$0.00				
Adjusted Base Price		\$809,611.00				
Depreciation Adjustment:	36	(\$291,459.96)				
Adjusted Base Price with Depreciation		\$518,151.04				
Grade Adjustment:	C	0.00				
Market Adjustment:	67	\$347,161.20				
Local Modifier:		\$0.00				
Percent Complete:	100%	\$0.00				
Dollar Adjustment:		\$3,700.00				
Commercial Building Value		\$869,000.00				
Building #	2					
Description	Area	Value Amount				
Structure:	15,386	\$809,611.00				
Commercial Building Base Price		\$809,611.00				
Basement:	0	\$0.00				
Components:	0	\$0.00				
Site Improvements:	0	\$0.00				

Adjusted Base Price		\$809,611.00
Depreciation Adjustment:	35	(\$283,363.85)
Adjusted Base Price with Depreciation		\$526,247.15
Grade Adjustment:	C	0.00
Market Adjustment:	70	\$368,373.01
Local Modifier:		\$0.00
Percent Complete:		\$0.00
Dollar Adjustment:		\$600.00
Commercial Building Value		\$895,200.00
Building #	3	
Description	Area	Value Amount
Structure:	15,386	\$809,611.00
Commercial Building Base Price		\$809,611.00
Basement:	0	\$0.00
Components:	0	\$0.00
Site Improvements:	0	\$0.00
Adjusted Base Price		\$809,611.00
Depreciation Adjustment:	35	(\$283,363.85)
Adjusted Base Price with Depreciation		\$526,247.15
Grade Adjustment:	C	0.00
Market Adjustment:	67	\$352,585.59
Local Modifier:		\$0.00
Percent Complete:	100%	\$0.00
Dollar Adjustment:		\$2,000.00
Commercial Building Value		\$880,800.00
Building #	4	
Description	Area	Value Amount
Structure:	15,386	\$809,611.00
Commercial Building Base Price		\$809,611.00
Basement:	0	\$0.00
Components:	0	\$0.00
Site Improvements:	0	\$0.00
Adjusted Base Price		\$809,611.00
Depreciation Adjustment:	35	(\$283,363.85)
Adjusted Base Price with Depreciation		\$526,247.15
Grade Adjustment:	C	0.00
Market Adjustment:	855	\$4,499,413.13
Local Modifier:		\$0.00
Percent Complete:	100%	\$0.00
Dollar Adjustment:		\$4,600.00
Commercial Building Value		\$5,030,300.00
Building #	5	
Description	Area	Value Amount
Structure:	7,693	\$483,890.00
Commercial Building Base Price		\$483,890.00
Basement:	0	\$0.00
Components:	0	\$0.00
Site Improvements:	0	\$0.00
Adjusted Base Price		\$483,890.00
Depreciation Adjustment:	35	(\$169,361.50)
Adjusted Base Price with Depreciation		\$314,528.50

Grade Adjustment:	C	0.00
Market Adjustment:	-49	(\$154,118.97)
Local Modifier:		\$0.00
Percent Complete:	100%	\$0.00
Dollar Adjustment:		\$800.00
Commercial Building Value		\$161,200.00
Building #	6	
Description	Area	Value Amount
Structure:	7,693	\$483,890.00
Commercial Building Base Price		\$483,890.00
Basement:	0	\$0.00
Components:	0	\$0.00
Site Improvements:	0	\$0.00
Adjusted Base Price		\$483,890.00
Depreciation Adjustment:	35	(\$169,361.50)
Adjusted Base Price with Depreciation		\$314,528.50
Grade Adjustment:	C	0.00
Market Adjustment:	-49	(\$154,118.97)
Local Modifier:		\$0.00
Percent Complete:	100%	\$0.00
Dollar Adjustment:		\$800.00
Commercial Building Value		\$161,200.00
Building #	7	
Description	Area	Value Amount
Structure:	7,693	\$483,890.00
Commercial Building Base Price		\$483,890.00
Basement:	0	\$0.00
Components:	0	\$0.00
Site Improvements:	0	\$0.00
Adjusted Base Price		\$483,890.00
Depreciation Adjustment:	35	(\$169,361.50)
Adjusted Base Price with Depreciation		\$314,528.50
Grade Adjustment:	C	0.00
Market Adjustment:	-49	(\$154,118.97)
Local Modifier:		\$0.00
Percent Complete:	100%	\$0.00
Dollar Adjustment:		\$800.00
Commercial Building Value		\$161,200.00
Total Dwelling Value		\$0
Detached Improvements	0	\$33,100.00
Total Improvement Value		\$8,113,400.00
Total Land Value		\$1,148,900.00
Total Assessed Value		\$9,262,300.00

Parcel Numbers: 902-0001-000 Property Address: 3108 FITZSIMMONS RD W Municipality: Franklin, City of

Owner Name: LEDERHAUS, CAROL A Mailing Address: 3108 W FITZSIMMONS RD FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	Building Sketch:
	SKAMRA ESTATES LOT 1 EXC S 25 FT BLK 1	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 2502-Franklin	

Building Description

Dwelling #	902 0001 000- 1		
Year Built:	1/1/1959	Exterior Wall:	07-Brick
Year Remodeled:	1/1/1959	Bedrooms:	3
Remodeled/Effective Age:	-63	Full Baths:	1
Building Type/Style:	01-Ranch	Half Baths:	1
Story:	1.00	Rough-in:	0
Grade:	C+	Room Count:	3
CDU/Overall Condition:	Average	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Basic Heating
Kitchen Condition:	Average	Type of Fuel:	Electric
Bath Condition:		Type of System:	Electric

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
902 0001 000- 1	1,424	0	0	0	0	0	1,424

Attachment Description(s):	Area:	Attachment Value:
23-AMG	600	\$21,000
31-WD	586	\$5,900
13-AFG	750	\$22,500

Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	1	\$300
Rec Room Condition: Average	Rec Room Area: 712	Rec Room Value: \$3,560
03-Masonry Fireplace	1	\$5,500
Rec Room Condition: Average	Rec Room Area: 712	Rec Room Value: \$3,560

Other Building Improvements						
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:	
Permit / Construction History						
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:			
3/1/1999	99-0248	\$2,300.00	DECK			
9/22/2003	294081	\$21,000.00	ADDTN			
Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	0.600	Gross				\$69,500
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
26,136	0.600			\$69,500		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Semi-Improved	Light			Well	
Valuation/Explanation						
Dwelling #	902 0001 000- 1					
Description	Area		Value Amount			
Living Area:						
First Story:	1,424		\$183,909.60			
Second Story:	0		\$0.00			
Additional Story:	0		\$0.00			
Attic/Finished Net:	0		\$0.00			
Half Story/Finished Net:	0		\$0.00			
Base Price			\$183,909.60			
Unfinished Living Area:						
Room/Unfinished:	0		\$0.00			
Unfinished Basement:	1,424		\$32,723.52			
Half Story/Unfinished:			\$0.00			
Structure Info, Features and Attachments:						
Heating/AC	Basic Heating		\$0.00			
Plumbing	1 - Half Bath 1 - Full Bath		\$4,881.00			
Finished Basement Living Area	0		\$0.00			
Features:	2		\$5,800.00			
Attachments:	1,936		\$49,400.00			
Adjusted Base Price			\$276,714.12			
Changes/Adjustments						
Grade Adjustment:	C+ 110%		\$243,665.53			
Market Adjustment:	93%		\$470,274.48			
CDU Adjustment:	55		\$258,700.00			
Complete:	100		\$258,700.00			
Dollar Adjustments			(\$200.00)			
Dwelling Value			\$258,500.00			

Other Building Improvements	0	\$0.00
Total Improvement Value		\$258,500.00
Total Land Value		\$69,500.00
Total Assessed Value		\$328,000.00

Parcel Numbers: 902-0002-000	Property Address: 9859 31ST ST S	Municipality: Franklin, City of
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Owner Name: LEDERHAUS, CAROL A	Mailing Address: 3108 W FITZSIMMONS RD FRANKLIN, WI 53132	Land Use: Residential
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Property Photograph:	Legal Description: SKAMRA ESTATES LOT 2 BLK 1	Building Sketch:
<div style="border: 1px solid black; padding: 5px; font-size: 8px;"> Descriptor/Usage A: TRF B: VgH </div>	Parcel Sketch and Site Map obtained from the County GIS Neighborhood: 2502-Franklin	

Building Description

Dwelling # Year Built: Year Remodeled: Remodeled/Effective Age: Building Type/Style: Story: Grade: CDU/Overall Condition: Interior Condition: Kitchen Condition: Bath Condition:	Exterior Wall: Bedrooms: Full Baths: Half Baths: Rough-in: 0 Room Count: Basement Description: Heating: Type of Fuel: Type of System:
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Square Footage / Attachments

First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished: 0
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Attachment Description(s):	Area:	Attachment Value:
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Feature Description(s):	Area:	Feature Value:
Rec Room Condition:	Rec Room Area:	Rec Room Value:

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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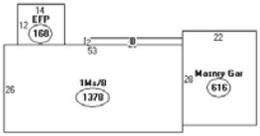
Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
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Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	0.501	Gross				\$6,600
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
21,824	0.501			\$6,600		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Semi-Improved	Light			Public Sewer	
Valuation/Explanation						
Dwelling #			Area		Value Amount	
Description			Area		Value Amount	
Living Area:						
First Story:						
Second Story:						
Additional Story:						
Attic/Finished Net:						
Half Story/Finished Net:						
Base Price						
Unfinished Living Area:						
Room/Unfinished:						
Unfinished Basement:						
Half Story/Unfinished:						
Structure Info, Features and Attachments:						
Heating/AC						
Plumbing			- Half Bath - Full Bath			
Finished Basement Living Area						
Features:						
Attachments:						
Adjusted Base Price					\$0.00	
Changes/Adjustments						
Grade Adjustment:			%			
Market Adjustment:						
CDU Adjustment:						
Complete:			100%			
Dollar Adjustments						
Dwelling Value						
Other Building Improvements			0		\$0.00	
Total Improvement Value					\$0.00	
Total Land Value					\$6,600.00	
Total Assessed Value					\$6,600.00	

Parcel Numbers: 902-0003-000 Property Address: 9847 31ST ST S Municipality: Franklin, City of

Owner Name: CHIESA, GILBERT & CAROL Mailing Address: 9847 S 31ST ST FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	Building Sketch:
	SKAMRA ESTATES LOT 3 BLK 1	
	Parcel Sketch and Site Map obtained from the County GIS	<p><small>Descriptor/Area</small></p> <p>A: 1Mx/8 1279 sqft</p> <p>B: 1Mx 58 sqft</p> <p>C: Masonry Gar 616 sqft</p> <p>D: EFP 168 sqft</p>
	Neighborhood: 2502-Franklin	

Building Description

Dwelling #	902 0003 000- 1		
Year Built:	1/1/1964	Exterior Wall:	07-Brick
Year Remodeled:	1/1/1964	Bedrooms:	3
Remodeled/Effective Age:	-58	Full Baths:	1
Building Type/Style:	01-Ranch	Half Baths:	1
Story:	1.00	Rough-in:	0
Grade:	C+	Room Count:	4
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
902 0003 000- 1	1,436	0	0	0	0	0	1,436

Attachment Description(s):	Area:	Attachment Value:
23-AMG	616	\$21,600
12-EFP	168	\$5,000

Feature Description(s):	Area:	Feature Value:
03-Masonry Fireplace	1	\$5,500
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements

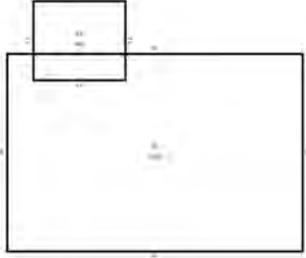
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:

Permit / Construction History			
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
2/1/1996	96-0110	\$2,250.00	BSMT REPAIR
3/11/2014	14-0475	\$3,573.00	FURREPLACE
6/1/1996	96-0722	\$13,142.00	3 SEASON RM
Ownership/Sales History			
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:
			Conveyance Type:
			Sale Type:
			Sale Validation Source:
Land Breakdown			
Land Class:	Acreage:	Unit of Measure:	Influence Reason:
A-Residential Primary Site	0.501	Gross	
			Influence Factor:
			Dollar Adjustment:
			Land Value:
			\$65,700
Acreage/Squarefoot Variables			
Land Data & Computations			
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:
21,824	0.501		
			Assessed Land Value:
			\$65,700
General Information			
Topography:	Street/Road:	Fronting Traffic:	Inspected By:
Level	Semi-Improved	Light	
			Inspected On:
			Utilities:
			Well
Valuation/Explanation			
Dwelling #	902 0003 000- 1		
Description	Area	Value Amount	
Living Area:			
First Story:	1,436	\$185,459.40	
Second Story:	0	\$0.00	
Additional Story:	0	\$0.00	
Attic/Finished Net:	0	\$0.00	
Half Story/Finished Net:	0	\$0.00	
Base Price		\$185,459.40	
Unfinished Living Area:			
Room/Unfinished:	0	\$0.00	
Unfinished Basement:	1,378	\$31,969.60	
Half Story/Unfinished:		\$0.00	
Structure Info, Features and Attachments:			
Heating/AC	Air Conditioning - Same Ducts	\$3,532.56	
Plumbing	1 - Half Bath 1 - Full Bath	\$4,881.00	
Finished Basement Living Area	0	\$0.00	
Features:	1	\$5,500.00	
Attachments:	784	\$26,600.00	
Adjusted Base Price		\$257,942.56	
Changes/Adjustments			
Grade Adjustment:	C+ 110%	\$248,426.82	
Market Adjustment:	53%	\$380,093.03	
CDU Adjustment:	60	\$228,100.00	
Complete:	100	\$228,100.00	
Dollar Adjustments		\$700.00	
Dwelling Value		\$228,800.00	

Other Building Improvements	0	\$0.00
Total Improvement Value		\$228,800.00
Total Land Value		\$65,700.00
Total Assessed Value		\$294,500.00

Parcel Numbers: 902-0004-000 Property Address: 9819 31ST ST S Municipality: Franklin, City of

Owner Name: HOEGSTED, BRIAN G Mailing Address: 9819 S 31ST ST FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	Building Sketch:
	SKAMRA ESTATES LOT 4 BLK 1	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 2502-Franklin	

Building Description

Dwelling #	902 0004 000- 1		
Year Built:	1/1/1958	Exterior Wall:	07-Brick
Year Remodeled:	1/1/1958	Bedrooms:	3
Remodeled/Effective Age:	-64	Full Baths:	1
Building Type/Style:	01-Ranch	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	C+	Room Count:	4
CDU/Overall Condition:	Average	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:		Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
902 0004 000- 1	1,350	0	0	0	0	0	1,350

Attachment Description(s): Area: Attachment Value:

Feature Description(s): Area: Feature Value:

Rec Room Condition: Rec Room Area: Rec Room Value:

0 \$0

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
RG1-Detached Frame Garage	1/1/1965	572		Average	\$5,700.00

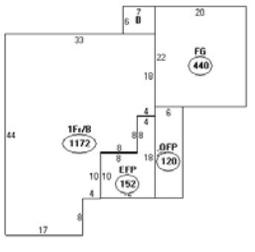
Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
9/26/2001	01-1087	\$12,300.00	BSMT REPAIR
1/9/2015	15-0043	\$3,800.00	FURREPLAC

Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
9/1/1991		\$75,000.00	Valid		Land and Improvements		
3/10/2015		\$156,000.00	Valid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.501	Gross				\$65,700	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
21,824	0.501				\$65,700		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Semi-Improved	Light			Well		
Valuation/Explanation							
Dwelling #				902 0004 000- 1			
Description				Area		Value Amount	
Living Area:							
First Story:				1,350		\$177,187.50	
Second Story:				0		\$0.00	
Additional Story:				0		\$0.00	
Attic/Finished Net:				0		\$0.00	
Half Story/Finished Net:				0		\$0.00	
Base Price						\$177,187.50	
Unfinished Living Area:							
Room/Unfinished:				0		\$0.00	
Unfinished Basement:				1,350		\$31,320.00	
Half Story/Unfinished:						\$0.00	
Structure Info, Features and Attachments:							
Heating/AC				Air Conditioning - Same Ducts		\$3,321.00	
Plumbing				0 - Half Bath 1 - Full Bath		\$0.00	
Finished Basement Living Area				0		\$0.00	
Features:							
Attachments:							
Adjusted Base Price						\$211,828.50	
Changes/Adjustments							
Grade Adjustment:				C+ 110%		\$233,011.35	
Market Adjustment:				47%		\$342,526.69	
CDU Adjustment:				55		\$188,400.00	
Complete:				100		\$188,400.00	
Dollar Adjustments						\$200.00	
Dwelling Value						\$188,600.00	
Other Building Improvements				0		\$5,700.00	
Total Improvement Value						\$194,300.00	
Total Land Value						\$65,700.00	
Total Assessed Value						\$260,000.00	

Parcel Numbers: 902-0005-000 Property Address: 9815 31ST ST S Municipality: Franklin, City of

Owner Name: GRAYSON, SCOTT & CATHY Mailing Address: 9815 S 31ST ST FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	Building Sketch:
	SKAMRA ESTATES LOT 5 BLK 1	
	Parcel Sketch and Site Map obtained from the County GIS	<p><small>Descriptor/Area</small></p> <ul style="list-style-type: none"> A: 1F+2F 1172 sqft B: OFP 42 sqft C: FG 440 sqft D: EFP 152 sqft E: OFP 120 sqft
	Neighborhood: 2502-Franklin	

Building Description

Dwelling #	902 0005 000- 1		
Year Built:	1/1/1955	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/1955	Bedrooms:	3
Remodeled/Effective Age:	-67	Full Baths:	1
Building Type/Style:	01-Ranch	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	C+	Room Count:	4
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
902 0005 000- 1	1,172	0	0	0	0	0	1,172

Attachment Description(s):	Area:	Attachment Value:
11-OFP	42	\$800
13-AFG	440	\$13,200
12-EFP	152	\$4,600
11-OFP	120	\$2,400

Feature Description(s):	Area:	Feature Value:
03-Masonry Fireplace	1	\$5,500
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
22-Additional Fixture	1	\$300
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements						
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:	
RP1-Inground Pool - Plastic Lined Pool	1/1/1978	512		Average	\$1,000.00	
RG1-Detached Frame Garage	1/1/2002	432		Average	\$6,000.00	
Permit / Construction History						
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:			
8/29/2002	02-0990	\$6,500.00	BLDG 18X24'			
8/1/1999	99-0969	\$2,800.00	REPL HTG&A/C			
Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
7/31/1997		\$106,000.00	Invalid		Land and Improvements	
4/17/2002		\$106,000.00	Invalid		Land and Improvements	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	0.501	Gross				\$65,700
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
21,824	0.501			\$65,700		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Semi-Improved	Light			Well	

Valuation/Explanation		
Dwelling #	902 0005 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,172	\$141,483.84
Second Story:	0	\$0.00
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$141,483.84
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	1,172	\$28,444.44
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$2,883.12
Plumbing	0 - Half Bath 1 - Full Bath	\$0.00
Finished Basement Living Area	0	\$0.00
Features:	2	\$5,800.00
Attachments:	754	\$21,000.00
Adjusted Base Price		\$199,611.40
Changes/Adjustments		
Grade Adjustment:	C+ 110%	\$190,092.54
Market Adjustment:	68%	\$319,355.47
CDU Adjustment:	60	\$191,600.00
Complete:	100	\$191,600.00
Dollar Adjustments		\$500.00
Dwelling Value		\$192,100.00
Other Building Improvements	0	\$7,000.00
Total Improvement Value		\$199,100.00
Total Land Value		\$65,700.00
Total Assessed Value		\$264,800.00

Parcel Numbers: 902-0006-000 Property Address: 3133 SKAMRA AVE W Municipality: Franklin, City of

Owner Name: NIKOLEY, ALEX P Mailing Address: 3133 W SKAMRA AVE FRANKLIN, WI 53132 Land Use: Residential

Property Photograph:	Legal Description:	Building Sketch:
	SKAMRA ESTATES LOT 6 BLK 1	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood:	
	2502-Franklin	

Building Description

Dwelling #	902 0006 000- 1		
Year Built:	1/1/1958	Exterior Wall:	07-Brick
Year Remodeled:	1/1/1958	Bedrooms:	3
Remodeled/Effective Age:	-64	Full Baths:	1
Building Type/Style:	01-Ranch	Half Baths:	1
Story:	1.00	Rough-in:	0
Grade:	C+	Room Count:	3
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Good	Type of Fuel:	Gas
Bath Condition:	Good	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
902 0006 000- 1	1,474	0	0	0	0	0	1,474

Attachment Description(s):	Area:	Attachment Value:
33-Concrete Patio	563	\$2,800
23-AMG	506	\$17,700
31-WD	96	\$1,000

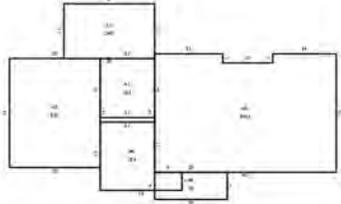
Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	4	\$1,200
Rec Room Condition:	Rec Room Area:	Rec Room Value:
Good	500	\$3,000
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
Good	500	\$3,000

Other Building Improvements						
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:	
RG1-Detached Frame Garage	1/1/2009	704		Average	\$13,200.00	
RS1-Frame Utility Shed	1/1/1994	216		Average	\$400.00	
Permit / Construction History						
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:			
5/1/1994	94-0451	\$2,600.00	SHED 12X19'			
5/1/1994	94-0403	\$5,000.00	ABV GRD POOL			
6/1/1994	94-0570	\$700.00	DECK			
7/21/2009	1323	\$10,000.00	DETGARAGE			
Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
11/25/2020		\$330,000.00	Valid		Land and Improvements	
12/1/1995		\$139,900.00	Valid		Land and Improvements	
7/1/1986		\$58,000.00	Invalid		Land and Improvements	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	0.574	Gross				\$66,700
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
25,003	0.574			\$66,700		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Paved	Light			Well	

Valuation/Explanation		
Dwelling #	902 0006 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,474	\$187,271.70
Second Story:	0	\$0.00
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$187,271.70
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	1,240	\$29,673.20
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$3,626.04
Plumbing	1 - Half Bath 1 - Full Bath	\$4,881.00
Finished Basement Living Area	0	\$0.00
Features:	5	\$3,200.00
Attachments:	1,165	\$21,500.00
Adjusted Base Price		\$250,151.94
Changes/Adjustments		
Grade Adjustment:	C+ 110%	\$247,997.13
Market Adjustment:	79%	\$443,914.87
CDU Adjustment:	60	\$266,300.00
Complete:	100	\$266,300.00
Dollar Adjustments		(\$300.00)
Dwelling Value		\$266,000.00
Other Building Improvements	0	\$13,600.00
Total Improvement Value		\$279,600.00
Total Land Value		\$66,700.00
Total Assessed Value		\$346,300.00

Parcel Numbers: 902-0007-000 Property Address: 3201 SKAMRA AVE W Municipality: Franklin, City of

Owner Name: LIPSKI, JASON & MARGARET A Mailing Address: 3201 W SKAMRA AVE FRANKLIN, WI 53132 Land Use: Residential

Property Photograph:	Legal Description:	Building Sketch:
	SKAMRA ESTATES LOT 7 BLK 1	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood:	
	2502-Franklin	

Building Description

Dwelling #	902 0007 000- 1		
Year Built:	1/1/1957	Exterior Wall:	01-Wood
Year Remodeled:	1/1/1957	Bedrooms:	3
Remodeled/Effective Age:	-65	Full Baths:	1
Building Type/Style:	01-Ranch	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	C+	Room Count:	5
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
902 0007 000- 1	1,186	0	0	0	0	0	1,186

Attachment Description(s):	Area:	Attachment Value:
11-OFP	240	\$4,800
13-AFG	480	\$14,400
31-WD	216	\$2,200

Feature Description(s):	Area:	Feature Value:
03-Masonry Fireplace	1	\$5,500
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
22-Additional Fixture	1	\$300
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements						
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:	
Permit / Construction History						
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:			
2/19/2019	19-0342	\$3,160.00	FURREPLAC			
7/1/2005	52463	\$5,250.00	FOUNDRPR			
Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
3/24/2006		\$185,500.00	Valid		Land and Improvements	
10/26/2005		\$180,000.00	Valid		Land and Improvements	
9/12/2004		\$155,000.00	Valid		Land and Improvements	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	0.574	Gross				\$66,700
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
25,003	0.574			\$66,700		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Semi-Improved	Light			Well	

Valuation/Explanation		
Dwelling #	902 0007 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,186	\$143,173.92
Second Story:	0	\$0.00
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$143,173.92
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	1,018	\$25,877.56
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$2,917.56
Plumbing	0 - Half Bath 1 - Full Bath	\$0.00
Finished Basement Living Area	0	\$0.00
Features:	2	\$5,800.00
Attachments:	936	\$21,400.00
Adjusted Base Price		\$199,169.04
Changes/Adjustments		
Grade Adjustment:	C+ 110%	\$189,165.94
Market Adjustment:	71%	\$323,473.76
CDU Adjustment:	60	\$194,100.00
Complete:	100	\$194,100.00
Dollar Adjustments		\$300.00
Dwelling Value		\$194,400.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$194,400.00
Total Land Value		\$66,700.00
Total Assessed Value		\$261,100.00

Parcel Numbers: 902-0008-000 Property Address: 3231 SKAMRA AVE W Municipality: Franklin, City of

Owner Name: SCHNEIDER, JAMES D & JANE K Mailing Address: 3231 W SKAMRA AVE FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	
	SKAMRA ESTATES LOT 8 EXC S 25 FT BLK 1	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 2502-Franklin	

Building Description

Dwelling #	902 0008 000- 1		
Year Built:	1/1/2000	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/2000	Bedrooms:	3
Remodeled/Effective Age:	-22	Full Baths:	2
Building Type/Style:	04-Cape Cod	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	B-	Room Count:	5
CDU/Overall Condition:	Very Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
902 0008 000- 1	1,744	0	0	0	0	0	1,744

Attachment Description(s):	Area:	Attachment Value:
11-OFP	258	\$5,200
13-AFG	676	\$20,300
11-OFP	266	\$5,300

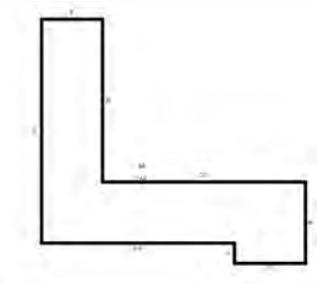
Feature Description(s):	Area:	Feature Value:
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
22-Additional Fixture	2	\$600
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements						
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:	
Permit / Construction History						
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:			
5/1/2000	00-0467	\$170,000.00	NEW CONST			
11/1/2000	00-1319	\$5,800.00	HTG & A/C			
2/21/2013	13-0220	\$3,680.00	FURREPLAC			
Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
10/1/1998		\$37,500.00	Valid		Land	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	0.517	Gross				\$65,600
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
22,521	0.517			\$65,600		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Semi-Improved	Light			Public Sewer	

Valuation/Explanation		
Dwelling #	902 0008 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,744	\$194,752.48
Second Story:	0	\$0.00
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$194,752.48
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	1,744	\$38,368.00
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$4,290.24
Plumbing	0 - Half Bath 2 - Full Bath	\$7,322.00
Finished Basement Living Area	0	\$0.00
Features:	3	\$2,600.00
Attachments:	1,200	\$30,800.00
Adjusted Base Price		\$278,132.72
Changes/Adjustments		
Grade Adjustment:	B- 120%	\$293,679.26
Market Adjustment:	40%	\$411,150.97
CDU Adjustment:	85	\$349,500.00
Complete:	100	\$349,500.00
Dollar Adjustments		(\$700.00)
Dwelling Value		\$348,800.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$348,800.00
Total Land Value		\$65,600.00
Total Assessed Value		\$414,400.00

Parcel Numbers: 902-0009-000	Property Address: SKAMRA AVE W	Municipality: Franklin, City of
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Owner Name: SCHNEIDER, JAMES	Mailing Address: 3231 W SKAMRA AVE FRANKLIN, WI 53132	Land Use: Residential
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Property Photograph:	Legal Description: SKAMRA ESTATES S 25 FT LOT 8 BLK 1	Building Sketch:
	<p>Parcel Sketch and Site Map obtained from the County GIS</p> <p>Neighborhood: 2502-Franklin</p>	

Building Description

Dwelling # Year Built: Year Remodeled: Remodeled/Effective Age: Building Type/Style: Story: Grade: CDU/Overall Condition: Interior Condition: Kitchen Condition: Bath Condition:	Exterior Wall: Bedrooms: Full Baths: Half Baths: Rough-in: 0 Room Count: Basement Description: Heating: Type of Fuel: Type of System:
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Square Footage / Attachments

First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
						0

Attachment Description(s):	Area:	Attachment Value:
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Feature Description(s):	Area:	Feature Value:
Rec Room Condition:	Rec Room Area:	Rec Room Value:

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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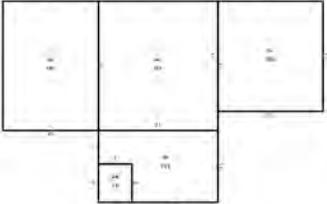
Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
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Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	0.060	Gross				\$500
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
2,614	0.060			\$500		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Paved	Extremely Heavy Traffic			Public Sewer	
Valuation/Explanation						
Dwelling #			Area		Value Amount	
Description			Area		Value Amount	
Living Area:						
First Story:						
Second Story:						
Additional Story:						
Attic/Finished Net:						
Half Story/Finished Net:						
Base Price						
Unfinished Living Area:						
Room/Unfinished:						
Unfinished Basement:						
Half Story/Unfinished:						
Structure Info, Features and Attachments:						
Heating/AC						
Plumbing			- Half Bath - Full Bath			
Finished Basement Living Area						
Features:						
Attachments:						
Adjusted Base Price					\$0.00	
Changes/Adjustments						
Grade Adjustment:			%			
Market Adjustment:						
CDU Adjustment:						
Complete:			100%			
Dollar Adjustments						
Dwelling Value						
Other Building Improvements			0		\$0.00	
Total Improvement Value					\$0.00	
Total Land Value					\$500.00	
Total Assessed Value					\$500.00	

Parcel Numbers: 902-0010-000	Property Address: 3267 SKAMRA AVE W	Municipality: Franklin, City of
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Owner Name: CHRISTENSEN, JON ROBERT	Mailing Address: 3267 W SKAMRA AVE FRANKLIN, WI 53132	Land Use: Residential
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Property Photograph: 	Legal Description: SKAMRA ESTATES LOT 9 BLK 1 & PART OF VACATED AVE ADJ ON THE	Building Sketch: 
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 2502-Franklin	

Building Description

Dwelling #	902 0010 000- 1		
Year Built:	1/1/1960	Exterior Wall:	09-Masonry/Frame
Year Remodeled:	1/1/1960	Bedrooms:	4
Remodeled/Effective Age:	-62	Full Baths:	2
Building Type/Style:	12-Colonial	Half Baths:	0
Story:	2.00	Rough-in:	0
Grade:	C+	Room Count:	6
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Basic Heating
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Hot Water

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
902 0010 000- 1	1,534	675	0	0	0	0	2,209

Attachment Description(s):	Area:	Attachment Value:
23-AMG	506	\$17,700
11-OPF	56	\$1,100

Feature Description(s):	Area:	Feature Value:
03-Masonry Fireplace	1	\$5,500
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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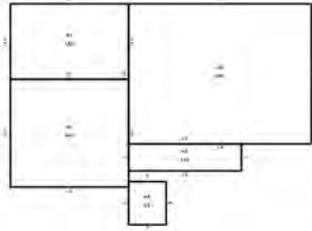
Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
2/22/2018	18-0327	\$3,000.00	FURREPLAC

Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
4/21/2020		\$259,300.00	Invalid		Land and Improvements		
3/24/2006		\$199,000.00	Invalid		Land and Improvements		
2/23/2006		\$176,100.00	Invalid		Land and Improvements		
11/1/1993		\$131,000.00	Valid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.574	Gross				\$66,700	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
25,003	0.574				\$66,700		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Semi-Improved	Light			Well		
Valuation/Explanation							
Dwelling #	902 0010 000- 1						
Description	Area			Value Amount			
Living Area:							
First Story:	1,534			\$192,026.12			
Second Story:	675			\$54,013.50			
Additional Story:	0			\$0.00			
Attic/Finished Net:	0			\$0.00			
Half Story/Finished Net:	0			\$0.00			
Base Price				\$246,039.62			
Unfinished Living Area:							
Room/Unfinished:	0			\$0.00			
Unfinished Basement:	1,215			\$29,074.95			
Half Story/Unfinished:				\$0.00			
Structure Info, Features and Attachments:							
Heating/AC	Basic Heating			\$0.00			
Plumbing	0 - Half Bath 2 - Full Bath			\$7,322.00			
Finished Basement Living Area	0			\$0.00			
Features:	1			\$5,500.00			
Attachments:	562			\$18,800.00			
Adjusted Base Price				\$306,736.57			
Changes/Adjustments							
Grade Adjustment:	C+ 110%			\$310,680.23			
Market Adjustment:	31%			\$406,991.10			
CDU Adjustment:	60			\$244,200.00			
Complete:	100			\$244,200.00			
Dollar Adjustments				(\$400.00)			
Dwelling Value				\$243,800.00			
Other Building Improvements	0			\$0.00			
Total Improvement Value				\$243,800.00			
Total Land Value				\$66,700.00			
Total Assessed Value				\$310,500.00			

Parcel Numbers: 902-0011-000 Property Address: 3268 FITZSIMMONS RD W Municipality: Franklin, City of

Owner Name: PETERSON, JASON TODD Mailing Address: 3268 W FITZSIMMONS RD FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	Building Sketch:
	SKAMRA ESTATES LOT 10 BLK 1	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 2502-Franklin	

Building Description

Dwelling #	902 0011 000- 1		
Year Built:	1/1/1968	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/1968	Bedrooms:	4
Remodeled/Effective Age:	-54	Full Baths:	2
Building Type/Style:	12-Colonial	Half Baths:	0
Story:	2.00	Rough-in:	0
Grade:	C+	Room Count:	6
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
902 0011 000- 1	1,192	884	0	0	0	0	2,076

Attachment Description(s):	Area:	Attachment Value:
13-AFG	440	\$13,200
11-OPF	105	\$2,100

Feature Description(s):	Area:	Feature Value:
03-Masonry Fireplace	1	\$5,500
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:

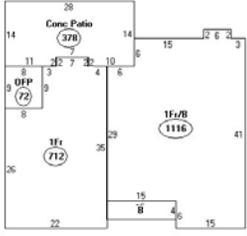
Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
9/2/2010	1820	\$5,210.00	A/C
10/11/2013	13-2437	\$8,000.00	FOUNDRPR

Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
12/11/2013		\$196,500.00	Valid		Land and Improvements	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	0.631	Gross				\$67,200
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
27,486	0.631			\$67,200		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Semi-Improved	Light			Well	
Valuation/Explanation						
Dwelling #			902 0011 000- 1			
Description			Area		Value Amount	
Living Area:						
First Story:			1,192		\$143,898.24	
Second Story:			884		\$58,768.32	
Additional Story:			0		\$0.00	
Attic/Finished Net:			0		\$0.00	
Half Story/Finished Net:			0		\$0.00	
Base Price					\$202,666.56	
Unfinished Living Area:						
Room/Unfinished:			0		\$0.00	
Unfinished Basement:			1,192		\$28,929.84	
Half Story/Unfinished:					\$0.00	
Structure Info, Features and Attachments:						
Heating/AC			Air Conditioning - Same Ducts		\$5,106.96	
Plumbing			0 - Half Bath 2 - Full Bath		\$7,322.00	
Finished Basement Living Area			0		\$0.00	
Features:			1		\$5,500.00	
Attachments:			545		\$15,300.00	
Adjusted Base Price					\$264,825.36	
Changes/Adjustments						
Grade Adjustment:			C+ 110%		\$268,427.90	
Market Adjustment:			55%		\$416,063.24	
CDU Adjustment:			60		\$249,600.00	
Complete:			100		\$249,600.00	
Dollar Adjustments					\$300.00	
Dwelling Value					\$249,900.00	
Other Building Improvements			0		\$0.00	
Total Improvement Value					\$249,900.00	
Total Land Value					\$67,200.00	
Total Assessed Value					\$317,100.00	

Parcel Numbers: 902-0012-000 Property Address: 3232 FITZSIMMONS RD W Municipality: Franklin, City of

Owner Name: LENZ, ANDREW & ROSE Mailing Address: 3232 W FITZSIMMONS RD FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	Building Sketch:
	SKAMRA ESTATES LOT 11 BLK 1	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 2502-Franklin	

Building Description

Dwelling #	902 0012 000- 1		
Year Built:	1/1/1967	Exterior Wall:	01-Wood
Year Remodeled:	1/1/1967	Bedrooms:	4
Remodeled/Effective Age:	-55	Full Baths:	1
Building Type/Style:	01-Ranch	Half Baths:	1
Story:	1.00	Rough-in:	0
Grade:	C+	Room Count:	4
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Basic Heating
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Hot Water

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
902 0012 000- 1	1,828	0	0	0	0	0	1,828

Attachment Description(s):	Area:	Attachment Value:
11-OFP	60	\$1,200
11-OFP	72	\$1,400
33-Concrete Patio	378	\$1,900

Feature Description(s):	Area:	Feature Value:
03-Masonry Fireplace	1	\$5,500
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
RG1-Detached Frame Garage	1/1/1970	616		Average	\$6,200.00

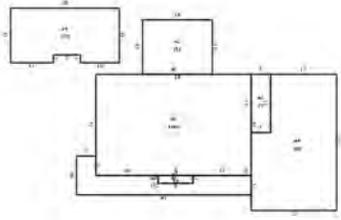
Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:

Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
7/7/2017		\$200,000.00	Invalid		Land and Improvements		
11/15/2018		\$220,000.00	Valid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.631	Gross				\$67,200	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
27,486	0.631				\$67,200		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Semi-Improved	Light			Well		
Valuation/Explanation							
Dwelling #				902 0012 000- 1			
Description				Area		Value Amount	
Living Area:							
First Story:				1,828		\$202,249.92	
Second Story:				0		\$0.00	
Additional Story:				0		\$0.00	
Attic/Finished Net:				0		\$0.00	
Half Story/Finished Net:				0		\$0.00	
Base Price						\$202,249.92	
Unfinished Living Area:							
Room/Unfinished:				0		\$0.00	
Unfinished Basement:				1,116		\$27,487.08	
Half Story/Unfinished:						\$0.00	
Structure Info, Features and Attachments:							
Heating/AC				Basic Heating		\$0.00	
Plumbing				1 - Half Bath 1 - Full Bath		\$4,881.00	
Finished Basement Living Area				0		\$0.00	
Features:				1		\$5,500.00	
Attachments:				510		\$4,500.00	
Adjusted Base Price						\$244,618.00	
Changes/Adjustments							
Grade Adjustment:				C+ 110%		\$258,079.80	
Market Adjustment:				36%		\$350,988.53	
CDU Adjustment:				60		\$210,600.00	
Complete:				100		\$210,600.00	
Dollar Adjustments						\$500.00	
Dwelling Value						\$211,100.00	
Other Building Improvements				0		\$6,200.00	
Total Improvement Value						\$217,300.00	
Total Land Value						\$67,200.00	
Total Assessed Value						\$284,500.00	

Parcel Numbers: 902-0013-000 Property Address: 3202 FITZSIMMONS RD W Municipality: Franklin, City of

Owner Name: KOBS, JOHN H Mailing Address: 3202 W FITZSIMMONS RD FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	
	SKAMRA ESTATES LOT 12 BLK 1	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 2502-Franklin	

Building Description

Dwelling #	902 0013 000- 1		
Year Built:	1/1/2001	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/2001	Bedrooms:	3
Remodeled/Effective Age:	-21	Full Baths:	2
Building Type/Style:	12-Colonial	Half Baths:	1
Story:	2.00	Rough-in:	0
Grade:	B	Room Count:	4
CDU/Overall Condition:	Very Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
902 0013 000- 1	1,367	1,058	0	0	0	0	2,425

Attachment Description(s):	Area:	Attachment Value:
11-OFP	18	\$400
11-OFP	232	\$4,600
13-AFG	695	\$20,900

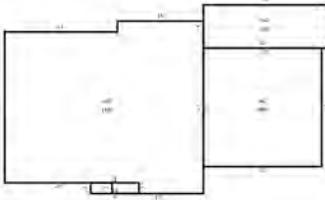
Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	4	\$1,200
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements							
Structure Type:		Year Built:	Area:	Construction:	Condition:	Value:	
Permit / Construction History							
Date of Permit:		Permit Number:	Permit Amount:		Details of Permit:		
8/10/2001		01-0887	\$170,000.00		NEW CONST		
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
11/1/2000		\$45,000.00	Invalid		Land		
7/15/2021		\$520,000.00	Valid		Land and Improvements		
Land Breakdown							
Land Class:		Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site		0.631	Gross				\$67,200
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:		Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:	
27,486		0.631				\$67,200	
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Semi-Improved	Light			Public Sewer		
Valuation/Explanation							
Dwelling #				902 0013 000- 1			
Description				Area		Value Amount	
Living Area:							
First Story:				1,367		\$159,515.23	
Second Story:				1,058		\$68,124.62	
Additional Story:				0		\$0.00	
Attic/Finished Net:				0		\$0.00	
Half Story/Finished Net:				0		\$0.00	
Base Price						\$227,639.85	
Unfinished Living Area:							
Room/Unfinished:				0		\$0.00	
Unfinished Basement:				1,367		\$31,714.40	
Half Story/Unfinished:						\$0.00	
Structure Info, Features and Attachments:							
Heating/AC				Air Conditioning - Same Ducts		\$5,965.50	
Plumbing				1 - Half Bath 2 - Full Bath		\$12,203.00	
Finished Basement Living Area				0		\$0.00	
Features:				5		\$3,200.00	
Attachments:				945		\$25,900.00	
Adjusted Base Price						\$306,622.75	
Changes/Adjustments							
Grade Adjustment:				B 128%		\$355,229.12	
Market Adjustment:				50%		\$532,843.68	
CDU Adjustment:				85		\$452,900.00	
Complete:				100		\$452,900.00	
Dollar Adjustments						(\$100.00)	
Dwelling Value						\$452,800.00	

Other Building Improvements	0	\$0.00
Total Improvement Value		\$452,800.00
Total Land Value		\$67,200.00
Total Assessed Value		\$520,000.00

Parcel Numbers: 902-0014-000	Property Address: 3132 FITZSIMMONS RD W	Municipality: Franklin, City of
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Owner Name: LEMIEUX, RONALD JAMES SR	Mailing Address: 3132 W FITZSIMMONS RD FRANKLIN, WI 53132	Land Use: Residential
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Property Photograph: 	Legal Description: SKAMRA ESTATES LOT 13 BLK 1	Building Sketch: 
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 2502-Franklin	

Building Description

Dwelling #	902 0014 000- 1		
Year Built:	1/1/1956	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/1956	Bedrooms:	3
Remodeled/Effective Age:	-66	Full Baths:	1
Building Type/Style:	01-Ranch	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	C+	Room Count:	4
CDU/Overall Condition:	Average	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Oil
Bath Condition:		Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
902 0014 000- 1	1,102	0	0	0	0	0	1,102

Attachment Description(s):	Area:	Attachment Value:
11-OFP	184	\$3,700
13-AFG	484	\$14,500

Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	1	\$300
Rec Room Condition:	Rec Room Area:	Rec Room Value:
Average	551	\$2,755

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
RS1-Frame Utility Shed	1/1/1960	144		Fair	\$200.00

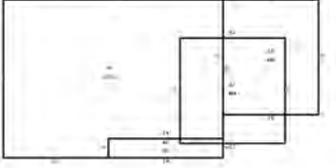
Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
6/1/1999	99-0646	\$1,000.00	A/C

Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
9/1/2000		\$140,000.00	Invalid		Land and Improvements		
5/1/1988		\$74,900.00	Valid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.631	Gross				\$67,200	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
27,486	0.631				\$67,200		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			Well		
Valuation/Explanation							
Dwelling #				902 0014 000- 1			
Description				Area		Value Amount	
Living Area:							
First Story:				1,102		\$134,146.46	
Second Story:				0		\$0.00	
Additional Story:				0		\$0.00	
Attic/Finished Net:				0		\$0.00	
Half Story/Finished Net:				0		\$0.00	
Base Price						\$134,146.46	
Unfinished Living Area:							
Room/Unfinished:				0		\$0.00	
Unfinished Basement:				1,102		\$27,142.26	
Half Story/Unfinished:						\$0.00	
Structure Info, Features and Attachments:							
Heating/AC				Air Conditioning - Same Ducts		\$2,710.92	
Plumbing				0 - Half Bath 1 - Full Bath		\$0.00	
Finished Basement Living Area				0		\$0.00	
Features:				1		\$300.00	
Attachments:				668		\$18,200.00	
Adjusted Base Price						\$182,499.64	
Changes/Adjustments							
Grade Adjustment:				C+ 110%		\$180,399.60	
Market Adjustment:				84%		\$331,935.27	
CDU Adjustment:				55		\$182,600.00	
Complete:				100		\$182,600.00	
Dollar Adjustments						\$0.00	
Dwelling Value						\$182,600.00	
Other Building Improvements				0		\$200.00	
Total Improvement Value						\$182,800.00	
Total Land Value						\$67,200.00	
Total Assessed Value						\$250,000.00	

Parcel Numbers: 902-0015-000 Property Address: 9791 31ST ST S Municipality: Franklin, City of

Owner Name: LEONARDI, PAUL C & TRACIE D Mailing Address: 9791 S 31ST ST FRANKLIN, WI 53132 Land Use: Residential

Property Photograph:	Legal Description:	Building Sketch:
	SKAMRA ESTATES LOT 1 BLK 2	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood:	
	2502-Franklin	

Building Description

Dwelling #	902 0015 000- 1		
Year Built:	1/1/1956	Exterior Wall:	07-Brick
Year Remodeled:	1/1/1956	Bedrooms:	3
Remodeled/Effective Age:	-66	Full Baths:	1
Building Type/Style:	01-Ranch	Half Baths:	1
Story:	1.00	Rough-in:	0
Grade:	C+	Room Count:	3
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
902 0015 000- 1	1,422	0	0	0	0	0	1,422

Attachment Description(s):	Area:	Attachment Value:
23-AMG	480	\$16,800
11-OPF	96	\$1,900

Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	1	\$300
Rec Room Condition:	Rec Room Area:	Rec Room Value:
Average	711	\$3,555

Other Building Improvements

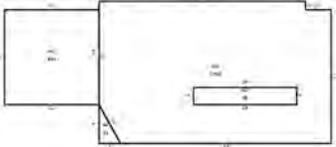
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
RS1-Frame Utility Shed	1/1/2019	104		Average	\$800.00

Permit / Construction History						
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:			
10/1/1995	95-1228	\$1,600.00	REPL FURNACE			
9/11/2019	19-2342	\$10,000.00	INTREMOD			
6/7/2019	19-1322	\$1,700.00	SHED 8X13			
Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
11/1/1992		\$96,000.00	Valid		Land and Improvements	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	0.663	Gross				\$69,800
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
28,880	0.663			\$69,800		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Semi-Improved	Light			Well	
Valuation/Explanation						
Dwelling #			902 0015 000- 1			
Description			Area		Value Amount	
Living Area:						
First Story:			1,422			\$183,651.30
Second Story:			0			\$0.00
Additional Story:			0			\$0.00
Attic/Finished Net:			0			\$0.00
Half Story/Finished Net:			0			\$0.00
Base Price					\$183,651.30	
Unfinished Living Area:						
Room/Unfinished:			0			\$0.00
Unfinished Basement:			1,422			\$32,677.56
Half Story/Unfinished:						\$0.00
Structure Info, Features and Attachments:						
Heating/AC			Air Conditioning - Same Ducts		\$3,498.12	
Plumbing			1 - Half Bath 1 - Full Bath		\$4,881.00	
Finished Basement Living Area			0			\$0.00
Features:			1			\$300.00
Attachments:			576			\$18,700.00
Adjusted Base Price					\$243,707.98	
Changes/Adjustments						
Grade Adjustment:			C+ 110%		\$247,178.78	
Market Adjustment:			47%		\$363,352.80	
CDU Adjustment:			60		\$218,000.00	
Complete:			100		\$218,000.00	
Dollar Adjustments					(\$300.00)	
Dwelling Value					\$217,700.00	

Other Building Improvements	0	\$800.00
Total Improvement Value		\$218,500.00
Total Land Value		\$69,800.00
Total Assessed Value		\$288,300.00

Parcel Numbers: 902-0016-000 Property Address: 3110 SKAMRA AVE W Municipality: Franklin, City of

Owner Name: BOLAN, DAN E Mailing Address: 3110 W SKAMRA AVE FRANKLIN, WI 53132 Land Use: Residential

Property Photograph:	Legal Description:	Building Sketch:
	SKAMRA ESTATES LOT 2 BLK 2	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood:	
	2502-Franklin	

Building Description

Dwelling #	902 0016 000- 1		
Year Built:	1/1/1958	Exterior Wall:	07-Brick
Year Remodeled:	1/1/1958	Bedrooms:	3
Remodeled/Effective Age:	-64	Full Baths:	1
Building Type/Style:	01-Ranch	Half Baths:	1
Story:	1.00	Rough-in:	0
Grade:	C+	Room Count:	4
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
902 0016 000- 1	1,747	0	0	0	0	0	1,747

Attachment Description(s):	Area:	Attachment Value:
23-AMG	484	\$16,900
11-OFPP	22	\$400

Feature Description(s):	Area:	Feature Value:
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:

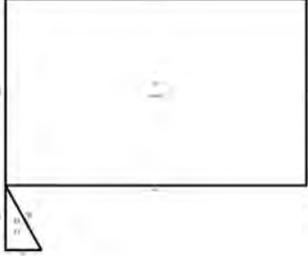
Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:

Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
10/1/1992		\$105,400.00	Valid		Land	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	0.658	Gross				\$69,600
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
28,662	0.658			\$69,600		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Semi-Improved	Light			Well	
Valuation/Explanation						
Dwelling #				902 0016 000- 1		
Description				Area		Value Amount
Living Area:						
First Story:				1,747		\$203,612.85
Second Story:				0		\$0.00
Additional Story:				0		\$0.00
Attic/Finished Net:				0		\$0.00
Half Story/Finished Net:				0		\$0.00
Base Price						\$203,612.85
Unfinished Living Area:						
Room/Unfinished:				0		\$0.00
Unfinished Basement:				1,747		\$38,434.00
Half Story/Unfinished:						\$0.00
Structure Info, Features and Attachments:						
Heating/AC				Air Conditioning - Same Ducts		\$4,297.62
Plumbing				1 - Half Bath 1 - Full Bath		\$4,881.00
Finished Basement Living Area				0		\$0.00
Features:						
Attachments:				506		\$17,300.00
Adjusted Base Price						\$268,525.47
Changes/Adjustments						
Grade Adjustment:				C+ 110%		\$276,348.02
Market Adjustment:				31%		\$362,015.90
CDU Adjustment:				60		\$217,200.00
Complete:				100		\$217,200.00
Dollar Adjustments						\$400.00
Dwelling Value						\$217,600.00
Other Building Improvements				0		\$0.00
Total Improvement Value						\$217,600.00
Total Land Value						\$69,600.00
Total Assessed Value						\$287,200.00

Parcel Numbers: 902-0017-000	Property Address: 3132 SKAMRA AVE W	Municipality: Franklin, City of
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Owner Name: BEIDATSCH, WILLIAM D	Mailing Address: 3132 W SKAMRA AVE FRANKLIN, WI 53132	Land Use: Residential
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Property Photograph: 	Legal Description: SKAMRA ESTATES LOT 3 BLK 2	Building Sketch: 
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 2502-Franklin	

Building Description

Dwelling #	902 0017 000- 1		
Year Built:	1/1/1963	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/1963	Bedrooms:	3
Remodeled/Effective Age:	-59	Full Baths:	1
Building Type/Style:	01-Ranch	Half Baths:	1
Story:	1.00	Rough-in:	0
Grade:	C+	Room Count:	3
CDU/Overall Condition:	Average	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:		Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
902 0017 000- 1	1,092	0	0	0	0	0	1,092

Attachment Description(s):	Area:	Attachment Value:
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Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	1	\$300
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
RG1-Detached Frame Garage	1/1/1963	480		Average	\$4,800.00

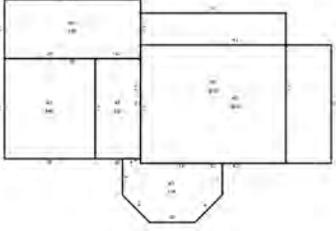
Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
8/1/2000	00-0956	\$7,000.00	STORM DAMAGE
9/1/2000	00-1178	\$1,600.00	REPL FURNACE
6/6/2013	13-1038	\$3,229.00	ACREPLACE

Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.658	Gross				\$69,600	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
28,662	0.658				\$69,600		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Semi-Improved	Light			Well		
Valuation/Explanation							
Dwelling #				902 0017 000- 1			
Description				Area		Value Amount	
Living Area:							
First Story:				1,092		\$134,370.60	
Second Story:				0		\$0.00	
Additional Story:				0		\$0.00	
Attic/Finished Net:				0		\$0.00	
Half Story/Finished Net:				0		\$0.00	
Base Price						\$134,370.60	
Unfinished Living Area:							
Room/Unfinished:				0		\$0.00	
Unfinished Basement:				1,092		\$27,310.92	
Half Story/Unfinished:						\$0.00	
Structure Info, Features and Attachments:							
Heating/AC				Air Conditioning - Same Ducts		\$2,686.32	
Plumbing				1 - Half Bath 1 - Full Bath		\$4,881.00	
Finished Basement Living Area				0		\$0.00	
Features:				1		\$300.00	
Attachments:							
Adjusted Base Price						\$169,548.84	
Changes/Adjustments							
Grade Adjustment:				C+ 110%		\$186,173.72	
Market Adjustment:				70%		\$316,495.33	
CDU Adjustment:				55		\$174,100.00	
Complete:				100		\$174,100.00	
Dollar Adjustments						\$0.00	
Dwelling Value						\$174,100.00	
Other Building Improvements				0		\$4,800.00	
Total Improvement Value						\$178,900.00	
Total Land Value						\$69,600.00	
Total Assessed Value						\$248,500.00	

Parcel Numbers: 902-0018-000 Property Address: 3208 SKAMRA AVE W Municipality: Franklin, City of

Owner Name: CORREA ABDON Mailing Address: 3208 W SKAMRA AVE FRANKLIN, WI 53132 Land Use: Residential

Property Photograph:	Legal Description:	Building Sketch:
	SKAMRA ESTATES LOT 4 BLK 2	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood:	
	2502-Franklin	

Building Description

Dwelling #	902 0018 000- 1		
Year Built:	1/1/1965	Exterior Wall:	01-Wood
Year Remodeled:	1/1/1965	Bedrooms:	3
Remodeled/Effective Age:	-57	Full Baths:	1
Building Type/Style:	01-Ranch	Half Baths:	1
Story:	1.00	Rough-in:	0
Grade:	C+	Room Count:	3
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
902 0018 000- 1	1,056	0	0	0	0	0	1,056

Attachment Description(s):	Area:	Attachment Value:
12-EFP	220	\$6,600
13-AFG	440	\$13,200
31-WD	254	\$2,500
31-WD	390	\$3,900

Feature Description(s):	Area:	Feature Value:
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements

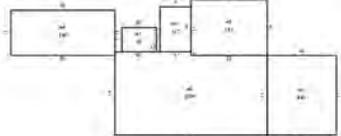
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:

Permit / Construction History							
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:				
8/22/2005	485895	\$1,000.00	ABVPOOL				
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
9/1/2000		\$160,000.00	Valid		Land and Improvements		
10/1/1999		\$111,100.00	Invalid		Land and Improvements		
2/1/2000		\$95,000.00	Invalid		Land and Improvements		
1/19/2004		\$167,000.00	Invalid		Land and Improvements		
3/23/2004		\$160,000.00	Valid		Land and Improvements		
8/27/2004		\$197,000.00	Valid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.658	Gross				\$69,600	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:			
28,662	0.658			\$69,600			
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Semi-Improved	Light			Well		

Valuation/Explanation		
Dwelling #	902 0018 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,056	\$129,940.80
Second Story:	0	\$0.00
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$129,940.80
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	1,056	\$26,410.56
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$2,597.76
Plumbing	1 - Half Bath 1 - Full Bath	\$4,881.00
Finished Basement Living Area	0	\$0.00
Features:		
Attachments:	1,304	\$26,200.00
Adjusted Base Price		\$190,030.12
Changes/Adjustments		
Grade Adjustment:	C+ 110%	\$180,213.13
Market Adjustment:	84%	\$331,592.16
CDU Adjustment:	60	\$199,000.00
Complete:	100	\$199,000.00
Dollar Adjustments		(\$500.00)
Dwelling Value		\$198,500.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$198,500.00
Total Land Value		\$69,600.00
Total Assessed Value		\$268,100.00

Parcel Numbers: 902-0019-000	Property Address: 3242 SKAMRA AVE W	Municipality: Franklin, City of
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Owner Name: SCHLAIS, JOHN H	Mailing Address: 3242 W SKAMRA AVE FRANKLIN, WI 53132	Land Use: Residential
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Property Photograph: 	Legal Description: SKAMRA ESTATES LOT 5 BLK 2 & VAC ST ADJ ON THE WEST	Building Sketch: 
Parcel Sketch and Site Map obtained from the County GIS		
Neighborhood: 2502-Franklin		

Building Description

Dwelling #	902 0019 000- 1		
Year Built:	1/1/1972	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/1972	Bedrooms:	6
Remodeled/Effective Age:	-50	Full Baths:	2
Building Type/Style:	02-Bi-Level	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	C+	Room Count:	8
CDU/Overall Condition:	Average	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Basic Heating
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Hot Water

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
902 0019 000- 1	1,386	0	0	0	0	997	2,383

Attachment Description(s):	Area:	Attachment Value:
13-AFG	460	\$13,800
31-WD	70	\$700
31-WD	117	\$1,200

Feature Description(s):	Area:	Feature Value:
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements

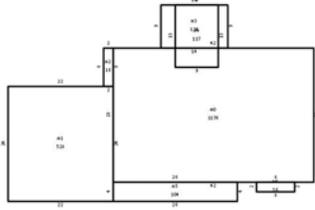
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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Permit / Construction History							
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:				
8/1/2002	02-0858	\$22,000.00	ADDN 21X15'				
10/15/2003	406576	\$10,000.00	FIRE				
10/15/2003	406941	\$1,000.00	FP				
12/27/2018	18-3214	\$6,100.00	FURREPLAC				
8/5/2002	02-0875	\$848.00	ADDN HYDRO HEAT				
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
9/1/1996		\$132,000.00	Invalid		Land and Improvements		
4/1/2000		\$152,500.00	Invalid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.827	Gross				\$75,200	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:			Assessed Land Value:	
36,024	0.827					\$75,200	
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Semi-Improved	Light			Well		

Valuation/Explanation		
Dwelling #	902 0019 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,386	\$161,732.34
Second Story:	0	\$0.00
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$161,732.34
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	389	\$0.00
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Basic Heating	\$0.00
Plumbing	0 - Half Bath 2 - Full Bath	\$7,322.00
Finished Basement Living Area	997	\$26,909.03
Features:	1	\$2,000.00
Attachments:	647	\$15,700.00
Adjusted Base Price		\$213,663.37
Changes/Adjustments		
Grade Adjustment:	C+ 110%	\$215,559.71
Market Adjustment:	81%	\$390,163.07
CDU Adjustment:	60	\$234,100.00
Complete:	100	\$234,100.00
Dollar Adjustments		\$0.00
Dwelling Value		\$234,100.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$234,100.00
Total Land Value		\$75,200.00
Total Assessed Value		\$309,300.00

Parcel Numbers: 902-0020-000 Property Address: 9510 FAIRWAY CIR S Municipality: Franklin, City of

Owner Name: Andres Castillo Mailing Address: 9510 Fairway Circle Franklin, WI 53132 Land Use: Residential

	Legal Description:	Building Sketch:
	FAIRWAYS OF FRANKLIN LOT 1	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 2511-Franklin	

Building Description

Dwelling #	902 0020 000- 1		
Year Built:	1/1/1999	Exterior Wall:	01-Wood
Year Remodeled:	1/1/1999	Bedrooms:	3
Remodeled/Effective Age:	-23	Full Baths:	2
Building Type/Style:	12-Colonial	Half Baths:	1
Story:	2.00	Rough-in:	0
Grade:	B	Room Count:	5
CDU/Overall Condition:	Very Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
902 0020 000- 1	1,334	1,176	0	0	0	0	2,510

Attachment Description(s):	Area:	Attachment Value:
13-AFG	528	\$15,800
11-0FP	104	\$2,100

Feature Description(s):	Area:	Feature Value:
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
22-Additional Fixture	3	\$900
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:

Permit / Construction History							
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:				
1/1/2000	99-1545	\$6,077.00	HTG & A/C				
11/1/1999	99-1401	\$187,000.00	NEW CONST				
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
3/24/2016		\$319,000.00	Valid		Land and Improvements		
8/1/1997		\$25,400.00	Valid		Land		
10/31/2008		\$168,500.00	Invalid		Land and Improvements		
9/17/2014		\$275,000.00	Valid		Land and Improvements		
1/5/2022	11210583	\$475,000.00	Valid	W/C D - Warrant/Condo Deed	Land and Improvements	Other	
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.519	Gross				\$68,600	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
22,608	0.519				\$68,600		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		

Valuation/Explanation		
Dwelling #	902 0020 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,334	\$156,811.70
Second Story:	1,176	\$74,805.36
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$231,617.06
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	1,334	\$31,255.62
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$6,174.60
Plumbing	1 - Half Bath 2 - Full Bath	\$12,203.00
Finished Basement Living Area	0	\$0.00
Features:	4	\$2,900.00
Attachments:	632	\$17,900.00
Adjusted Base Price		\$302,050.28
Changes/Adjustments		
Grade Adjustment:	B 128%	\$360,000.36
Market Adjustment:	29%	\$464,400.46
CDU Adjustment:	84	\$390,100.00
Complete:	100	\$390,100.00
Dollar Adjustments		\$200.00
Dwelling Value		\$390,300.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$390,300.00
Total Land Value		\$68,600.00
Total Assessed Value		\$458,900.00

Parcel Numbers: 902-0021-000	Property Address: 9518 FAIRWAY CIR S	Municipality: Franklin, City of
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Owner Name: EMINOVSKI, RESAT	Mailing Address: 9518 S FAIRWAY CIR FRANKLIN, WI 53132	Land Use: Residential
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Property Photograph: 	Legal Description: FAIRWAYS OF FRANKLIN LOT 2	Building Sketch: 
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 2511-Franklin	

Building Description

Dwelling #	902 0021 000- 1		
Year Built:	1/1/1998	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/1998	Bedrooms:	4
Remodeled/Effective Age:	-24	Full Baths:	2
Building Type/Style:	12-Colonial	Half Baths:	1
Story:	2.00	Rough-in:	0
Grade:	B	Room Count:	6
CDU/Overall Condition:	Very Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
902 0021 000- 1	1,229	1,357	0	0	0	0	2,586

Attachment Description(s):	Area:	Attachment Value:
11-OFP	18	\$400
13-AFG	110	\$3,300
33-Concrete Patio	27	\$100
13-AFG	340	\$10,200
31-WD	668	\$6,700

Feature Description(s): 05-Metal Fireplace	Area: 1	Feature Value: \$2,000
Rec Room Condition:	Rec Room Area: 0	Rec Room Value: \$0
22-Additional Fixture	3	\$900
Rec Room Condition:	Rec Room Area: 0	Rec Room Value: \$0

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
10/1/1998	98-1233	\$110,000.00	NEW CONST
6/1/2000	00-0603	\$2,550.00	DECK 16X44'
5/1/1999	99-0496	\$4,320.00	HTG & A/C

Ownership/Sales History

Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
10/1/1999		\$200,000.00	Invalid		Land and Improvements	
8/23/2007		\$319,000.00	Valid		Land and Improvements	
4/1/1999		\$209,990.00	Invalid		Land and Improvements	
9/1/1998		\$33,000.00	Valid		Land	

Land Breakdown

Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	0.459	Gross				\$66,300

Acreage/Squarefoot Variables

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Land Data & Computations

Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:
19,994	0.459			\$66,300

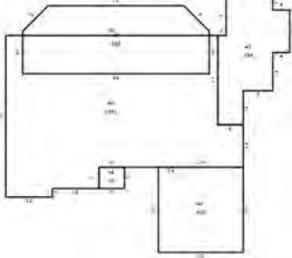
General Information

Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:
Level	Paved	Light			All Public

Valuation/Explanation		
Dwelling #	902 0021 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,229	\$146,976.11
Second Story:	1,357	\$84,418.97
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$231,395.08
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	1,229	\$29,409.97
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$6,361.56
Plumbing	1 - Half Bath 2 - Full Bath	\$12,203.00
Finished Basement Living Area	0	\$0.00
Features:	4	\$2,900.00
Attachments:	1,163	\$20,700.00
Adjusted Base Price		\$302,969.61
Changes/Adjustments		
Grade Adjustment:	B 128%	\$357,593.10
Market Adjustment:	29%	\$461,295.10
CDU Adjustment:	83	\$382,900.00
Complete:	100	\$382,900.00
Dollar Adjustments		\$600.00
Dwelling Value		\$383,500.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$383,500.00
Total Land Value		\$66,300.00
Total Assessed Value		\$449,800.00

Parcel Numbers: 902-0022-000 Property Address: 9526 FAIRWAY CIR S Municipality: Franklin, City of

Owner Name: SETT, TIMOTHY & KERRY Mailing Address: 9526 S FAIRWAY CIR FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	
	FAIRWAYS OF FRANKLIN LOT 3	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 2511-Franklin	

Building Description

Dwelling #	902 0022 000- 1		
Year Built:	1/1/1995	Exterior Wall:	01-Wood
Year Remodeled:	1/1/1995	Bedrooms:	3
Remodeled/Effective Age:	-27	Full Baths:	2
Building Type/Style:	01-Ranch	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	B-	Room Count:	5
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
902 0022 000- 1	1,742	0	0	0	0	0	1,742

Attachment Description(s):	Area:	Attachment Value:
11-OFP	30	\$600
13-AFG	400	\$12,000
31-WD	356	\$3,600

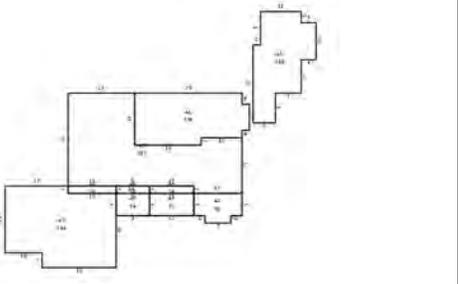
Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	3	\$900
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements							
Structure Type:		Year Built:	Area:	Construction:	Condition:	Value:	
Permit / Construction History							
Date of Permit:		Permit Number:	Permit Amount:		Details of Permit:		
6/1/1995		95-0520	\$100,000.00		NEW CONST		
6/1/1996		96-0609	\$1,200.00		A/C		
9/1/1996		96-1076	\$5,800.00		DECK		
8/20/2013		13-1861	\$2,900.00		ACREPLACE		
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
8/1/1995		\$181,594.00	Valid		Land and Improvements		
1/21/2002		\$186,000.00	Invalid		Land and Improvements		
8/1/1995		\$40,990.00	Valid		Land		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.459	Gross				\$66,300	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:		Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:	
19,994		0.459				\$66,300	
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		

Valuation/Explanation		
Dwelling #	902 0022 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,742	\$194,529.14
Second Story:	0	\$0.00
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$194,529.14
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	1,742	\$38,324.00
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$4,285.32
Plumbing	0 - Half Bath 2 - Full Bath	\$7,322.00
Finished Basement Living Area	0	\$0.00
Features:	4	\$2,900.00
Attachments:	786	\$16,200.00
Adjusted Base Price		\$263,560.46
Changes/Adjustments		
Grade Adjustment:	B- 120%	\$293,352.55
Market Adjustment:	43%	\$419,494.15
CDU Adjustment:	75	\$314,600.00
Complete:	100	\$314,600.00
Dollar Adjustments		\$700.00
Dwelling Value		\$315,300.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$315,300.00
Total Land Value		\$66,300.00
Total Assessed Value		\$381,600.00

Parcel Numbers: 902-0023-000 Property Address: 9534 FAIRWAY CIR S Municipality: Franklin, City of

Owner Name: MANK, ETHAN & ANNE M Mailing Address: 9534 S FAIRWAY CIR FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	
	FAIRWAYS OF FRANKLIN LOT 4	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 2511-Franklin	

Building Description

Dwelling #	902 0023 000- 1		
Year Built:	1/1/1997	Exterior Wall:	01-Wood
Year Remodeled:	1/1/1997	Bedrooms:	4
Remodeled/Effective Age:	-25	Full Baths:	2
Building Type/Style:	13-Contemporary	Half Baths:	1
Story:	2.00	Rough-in:	0
Grade:	B	Room Count:	4
CDU/Overall Condition:	Very Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
902 0023 000- 1	1,379	885	0	0	0	0	2,264

Attachment Description(s):	Area:	Attachment Value:
11-OFP	24	\$500
13-AFG	26	\$800
11-OFP	72	\$1,400
13-AFG	594	\$17,800

Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	5	\$1,500
Rec Room Condition: Average	Rec Room Area: 462	Rec Room Value: \$2,310
05-Metal Fireplace	1	\$2,000
Rec Room Condition: Average	Rec Room Area: 462	Rec Room Value: \$2,310

Other Building Improvements							
Structure Type:		Year Built:	Area:	Construction:	Condition:	Value:	
Permit / Construction History							
Date of Permit:		Permit Number:	Permit Amount:		Details of Permit:		
10/1/1997		97-4104	\$126,000.00		NEW CONST		
9/8/2020		20-2539	\$3,500.00		ACREPLACE		
1/1/1998		B980023	\$5,000.00		AC / FURNACE		
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
9/27/2019		\$370,000.00	Valid		Land and Improvements		
2/18/2014		\$302,400.00	Valid		Land and Improvements		
11/1/1997		\$28,990.00	Valid		Land		
9/19/2003		\$266,000.00	Valid		Land and Improvements		
Land Breakdown							
Land Class:		Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site		0.472	Gross				\$67,300
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:		Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:	
20,560		0.472				\$67,300	
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		

Valuation/Explanation		
Dwelling #	902 0023 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,379	\$160,915.51
Second Story:	885	\$58,834.80
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$219,750.31
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	1,307	\$30,623.01
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$5,569.44
Plumbing	1 - Half Bath 2 - Full Bath	\$12,203.00
Finished Basement Living Area	0	\$0.00
Features:	6	\$3,500.00
Attachments:	716	\$20,500.00
Adjusted Base Price		\$292,145.76
Changes/Adjustments		
Grade Adjustment:	B 128%	\$343,226.57
Market Adjustment:	30%	\$446,194.55
CDU Adjustment:	82	\$365,900.00
Complete:	100	\$365,900.00
Dollar Adjustments		\$100.00
Dwelling Value		\$366,000.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$366,000.00
Total Land Value		\$67,300.00
Total Assessed Value		\$433,300.00

Parcel Numbers: 902-0024-000 Property Address: 9542 FAIRWAY CIR S Municipality: Franklin, City of

Owner Name: STUCKEY BASS, LOUANN M Mailing Address: 9542 S FAIRWAY CIR FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	Building Sketch:
	FAIRWAYS OF FRANKLIN LOT 5	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 2511-Franklin	

Building Description

Dwelling #	902 0024 000- 1		
Year Built:	1/1/1996	Exterior Wall:	01-Wood
Year Remodeled:	1/1/1996	Bedrooms:	3
Remodeled/Effective Age:	-26	Full Baths:	2
Building Type/Style:	01-Ranch	Half Baths:	1
Story:	1.00	Rough-in:	0
Grade:	B-	Room Count:	3
CDU/Overall Condition:	Very Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
902 0024 000- 1	1,986	0	0	0	0	0	1,986

Attachment Description(s):	Area:	Attachment Value:
13-AFG	744	\$22,300
31-WD	256	\$2,600

Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	5	\$1,500
Rec Room Condition:	Rec Room Area:	Rec Room Value:
Good	1,500	\$9,000
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
Good	1,500	\$9,000

Other Building Improvements

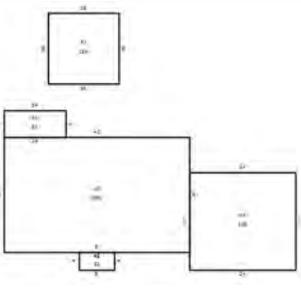
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:

Permit / Construction History							
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:				
5/1/1997	97-0568	\$15,000.00	BSMT ALTERAT				
7/1/1998	B980864	\$1,300.00	A/C				
1/11/2017	17-0073	\$3,314.00	FURREPLAC				
8/1/1998	B981019	\$770.00	DECK 16X16'				
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
2/28/2017		\$320,000.00	Valid		Land and Improvements		
8/19/2016		\$375,000.00	Invalid		Land and Improvements		
2/11/2011		\$315,000.00	Invalid		Land and Improvements		
7/1/1998		\$195,000.00	Invalid		Land and Improvements		
3/26/2010		\$307,000.00	Valid		Land and Improvements		
7/2/2021		\$455,500.00	Valid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.777	Gross				\$77,700	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
33,846	0.777				\$77,700		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		

Valuation/Explanation		
Dwelling #	902 0024 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,986	\$216,493.86
Second Story:	0	\$0.00
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$216,493.86
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	1,986	\$42,838.02
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$4,885.56
Plumbing	1 - Half Bath 2 - Full Bath	\$12,203.00
Finished Basement Living Area	0	\$0.00
Features:	6	\$3,500.00
Attachments:	1,000	\$24,900.00
Adjusted Base Price		\$304,820.44
Changes/Adjustments		
Grade Adjustment:	B- 120%	\$331,704.53
Market Adjustment:	41%	\$467,703.38
CDU Adjustment:	81	\$378,800.00
Complete:	100	\$378,800.00
Dollar Adjustments		(\$1,000.00)
Dwelling Value		\$377,800.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$377,800.00
Total Land Value		\$77,700.00
Total Assessed Value		\$455,500.00

Parcel Numbers: 902-0025-000 Property Address: 9550 FAIRWAY CIR S Municipality: Franklin, City of

Owner Name: WEISS, DOUGLAS & JUNE Mailing Address: 9550 S FAIRWAY CIR FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	Building Sketch:
	FAIRWAYS OF FRANKLIN LOT 6	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 2511-Franklin	

Building Description

Dwelling #	902 0025 000- 1		
Year Built:	1/1/1997	Exterior Wall:	01-Wood
Year Remodeled:	1/1/1997	Bedrooms:	3
Remodeled/Effective Age:	-25	Full Baths:	2
Building Type/Style:	12-Colonial	Half Baths:	1
Story:	2.00	Rough-in:	0
Grade:	B-	Room Count:	4
CDU/Overall Condition:	Very Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
902 0025 000- 1	1,176	1,092	0	0	0	0	2,268

Attachment Description(s):	Area:	Attachment Value:
33-Concrete Patio	32	\$200
13-AFG	528	\$15,800

Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	1	\$300
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements

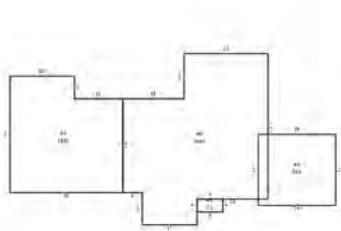
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:

Permit / Construction History							
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:				
10/1/1997	97-1025	\$118,000.00	NEW DWLG				
4/1/2000	00-0309	\$1,850.00	A/C				
9/15/2015	15-2189	\$9,393.00	A/CREPLACE				
1/5/2015	15-0007	\$4,500.00	FURREPLAC				
12/1/1997	97-1241	\$4,452.00	HTG SYSTEM				
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
9/1/1997		\$34,000.00	Valid		Land		
8/1/2000		\$209,900.00	Valid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.473	Gross				\$67,700	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:			Assessed Land Value:	
20,604	0.473					\$67,700	
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		

Valuation/Explanation		
Dwelling #	902 0025 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,176	\$141,966.72
Second Story:	1,092	\$70,313.88
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$212,280.60
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	1,176	\$28,541.52
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$5,579.28
Plumbing	1 - Half Bath 2 - Full Bath	\$12,203.00
Finished Basement Living Area	0	\$0.00
Features:	1	\$300.00
Attachments:	560	\$16,000.00
Adjusted Base Price		\$274,904.40
Changes/Adjustments		
Grade Adjustment:	B- 120%	\$310,325.28
Market Adjustment:	33%	\$412,732.62
CDU Adjustment:	82	\$338,400.00
Complete:	100	\$338,400.00
Dollar Adjustments		(\$1,100.00)
Dwelling Value		\$337,300.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$337,300.00
Total Land Value		\$67,700.00
Total Assessed Value		\$405,000.00

Parcel Numbers: 902-0026-000 Property Address: 9558 FAIRWAY CIR S Municipality: Franklin, City of

Owner Name: KONTOWICZ, ANDREW G & DEBORAH A Mailing Address: 9558 S FAIRWAY CIR FRANKLIN, WI 53132 Land Use: Residential

Property Photograph:	Legal Description:	Building Sketch:
	FAIRWAYS OF FRANKLIN LOT 7	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood:	
	2511-Franklin	

Building Description

Dwelling #	902 0026 000- 1		
Year Built:	1/1/1997	Exterior Wall:	01-Wood
Year Remodeled:	1/1/1997	Bedrooms:	3
Remodeled/Effective Age:	-25	Full Baths:	2
Building Type/Style:	01-Ranch	Half Baths:	1
Story:	1.00	Rough-in:	0
Grade:	B-	Room Count:	3
CDU/Overall Condition:	Very Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
902 0026 000- 1	1,883	0	0	0	0	0	1,883

Attachment Description(s):	Area:	Attachment Value:
13-AFG	1,155	\$34,700
11-OFP	32	\$600

Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	1	\$300
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
03-Masonry Fireplace	1	\$5,500
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
RP1-Inground Pool - Plastic Lined Pool	1/1/2008	512		Average	\$1,000.00

Permit / Construction History							
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:				
11/1/1997	97-1158	\$5,251.00	HVAC				
3/22/2013	13-0389	\$7,919.00	FUR/ACREPLAC				
2/20/2008	313	\$46,000.00	IGP				
9/1/1997	97-0892	\$148,000.00	NEWDWLG				
2/20/2008	312	\$7,000.00	FENCE				
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
4/1/1997		\$36,000.00	Valid		Land		
3/30/2006		\$327,000.00	Invalid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.458	Gross				\$66,600	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
19,950	0.458				\$66,600		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		

Valuation/Explanation		
Dwelling #	902 0026 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,883	\$207,186.49
Second Story:	0	\$0.00
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$207,186.49
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	1,883	\$40,936.42
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$4,632.18
Plumbing	1 - Half Bath 2 - Full Bath	\$12,203.00
Finished Basement Living Area	0	\$0.00
Features:	2	\$5,800.00
Attachments:	1,187	\$35,300.00
Adjusted Base Price		\$306,058.09
Changes/Adjustments		
Grade Adjustment:	B- 120%	\$317,949.71
Market Adjustment:	40%	\$445,129.59
CDU Adjustment:	82	\$365,000.00
Complete:	100	\$365,000.00
Dollar Adjustments		(\$700.00)
Dwelling Value		\$364,300.00
Other Building Improvements	0	\$1,000.00
Total Improvement Value		\$365,300.00
Total Land Value		\$66,600.00
Total Assessed Value		\$431,900.00

Parcel Numbers: 902-0027-000	Property Address: 9566 FAIRWAY CIR S	Municipality: Franklin, City of
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Owner Name: TAVELA DAN & JANELLE	Mailing Address: 9566 S FAIRWAY CIR FRANKLIN, WI 53132	Land Use: Residential
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Property Photograph: 	Legal Description: FAIRWAYS OF FRANKLIN LOT 8	Building Sketch: 
Parcel Sketch and Site Map obtained from the County GIS		
Neighborhood: 2511-Franklin		

Building Description

Dwelling #	902 0027 000- 1		
Year Built:	1/1/1997	Exterior Wall:	01-Wood
Year Remodeled:	1/1/1997	Bedrooms:	3
Remodeled/Effective Age:	-25	Full Baths:	2
Building Type/Style:	12-Colonial	Half Baths:	1
Story:	2.00	Rough-in:	0
Grade:	B+	Room Count:	3
CDU/Overall Condition:	Very Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
902 0027 000- 1	1,377	649	0	0	0	0	2,026

Attachment Description(s):	Area:	Attachment Value:
11-OFP	36	\$700
13-AFG	576	\$17,300

Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	3	\$900
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements

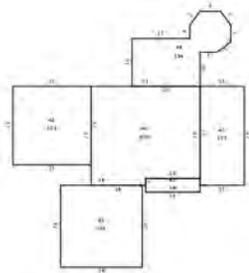
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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Permit / Construction History							
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:				
12/12/2016	16-2962	\$7,581.00	FUR+ACREPLAC				
9/1/1997	97-0867	\$4,405.00	A/C				
4/1/1997	97-0201	\$170,000.00	NEW DWLG				
6/1/1997	97-0447	\$4,320.00	HTG SYSTEM				
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
3/12/2005		\$322,000.00	Invalid		Land and Improvements		
5/1/1997		\$34,900.00	Valid		Land		
4/13/2005		\$322,000.00	Invalid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.458	Gross				\$66,600	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:			
19,950	0.458			\$66,600			
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		

Valuation/Explanation		
Dwelling #	902 0027 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,377	\$160,682.13
Second Story:	649	\$45,598.74
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$206,280.87
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	1,377	\$31,946.40
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$4,983.96
Plumbing	1 - Half Bath 2 - Full Bath	\$12,203.00
Finished Basement Living Area	0	\$0.00
Features:	4	\$2,900.00
Attachments:	612	\$18,000.00
Adjusted Base Price		\$276,314.23
Changes/Adjustments		
Grade Adjustment:	B+ 135%	\$344,809.21
Market Adjustment:	33%	\$458,596.25
CDU Adjustment:	82	\$376,000.00
Complete:	100	\$376,000.00
Dollar Adjustments		\$1,300.00
Dwelling Value		\$377,300.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$377,300.00
Total Land Value		\$66,600.00
Total Assessed Value		\$443,900.00

Parcel Numbers: 902-0028-000 Property Address: 9574 FAIRWAY CIR S Municipality: Franklin, City of

Owner Name: SIMONS, LAWRENCE & CHRISTINA Mailing Address: 9574 S FAIRWAY CIR FRANKLIN, WI 53132 Land Use: Residential

Property Photograph:	Legal Description:	Building Sketch:
	FAIRWAYS OF FRANKLIN LOT 9	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood:	
	2511-Franklin	

Building Description

Dwelling #	902 0028 000- 1		
Year Built:	1/1/1998	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/1998	Bedrooms:	3
Remodeled/Effective Age:	-24	Full Baths:	2
Building Type/Style:	12-Colonial	Half Baths:	1
Story:	2.00	Rough-in:	0
Grade:	B-	Room Count:	3
CDU/Overall Condition:	Very Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
902 0028 000- 1	1,273	896	0	0	0	0	2,169

Attachment Description(s):	Area:	Attachment Value:
13-AFG	529	\$15,900
11-OFP	64	\$1,300
31-WD	394	\$3,900

Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	1	\$300
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:

Permit / Construction History						
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:			
3/18/2002	02-0164	\$2,900.00	DECK			
6/1/1998	98-0642	\$100,000.00	NEW CONST			
5/1/1999	99-0498	\$4,000.00	HTG & A/C			
Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
5/1/1997		\$36,000.00	Valid		Land	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	0.485	Gross				\$67,600
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
21,127	0.485			\$67,600		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Paved	Light			All Public	
Valuation/Explanation						
Dwelling #			902 0028 000- 1			
Description			Area		Value Amount	
Living Area:						
First Story:			1,273		\$150,901.42	
Second Story:			896		\$59,566.08	
Additional Story:			0		\$0.00	
Attic/Finished Net:			0		\$0.00	
Half Story/Finished Net:			0		\$0.00	
Base Price					\$210,467.50	
Unfinished Living Area:						
Room/Unfinished:			0		\$0.00	
Unfinished Basement:			1,273		\$30,144.64	
Half Story/Unfinished:					\$0.00	
Structure Info, Features and Attachments:						
Heating/AC			Air Conditioning - Same Ducts		\$5,335.74	
Plumbing			1 - Half Bath 2 - Full Bath		\$12,203.00	
Finished Basement Living Area			0		\$0.00	
Features:			1		\$300.00	
Attachments:			987		\$21,100.00	
Adjusted Base Price					\$279,550.88	
Changes/Adjustments						
Grade Adjustment:			B- 120%		\$309,781.06	
Market Adjustment:			39%		\$430,595.67	
CDU Adjustment:			83		\$357,400.00	
Complete:			100		\$357,400.00	
Dollar Adjustments					\$800.00	
Dwelling Value					\$358,200.00	

Other Building Improvements	0	\$0.00
Total Improvement Value		\$358,200.00
Total Land Value		\$67,600.00
Total Assessed Value		\$425,800.00

Parcel Numbers: 902-0029-000 Property Address: 9582 FAIRWAY CIR S Municipality: Franklin, City of

Owner Name: KEVIN D AND SUSAN H STOLL REVOCABLE TRUS Mailing Address: 9582 S FAIRWAY CIR FRANKLIN, WI 53132 Land Use: Residential

Property Photograph:	Legal Description:	Building Sketch:
	FAIRWAYS OF FRANKLIN LOT 10	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood:	
	2511-Franklin	

Building Description

Dwelling #	902 0029 000- 1		
Year Built:	1/1/1997	Exterior Wall:	01-Wood
Year Remodeled:	1/1/1997	Bedrooms:	4
Remodeled/Effective Age:	-25	Full Baths:	3
Building Type/Style:	12-Colonial	Half Baths:	1
Story:	2.00	Rough-in:	0
Grade:	B	Room Count:	7
CDU/Overall Condition:	Very Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
902 0029 000- 1	1,423	1,300	0	0	0	854	3,577

Attachment Description(s):	Area:	Attachment Value:
13-AFG	105	\$3,200
13-AFG	357	\$10,700
99-Additional Attachments	26	\$2,600
99-Additional Attachments	26	\$2,600
11-OFP	88	\$1,800
31-WD	143	\$1,400

Feature Description(s): 22-Additional Fixture	Area: 3	Feature Value: \$900
Rec Room Condition:	Rec Room Area: 0	Rec Room Value: \$0
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area: 0	Rec Room Value: \$0

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
12/1/1997	97-1256	\$175,000.00	NEW CONST
12/15/2014	3022	\$7,000.00	ACFURREPLAC
3/1/1998	98-0196	\$600.00	DECK 10X10
4/1/2000	00-0323	\$1,800.00	BSMT ALTERAT

Ownership/Sales History

Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
12/1/1995		\$45,990.00	Valid		Land	
6/1/1998		\$243,950.00	Invalid		Land and Improvements	
5/2/2016		\$353,500.00	Invalid		Land and Improvements	

Land Breakdown

Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	0.677	Gross				\$75,300

Acreage/Squarefoot Variables

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Land Data & Computations

Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:
29,490	0.677			\$75,300

General Information

Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:
Level	Paved	Light			All Public

Valuation/Explanation		
Dwelling #	902 0029 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,423	\$164,826.09
Second Story:	1,300	\$81,276.00
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$246,102.09
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	569	\$17,695.90
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$8,799.42
Plumbing	1 - Half Bath 3 - Full Bath	\$19,525.00
Finished Basement Living Area	854	\$23,049.46
Features:	4	\$2,900.00
Attachments:	745	\$22,300.00
Adjusted Base Price		\$340,371.87
Changes/Adjustments		
Grade Adjustment:	B 128%	\$403,419.99
Market Adjustment:	26%	\$508,309.19
CDU Adjustment:	82	\$416,800.00
Complete:	100	\$416,800.00
Dollar Adjustments		\$1,600.00
Dwelling Value		\$418,400.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$418,400.00
Total Land Value		\$75,300.00
Total Assessed Value		\$493,700.00

Parcel Numbers: 902-0030-000 Property Address: 9511 FAIRWAY CIR S Municipality: Franklin, City of

Owner Name: FOTI, JAMES A & NADENE K Mailing Address: 9511 S FAIRWAY CIR FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	Building Sketch:
	FAIRWAYS OF FRANKLIN LOT 11	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 2511-Franklin	

Building Description

Dwelling #	902 0030 000- 1		
Year Built:	1/1/1994	Exterior Wall:	01-Wood
Year Remodeled:	1/1/1994	Bedrooms:	4
Remodeled/Effective Age:	-28	Full Baths:	2
Building Type/Style:	12-Colonial	Half Baths:	1
Story:	2.00	Rough-in:	0
Grade:	B	Room Count:	5
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
902 0030 000- 1	1,255	1,156	0	0	0	0	2,411

Attachment Description(s):	Area:	Attachment Value:
13-AFG	440	\$13,200
11-OPF	36	\$700
31-WD	280	\$2,800

Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	5	\$1,500
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements							
Structure Type:		Year Built:	Area:	Construction:	Condition:	Value:	
Permit / Construction History							
Date of Permit:		Permit Number:	Permit Amount:		Details of Permit:		
9/1/1994		94-1005	\$100,000.00		NEW CONST		
4/27/2020		20-1013	\$2,717.00		FURREPLAC		
1/1/1995		95-0003	\$5,000.00		FIREPLACE		
5/1/1995		95-0399	\$1,800.00		DECK		
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
10/1/1997		\$180,000.00	Valid		Land and Improvements		
12/13/2005		\$252,200.00	Invalid		Land and Improvements		
3/1/1995		\$39,490.00	Valid		Land		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.468	Gross				\$67,500	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:		Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:	
20,386		0.468				\$67,500	
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		

Valuation/Explanation		
Dwelling #	902 0030 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,255	\$148,767.70
Second Story:	1,156	\$73,533.16
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$222,300.86
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	1,255	\$29,718.40
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$5,931.06
Plumbing	1 - Half Bath 2 - Full Bath	\$12,203.00
Finished Basement Living Area	0	\$0.00
Features:	6	\$3,500.00
Attachments:	756	\$16,700.00
Adjusted Base Price		\$290,353.32
Changes/Adjustments		
Grade Adjustment:	B 128%	\$345,796.25
Market Adjustment:	45%	\$501,404.56
CDU Adjustment:	75	\$376,100.00
Complete:	100	\$376,100.00
Dollar Adjustments		(\$200.00)
Dwelling Value		\$375,900.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$375,900.00
Total Land Value		\$67,500.00
Total Assessed Value		\$443,400.00

Parcel Numbers: 902-0031-000 Property Address: 9519 FAIRWAY CIR S Municipality: Franklin, City of

Owner Name: ALBANESE DOMINIC & JEAN Mailing Address: 9519 S FAIRWAY CIR FRANKLIN, WI 53132 Land Use: Residential

Property Photograph:	Legal Description:	Building Sketch:
	FAIRWAYS OF FRANKLIN LOT 12	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood:	
	2511-Franklin	

Building Description

Dwelling #	902 0031 000- 1		
Year Built:	1/1/1996	Exterior Wall:	01-Wood
Year Remodeled:	1/1/1996	Bedrooms:	3
Remodeled/Effective Age:	-26	Full Baths:	2
Building Type/Style:	01-Ranch	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	B-	Room Count:	3
CDU/Overall Condition:	Very Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
902 0031 000- 1	1,734	0	0	0	0	0	1,734

Attachment Description(s):	Area:	Attachment Value:
13-AFG	550	\$16,500
11-OFP	80	\$1,600

Feature Description(s):	Area:	Feature Value:
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
Average	810	\$4,050
22-Additional Fixture	1	\$300
Rec Room Condition:	Rec Room Area:	Rec Room Value:
Average	810	\$4,050

Other Building Improvements

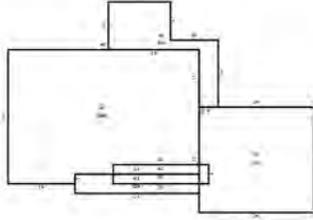
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:

Permit / Construction History							
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:				
9/1/2000	00-1166	\$1,500.00	BSMT ALTERAT				
10/1/1996	96-1160	\$2,981.00	HTG				
7/1/1996	96-0805	\$107,007.00	NEW CONST				
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
6/1/1996		\$36,000.00	Valid		Land		
10/23/2007		\$277,000.00	Valid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.460	Gross				\$67,100	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
20,038	0.460				\$67,100		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		
Valuation/Explanation							
Dwelling #				902 0031 000- 1			
Description				Area		Value Amount	
Living Area:							
First Story:				1,734		\$193,635.78	
Second Story:				0		\$0.00	
Additional Story:				0		\$0.00	
Attic/Finished Net:				0		\$0.00	
Half Story/Finished Net:				0		\$0.00	
Base Price						\$193,635.78	
Unfinished Living Area:							
Room/Unfinished:				0		\$0.00	
Unfinished Basement:				1,734		\$38,148.00	
Half Story/Unfinished:						\$0.00	
Structure Info, Features and Attachments:							
Heating/AC				Air Conditioning - Same Ducts		\$4,265.64	
Plumbing				0 - Half Bath 2 - Full Bath		\$7,322.00	
Finished Basement Living Area				0		\$0.00	
Features:				2		\$2,300.00	
Attachments:				630		\$18,100.00	
Adjusted Base Price						\$263,771.42	
Changes/Adjustments							
Grade Adjustment:				B- 120%		\$292,045.70	
Market Adjustment:				41%		\$411,784.44	
CDU Adjustment:				81		\$333,500.00	
Complete:				100		\$333,500.00	
Dollar Adjustments						\$200.00	
Dwelling Value						\$333,700.00	

Other Building Improvements	0	\$0.00
Total Improvement Value		\$333,700.00
Total Land Value		\$67,100.00
Total Assessed Value		\$400,800.00

Parcel Numbers: 902-0032-000 Property Address: 9539 FAIRWAY CIR S Municipality: Franklin, City of

Owner Name: CASPER, NEALY A Mailing Address: 9539 S FAIRWAY CIR FRANKLIN, WI 53132 Land Use: Residential

Property Photograph:	Legal Description:	Building Sketch:
	FAIRWAYS OF FRANKLIN LOT 13	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood:	
	2511-Franklin	

Building Description

Dwelling #	902 0032 000- 1		
Year Built:	1/1/1997	Exterior Wall:	01-Wood
Year Remodeled:	1/1/1997	Bedrooms:	3
Remodeled/Effective Age:	-25	Full Baths:	2
Building Type/Style:	12-Colonial	Half Baths:	1
Story:	2.00	Rough-in:	0
Grade:	B	Room Count:	4
CDU/Overall Condition:	Very Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
902 0032 000- 1	1,266	1,068	0	0	0	0	2,334

Attachment Description(s):	Area:	Attachment Value:
11-OFP	104	\$2,100
13-AFG	528	\$15,800

Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	2	\$600
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements

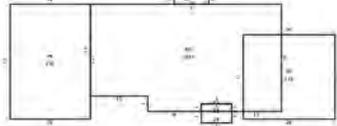
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:

Permit / Construction History							
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:				
5/1/1997	97-0357	\$3,200.00	HTG & A/C				
4/1/1997	97-0218	\$135,000.00	NEW DWLG				
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
11/1/2012		\$241,000.00	Valid		Land and Improvements		
11/23/2021		\$241,000.00	Valid		Land and Improvements		
5/2/2011		\$252,100.00	Invalid		Land and Improvements		
2/1/1997		\$35,990.00	Valid		Land		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.473	Gross				\$67,800	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:			
20,604	0.473			\$67,800			
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		
Valuation/Explanation							
Dwelling #	902 0032 000- 1						
Description	Area				Value Amount		
Living Area:							
First Story:	1,266				\$150,071.64		
Second Story:	1,068				\$68,768.52		
Additional Story:	0				\$0.00		
Attic/Finished Net:	0				\$0.00		
Half Story/Finished Net:	0				\$0.00		
Base Price					\$218,840.16		
Unfinished Living Area:							
Room/Unfinished:	0				\$0.00		
Unfinished Basement:	1,266				\$29,978.88		
Half Story/Unfinished:					\$0.00		
Structure Info, Features and Attachments:							
Heating/AC	Air Conditioning - Same Ducts				\$5,741.64		
Plumbing	1 - Half Bath 2 - Full Bath				\$12,203.00		
Finished Basement Living Area	0				\$0.00		
Features:	3				\$2,600.00		
Attachments:	632				\$17,900.00		
Adjusted Base Price					\$287,263.68		
Changes/Adjustments							
Grade Adjustment:	B 128%				\$341,457.51		
Market Adjustment:	31%				\$447,309.34		
CDU Adjustment:	82				\$366,800.00		
Complete:	100				\$366,800.00		
Dollar Adjustments					(\$1,000.00)		
Dwelling Value					\$365,800.00		

Other Building Improvements	0	\$0.00
Total Improvement Value		\$365,800.00
Total Land Value		\$67,800.00
Total Assessed Value		\$433,600.00

Parcel Numbers: 902-0033-000 Property Address: 9561 FAIRWAY CIR S Municipality: Franklin, City of

Owner Name: Goede Trust Dated April 17, 1999 Mailing Address: 9561 S. Fairway Circle Franklin, WI 53132 Land Use: Residential

Property Photograph:	Legal Description:	Building Sketch:
	FAIRWAYS OF FRANKLIN LOT 14	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood:	
	2511-Franklin	

Building Description

Dwelling #	902 0033 000- 1		
Year Built:	1/1/1997	Exterior Wall:	01-Wood
Year Remodeled:	1/1/1997	Bedrooms:	5
Remodeled/Effective Age:	-25	Full Baths:	3
Building Type/Style:	12-Colonial	Half Baths:	1
Story:	2.00	Rough-in:	0
Grade:	B	Room Count:	8
CDU/Overall Condition:	Average	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:		Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
902 0033 000- 1	1,342	1,970	0	0	0	0	3,312

Attachment Description(s):	Area:	Attachment Value:
11-OFP	16	\$300
13-AFG	630	\$18,900
11-OFP	24	\$500

Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	3	\$900
Rec Room Condition:	Rec Room Area:	Rec Room Value:
Average	828	\$4,140
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
Average	828	\$4,140

Other Building Improvements						
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:	
Permit / Construction History						
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:			
9/1/1997	97-0897	\$185,757.00	NEW DWLG			
3/1/1998	B980222	\$1,200.00	BSMT ALTER			
6/8/2005	52063	\$1,000.00	WDDK			
7/21/2006	2414	\$50,000.00	ADDTN			
4/15/2016	16-0767	\$1,500.00	ABVPOOL			
11/1/1997	B971173	\$3,200.00	AC / FURNACE			
12/27/2016	16-3067	\$5,000.00	NEW POOL DECK			
5/20/2016	16-1134	\$1,000.00	POOL HEATER			
Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
3/1/1997		\$35,990.00	Valid		Land	
5/5/2022	11245249	\$461,800.00	Invalid	W/C D - Warrant/Condo Deed	Land and Improvements	Other
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	0.473	Gross				\$67,800
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
20,604	0.473			\$67,800		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Paved	Light			All Public	

Valuation/Explanation		
Dwelling #	902 0033 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,342	\$157,752.10
Second Story:	1,970	\$117,274.10
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$275,026.20
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	1,342	\$31,443.06
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$8,147.52
Plumbing	1 - Half Bath 3 - Full Bath	\$19,525.00
Finished Basement Living Area	0	\$0.00
Features:	4	\$2,900.00
Attachments:	670	\$19,700.00
Adjusted Base Price		\$356,741.78
Changes/Adjustments		
Grade Adjustment:	B 128%	\$427,701.48
Market Adjustment:	45%	\$620,167.14
CDU Adjustment:	72	\$446,500.00
Complete:	100	\$446,500.00
Dollar Adjustments		\$0.00
Dwelling Value		\$446,500.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$446,500.00
Total Land Value		\$67,800.00
Total Assessed Value		\$514,300.00

Parcel Numbers: 902-0034-000 Property Address: 9579 FAIRWAY CIR S Municipality: Franklin, City of

Owner Name: PILGER, NICHOLAS M Mailing Address: 9579 S FAIRWAY CIR FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	Building Sketch:
	FAIRWAYS OF FRANKLIN LOT 15	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 2511-Franklin	

Building Description

Dwelling #	902 0034 000- 1		
Year Built:	1/1/1996	Exterior Wall:	01-Wood
Year Remodeled:	1/1/1996	Bedrooms:	3
Remodeled/Effective Age:	-26	Full Baths:	2
Building Type/Style:	12-Colonial	Half Baths:	1
Story:	2.00	Rough-in:	0
Grade:	B	Room Count:	4
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
902 0034 000- 1	1,106	930	0	0	0	0	2,036

Attachment Description(s):	Area:	Attachment Value:
11-OFP	32	\$600
13-AFG	682	\$20,500
33-Concrete Patio	254	\$1,300

Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	4	\$1,200
Rec Room Condition:	Rec Room Area:	Rec Room Value:
Good	650	\$3,900
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
Good	650	\$3,900

Other Building Improvements							
Structure Type:		Year Built:	Area:	Construction:	Condition:	Value:	
Permit / Construction History							
Date of Permit:	Permit Number:	Permit Amount:		Details of Permit:			
5/1/1998	B980513	\$1,500.00		DECK 16X18			
10/1/1996	96-1233	\$6,204.00		HTG & A/C			
6/4/2020	20-1371	\$2,000.00		SHED			
8/23/2014	14-2038	\$2,400.00		KIT/BTH ALT			
6/21/2013	13-1206	\$6,800.00		FUR/ACREPLAC			
6/1/1996	96-0708	\$135,000.00		NEW CONST			
6/24/2008	08-1383	\$15,380.00		RECROOM			
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
11/5/2021		\$460,000.00	Valid		Land and Improvements		
8/4/2011		\$150,000.00	Invalid		Land and Improvements		
8/1/1996		\$38,000.00	Valid		Land		
4/15/2008		\$290,000.00	Valid		Land and Improvements		
7/15/2004		\$278,500.00	Valid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.473	Gross				\$67,800	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
20,604	0.473				\$67,800		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		

Valuation/Explanation		
Dwelling #	902 0034 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,106	\$134,633.38
Second Story:	930	\$61,184.70
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$195,818.08
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	1,106	\$27,240.78
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$5,008.56
Plumbing	1 - Half Bath 2 - Full Bath	\$12,203.00
Finished Basement Living Area	0	\$0.00
Features:	5	\$3,200.00
Attachments:	968	\$22,400.00
Adjusted Base Price		\$265,870.42
Changes/Adjustments		
Grade Adjustment:	B 128%	\$307,546.14
Market Adjustment:	68%	\$516,677.51
CDU Adjustment:	76	\$392,700.00
Complete:	100	\$392,700.00
Dollar Adjustments		(\$500.00)
Dwelling Value		\$392,200.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$392,200.00
Total Land Value		\$67,800.00
Total Assessed Value		\$460,000.00

Parcel Numbers: 902-0035-000 Property Address: 9576 35TH ST S Municipality: Franklin, City of

Owner Name: DETLAFF, RICHARD R Mailing Address: 9576 S 35TH ST FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	Building Sketch:
	FAIRWAYS OF FRANKLIN LOT 16	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 2511-Franklin	

Building Description

Dwelling #	902 0035 000- 1		
Year Built:	1/1/1995	Exterior Wall:	01-Wood
Year Remodeled:	1/1/1995	Bedrooms:	3
Remodeled/Effective Age:	-27	Full Baths:	3
Building Type/Style:	12-Colonial	Half Baths:	0
Story:	2.00	Rough-in:	0
Grade:	B	Room Count:	5
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
902 0035 000- 1	1,506	1,140	0	0	0	0	2,646

Attachment Description(s):	Area:	Attachment Value:
13-AFG	561	\$16,800
11-OPF	52	\$1,000
31-WD	248	\$2,500

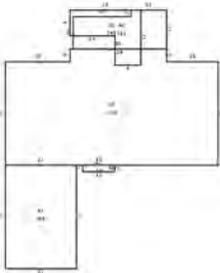
Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	3	\$900
Rec Room Condition: Average	Rec Room Area: 905	Rec Room Value: \$4,525
05-Metal Fireplace	1	\$2,000
Rec Room Condition: Average	Rec Room Area: 905	Rec Room Value: \$4,525

Other Building Improvements						
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:	
Permit / Construction History						
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:			
3/1/2001	01-0183	\$0.00	RENEW REC RM			
7/21/2010	1491	\$3,606.00	ACREPLACE			
5/1/1995	95-0417	\$127,900.00	NEW CONST			
1/31/2003	03-0290	\$100.00	RECROOM			
7/12/2016	16-1655	\$14,770.00	ROOF			
9/6/2016	16-2207	\$1,000.00	SHED 12X8			
5/1/1997	97-0304	\$1,000.00	REC ROOM			
Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
5/1/1995		\$40,500.00	Valid		Land	
6/23/2005		\$349,900.00	Valid		Land and Improvements	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	0.623	Gross				\$73,700
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
27,138	0.623			\$73,700		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Paved	Light			All Public	

Valuation/Explanation		
Dwelling #	902 0035 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,506	\$172,165.92
Second Story:	1,140	\$72,868.80
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$245,034.72
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	1,506	\$33,975.36
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$6,509.16
Plumbing	0 - Half Bath 3 - Full Bath	\$14,644.00
Finished Basement Living Area	0	\$0.00
Features:	4	\$2,900.00
Attachments:	861	\$20,300.00
Adjusted Base Price		\$323,363.24
Changes/Adjustments		
Grade Adjustment:	B 128%	\$384,208.95
Market Adjustment:	40%	\$537,892.53
CDU Adjustment:	75	\$403,400.00
Complete:	100	\$403,400.00
Dollar Adjustments		\$400.00
Dwelling Value		\$403,800.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$403,800.00
Total Land Value		\$73,700.00
Total Assessed Value		\$477,500.00

Parcel Numbers: 902-0036-000 Property Address: 9564 35TH ST S Municipality: Franklin, City of

Owner Name: SCHNEIDER, DENNIS J Mailing Address: 9564 S 35TH ST FRANKLIN, WI 53132 Land Use: Residential

Property Photograph:	Legal Description:	Building Sketch:
	FAIRWAYS OF FRANKLIN LOT 17	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood:	
	2511-Franklin	

Building Description

Dwelling #	902 0036 000- 1		
Year Built:	1/1/1997	Exterior Wall:	01-Wood
Year Remodeled:	1/1/1997	Bedrooms:	3
Remodeled/Effective Age:	-25	Full Baths:	2
Building Type/Style:	01-Ranch	Half Baths:	1
Story:	1.00	Rough-in:	0
Grade:	B	Room Count:	3
CDU/Overall Condition:	Very Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
902 0036 000- 1	2,232	0	0	0	0	0	2,232

Attachment Description(s):	Area:	Attachment Value:
13-AFG	704	\$21,100
21-OMP	20	\$500
31-WD	312	\$3,100

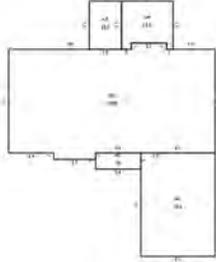
Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	4	\$1,200
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements							
Structure Type:		Year Built:	Area:	Construction:	Condition:	Value:	
Permit / Construction History							
Date of Permit:		Permit Number:	Permit Amount:		Details of Permit:		
7/1/1997		97-0567	\$135,000.00		NEW DWLG		
9/1/1997		97-0865	\$4,875.00		HTG & A/C		
5/1/2001		01-0417	\$3,000.00		DECK 12X22'		
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
8/1/1997		\$35,000.00	Valid		Land		
8/27/2003		\$250,400.00	Invalid		Land and Improvements		
10/22/2004		\$315,000.00	Valid		Land and Improvements		
2/23/2015		\$279,750.00	Valid		Land and Improvements		
6/1/1998		\$217,800.00	Valid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.485	Gross				\$66,300	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
21,127	0.485				\$66,300		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		

Valuation/Explanation		
Dwelling #	902 0036 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	2,232	\$238,600.80
Second Story:	0	\$0.00
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$238,600.80
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	2,232	\$46,827.36
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$5,490.72
Plumbing	1 - Half Bath 2 - Full Bath	\$12,203.00
Finished Basement Living Area	0	\$0.00
Features:	5	\$3,200.00
Attachments:	1,036	\$24,700.00
Adjusted Base Price		\$331,021.88
Changes/Adjustments		
Grade Adjustment:	B 128%	\$387,996.01
Market Adjustment:	19%	\$461,715.25
CDU Adjustment:	82	\$378,600.00
Complete:	100	\$378,600.00
Dollar Adjustments		\$300.00
Dwelling Value		\$378,900.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$378,900.00
Total Land Value		\$66,300.00
Total Assessed Value		\$445,200.00

Parcel Numbers: 902-0039-000 Property Address: 9676 35TH ST S Municipality: Franklin, City of

Owner Name: MAYER RUSSELL & HEIDI Mailing Address: 9676 S 35TH ST FRANKLIN, WI 53132 Land Use: Residential

Property Photograph:	Legal Description:	Building Sketch:
	FAIRWAYS OF FRANKLIN ADDN NO 1 LOT 18	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood:	
	2511-Franklin	

Building Description

Dwelling #	902 0039 000- 1		
Year Built:	1/1/1998	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/1998	Bedrooms:	3
Remodeled/Effective Age:	-24	Full Baths:	3
Building Type/Style:	01-Ranch	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	B	Room Count:	3
CDU/Overall Condition:	Very Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
902 0039 000- 1	2,096	0	0	0	0	1,134	3,230

Attachment Description(s):	Area:	Attachment Value:
11-OFP	70	\$1,400
13-AFG	736	\$22,100
31-WD	150	\$1,500
32-Canopy	218	\$2,200

Feature Description(s):	Area:	Feature Value:
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
22-Additional Fixture	3	\$900
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
8/1/1998	B980965	\$5,723.00	HTG & A/C
3/22/2010	384	\$25,000.00	CANOPY
8/14/2013	13-1798	\$6,000.00	ABVPOOL
4/21/2014	14-0780	\$8,000.00	DECK
6/1/1998	B980566	\$173,705.00	NEW CONST
11/1/1998	B981351	\$5,500.00	DECK 28X18

Ownership/Sales History

Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
7/27/2006		\$395,000.00	Valid		Land and Improvements	
7/1/1998		\$37,900.00	Valid		Land	

Land Breakdown

Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	0.439	Gross				\$69,400

Acreage/Squarefoot Variables

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Land Data & Computations

Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:
19,123	0.439			\$69,400

General Information

Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:
Level	Paved	Light			All Public

Valuation/Explanation		
Dwelling #	902 0039 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	2,096	\$226,556.64
Second Story:	0	\$0.00
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$226,556.64
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	962	\$24,877.32
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$7,945.80
Plumbing	0 - Half Bath 3 - Full Bath	\$14,644.00
Finished Basement Living Area	1,134	\$30,606.66
Features:	4	\$2,900.00
Attachments:	1,174	\$27,200.00
Adjusted Base Price		\$334,730.42
Changes/Adjustments		
Grade Adjustment:	B 128%	\$389,926.94
Market Adjustment:	22%	\$475,710.86
CDU Adjustment:	83	\$394,800.00
Complete:	100	\$394,800.00
Dollar Adjustments		\$1,000.00
Dwelling Value		\$395,800.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$395,800.00
Total Land Value		\$69,400.00
Total Assessed Value		\$465,200.00

Parcel Numbers: 902-0040-000	Property Address: 3446 LINKS DR W	Municipality: Franklin, City of
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Owner Name: FAUST, DANIEL & BETTY	Mailing Address: 3446 W LINKS DR FRANKLIN, WI 53132	Land Use: Residential
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Property Photograph: 	Legal Description: FAIRWAYS OF FRANKLIN ADDN NO 1 LOT 19	Building Sketch: 
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 2511-Franklin	

Building Description

Dwelling #	902 0040 000- 1		
Year Built:	1/1/1998	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/1998	Bedrooms:	3
Remodeled/Effective Age:	-24	Full Baths:	2
Building Type/Style:	01-Ranch	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	B	Room Count:	6
CDU/Overall Condition:	Very Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Hot Water

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
902 0040 000- 1	1,987	0	0	0	0	1,342	3,329

Attachment Description(s):	Area:	Attachment Value:
13-AFG	814	\$24,400
31-WD	378	\$3,800
11-OFP	48	\$1,000

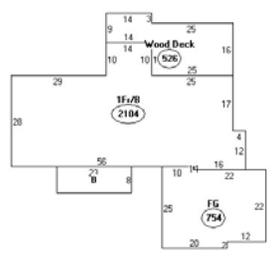
Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	3	\$900
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
05-Metal Fireplace	2	\$4,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements						
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:	
Permit / Construction History						
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:			
1/1/1999	98-1370	\$4,900.00	BOILER & A/C			
8/1/1999	99-0958	\$2,400.00	A/C			
5/1/1998	98-0511	\$215,000.00	NEW CONST			
Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
8/1/1998		\$36,900.00	Valid		Land	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	0.496	Gross				\$71,900
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
21,606	0.496			\$71,900		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Paved	Light			All Public	

Valuation/Explanation		
Dwelling #	902 0040 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,987	\$216,602.87
Second Story:	0	\$0.00
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$216,602.87
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	645	\$19,446.75
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$8,189.34
Plumbing	0 - Half Bath 2 - Full Bath	\$7,322.00
Finished Basement Living Area	1,342	\$36,220.58
Features:	5	\$4,900.00
Attachments:	1,240	\$29,200.00
Adjusted Base Price		\$321,881.54
Changes/Adjustments		
Grade Adjustment:	B 128%	\$368,360.37
Market Adjustment:	31%	\$482,552.09
CDU Adjustment:	83	\$400,500.00
Complete:	100	\$400,500.00
Dollar Adjustments		(\$1,100.00)
Dwelling Value		\$399,400.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$399,400.00
Total Land Value		\$71,900.00
Total Assessed Value		\$471,300.00

Parcel Numbers: 902-0041-000 Property Address: 3426 LINKS DR W Municipality: Franklin, City of

Owner Name: YANG, SHENG-HSIUNG Mailing Address: 3426 W LINKS DR FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	Building Sketch:
	FAIRWAYS OF FRANKLIN ADDN NO 1 LOT 20	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 2511-Franklin	

Building Description

Dwelling #	902 0041 000- 1		
Year Built:	1/1/1998	Exterior Wall:	01-Wood
Year Remodeled:	1/1/1998	Bedrooms:	3
Remodeled/Effective Age:	-24	Full Baths:	2
Building Type/Style:	01-Ranch	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	B+	Room Count:	5
CDU/Overall Condition:	Very Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
902 0041 000- 1	2,104	0	0	0	0	0	2,104

Attachment Description(s):	Area:	Attachment Value:
11-OFP	184	\$3,700
13-AFG	754	\$22,600
31-WD	526	\$5,300

Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	3	\$900
Rec Room Condition:	Rec Room Area: 0	Rec Room Value: \$0

Other Building Improvements

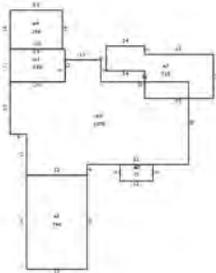
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:

Permit / Construction History							
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:				
4/11/2003	03-0963	\$13,000.00	WDDK				
5/1/1998	B980404	\$165,000.00	NEW CONST				
8/1/1998	B980900	\$8,956.00	HTG SYSTEM				
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
5/28/2021		\$443,500.00	Valid		Land and Improvements		
5/26/1998		\$37,900.00	Valid		Land		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.473	Gross				\$70,600	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
20,604	0.473				\$70,600		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		
Valuation/Explanation							
Dwelling #				902 0041 000- 1			
Description				Area		Value Amount	
Living Area:							
First Story:				2,104		\$226,642.88	
Second Story:				0		\$0.00	
Additional Story:				0		\$0.00	
Attic/Finished Net:				0		\$0.00	
Half Story/Finished Net:				0		\$0.00	
Base Price						\$226,642.88	
Unfinished Living Area:							
Room/Unfinished:				0		\$0.00	
Unfinished Basement:				2,104		\$44,667.92	
Half Story/Unfinished:						\$0.00	
Structure Info, Features and Attachments:							
Heating/AC				Air Conditioning - Same Ducts		\$5,175.84	
Plumbing				0 - Half Bath 2 - Full Bath		\$7,322.00	
Finished Basement Living Area				0		\$0.00	
Features:				3		\$900.00	
Attachments:				1,464		\$31,600.00	
Adjusted Base Price						\$316,308.64	
Changes/Adjustments							
Grade Adjustment:				B+ 135%		\$383,141.66	
Market Adjustment:				17%		\$448,275.75	
CDU Adjustment:				83		\$372,100.00	
Complete:				100		\$372,100.00	
Dollar Adjustments						\$800.00	
Dwelling Value						\$372,900.00	

Other Building Improvements	0	\$0.00
Total Improvement Value		\$372,900.00
Total Land Value		\$70,600.00
Total Assessed Value		\$443,500.00

Parcel Numbers: 902-0042-000	Property Address: 3406 LINKS DR W	Municipality: Franklin, City of
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Owner Name: KERSHAW, WILLIAM C & VIVIAN E	Mailing Address: 3406 W LINKS DR FRANKLIN, WI 53132	Land Use: Residential
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Property Photograph: 	Legal Description: FAIRWAYS OF FRANKLIN ADDN NO 1 LOT 21	Building Sketch: 
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 2511-Franklin	

Building Description

Dwelling #	902 0042 000- 1		
Year Built:	1/1/1999	Exterior Wall:	01-Wood
Year Remodeled:	1/1/1999	Bedrooms:	5
Remodeled/Effective Age:	-23	Full Baths:	3
Building Type/Style:	01-Ranch	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	B+	Room Count:	7
CDU/Overall Condition:	Very Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
902 0042 000- 1	2,076	0	0	0	0	1,572	3,648

Attachment Description(s):	Area:	Attachment Value:
13-AFG	748	\$22,400
11-OPF	72	\$1,400
31-WD	240	\$2,400
31-WD	266	\$2,700
33-Concrete Patio	541	\$2,700

Feature Description(s): 05-Metal Fireplace	Area: 1	Feature Value: \$2,000
Rec Room Condition:	Rec Room Area: 0	Rec Room Value: \$0
22-Additional Fixture	5	\$1,500
Rec Room Condition:	Rec Room Area: 0	Rec Room Value: \$0

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
5/1/1999	99-0509	\$9,507.00	HTG & A/C
2/9/2005	50385	\$6,995.00	FP
1/12/2005	50101	\$39,000.00	FBLA
6/18/2020	20-1566	\$19,500.00	EXTREMOD
1/1/1999	99-0030	\$217,000.00	NEW CONST
6/17/2002	02-0633	\$10,000.00	DECK 22X26

Ownership/Sales History

Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
7/1/1998		\$4,350.00	Invalid		Land	
12/19/2003		\$365,000.00	Valid		Land and Improvements	
1/4/2011		\$400,000.00	Valid		Land and Improvements	

Land Breakdown

Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	0.494	Gross				\$71,300

Acreage/Squarefoot Variables

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Land Data & Computations

Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:
21,519	0.494			\$71,300

General Information

Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:
Level	Paved	Light			All Public

Valuation/Explanation		
Dwelling #	902 0042 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	2,076	\$224,394.84
Second Story:	0	\$0.00
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$224,394.84
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	504	\$16,153.20
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$8,974.08
Plumbing	0 - Half Bath 3 - Full Bath	\$14,644.00
Finished Basement Living Area	1,572	\$42,428.28
Features:	6	\$3,500.00
Attachments:	1,867	\$31,600.00
Adjusted Base Price		\$341,694.40
Changes/Adjustments		
Grade Adjustment:	B+ 135%	\$413,902.44
Market Adjustment:	26%	\$521,517.07
CDU Adjustment:	84	\$438,100.00
Complete:	100	\$438,100.00
Dollar Adjustments		\$200.00
Dwelling Value		\$438,300.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$438,300.00
Total Land Value		\$71,300.00
Total Assessed Value		\$509,600.00

Parcel Numbers: 902-0043-000 Property Address: 3316 LINKS DR W Municipality: Franklin, City of

Owner Name: NEUMANN, ERIC J Mailing Address: 3316 W LINKS DR FRANKLIN, WI 53132 Land Use: Residential

Property Photograph:	Legal Description:	Building Sketch:
	FAIRWAYS OF FRANKLIN ADDN NO 1 LOT 22	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood:	
	2511-Franklin	

Building Description

Dwelling #	902 0043 000- 1		
Year Built:	1/1/1997	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/1997	Bedrooms:	3
Remodeled/Effective Age:	-25	Full Baths:	3
Building Type/Style:	01-Ranch	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	B-	Room Count:	3
CDU/Overall Condition:	Very Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
902 0043 000- 1	1,830	0	0	0	0	1,025	2,855

Attachment Description(s):	Area:	Attachment Value:
13-AFG	549	\$16,500
11-OPF	40	\$800
31-WD	460	\$4,600

Feature Description(s):	Area:	Feature Value:
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
22-Additional Fixture	3	\$900
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements							
Structure Type:		Year Built:	Area:	Construction:	Condition:	Value:	
Permit / Construction History							
Date of Permit:		Permit Number:	Permit Amount:		Details of Permit:		
2/1/1998		B980086	\$4,628.00		FURNACE		
5/1/1998		B980475	\$5,950.00		DECK 18X30		
12/1/1997		97-1249	\$136,800.00		NEW CONST		
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
11/1/1997		\$37,000.00	Valid		Land		
11/3/2020		\$225,000.00	Invalid		Land and Improvements		
5/11/2021		\$485,000.00	Valid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.498	Gross				\$71,100	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
21,693	0.498				\$71,100		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		

Valuation/Explanation		
Dwelling #	902 0043 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,830	\$202,471.20
Second Story:	0	\$0.00
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$202,471.20
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	805	\$22,024.80
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$7,023.30
Plumbing	0 - Half Bath 3 - Full Bath	\$14,644.00
Finished Basement Living Area	1,025	\$27,664.75
Features:	4	\$2,900.00
Attachments:	1,049	\$21,900.00
Adjusted Base Price		\$298,628.05
Changes/Adjustments		
Grade Adjustment:	B- 120%	\$328,593.66
Market Adjustment:	54%	\$506,034.24
CDU Adjustment:	82	\$414,900.00
Complete:	100	\$414,900.00
Dollar Adjustments		(\$1,000.00)
Dwelling Value		\$413,900.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$413,900.00
Total Land Value		\$71,100.00
Total Assessed Value		\$485,000.00

Parcel Numbers: 902-0044-000 Property Address: 3317 LINKS DR W Municipality: Franklin, City of

Owner Name: STOLZ, MICHAEL & KAREN Mailing Address: 3317 W LINKS DR FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	Building Sketch:
	FAIRWAYS OF FRANKLIN ADDN NO 1 LOT 23	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 2511-Franklin	

Building Description

Dwelling #	902 0044 000- 1		
Year Built:	1/1/1998	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/1998	Bedrooms:	4
Remodeled/Effective Age:	-24	Full Baths:	2
Building Type/Style:	12-Colonial	Half Baths:	1
Story:	2.00	Rough-in:	0
Grade:	B	Room Count:	6
CDU/Overall Condition:	Very Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
902 0044 000- 1	1,307	1,240	0	0	0	0	2,547

Attachment Description(s):	Area:	Attachment Value:
13-AFG	704	\$21,100
11-OFP	124	\$2,500

Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	3	\$900
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements

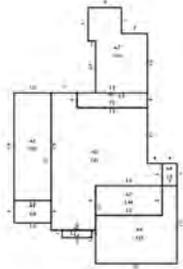
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:

Permit / Construction History							
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:				
1/1/1998	B971285	\$145,600.00	NEW CONST				
6/1/1998	B980538	\$2,225.00	A/C				
6/8/2020	20-1396	\$0.00	FUR+ACREPLAC				
2/1/1998	B980155	\$5,925.00	FURNACE				
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
12/1/1997		\$35,000.00	Valid		Land		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.459	Gross				\$70,500	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
19,994	0.459				\$70,500		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		
Valuation/Explanation							
Dwelling #				902 0044 000- 1			
Description				Area		Value Amount	
Living Area:							
First Story:				1,307		\$153,637.85	
Second Story:				1,240		\$78,392.80	
Additional Story:				0		\$0.00	
Attic/Finished Net:				0		\$0.00	
Half Story/Finished Net:				0		\$0.00	
Base Price						\$232,030.65	
Unfinished Living Area:							
Room/Unfinished:				0		\$0.00	
Unfinished Basement:				1,291		\$30,570.88	
Half Story/Unfinished:						\$0.00	
Structure Info, Features and Attachments:							
Heating/AC				Air Conditioning - Same Ducts		\$6,265.62	
Plumbing				1 - Half Bath 2 - Full Bath		\$12,203.00	
Finished Basement Living Area				0		\$0.00	
Features:				4		\$2,900.00	
Attachments:				828		\$23,600.00	
Adjusted Base Price						\$307,570.15	
Changes/Adjustments							
Grade Adjustment:				B 128%		\$359,769.79	
Market Adjustment:				37%		\$492,884.62	
CDU Adjustment:				83		\$409,100.00	
Complete:				100		\$409,100.00	
Dollar Adjustments						\$1,300.00	
Dwelling Value						\$410,400.00	

Other Building Improvements	0	\$0.00
Total Improvement Value		\$410,400.00
Total Land Value		\$70,500.00
Total Assessed Value		\$480,900.00

Parcel Numbers: 902-0045-000	Property Address: 3407 LINKS DR W	Municipality: Franklin, City of
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Owner Name: HERMAN, JULIE A REVOCABLE TRUST DTD 4/11	Mailing Address: 3407 W LINKS DR FRANKLIN, WI 53132	Land Use: Residential
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Property Photograph: 	Legal Description: FAIRWAYS OF FRANKLIN ADDN NO 1 LOT 24	Building Sketch: 
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 2511-Franklin	

Building Description

Dwelling #	902 0045 000- 1		
Year Built:	1/1/1998	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/1998	Bedrooms:	3
Remodeled/Effective Age:	-24	Full Baths:	2
Building Type/Style:	12-Colonial	Half Baths:	1
Story:	2.00	Rough-in:	0
Grade:	B-	Room Count:	3
CDU/Overall Condition:	Very Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
902 0045 000- 1	1,056	962	0	0	0	0	2,018

Attachment Description(s):	Area:	Attachment Value:
11-OFP	76	\$1,500
13-AFG	144	\$4,300
11-OFP	60	\$1,200
13-AFG	318	\$9,500
31-WD	291	\$2,900

Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	2	\$600
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
1/1/1998	97-1278	\$129,900.00	NEW CONST
5/1/2001	01-0397	\$1,000.00	DECK 14X16'
7/5/2012	12-1428	\$2,459.00	ACREPLACE
3/1/1998	98-0252	\$4,846.00	FURNACE

Ownership/Sales History

Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
3/18/2013		\$242,300.00	Invalid		Land and Improvements	
4/29/2013		\$251,400.00	Invalid		Land and Improvements	
12/1/1997		\$36,990.00	Valid		Land	

Land Breakdown

Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	0.478	Gross				\$70,700

Acreage/Squarefoot Variables

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Land Data & Computations

Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:
20,822	0.478			\$70,700

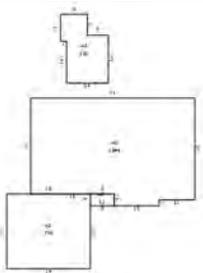
General Information

Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:
Level	Paved	Light			All Public

Valuation/Explanation		
Dwelling #	902 0045 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,056	\$129,940.80
Second Story:	962	\$62,837.84
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$192,778.64
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	1,056	\$26,410.56
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$4,964.28
Plumbing	1 - Half Bath 2 - Full Bath	\$12,203.00
Finished Basement Living Area	0	\$0.00
Features:	3	\$2,600.00
Attachments:	889	\$19,400.00
Adjusted Base Price		\$258,356.48
Changes/Adjustments		
Grade Adjustment:	B- 120%	\$283,627.78
Market Adjustment:	48%	\$419,769.11
CDU Adjustment:	83	\$348,400.00
Complete:	100	\$348,400.00
Dollar Adjustments		\$600.00
Dwelling Value		\$349,000.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$349,000.00
Total Land Value		\$70,700.00
Total Assessed Value		\$419,700.00

Parcel Numbers: 902-0046-000 Property Address: 3427 LINKS DR W Municipality: Franklin, City of

Owner Name: DOMAGALSKI, JEAN K Mailing Address: 3427 W LINKS DR FRANKLIN, WI 53132 Land Use: Residential

Property Photograph:	Legal Description:	Building Sketch:
	FAIRWAYS OF FRANKLIN ADDN NO 1 LOT 25	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood:	
	2511-Franklin	

Building Description

Dwelling #	902 0046 000- 1		
Year Built:	1/1/1997	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/1997	Bedrooms:	3
Remodeled/Effective Age:	-25	Full Baths:	2
Building Type/Style:	01-Ranch	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	B-	Room Count:	3
CDU/Overall Condition:	Very Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
902 0046 000- 1	1,844	0	0	0	0	0	1,844

Attachment Description(s):	Area:	Attachment Value:
13-AFG	700	\$21,000
11-OPF	32	\$600

Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	2	\$600
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements

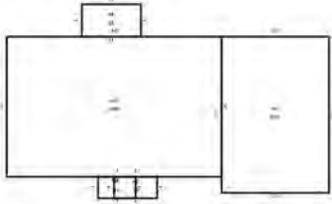
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:

Permit / Construction History							
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:				
12/1/1997	97-1242	\$132,300.00	NEW CONST				
1/1/1998	B980059	\$4,553.00	FURNACE				
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
12/1/1997		\$36,490.00	Valid		Land		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.471	Gross				\$70,500	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:			
20,517	0.471			\$70,500			
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		
Valuation/Explanation							
Dwelling #				902 0046 000- 1			
Description				Area		Value Amount	
Living Area:							
First Story:				1,844		\$204,020.16	
Second Story:				0		\$0.00	
Additional Story:				0		\$0.00	
Attic/Finished Net:				0		\$0.00	
Half Story/Finished Net:				0		\$0.00	
Base Price						\$204,020.16	
Unfinished Living Area:							
Room/Unfinished:				0		\$0.00	
Unfinished Basement:				1,844		\$40,236.08	
Half Story/Unfinished:						\$0.00	
Structure Info, Features and Attachments:							
Heating/AC				Air Conditioning - Same Ducts		\$4,536.24	
Plumbing				0 - Half Bath 2 - Full Bath		\$7,322.00	
Finished Basement Living Area				0		\$0.00	
Features:				3		\$2,600.00	
Attachments:				732		\$21,600.00	
Adjusted Base Price						\$280,314.48	
Changes/Adjustments							
Grade Adjustment:				B- 120%		\$307,337.38	
Market Adjustment:				35%		\$414,905.46	
CDU Adjustment:				82		\$340,200.00	
Complete:				100		\$340,200.00	
Dollar Adjustments						\$100.00	
Dwelling Value						\$340,300.00	

Other Building Improvements	0	\$0.00
Total Improvement Value		\$340,300.00
Total Land Value		\$70,500.00
Total Assessed Value		\$410,800.00

Parcel Numbers: 902-0047-000 Property Address: 3447 LINKS DR W Municipality: Franklin, City of

Owner Name: WIDENSKI, BRIAN & LAURA Mailing Address: 3447 W LINKS DR FRANKLIN, WI 53132 Land Use: Residential

Property Photograph:	Legal Description:	Building Sketch:
	FAIRWAYS OF FRANKLIN ADDN NO 1 LOT 26	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood:	
	2511-Franklin	

Building Description

Dwelling #	902 0047 000- 1		
Year Built:	1/1/1999	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/1999	Bedrooms:	3
Remodeled/Effective Age:	-23	Full Baths:	2
Building Type/Style:	12-Colonial	Half Baths:	1
Story:	2.00	Rough-in:	0
Grade:	B-	Room Count:	3
CDU/Overall Condition:	Very Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
902 0047 000- 1	1,106	1,040	0	0	0	0	2,146

Attachment Description(s):	Area:	Attachment Value:
13-AFG	580	\$17,400
33-Concrete Patio	28	\$100

Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	1	\$300
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:

Permit / Construction History							
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:				
7/1/1999	99-0924	\$126,700.00	NEW CONST				
9/1/1999	99-1203	\$2,000.00	HTG				
1/1/2000	00-0062	\$1,200.00	A/C				
6/8/2004	1762	\$3,200.00	WDDK				
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
4/1/1998		\$37,500.00	Valid		Land		
12/1/1997		\$36,000.00	Valid		Land		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.505	Gross				\$72,300	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:			
21,998	0.505			\$72,300			
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		
Valuation/Explanation							
Dwelling #	902 0047 000- 1						
Description	Area				Value Amount		
Living Area:							
First Story:	1,106				\$134,633.38		
Second Story:	1,040				\$67,496.00		
Additional Story:	0				\$0.00		
Attic/Finished Net:	0				\$0.00		
Half Story/Finished Net:	0				\$0.00		
Base Price					\$202,129.38		
Unfinished Living Area:							
Room/Unfinished:	0				\$0.00		
Unfinished Basement:	1,106				\$27,240.78		
Half Story/Unfinished:					\$0.00		
Structure Info, Features and Attachments:							
Heating/AC	Air Conditioning - Same Ducts				\$5,279.16		
Plumbing	1 - Half Bath 2 - Full Bath				\$12,203.00		
Finished Basement Living Area	0				\$0.00		
Features:	2				\$2,300.00		
Attachments:	608				\$17,500.00		
Adjusted Base Price					\$266,652.32		
Changes/Adjustments							
Grade Adjustment:	B- 120%				\$296,222.78		
Market Adjustment:	44%				\$426,560.81		
CDU Adjustment:	84				\$358,300.00		
Complete:	100				\$358,300.00		
Dollar Adjustments					(\$100.00)		
Dwelling Value					\$358,200.00		

Other Building Improvements	0	\$0.00
Total Improvement Value		\$358,200.00
Total Land Value		\$72,300.00
Total Assessed Value		\$430,500.00

Parcel Numbers: 902-0048-000 Property Address: 3444 SKAMRA AVE W Municipality: Franklin, City of

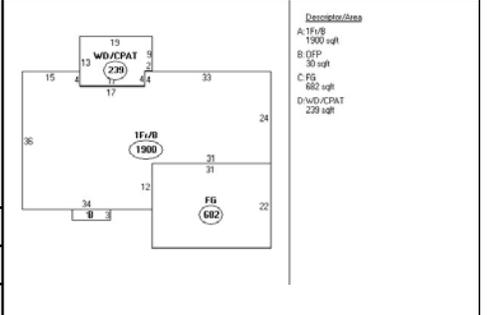
Owner Name: SINGH, SARDUL Mailing Address: 3444 W SKAMRA AVE FRANKLIN, WI 53132 Land Use: Residential

Property Photograph: Legal Description: FAIRWAYS OF FRANKLIN ADDN NO 1 LOT 27 Building Sketch:



Parcel Sketch and Site Map obtained from the County GIS

Neighborhood: 2511-Franklin



Building Description

Dwelling #	902 0048 000- 1		
Year Built:	1/1/1998	Exterior Wall:	01-Wood
Year Remodeled:	1/1/1998	Bedrooms:	4
Remodeled/Effective Age:	-24	Full Baths:	3
Building Type/Style:	01-Ranch	Half Baths:	1
Story:	1.00	Rough-in:	0
Grade:	B	Room Count:	4
CDU/Overall Condition:	Very Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
902 0048 000- 1	1,900	0	0	0	0	1,400	3,300

Attachment Description(s):	Area:	Attachment Value:
31-WD	239	\$2,400
33-Concrete Patio	239	\$1,200
11-OFP	30	\$600
13-AFG	682	\$20,500

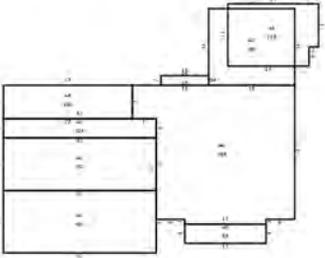
Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	3	\$900
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements							
Structure Type:		Year Built:	Area:	Construction:	Condition:	Value:	
Permit / Construction History							
Date of Permit:		Permit Number:	Permit Amount:		Details of Permit:		
5/1/1998		98-0507	\$120,000.00		NEW CONST		
6/1/1999		99-0658	\$1,200.00		SHED/NO SHED AL		
10/1/1998		98-1283	\$4,500.00		DECK 19X10'		
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
3/1/1999		\$221,500.00	Valid		Land and Improvements		
4/7/2021		\$525,000.00	Valid		Land and Improvements		
8/1/1998		\$35,700.00	Valid		Land		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.505	Gross				\$72,300	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
21,998	0.505				\$72,300		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		

Valuation/Explanation		
Dwelling #	902 0048 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,900	\$208,202.00
Second Story:	0	\$0.00
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$208,202.00
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	500	\$16,025.00
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$8,118.00
Plumbing	1 - Half Bath 3 - Full Bath	\$19,525.00
Finished Basement Living Area	1,400	\$37,786.00
Features:	4	\$2,900.00
Attachments:	1,190	\$24,700.00
Adjusted Base Price		\$317,256.00
Changes/Adjustments		
Grade Adjustment:	B 128%	\$370,759.68
Market Adjustment:	47%	\$545,016.73
CDU Adjustment:	83	\$452,400.00
Complete:	100	\$452,400.00
Dollar Adjustments		\$300.00
Dwelling Value		\$452,700.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$452,700.00
Total Land Value		\$72,300.00
Total Assessed Value		\$525,000.00

Parcel Numbers: 902-0049-000 Property Address: 3424 SKAMRA AVE W Municipality: Franklin, City of

Owner Name: VARGAS, HUMBERTO & CHRISTA Mailing Address: 3424 W SKAMRA AVE FRANKLIN, WI 53132 Land Use: Residential

Property Photograph:	Legal Description:	Building Sketch:
	FAIRWAYS OF FRANKLIN ADDN NO 1 LOT 28	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood:	
	2511-Franklin	

Building Description

Dwelling #	902 0049 000- 1		
Year Built:	1/1/2004	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/2004	Bedrooms:	3
Remodeled/Effective Age:	-18	Full Baths:	4
Building Type/Style:	12-Colonial	Half Baths:	0
Story:	2.00	Rough-in:	0
Grade:	B	Room Count:	5
CDU/Overall Condition:	Average	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:		Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
902 0049 000- 1	1,201	1,389	0	0	0	1,181	3,771

Attachment Description(s):	Area:	Attachment Value:
13-AFG	352	\$10,600
13-AFG	416	\$12,500
11-OFP	68	\$1,400
11-OFP	288	\$5,800

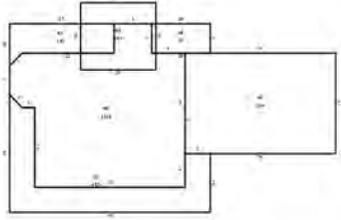
Feature Description(s):	Area:	Feature Value:
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
22-Additional Fixture	3	\$900
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements						
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:	
Permit / Construction History						
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:			
1/25/2005	50212	\$10,035.00	AC			
5/28/2008	1053	\$3,000.00	WDDK			
11/20/2012	286321	\$10,000.00	BSMTREMOD			
7/9/2004	2245	\$250,000.00	NEWDWLG			
Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
7/1/1998		\$37,000.00	Valid		Land	
2/7/2013		\$320,000.00	Valid		Land and Improvements	
9/13/2004		\$90,000.00	Valid		Land	
2/10/2004		\$51,800.00	Invalid		Land	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	0.459	Gross				\$70,500
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
19,994	0.459			\$70,500		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Paved	Light			All Public	

Valuation/Explanation		
Dwelling #	902 0049 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,201	\$143,627.59
Second Story:	1,389	\$86,409.69
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$230,037.28
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	0	\$0.00
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$9,276.66
Plumbing	0 - Half Bath 4 - Full Bath	\$21,966.00
Finished Basement Living Area	1,181	\$31,875.19
Features:	4	\$2,900.00
Attachments:	1,124	\$30,300.00
Adjusted Base Price		\$326,355.13
Changes/Adjustments		
Grade Adjustment:	B 128%	\$375,238.57
Market Adjustment:	65%	\$619,143.64
CDU Adjustment:	78	\$482,900.00
Complete:	100	\$482,900.00
Dollar Adjustments		(\$900.00)
Dwelling Value		\$482,000.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$482,000.00
Total Land Value		\$70,500.00
Total Assessed Value		\$552,500.00

Parcel Numbers: 902-0050-000 Property Address: 3404 SKAMRA AVE W Municipality: Franklin, City of

Owner Name: Robert L Payne III Mailing Address: 3404 W Skamra Avenue Franklin, WI 53132 Land Use: Residential

Property Photograph:	Legal Description:	Building Sketch:
	FAIRWAYS OF FRANKLIN ADDN NO 1 LOT 29	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood:	
	2511-Franklin	

Building Description

Dwelling #	902 0050 000- 1		
Year Built:	1/1/1998	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/1998	Bedrooms:	5
Remodeled/Effective Age:	-24	Full Baths:	3
Building Type/Style:	12-Colonial	Half Baths:	1
Story:	2.00	Rough-in:	0
Grade:	B	Room Count:	7
CDU/Overall Condition:	Average	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:		Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
902 0050 000- 1	1,284	1,284	0	0	0	0	2,568

Attachment Description(s):	Area:	Attachment Value:
13-AFG	864	\$25,900
11-OFP	454	\$9,100
11-OFP	179	\$3,600
11-OFP	98	\$2,000

Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	3	\$900
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
03-Masonry Fireplace	1	\$5,500
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements							
Structure Type:		Year Built:	Area:	Construction:	Condition:	Value:	
Permit / Construction History							
Date of Permit:		Permit Number:		Permit Amount:		Details of Permit:	
4/1/1999		99-0379		\$7,500.00		HTG & A/C	
7/1/1998		B980767		\$115,000.00		NEW CONST	
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:		Sale Type:	Sale Validation Source:
6/1/1998		\$37,000.00	Valid			Land	
5/26/2022	11253763	\$615,000.00	Valid	W/C D - Warrant/Condo Deed		Land and Improvements	Other
Land Breakdown							
Land Class:		Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site		0.463	Gross				\$70,500
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:		Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:	
20,168		0.463				\$70,500	
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		

Valuation/Explanation		
Dwelling #	902 0050 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,284	\$152,205.36
Second Story:	1,284	\$80,712.24
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$232,917.60
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	1,284	\$30,405.12
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$6,317.28
Plumbing	1 - Half Bath 3 - Full Bath	\$12,203.00
Finished Basement Living Area	0	\$0.00
Features:	4	\$6,400.00
Attachments:	1,595	\$40,600.00
Adjusted Base Price		\$328,843.00
Changes/Adjustments		
Grade Adjustment:	B 128%	\$360,759.04
Market Adjustment:	63%	\$588,037.24
CDU Adjustment:	73	\$429,300.00
Complete:	100	\$429,300.00
Dollar Adjustments		(\$1,000.00)
Dwelling Value		\$428,300.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$428,300.00
Total Land Value		\$70,500.00
Total Assessed Value		\$498,800.00

Parcel Numbers: 902-0051-000 Property Address: 3314 SKAMRA AVE W Municipality: Franklin, City of

Owner Name: HANSEN, THOR & JENNIFER Mailing Address: 3314 W SKAMRA AVE FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	Building Sketch:
	FAIRWAYS OF FRANKLIN ADDN NO 1 LOT 30	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 2511-Franklin	

Building Description

Dwelling #	902 0051 000- 1		
Year Built:	1/1/1998	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/1998	Bedrooms:	4
Remodeled/Effective Age:	-24	Full Baths:	3
Building Type/Style:	01-Ranch	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	C+	Room Count:	5
CDU/Overall Condition:	Very Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
902 0051 000- 1	2,045	0	0	0	0	700	2,745

Attachment Description(s):	Area:	Attachment Value:
13-AFG	850	\$25,500
31-WD	391	\$3,900

Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	3	\$900
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
05-Metal Fireplace	2	\$4,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:

Permit / Construction History						
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:			
7/1/1998	98-0732	\$150,000.00	NEW CONST			
10/1/1998	98-1231	\$4,812.00	HTG & A/C			
6/19/2019	19-1455	\$3,295.00	ACREPLACE			
Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
5/1/1998		\$36,000.00	Valid		Land	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	0.464	Gross				\$70,600
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
20,212	0.464			\$70,600		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Paved	Light			All Public	
Valuation/Explanation						
Dwelling #			902 0051 000- 1			
Description			Area		Value Amount	
Living Area:						
First Story:			2,045		\$222,107.45	
Second Story:			0		\$0.00	
Additional Story:			0		\$0.00	
Attic/Finished Net:			0		\$0.00	
Half Story/Finished Net:			0		\$0.00	
Base Price					\$222,107.45	
Unfinished Living Area:						
Room/Unfinished:			0		\$0.00	
Unfinished Basement:			1,345		\$31,513.35	
Half Story/Unfinished:					\$0.00	
Structure Info, Features and Attachments:						
Heating/AC			Air Conditioning - Same Ducts		\$6,752.70	
Plumbing			0 - Half Bath 3 - Full Bath		\$14,644.00	
Finished Basement Living Area			700		\$18,893.00	
Features:			5		\$4,900.00	
Attachments:			1,241		\$29,400.00	
Adjusted Base Price					\$328,210.50	
Changes/Adjustments						
Grade Adjustment:			C+ 110%		\$323,301.55	
Market Adjustment:			34%		\$433,224.08	
CDU Adjustment:			83		\$359,600.00	
Complete:			100		\$359,600.00	
Dollar Adjustments					(\$100.00)	
Dwelling Value					\$359,500.00	

Other Building Improvements	0	\$0.00
Total Improvement Value		\$359,500.00
Total Land Value		\$70,600.00
Total Assessed Value		\$430,100.00

Parcel Numbers: 902-0052-000 Property Address: 3315 SKAMRA AVE W Municipality: Franklin, City of

Owner Name: JOHNSON, DENNIS & CHERYL Mailing Address: 3315 W SKAMRA AVE FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	Building Sketch:
	FAIRWAYS OF FRANKLIN ADDN NO 1 LOT 31	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 2511-Franklin	

Building Description

Dwelling #	902 0052 000- 1		
Year Built:	1/1/1998	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/1998	Bedrooms:	3
Remodeled/Effective Age:	-24	Full Baths:	2
Building Type/Style:	01-Ranch	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	B-	Room Count:	4
CDU/Overall Condition:	Very Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
902 0052 000- 1	2,076	0	0	0	0	0	2,076

Attachment Description(s):	Area:	Attachment Value:
13-AFG	844	\$25,300
11-OPF	32	\$600

Feature Description(s):	Area:	Feature Value:
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
22-Additional Fixture	2	\$600
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:

Permit / Construction History							
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:				
4/1/1998	B980295	\$4,863.00	FURNACE				
7/10/2018	18-1717	\$32,500.00	EXTREMOD				
2/1/2019	19-0238	\$4,850.00	FURREPLAC				
8/6/2019	19-1983	\$4,510.00	ACREPLACE				
5/1/2000	00-0518	\$2,000.00	A/C				
1/1/1998	B980074	\$130,000.00	NEW CONST				
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
12/1/1997		\$34,990.00	Valid		Land		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.503	Gross				\$71,300	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:			Assessed Land Value:	
21,911	0.503					\$71,300	
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		

Valuation/Explanation		
Dwelling #	902 0052 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	2,076	\$224,394.84
Second Story:	0	\$0.00
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$224,394.84
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	2,076	\$44,343.36
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$5,106.96
Plumbing	0 - Half Bath 2 - Full Bath	\$7,322.00
Finished Basement Living Area	0	\$0.00
Features:	3	\$2,600.00
Attachments:	876	\$25,900.00
Adjusted Base Price		\$309,667.16
Changes/Adjustments		
Grade Adjustment:	B- 120%	\$337,400.59
Market Adjustment:	24%	\$418,376.73
CDU Adjustment:	83	\$347,300.00
Complete:	100	\$347,300.00
Dollar Adjustments		\$1,000.00
Dwelling Value		\$348,300.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$348,300.00
Total Land Value		\$71,300.00
Total Assessed Value		\$419,600.00

Parcel Numbers: 902-0053-000 Property Address: 3405 SKAMRA AVE W Municipality: Franklin, City of

Owner Name: MLECZKO, CZESLAW & EVA Mailing Address: 3405 W SKAMRA AVE FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	Building Sketch:
	FAIRWAYS OF FRANKLIN ADDN NO 1 LOT 32	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 2511-Franklin	

Building Description

Dwelling #	902 0053 000- 1		
Year Built:	1/1/1998	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/1998	Bedrooms:	2
Remodeled/Effective Age:	-24	Full Baths:	2
Building Type/Style:	01-Ranch	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	B-	Room Count:	4
CDU/Overall Condition:	Very Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
902 0053 000- 1	1,902	0	0	0	0	0	1,902

Attachment Description(s):	Area:	Attachment Value:
13-AFG	674	\$20,200
11-OPF	36	\$700
31-WD	56	\$600

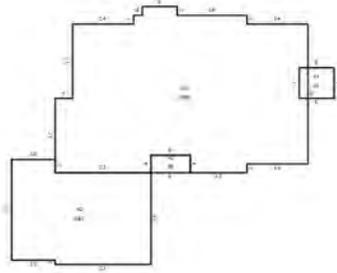
Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	1	\$300
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements						
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:	
Permit / Construction History						
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:			
6/1/2000	00-0772	\$500.00	DECK 8X8'			
9/1/1998	B981167	\$3,640.00	HTG SYSTEM			
7/1/1998	B980777	\$128,493.00	NEW CONST			
Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
12/1/1997		\$38,990.00	Valid		Land	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	0.471	Gross				\$70,500
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
20,517	0.471			\$70,500		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Paved	Light			All Public	

Valuation/Explanation		
Dwelling #	902 0053 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,902	\$208,421.16
Second Story:	0	\$0.00
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$208,421.16
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	1,902	\$41,178.30
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$4,678.92
Plumbing	0 - Half Bath 2 - Full Bath	\$7,322.00
Finished Basement Living Area	0	\$0.00
Features:	2	\$2,300.00
Attachments:	766	\$21,500.00
Adjusted Base Price		\$285,400.38
Changes/Adjustments		
Grade Adjustment:	B- 120%	\$313,920.46
Market Adjustment:	32%	\$414,375.00
CDU Adjustment:	83	\$343,900.00
Complete:	100	\$343,900.00
Dollar Adjustments		\$1,200.00
Dwelling Value		\$345,100.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$345,100.00
Total Land Value		\$70,500.00
Total Assessed Value		\$415,600.00

Parcel Numbers: 902-0054-000 Property Address: 3425 SKAMRA AVE W Municipality: Franklin, City of

Owner Name: CHARBONNEAU, BRETT & EVA Mailing Address: 3425 W SKAMRA AVE FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	Building Sketch:
	FAIRWAYS OF FRANKLIN ADDN NO 1 LOT 33	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 2511-Franklin	

Building Description

Dwelling #	902 0054 000- 1		
Year Built:	1/1/1998	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/1998	Bedrooms:	3
Remodeled/Effective Age:	-24	Full Baths:	2
Building Type/Style:	01-Ranch	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	B-	Room Count:	4
CDU/Overall Condition:	Very Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Basic Heating
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
902 0054 000- 1	1,908	0	0	0	0	0	1,908

Attachment Description(s):	Area:	Attachment Value:
13-AFG	692	\$20,800
11-OPF	36	\$700

Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	2	\$600
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

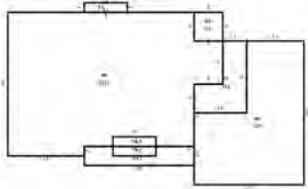
Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:

Permit / Construction History							
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:				
3/1/1998	B980200	\$124,951.00	NEW CONST				
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
12/1/1997		\$39,990.00	Valid		Land		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.459	Gross				\$70,500	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:			
19,994	0.459			\$70,500			
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		
Valuation/Explanation							
Dwelling #	902 0054 000- 1						
Description	Area					Value Amount	
Living Area:							
First Story:	1,908					\$209,078.64	
Second Story:	0					\$0.00	
Additional Story:	0					\$0.00	
Attic/Finished Net:	0					\$0.00	
Half Story/Finished Net:	0					\$0.00	
Base Price							
						\$209,078.64	
Unfinished Living Area:							
Room/Unfinished:	0					\$0.00	
Unfinished Basement:	1,908					\$41,308.20	
Half Story/Unfinished:						\$0.00	
Structure Info, Features and Attachments:							
Heating/AC	Basic Heating					\$0.00	
Plumbing	0 - Half Bath 2 - Full Bath					\$7,322.00	
Finished Basement Living Area	0					\$0.00	
Features:	3					\$2,600.00	
Attachments:	728					\$21,500.00	
Adjusted Base Price							
						\$281,808.84	
Changes/Adjustments							
Grade Adjustment:	B- 120%					\$309,250.61	
Market Adjustment:	34%					\$414,395.82	
CDU Adjustment:	83					\$343,900.00	
Complete:	100					\$343,900.00	
Dollar Adjustments						\$1,200.00	
Dwelling Value							
						\$345,100.00	
Other Building Improvements	0					\$0.00	
Total Improvement Value							
						\$345,100.00	
Total Land Value							
						\$70,500.00	
Total Assessed Value							
						\$415,600.00	

Parcel Numbers: 902-0055-000	Property Address: 9824 35TH ST S	Municipality: Franklin, City of
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Owner Name: STAROSTA, ANDREW	Mailing Address: 9824 S 35TH ST FRANKLIN, WI 53132	Land Use: Residential
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Property Photograph: 	Legal Description: FAIRWAYS OF FRANKLIN ADDN NO 1 LOT 34	Building Sketch: 
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 2511-Franklin	

Building Description

Dwelling #	902 0055 000- 1		
Year Built:	1/1/1999	Exterior Wall:	01-Wood
Year Remodeled:	1/1/1999	Bedrooms:	3
Remodeled/Effective Age:	-23	Full Baths:	2
Building Type/Style:	12-Colonial	Half Baths:	1
Story:	2.00	Rough-in:	0
Grade:	B	Room Count:	5
CDU/Overall Condition:	Very Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
902 0055 000- 1	1,232	1,289	0	0	0	0	2,521

Attachment Description(s):	Area:	Attachment Value:
13-AFG	111	\$3,300
13-AFG	525	\$15,800
11-Ofp	92	\$1,800

Feature Description(s):	Area:	Feature Value:
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
22-Additional Fixture	3	\$900
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements						
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:	
Permit / Construction History						
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:			
3/1/1999	99-0199	\$203,000.00	NEW CONST			
1/1/2000	00-0050	\$6,217.00	HTG & A/C			
Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
5/1/1998		\$41,000.00	Valid		Land	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	0.618	Gross				\$73,900
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
26,920	0.618			\$73,900		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Paved	Light			All Public	
Valuation/Explanation						
Dwelling #	902 0055 000- 1					
Description	Area		Value Amount			
Living Area:						
First Story:	1,232		\$147,334.88			
Second Story:	1,289		\$81,026.54			
Additional Story:	0		\$0.00			
Attic/Finished Net:	0		\$0.00			
Half Story/Finished Net:	0		\$0.00			
Base Price			\$228,361.42			
Unfinished Living Area:						
Room/Unfinished:	0		\$0.00			
Unfinished Basement:	1,232		\$29,481.76			
Half Story/Unfinished:			\$0.00			
Structure Info, Features and Attachments:						
Heating/AC	Air Conditioning - Same Ducts		\$6,201.66			
Plumbing	1 - Half Bath 2 - Full Bath		\$12,203.00			
Finished Basement Living Area	0		\$0.00			
Features:	4		\$2,900.00			
Attachments:	728		\$20,900.00			
Adjusted Base Price			\$300,047.84			
Changes/Adjustments						
Grade Adjustment:	B 128%		\$353,597.24			
Market Adjustment:	37%		\$484,428.21			
CDU Adjustment:	84		\$406,900.00			
Complete:	100		\$406,900.00			
Dollar Adjustments			\$800.00			
Dwelling Value			\$407,700.00			

Other Building Improvements	0	\$0.00
Total Improvement Value		\$407,700.00
Total Land Value		\$73,900.00
Total Assessed Value		\$481,600.00

Parcel Numbers: 902-0056-000 Property Address: 9864 35TH ST S Municipality: Franklin, City of

Owner Name: CASPER, JASON B & CHRISTINE E Mailing Address: 9864 S 35TH ST FRANKLIN, WI 53132 Land Use: Residential

Property Photograph:	Legal Description:	Building Sketch:
	FAIRWAYS OF FRANKLIN ADDN NO 1 LOT 35	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood:	
	2511-Franklin	

Building Description

Dwelling #	902 0056 000- 1		
Year Built:	1/1/1998	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/1998	Bedrooms:	3
Remodeled/Effective Age:	-24	Full Baths:	2
Building Type/Style:	12-Colonial	Half Baths:	1
Story:	2.00	Rough-in:	0
Grade:	B-	Room Count:	3
CDU/Overall Condition:	Very Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
902 0056 000- 1	1,114	1,006	0	0	0	0	2,120

Attachment Description(s):	Area:	Attachment Value:
13-AFG	724	\$21,700
35-Ms/Terrace	32	\$0

Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	1	\$300
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:

Permit / Construction History							
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:				
11/1/1998	B981321	\$6,585.00	HTG & A/C				
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
9/1/1998		\$45,000.00	Valid		Land		
10/2/2013		\$298,500.00	Valid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.607	Gross				\$84,500	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:			
26,441	0.607			\$84,500			
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		
Valuation/Explanation							
Dwelling #				902 0056 000- 1			
Description				Area		Value Amount	
Living Area:							
First Story:				1,114		\$135,607.22	
Second Story:				1,006		\$65,289.40	
Additional Story:				0		\$0.00	
Attic/Finished Net:				0		\$0.00	
Half Story/Finished Net:				0		\$0.00	
Base Price						\$200,896.62	
Unfinished Living Area:							
Room/Unfinished:				0		\$0.00	
Unfinished Basement:				1,114		\$27,437.82	
Half Story/Unfinished:						\$0.00	
Structure Info, Features and Attachments:							
Heating/AC				Air Conditioning - Same Ducts		\$5,215.20	
Plumbing				1 - Half Bath 2 - Full Bath		\$12,203.00	
Finished Basement Living Area				0		\$0.00	
Features:				2		\$2,300.00	
Attachments:				756		\$21,700.00	
Adjusted Base Price						\$269,752.64	
Changes/Adjustments							
Grade Adjustment:				B- 120%		\$294,903.17	
Market Adjustment:				47%		\$433,507.66	
CDU Adjustment:				83		\$359,800.00	
Complete:				100		\$359,800.00	
Dollar Adjustments						\$500.00	
Dwelling Value						\$360,300.00	

Other Building Improvements	0	\$0.00
Total Improvement Value		\$360,300.00
Total Land Value		\$84,500.00
Total Assessed Value		\$444,800.00

Parcel Numbers: 902-0057-000 Property Address: 9880 35TH ST S Municipality: Franklin, City of

Owner Name: HAY, DANIEL Mailing Address: 9880 S 35TH ST FRANKLIN, WI 53132 Land Use: Residential

Property Photograph:	Legal Description:	Building Sketch:
	FAIRWAYS OF FRANKLIN ADDN NO 1 LOT 36	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood:	
	2511-Franklin	

Building Description

Dwelling #	902 0057 000- 1		
Year Built:	1/1/1999	Exterior Wall:	01-Wood
Year Remodeled:	1/1/1999	Bedrooms:	3
Remodeled/Effective Age:	-23	Full Baths:	2
Building Type/Style:	01-Ranch	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	B+	Room Count:	4
CDU/Overall Condition:	Very Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
902 0057 000- 1	2,427	0	0	0	0	0	2,427

Attachment Description(s):	Area:	Attachment Value:
31-WD	390	\$3,900
11-OFP	151	\$3,000
13-AFG	930	\$27,900
11-OFP	162	\$3,200

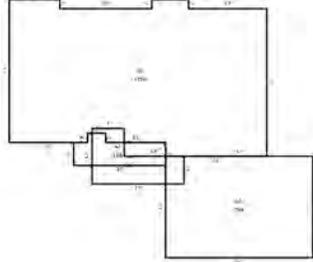
Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	5	\$1,500
Rec Room Condition:	Rec Room Area:	Rec Room Value:
Average	2,200	\$11,000
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
Average	2,200	\$11,000

Other Building Improvements						
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:	
Permit / Construction History						
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:			
9/1/1999	99-1212	\$225,500.00	NEW CONST			
12/1/1999	99-1467	\$6,809.00	HTG & A/C			
3/1/2000	00-0239	\$32,000.00	BSMT ALTERAT			
4/13/2005	51265	\$13,000.00	WDDK			
Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
12/1/1997		\$58,000.00	Valid		Land	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	1.054	Gross				\$101,600
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
45,912	1.054			\$101,600		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Paved	Light			All Public	

Valuation/Explanation		
Dwelling #	902 0057 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	2,427	\$255,805.80
Second Story:	0	\$0.00
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$255,805.80
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	2,427	\$49,802.04
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$5,970.42
Plumbing	0 - Half Bath 2 - Full Bath	\$7,322.00
Finished Basement Living Area	0	\$0.00
Features:	6	\$3,500.00
Attachments:	1,633	\$38,000.00
Adjusted Base Price		\$360,400.26
Changes/Adjustments		
Grade Adjustment:	B+ 135%	\$430,515.35
Market Adjustment:	26%	\$542,449.34
CDU Adjustment:	84	\$455,700.00
Complete:	100	\$455,700.00
Dollar Adjustments		\$600.00
Dwelling Value		\$456,300.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$456,300.00
Total Land Value		\$101,600.00
Total Assessed Value		\$557,900.00

Parcel Numbers: 902-0058-000 Property Address: 9883 35TH ST S Municipality: Franklin, City of

Owner Name: RUEHLE, WILLIAM H Mailing Address: 9883 S 35TH ST FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	Building Sketch:
	FAIRWAYS OF FRANKLIN ADDN NO 1 LOT 37	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 2511-Franklin	

Building Description

Dwelling #	902 0058 000- 1		
Year Built:	1/1/1998	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/1998	Bedrooms:	3
Remodeled/Effective Age:	-24	Full Baths:	2
Building Type/Style:	01-Ranch	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	B-	Room Count:	4
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
902 0058 000- 1	1,720	0	0	0	0	0	1,720

Attachment Description(s):	Area:	Attachment Value:
13-AFG	704	\$21,100
11-OPF	108	\$2,200

Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	2	\$600
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:

Permit / Construction History						
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:			
9/1/1998	B981072	\$131,739.00	NEW CONST			
7/1/2000	00-0850	\$10,000.00	REPAIR GARAG			
4/30/2012	12-0787	\$5,764.00	FURREPLAC			
7/12/2018	18-1741	\$4,485.00	ACREPLACE			
10/1/1998	B981250	\$5,280.00	HTG & A/C			
Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
10/1/1998		\$55,900.00	Valid		Land	
11/5/2001		\$150,000.00	Invalid		Land and Improvements	
8/6/2020		\$210,000.00	Invalid		Land and Improvements	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	0.801	Gross				\$97,500
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
34,892	0.801			\$97,500		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Paved	Light			All Public	

Valuation/Explanation		
Dwelling #	902 0058 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,720	\$192,072.40
Second Story:	0	\$0.00
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$192,072.40
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	1,720	\$37,840.00
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$4,231.20
Plumbing	0 - Half Bath 2 - Full Bath	\$7,322.00
Finished Basement Living Area	0	\$0.00
Features:	3	\$2,600.00
Attachments:	812	\$23,300.00
Adjusted Base Price		\$267,365.60
Changes/Adjustments		
Grade Adjustment:	B- 120%	\$289,758.72
Market Adjustment:	44%	\$417,252.56
CDU Adjustment:	78	\$325,500.00
Complete:	100	\$325,500.00
Dollar Adjustments		(\$300.00)
Dwelling Value		\$325,200.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$325,200.00
Total Land Value		\$97,500.00
Total Assessed Value		\$422,700.00

Parcel Numbers: 902-0059-000 Property Address: 9867 35TH ST S Municipality: Franklin, City of

Owner Name: YATES, MARTIN K & KATHERINE A Mailing Address: 9867 S 35TH ST FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	Building Sketch:
	FAIRWAYS OF FRANKLIN ADDN NO 1 LOT 38	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 2511-Franklin	

Building Description

Dwelling #	902 0059 000- 1		
Year Built:	1/1/1999	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/1999	Bedrooms:	3
Remodeled/Effective Age:	-23	Full Baths:	2
Building Type/Style:	01-Ranch	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	B-	Room Count:	4
CDU/Overall Condition:	Average	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:		Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
902 0059 000- 1	1,885	0	0	0	0	0	1,885

Attachment Description(s):	Area:	Attachment Value:
13-AFG	598	\$17,900
11-OPF	50	\$1,000
31-WD	277	\$2,800

Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	1	\$300
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements						
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:	
Permit / Construction History						
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:			
1/1/1999	99-0029	\$142,135.00	NEW CONST			
4/1/1999	99-0300	\$5,806.00	HG & A/C			
5/12/2014	14-0989	\$14,600.00	DECK			
Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
12/1/1998		\$53,900.00	Valid		Land	
5/23/2012		\$270,000.00	Valid		Land and Improvements	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	0.840	Gross				\$95,600
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
36,590	0.840			\$95,600		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Paved	Light			All Public	

Valuation/Explanation		
Dwelling #	902 0059 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,885	\$207,406.55
Second Story:	0	\$0.00
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$207,406.55
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	1,885	\$40,979.90
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$4,637.10
Plumbing	0 - Half Bath 2 - Full Bath	\$7,322.00
Finished Basement Living Area	0	\$0.00
Features:	2	\$2,300.00
Attachments:	925	\$21,700.00
Adjusted Base Price		\$284,345.55
Changes/Adjustments		
Grade Adjustment:	B- 120%	\$312,414.66
Market Adjustment:	46%	\$456,125.40
CDU Adjustment:	74	\$337,500.00
Complete:	100	\$337,500.00
Dollar Adjustments		\$900.00
Dwelling Value		\$338,400.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$338,400.00
Total Land Value		\$95,600.00
Total Assessed Value		\$434,000.00

Parcel Numbers: 902-0060-000 Property Address: 9851 35TH ST S Municipality: Franklin, City of

Owner Name: BUTTERWORTH, RICHARD & MARLENE M Mailing Address: 9851 S 35TH ST FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	Building Sketch:
	FAIRWAYS OF FRANKLIN ADDN NO 1 LOT 39	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 2511-Franklin	

Building Description

Dwelling #	902 0060 000- 1		
Year Built:	1/1/1998	Exterior Wall:	07-Brick
Year Remodeled:	1/1/1998	Bedrooms:	4
Remodeled/Effective Age:	-24	Full Baths:	3
Building Type/Style:	01-Ranch	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	A	Room Count:	5
CDU/Overall Condition:	Average	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:		Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
902 0060 000- 1	2,563	0	0	0	0	1,000	3,563

Attachment Description(s):	Area:	Attachment Value:
11-OFP	466	\$9,300
23-AMG	783	\$27,400
11-OFP	92	\$1,800

Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	4	\$1,200
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
03-Masonry Fireplace	1	\$5,500
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
3/1/1998	B980248	\$200,000.00	NEWDWLG
4/27/2012	12-0784	\$5,421.00	ACREPLACE
7/24/2013	13-1592	\$21,000.00	ROOF
7/26/2016	16-1793	\$4,574.00	FURREPLAC
8/1/1998	B980912	\$10,300.00	HVAC

Ownership/Sales History

Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
5/18/2011		\$470,000.00	Valid		Land and Improvements	
8/1/2000		\$376,000.00	Valid		Land and Improvements	
12/1/1997		\$53,000.00	Valid		Land	

Land Breakdown

Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	0.932	Gross				\$98,000

Acreage/Squarefoot Variables

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Land Data & Computations

Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:
40,598	0.932			\$98,000

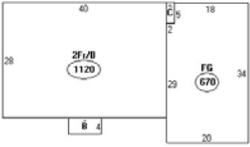
General Information

Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:
Level	Paved	Light			All Public

Valuation/Explanation		
Dwelling #	902 0060 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	2,563	\$207,218.55
Second Story:	0	\$0.00
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$207,218.55
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	1,563	\$34,964.31
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$8,764.98
Plumbing	0 - Half Bath 3 - Full Bath	\$14,644.00
Finished Basement Living Area	1,000	\$26,990.00
Features:	5	\$6,700.00
Attachments:	1,341	\$38,500.00
Adjusted Base Price		\$337,781.84
Changes/Adjustments		
Grade Adjustment:	A 155%	\$453,501.85
Market Adjustment:	59%	\$721,067.95
CDU Adjustment:	73	\$526,400.00
Complete:	100	\$526,400.00
Dollar Adjustments		(\$200.00)
Dwelling Value		\$526,200.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$526,200.00
Total Land Value		\$98,000.00
Total Assessed Value		\$624,200.00

Parcel Numbers: 902-0061-000 Property Address: 9835 35TH ST S Municipality: Franklin, City of

Owner Name: FOOTE, MARK L Mailing Address: 9835 S 35TH ST FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	Building Sketch:
	FAIRWAYS OF FRANKLIN ADDN NO 1 LOT 40	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 2511-Franklin	

Building Description

Dwelling #	902 0061 000- 1		
Year Built:	1/1/1998	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/1998	Bedrooms:	3
Remodeled/Effective Age:	-24	Full Baths:	2
Building Type/Style:	12-Colonial	Half Baths:	1
Story:	2.00	Rough-in:	0
Grade:	B-	Room Count:	4
CDU/Overall Condition:	Average	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:		Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
902 0061 000- 1	1,130	1,120	0	0	0	0	2,250

Attachment Description(s):	Area:	Attachment Value:
35-Ms/Terrace	32	\$0
13-AFG	670	\$20,100

Feature Description(s):	Area:	Feature Value:
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
22-Additional Fixture	1	\$300
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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Permit / Construction History							
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:				
10/1/1998	B981251	\$5,600.00	A/C				
11/1/1998	B981301	\$5,600.00	HTG SYSTEM				
1/6/2021	21-0055	\$5,000.00	ADDTN				
5/1/1998	B980503	\$120,000.00	NEW CONST				
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
4/1/1998		\$49,000.00	Valid		Land		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.538	Gross				\$87,000	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
23,435	0.538				\$87,000		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light		7/1/2022	All Public		
Valuation/Explanation							
Dwelling #				902 0061 000- 1			
Description				Area		Value Amount	
Living Area:							
First Story:				1,130		\$137,554.90	
Second Story:				1,120		\$71,590.40	
Additional Story:				0		\$0.00	
Attic/Finished Net:				0		\$0.00	
Half Story/Finished Net:				0		\$0.00	
Base Price						\$209,145.30	
Unfinished Living Area:							
Room/Unfinished:				0		\$0.00	
Unfinished Basement:				1,120		\$27,585.60	
Half Story/Unfinished:						\$0.00	
Structure Info, Features and Attachments:							
Heating/AC				Air Conditioning - Same Ducts		\$5,535.00	
Plumbing				1 - Half Bath 2 - Full Bath		\$12,203.00	
Finished Basement Living Area				0		\$0.00	
Features:				2		\$2,300.00	
Attachments:				702		\$20,100.00	
Adjusted Base Price						\$276,868.90	
Changes/Adjustments							
Grade Adjustment:				B- 120%		\$305,362.68	
Market Adjustment:				61%		\$491,633.92	
CDU Adjustment:				73		\$358,900.00	
Complete:				100		\$358,900.00	
Dollar Adjustments						(\$800.00)	
Dwelling Value						\$358,100.00	

Other Building Improvements	0	\$0.00
Total Improvement Value		\$358,100.00
Total Land Value		\$87,000.00
Total Assessed Value		\$445,100.00

Parcel Numbers: 902-0062-000 Property Address: 9819 35TH ST S Municipality: Franklin, City of

Owner Name: ALVINE, DARRELL & KERRY Mailing Address: 9819 S 35TH ST FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	Building Sketch:
	FAIRWAYS OF FRANKLIN ADDN NO 1 LOT 41	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 2511-Franklin	

Building Description

Dwelling #	902 0062 000- 1		
Year Built:	1/1/1998	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/1998	Bedrooms:	3
Remodeled/Effective Age:	-24	Full Baths:	2
Building Type/Style:	01-Ranch	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	B-	Room Count:	5
CDU/Overall Condition:	Average	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:		Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
902 0062 000- 1	2,252	0	0	0	0	0	2,252

Attachment Description(s):	Area:	Attachment Value:
13-AFG	748	\$22,400
11-OFP	112	\$2,200

Feature Description(s):	Area:	Feature Value:
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
22-Additional Fixture	2	\$600
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements

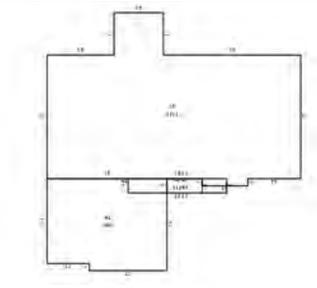
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:

Permit / Construction History							
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:				
1/1/1998	B980038	\$170,000.00	NEW CONST				
3/1/1998	B980254	\$7,119.00	AC / FURNACE				
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
12/1/1997		\$46,990.00	Valid		Land		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.464	Gross				\$83,700	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:			
20,212	0.464			\$83,700			
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		
Valuation/Explanation							
Dwelling #				902 0062 000- 1			
Description				Area		Value Amount	
Living Area:							
First Story:				2,252		\$239,747.92	
Second Story:				0		\$0.00	
Additional Story:				0		\$0.00	
Attic/Finished Net:				0		\$0.00	
Half Story/Finished Net:				0		\$0.00	
Base Price						\$239,747.92	
Unfinished Living Area:							
Room/Unfinished:				0		\$0.00	
Unfinished Basement:				2,252		\$46,976.72	
Half Story/Unfinished:						\$0.00	
Structure Info, Features and Attachments:							
Heating/AC				Air Conditioning - Same Ducts		\$5,539.92	
Plumbing				0 - Half Bath 2 - Full Bath		\$7,322.00	
Finished Basement Living Area				0		\$0.00	
Features:				3		\$2,600.00	
Attachments:				860		\$24,600.00	
Adjusted Base Price						\$326,786.56	
Changes/Adjustments							
Grade Adjustment:				B- 120%		\$359,503.87	
Market Adjustment:				36%		\$488,925.27	
CDU Adjustment:				73		\$356,900.00	
Complete:				100		\$356,900.00	
Dollar Adjustments						\$1,000.00	
Dwelling Value						\$357,900.00	

Other Building Improvements	0	\$0.00
Total Improvement Value		\$357,900.00
Total Land Value		\$83,700.00
Total Assessed Value		\$441,600.00

Parcel Numbers: 902-0063-000 Property Address: 9803 35TH ST S Municipality: Franklin, City of

Owner Name: COCROFT, JACQUELINE D Mailing Address: 9803 S 35TH ST FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	Building Sketch:
	FAIRWAYS OF FRANKLIN ADDN NO 1 LOT 42	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 2511-Franklin	

Building Description

Dwelling #	902 0063 000- 1		
Year Built:	1/1/1998	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/1998	Bedrooms:	3
Remodeled/Effective Age:	-24	Full Baths:	3
Building Type/Style:	01-Ranch	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	B+	Room Count:	4
CDU/Overall Condition:	Very Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
902 0063 000- 1	2,714	0	0	0	0	1,055	3,769

Attachment Description(s):	Area:	Attachment Value:
13-AFG	860	\$25,800
35-Ms/Terrace	40	\$0

Feature Description(s):	Area:	Feature Value:
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
Average	1,055	\$5,275
22-Additional Fixture	2	\$600
Rec Room Condition:	Rec Room Area:	Rec Room Value:
Average	1,055	\$5,275

Other Building Improvements

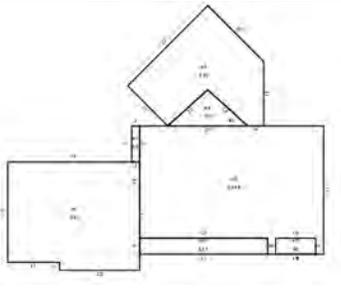
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:

Permit / Construction History							
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:				
5/1/1998	B980437	\$157,000.00	NEW CONST				
11/8/2017	17-2634	\$3,875.00	FURREPLAC				
7/30/2014	14-1833	\$4,750.00	ACREPLACE				
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
12/1/1997		\$45,990.00	Valid		Land		
6/30/2003		\$379,900.00	Valid		Land and Improvements		
1/9/2019		\$450,400.00	Invalid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.459	Gross				\$83,500	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:			
19,994	0.459			\$83,500			
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		
Valuation/Explanation							
Dwelling #	902 0063 000- 1						
Description	Area			Value Amount			
Living Area:							
First Story:	2,714			\$280,871.86			
Second Story:	0			\$0.00			
Additional Story:	0			\$0.00			
Attic/Finished Net:	0			\$0.00			
Half Story/Finished Net:	0			\$0.00			
Base Price				\$280,871.86			
Unfinished Living Area:							
Room/Unfinished:	0			\$0.00			
Unfinished Basement:	1,659			\$36,647.31			
Half Story/Unfinished:				\$0.00			
Structure Info, Features and Attachments:							
Heating/AC	Air Conditioning - Same Ducts			\$9,271.74			
Plumbing	0 - Half Bath 3 - Full Bath			\$14,644.00			
Finished Basement Living Area	1,055			\$28,474.45			
Features:	3			\$2,600.00			
Attachments:	900			\$25,800.00			
Adjusted Base Price				\$398,309.36			
Changes/Adjustments							
Grade Adjustment:	B+ 135%			\$499,377.64			
Market Adjustment:	16%			\$579,278.06			
CDU Adjustment:	83			\$480,800.00			
Complete:	100			\$480,800.00			
Dollar Adjustments				\$200.00			
Dwelling Value				\$481,000.00			

Other Building Improvements	0	\$0.00
Total Improvement Value		\$481,000.00
Total Land Value		\$83,500.00
Total Assessed Value		\$564,500.00

Parcel Numbers: 902-0064-000 Property Address: 9779 35TH ST S Municipality: Franklin, City of

Owner Name: AXTMAN, TODD & COLLEEN Mailing Address: 9779 S 35TH ST FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	Building Sketch:
	FAIRWAYS OF FRANKLIN ADDN NO 1 LOT 43	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 2511-Franklin	

Building Description

Dwelling #	902 0064 000- 1		
Year Built:	1/1/1998	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/1998	Bedrooms:	4
Remodeled/Effective Age:	-24	Full Baths:	2
Building Type/Style:	12-Colonial	Half Baths:	1
Story:	2.00	Rough-in:	0
Grade:	B	Room Count:	5
CDU/Overall Condition:	Very Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
902 0064 000- 1	1,452	1,344	0	0	0	0	2,796

Attachment Description(s):	Area:	Attachment Value:
11-OFP	128	\$2,600
13-AFG	865	\$26,000
31-WD	582	\$5,800

Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	3	\$900
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements						
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:	
Permit / Construction History						
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:			
4/1/1998	B980262	\$201,000.00	NEW CONST			
6/1/1998	B980537	\$6,800.00	AC / FURNACE			
9/1/1999	99-1146	\$6,200.00	DECK 29X21'			
Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
12/1/1997		\$45,990.00	Valid		Land	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	0.459	Gross				\$83,500
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
19,994	0.459			\$83,500		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Paved	Light			All Public	

Valuation/Explanation		
Dwelling #	902 0064 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,452	\$167,096.16
Second Story:	1,344	\$84,026.88
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$251,123.04
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	1,452	\$33,062.04
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$6,878.16
Plumbing	1 - Half Bath 2 - Full Bath	\$12,203.00
Finished Basement Living Area	0	\$0.00
Features:	4	\$2,900.00
Attachments:	1,575	\$34,400.00
Adjusted Base Price		\$340,566.24
Changes/Adjustments		
Grade Adjustment:	B 128%	\$388,180.79
Market Adjustment:	32%	\$512,398.64
CDU Adjustment:	83	\$425,300.00
Complete:	100	\$425,300.00
Dollar Adjustments		(\$1,000.00)
Dwelling Value		\$424,300.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$424,300.00
Total Land Value		\$83,500.00
Total Assessed Value		\$507,800.00

Parcel Numbers: 902-0065-000 Property Address: 9763 35TH ST S Municipality: Franklin, City of

Owner Name: TABATABAI HABIBOLLAH LIVING TRUST (THE) Mailing Address: 9763 S 35TH ST FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	
	FAIRWAYS OF FRANKLIN ADDN NO 1 LOT 44	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 2511-Franklin	

Building Description

Dwelling #	902 0065 000- 1		
Year Built:	1/1/1998	Exterior Wall:	01-Wood
Year Remodeled:	1/1/1998	Bedrooms:	4
Remodeled/Effective Age:	-24	Full Baths:	3
Building Type/Style:	12-Colonial	Half Baths:	1
Story:	2.00	Rough-in:	0
Grade:	B	Room Count:	5
CDU/Overall Condition:	Very Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
902 0065 000- 1	1,466	761	0	0	0	583	2,810

Attachment Description(s):	Area:	Attachment Value:
13-AFG	588	\$17,600
11-OPF	60	\$1,200

Feature Description(s):	Area:	Feature Value:
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
22-Additional Fixture	2	\$600
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements

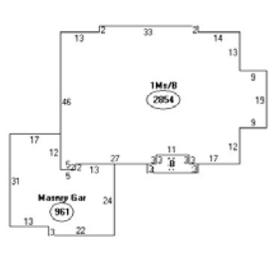
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:

Permit / Construction History							
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:				
1/1/1998	B971252	\$205,000.00	NEW CONST				
9/8/2021	12-0390	\$0.00	FURREPLAC				
7/26/2012	12-1657	\$60,000.00	FIREDAMAGE				
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
2/24/2009		\$385,800.00	Invalid		Land and Improvements		
12/1/1997		\$45,990.00	Valid		Land		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.459	Gross				\$83,500	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
19,994	0.459				\$83,500		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		
Valuation/Explanation							
Dwelling #				902 0065 000- 1			
Description				Area		Value Amount	
Living Area:							
First Story:				1,466		\$168,707.28	
Second Story:				761		\$51,565.36	
Additional Story:				0		\$0.00	
Attic/Finished Net:				0		\$0.00	
Half Story/Finished Net:				0		\$0.00	
Base Price						\$220,272.64	
Unfinished Living Area:							
Room/Unfinished:				0		\$0.00	
Unfinished Basement:				883		\$23,682.06	
Half Story/Unfinished:						\$0.00	
Structure Info, Features and Attachments:							
Heating/AC				Air Conditioning - Same Ducts		\$6,912.60	
Plumbing				1 - Half Bath 3 - Full Bath		\$19,525.00	
Finished Basement Living Area				583		\$15,735.17	
Features:				3		\$2,600.00	
Attachments:				648		\$18,800.00	
Adjusted Base Price						\$307,527.47	
Changes/Adjustments							
Grade Adjustment:				B 128%		\$366,243.16	
Market Adjustment:				43%		\$523,727.72	
CDU Adjustment:				83		\$434,700.00	
Complete:				100		\$434,700.00	
Dollar Adjustments						\$1,300.00	
Dwelling Value						\$436,000.00	

Other Building Improvements	0	\$0.00
Total Improvement Value		\$436,000.00
Total Land Value		\$83,500.00
Total Assessed Value		\$519,500.00

Parcel Numbers: 902-0066-000 Property Address: 9747 35TH ST S Municipality: Franklin, City of

Owner Name: HAIGHT, JOHN M & RHONDA K Mailing Address: 9747 S 35TH ST FRANKLIN, WI 53132 Land Use: Residential

	Legal Description: FAIRWAYS OF FRANKLIN ADDN NO 1 LOT 45	Building Sketch:  <p><small>Description/Usage</small> A: 1Mx/B 2854 sqft B: DMP 84 sqft C: Masonry Gar 961 sqft</p>
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 2511-Franklin	

Building Description

Dwelling #	902 0066 000- 1		
Year Built:	1/1/2008	Exterior Wall:	07-Brick
Year Remodeled:	1/1/2008	Bedrooms:	3
Remodeled/Effective Age:	-14	Full Baths:	2
Building Type/Style:	14-Modern Single Story	Half Baths:	1
Story:	1.00	Rough-in:	0
Grade:	B+	Room Count:	3
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
902 0066 000- 1	2,854	0	0	0	0	0	2,854

Attachment Description(s):	Area:	Attachment Value:
21-OMP	84	\$2,100
23-AMG	961	\$33,600

Feature Description(s):	Area:	Feature Value:
03-Masonry Fireplace	1	\$5,500
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
22-Additional Fixture	5	\$1,500
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:

Permit / Construction History							
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:				
7/28/2008	1688	\$400,000.00	NEWDWLG				
10/21/2008	2442	\$46,245.00	AC/FURNACE				
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
12/1/1997		\$45,500.00	Valid		Land		
1/2/2007		\$135,000.00	Valid		Land		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.463	Gross				\$83,500	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:			
20,168	0.463			\$83,500			
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		
Valuation/Explanation							
Dwelling #				902 0066 000- 1			
Description				Area		Value Amount	
Living Area:							
First Story:				2,854		\$194,785.50	
Second Story:				0		\$0.00	
Additional Story:				0		\$0.00	
Attic/Finished Net:				0		\$0.00	
Half Story/Finished Net:				0		\$0.00	
Base Price						\$194,785.50	
Unfinished Living Area:							
Room/Unfinished:				0		\$0.00	
Unfinished Basement:				2,854		\$56,052.56	
Half Story/Unfinished:						\$0.00	
Structure Info, Features and Attachments:							
Heating/AC				Air Conditioning - Same Ducts		\$7,020.84	
Plumbing				1 - Half Bath 2 - Full Bath		\$12,203.00	
Finished Basement Living Area				0		\$0.00	
Features:				6		\$7,000.00	
Attachments:				1,045		\$35,700.00	
Adjusted Base Price						\$312,761.90	
Changes/Adjustments							
Grade Adjustment:				B+ 135%		\$364,583.57	
Market Adjustment:				53%		\$557,812.85	
CDU Adjustment:				87		\$485,300.00	
Complete:				100		\$485,300.00	
Dollar Adjustments						\$200.00	
Dwelling Value						\$485,500.00	

Other Building Improvements	0	\$0.00
Total Improvement Value		\$485,500.00
Total Land Value		\$83,500.00
Total Assessed Value		\$569,000.00

Parcel Numbers: 902-0067-000 Property Address: 9731 35TH ST S Municipality: Franklin, City of

Owner Name: DEPLEDGE, TIMOTHY D Mailing Address: 9731 S 35TH ST FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	
	FAIRWAYS OF FRANKLIN ADDN NO 1 LOT 46	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 2511-Franklin	

Building Description

Dwelling #	902 0067 000- 1		
Year Built:	1/1/2000	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/2000	Bedrooms:	3
Remodeled/Effective Age:	-22	Full Baths:	2
Building Type/Style:	14-Modern Single Story	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	B	Room Count:	3
CDU/Overall Condition:	Very Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Good	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
902 0067 000- 1	1,876	0	0	0	0	0	1,876

Attachment Description(s):	Area:	Attachment Value:
11-OFP	48	\$1,000
13-AFG	895	\$26,900
31-WD	339	\$3,400

Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	3	\$900
Rec Room Condition: Average	Rec Room Area: 480	Rec Room Value: \$2,400
05-Metal Fireplace	1	\$2,000
Rec Room Condition: Average	Rec Room Area: 480	Rec Room Value: \$2,400

Other Building Improvements						
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:	
Permit / Construction History						
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:			
6/1/2000	00-0758	\$160,000.00	NEW CONST			
8/1/2000	00-0994	\$3,840.00	HTG SYSTEM			
4/25/2016	16-0883	\$10,000.00	INTREMOD+BATH			
6/7/2007	1248	\$0.00	SPA			
10/20/2003	421916	\$8,000.00	WDDK			
11/2/2006	3727	\$27,000.00	RECROOM			
Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
3/13/2006		\$350,000.00	Valid		Land and Improvements	
3/1/1998		\$44,900.00	Valid		Land	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	0.463	Gross				\$83,500
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
20,168	0.463			\$83,500		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Paved	Light			All Public	

Valuation/Explanation		
Dwelling #	902 0067 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,876	\$206,416.28
Second Story:	0	\$0.00
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$206,416.28
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	1,876	\$40,784.24
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$4,614.96
Plumbing	0 - Half Bath 2 - Full Bath	\$7,322.00
Finished Basement Living Area	0	\$0.00
Features:	4	\$2,900.00
Attachments:	1,282	\$31,300.00
Adjusted Base Price		\$293,337.48
Changes/Adjustments		
Grade Adjustment:	B 128%	\$331,695.97
Market Adjustment:	34%	\$444,472.61
CDU Adjustment:	85	\$377,800.00
Complete:	100	\$377,800.00
Dollar Adjustments		\$1,100.00
Dwelling Value		\$378,900.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$378,900.00
Total Land Value		\$83,500.00
Total Assessed Value		\$462,400.00

Parcel Numbers: 902-0068-000 Property Address: 9717 35TH ST S Municipality: Franklin, City of

Owner Name: BOWE, MICHAEL & LINDA Mailing Address: 9717 S 35TH ST FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	Building Sketch:
	FAIRWAYS OF FRANKLIN ADDN NO 1 LOT 47	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 2511-Franklin	

Building Description

Dwelling #	902 0068 000- 1		
Year Built:	1/1/1998	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/1998	Bedrooms:	3
Remodeled/Effective Age:	-24	Full Baths:	2
Building Type/Style:	12-Colonial	Half Baths:	1
Story:	2.00	Rough-in:	0
Grade:	B	Room Count:	4
CDU/Overall Condition:	Very Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
902 0068 000- 1	1,654	1,149	0	0	0	0	2,803

Attachment Description(s):	Area:	Attachment Value:
13-AFG	744	\$22,300
11-OFP	44	\$900

Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	5	\$1,500
Rec Room Condition:	Rec Room Area:	Rec Room Value:
Average	1,100	\$5,500
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
Average	1,100	\$5,500

Other Building Improvements

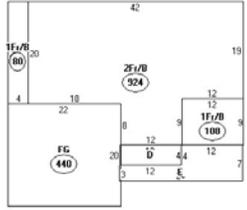
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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Permit / Construction History							
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:				
1/1/1999	98-1369	\$7,879.00	HTG & A/C				
1/30/2012	12-0146	\$4,632.00	FURREPLAC				
9/1/1998	B981150	\$198,186.00	NEW CONST				
1/29/2013	13-0129	\$7,500.00	BSTMREMOD				
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
8/1/1998		\$45,400.00	Valid		Land		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.463	Gross				\$83,500	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
20,168	0.463				\$83,500		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		
Valuation/Explanation							
Dwelling #				902 0068 000- 1			
Description				Area		Value Amount	
Living Area:							
First Story:				1,654	\$185,876.52		
Second Story:				1,149	\$73,444.08		
Additional Story:				0	\$0.00		
Attic/Finished Net:				0	\$0.00		
Half Story/Finished Net:				0	\$0.00		
Base Price						\$259,320.60	
Unfinished Living Area:							
Room/Unfinished:				0	\$0.00		
Unfinished Basement:				1,500	\$33,840.00		
Half Story/Unfinished:					\$0.00		
Structure Info, Features and Attachments:							
Heating/AC				Air Conditioning - Same Ducts		\$6,895.38	
Plumbing				1 - Half Bath 2 - Full Bath		\$12,203.00	
Finished Basement Living Area				0	\$0.00		
Features:				6	\$3,500.00		
Attachments:				788	\$23,200.00		
Adjusted Base Price						\$338,958.98	
Changes/Adjustments							
Grade Adjustment:				B 128%		\$399,691.49	
Market Adjustment:				31%		\$523,595.86	
CDU Adjustment:				83		\$434,600.00	
Complete:				100		\$434,600.00	
Dollar Adjustments						(\$200.00)	
Dwelling Value						\$434,400.00	

Other Building Improvements	0	\$0.00
Total Improvement Value		\$434,400.00
Total Land Value		\$83,500.00
Total Assessed Value		\$517,900.00

Parcel Numbers: 902-0069-000 Property Address: 9701 35TH ST S Municipality: Franklin, City of

Owner Name: Behroz Daroga Mailing Address: 9701 S. 35th St. Franklin, WI 53132 Land Use: Residential

	Legal Description:	Building Sketch:
	FAIRWAYS OF FRANKLIN ADDN NO 1 LOT 48	
	Parcel Sketch and Site Map obtained from the County GIS	<p><small>Descriptor/Usage</small></p> <ul style="list-style-type: none"> A: 2F1/B 524 sqft B: FG 440 sqft C: 1F1/B 80 sqft D: FOU/OP 48 sqft E: OFP 120 sqft F: 1F1/B 108 sqft
	Neighborhood: 2511-Franklin	

Building Description

Dwelling #	902 0069 000- 1		
Year Built:	1/1/1998	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/1998	Bedrooms:	3
Remodeled/Effective Age:	-24	Full Baths:	2
Building Type/Style:	13-Contemporary	Half Baths:	1
Story:	2.00	Rough-in:	0
Grade:	B-	Room Count:	3
CDU/Overall Condition:	Very Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
902 0069 000- 1	1,112	972	0	0	0	0	2,084

Attachment Description(s):	Area:	Attachment Value:
11-OFP	48	\$1,000
99-Additional Attachments	48	\$4,800
13-AFG	440	\$13,200
11-OFP	120	\$2,400

Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	2	\$600
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements							
Structure Type:		Year Built:	Area:	Construction:	Condition:	Value:	
Permit / Construction History							
Date of Permit:		Permit Number:	Permit Amount:		Details of Permit:		
6/1/1998		B980573	\$120,000.00		NEW CONST		
7/1/1998		B980822	\$3,200.00		HTG & A/C		
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
6/1/1998		\$45,000.00	Valid		Land		
4/22/2022	11241261	\$500,000.00	Valid	W/C D - Warrant/Condo Deed	Land and Improvements	Other	
Land Breakdown							
Land Class:		Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site		0.415	Gross				\$81,100
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:		Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:	
18,077		0.415				\$81,100	
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		

Valuation/Explanation		
Dwelling #	902 0069 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,112	\$135,363.76
Second Story:	972	\$63,491.04
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$198,854.80
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	1,112	\$27,388.56
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$5,126.64
Plumbing	1 - Half Bath 2 - Full Bath	\$12,203.00
Finished Basement Living Area	0	\$0.00
Features:	3	\$2,600.00
Attachments:	656	\$21,400.00
Adjusted Base Price		\$267,573.00
Changes/Adjustments		
Grade Adjustment:	B- 120%	\$292,287.60
Market Adjustment:	32%	\$385,819.63
CDU Adjustment:	83	\$320,200.00
Complete:	100	\$320,200.00
Dollar Adjustments		\$200.00
Dwelling Value		\$320,400.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$320,400.00
Total Land Value		\$81,100.00
Total Assessed Value		\$401,500.00

Parcel Numbers: 902-0070-000	Property Address: 9681 35TH ST S	Municipality: Franklin, City of
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Owner Name: DALLMANN, JILL PAGE	Mailing Address: 9681 S 35TH ST FRANKLIN, WI 53132	Land Use: Residential
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Property Photograph: 	Legal Description: FAIRWAYS OF FRANKLIN ADDN NO 1 LOT 49	Building Sketch: 
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 2511-Franklin	

Building Description

Dwelling #	902 0070 000- 1		
Year Built:	1/1/1998	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/1998	Bedrooms:	3
Remodeled/Effective Age:	-24	Full Baths:	2
Building Type/Style:	01-Ranch	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	B-	Room Count:	4
CDU/Overall Condition:	Very Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
902 0070 000- 1	1,730	0	0	0	0	0	1,730

Attachment Description(s):	Area:	Attachment Value:
11-OFP	42	\$800
13-AFG	624	\$18,700
31-WD	312	\$3,100

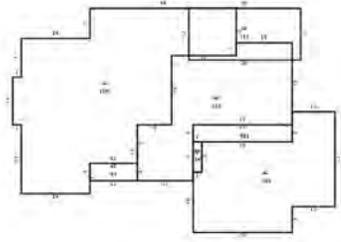
Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	1	\$300
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements							
Structure Type:		Year Built:	Area:	Construction:	Condition:	Value:	
RS1-Frame Utility Shed		1/1/2016	120		Average	\$1,000.00	
Permit / Construction History							
Date of Permit:		Permit Number:	Permit Amount:		Details of Permit:		
5/1/1998		B980400	\$120,000.00		NEW CONST		
7/17/2007		1675	\$7,500.00		DECK		
8/16/2016		16-2005	\$2,172.00		SHED 10X12		
5/3/2018		18-1102	\$3,539.00		ACREPLACE		
9/1/1998		B981040	\$3,200.00		HTG & A/C		
9/13/2007		2202	\$750.00		HOTTUB		
7/1/2009		1104	\$300.00		EXTREMOD-DOOR		
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
5/23/2019		\$360,000.00	Valid		Land and Improvements		
3/19/2014		\$286,000.00	Valid		Land and Improvements		
2/28/2007		\$289,900.00	Valid		Land and Improvements		
6/1/1998		\$44,800.00	Valid		Land		
8/4/2005		\$292,900.00	Valid		Land and Improvements		
2/22/2002		\$225,000.00	Valid		Land and Improvements		
8/16/2005		\$292,900.00	Valid		Land and Improvements		
Land Breakdown							
Land Class:		Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site		0.458	Gross				\$83,200
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:		Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:	
19,950		0.458				\$83,200	
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		

Valuation/Explanation		
Dwelling #	902 0070 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,730	\$193,189.10
Second Story:	0	\$0.00
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$193,189.10
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	1,730	\$38,060.00
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$4,255.80
Plumbing	0 - Half Bath 2 - Full Bath	\$7,322.00
Finished Basement Living Area	0	\$0.00
Features:	2	\$2,300.00
Attachments:	978	\$22,600.00
Adjusted Base Price		\$267,726.90
Changes/Adjustments		
Grade Adjustment:	B- 120%	\$291,392.28
Market Adjustment:	34%	\$390,465.66
CDU Adjustment:	83	\$324,100.00
Complete:	100	\$324,100.00
Dollar Adjustments		\$100.00
Dwelling Value		\$324,200.00
Other Building Improvements	0	\$1,000.00
Total Improvement Value		\$325,200.00
Total Land Value		\$83,200.00
Total Assessed Value		\$408,400.00

Parcel Numbers: 902-0071-000	Property Address: 9665 35TH ST S	Municipality: Franklin, City of
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Owner Name: PETERSON, ALAN & STEPHANIE	Mailing Address: 9665 S 35TH ST FRANKLIN, WI 53132	Land Use: Residential
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Property Photograph: 	Legal Description: FAIRWAYS OF FRANKLN ADDN NO 1 LOT 50	Building Sketch: 
Parcel Sketch and Site Map obtained from the County GIS		
Neighborhood: 2511-Franklin		

Building Description

Dwelling #	902 0071 000- 1		
Year Built:	1/1/1999	Exterior Wall:	01-Wood
Year Remodeled:	1/1/1999	Bedrooms:	3
Remodeled/Effective Age:	-23	Full Baths:	2
Building Type/Style:	13-Contemporary	Half Baths:	1
Story:	2.00	Rough-in:	0
Grade:	B+	Room Count:	6
CDU/Overall Condition:	Very Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
902 0071 000- 1	2,045	748	0	0	0	0	2,793

Attachment Description(s):	Area:	Attachment Value:
13-AFG	92	\$2,800
13-AFG	689	\$20,700
11-OFP	44	\$900

Feature Description(s):	Area:	Feature Value:
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
22-Additional Fixture	4	\$1,200
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements						
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:	
Permit / Construction History						
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:			
1/1/2000	99-1546	\$5,196.00	HTG & A/C			
2/1/1999	99-0094	\$238,600.00	NEW CONST			
Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
8/1/1998		\$45,900.00	Valid		Land	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	0.658	Gross				\$93,200
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
28,662	0.658			\$93,200		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Paved	Light			All Public	
Valuation/Explanation						
Dwelling #	902 0071 000- 1					
Description	Area		Value Amount			
Living Area:						
First Story:	2,045		\$222,107.45			
Second Story:	748		\$51,267.92			
Additional Story:	0		\$0.00			
Attic/Finished Net:	0		\$0.00			
Half Story/Finished Net:	0		\$0.00			
Base Price			\$273,375.37			
Unfinished Living Area:						
Room/Unfinished:	0		\$0.00			
Unfinished Basement:	2,045		\$43,967.50			
Half Story/Unfinished:			\$0.00			
Structure Info, Features and Attachments:						
Heating/AC	Air Conditioning - Same Ducts		\$6,870.78			
Plumbing	1 - Half Bath 2 - Full Bath		\$12,203.00			
Finished Basement Living Area	0		\$0.00			
Features:	5		\$3,200.00			
Attachments:	825		\$24,400.00			
Adjusted Base Price			\$364,016.65			
Changes/Adjustments						
Grade Adjustment:	B+ 135%		\$454,162.48			
Market Adjustment:	17%		\$531,370.10			
CDU Adjustment:	84		\$446,400.00			
Complete:	100		\$446,400.00			
Dollar Adjustments			(\$400.00)			
Dwelling Value			\$446,000.00			

Other Building Improvements	0	\$0.00
Total Improvement Value		\$446,000.00
Total Land Value		\$93,200.00
Total Assessed Value		\$539,200.00

Parcel Numbers: 902-0072-000 Property Address: 9649 35TH ST S Municipality: Franklin, City of

Owner Name: JONES, JAMES Mailing Address: 9649 S 35TH ST FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	Building Sketch:
	FAIRWAYS OF FRANKLIN ADDN NO 1 LOT 51	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 2511-Franklin	

Building Description

Dwelling #	902 0072 000- 1		
Year Built:	1/1/1998	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/1998	Bedrooms:	3
Remodeled/Effective Age:	-24	Full Baths:	2
Building Type/Style:	01-Ranch	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	B	Room Count:	4
CDU/Overall Condition:	Very Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
902 0072 000- 1	2,252	0	0	0	0	0	2,252

Attachment Description(s):	Area:	Attachment Value:
13-AFG	692	\$20,800
11-OFP	44	\$900

Feature Description(s):	Area:	Feature Value:
05-Metal Fireplace	2	\$4,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
Very Good	1,513	\$10,591
22-Additional Fixture	7	\$2,100
Rec Room Condition:	Rec Room Area:	Rec Room Value:
Very Good	1,513	\$10,591

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:

Permit / Construction History							
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:				
2/26/2018	18-0348	\$6,899.00	FUR+ACREPLAC				
8/1/1998	B981031	\$8,028.00	HTG & A/C				
7/1/1998	B980770	\$208,884.00	NEW CONST				
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
9/29/2020		\$445,900.00	Valid		Land and Improvements		
6/1/1998		\$45,900.00	Valid		Land		
5/30/2019		\$182,500.00	Invalid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.454	Gross				\$83,600	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:			
19,776	0.454			\$83,600			
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		
Valuation/Explanation							
Dwelling #	902 0072 000- 1						
Description	Area					Value Amount	
Living Area:							
First Story:	2,252					\$239,747.92	
Second Story:	0					\$0.00	
Additional Story:	0					\$0.00	
Attic/Finished Net:	0					\$0.00	
Half Story/Finished Net:	0					\$0.00	
Base Price						\$239,747.92	
Unfinished Living Area:							
Room/Unfinished:	0					\$0.00	
Unfinished Basement:	2,252					\$46,976.72	
Half Story/Unfinished:						\$0.00	
Structure Info, Features and Attachments:							
Heating/AC	Air Conditioning - Same Ducts					\$5,539.92	
Plumbing	0 - Half Bath 2 - Full Bath					\$7,322.00	
Finished Basement Living Area	0					\$0.00	
Features:	9					\$6,100.00	
Attachments:	736					\$21,700.00	
Adjusted Base Price						\$327,386.56	
Changes/Adjustments							
Grade Adjustment:	B 128%					\$383,470.80	
Market Adjustment:	30%					\$498,512.04	
CDU Adjustment:	83					\$413,800.00	
Complete:	100					\$413,800.00	
Dollar Adjustments						\$1,300.00	
Dwelling Value						\$415,100.00	

Other Building Improvements	0	\$0.00
Total Improvement Value		\$415,100.00
Total Land Value		\$83,600.00
Total Assessed Value		\$498,700.00

Parcel Numbers: 902-0073-000 Property Address: 9633 35TH ST S Municipality: Franklin, City of

Owner Name: LANPHIER, THOMAS M & VICKI J - TRUST 202 Mailing Address: 9633 S 35TH ST FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	
	FAIRWAYS OF FRANKLIN ADDN NO 1 LOT 52	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 2511-Franklin	

Building Description

Dwelling #	902 0073 000- 1		
Year Built:	1/1/1997	Exterior Wall:	01-Wood
Year Remodeled:	1/1/1997	Bedrooms:	3
Remodeled/Effective Age:	-25	Full Baths:	2
Building Type/Style:	01-Ranch	Half Baths:	1
Story:	1.00	Rough-in:	0
Grade:	B	Room Count:	3
CDU/Overall Condition:	Average	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:		Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
902 0073 000- 1	2,304	0	0	0	0	0	2,304

Attachment Description(s):	Area:	Attachment Value:
13-AFG	528	\$15,800
11-OPF	104	\$2,100
31-WD	408	\$4,100

Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	3	\$900
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements						
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:	
Permit / Construction History						
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:			
2/1/1998	B980099	\$7,156.00	HTG & A/C			
11/7/2016	16-2705	\$17,000.00	ATTACHED DECK 1			
10/10/2016	16-2707	\$600.00	FENCE			
4/3/2015	15-0637	\$3,750.00	FURREPLAC			
12/1/1997	97-1240	\$200,000.00	NEW CONST			
Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
12/1/1997		\$42,990.00	Valid		Land	
5/6/2020		\$348,800.00	Invalid		Land and Improvements	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	0.370	Gross				\$78,700
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
16,117	0.370			\$78,700		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Paved	Light			All Public	

Valuation/Explanation		
Dwelling #	902 0073 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	2,304	\$244,316.16
Second Story:	0	\$0.00
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$244,316.16
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	2,304	\$47,784.96
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$5,667.84
Plumbing	1 - Half Bath 2 - Full Bath	\$12,203.00
Finished Basement Living Area	0	\$0.00
Features:	4	\$2,900.00
Attachments:	1,040	\$22,000.00
Adjusted Base Price		\$334,871.96
Changes/Adjustments		
Grade Adjustment:	B 128%	\$396,764.11
Market Adjustment:	30%	\$515,793.34
CDU Adjustment:	72	\$371,400.00
Complete:	100	\$371,400.00
Dollar Adjustments		(\$1,400.00)
Dwelling Value		\$370,000.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$370,000.00
Total Land Value		\$78,700.00
Total Assessed Value		\$448,700.00

Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
B-Commercial Primary Site	2.118	Gross				\$719,400.00
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Total Land Value:		
92,260	2.118			\$719,400.00		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Paved	Heavy			All Public	
Assessment History						
Parcel Year:	Acres Total:	Land Total:	Improvement Total:			
Valuation/Explanation						
Building #	1					
Description	Area	Value Amount				
Structure:	15,048	\$834,261.00				
Commercial Building Base Price		\$834,261.00				
Basement:	0	\$0.00				
Components:	0	\$0.00				
Site Improvements:	0	\$0.00				
Adjusted Base Price		\$834,261.00				
Depreciation Adjustment:	0	\$0.00				
Adjusted Base Price with Depreciation		\$834,261.00				
Grade Adjustment:	B	239,921.11				
Market Adjustment:	62	\$665,992.91				
Local Modifier:		\$0.00				
Percent Complete:		\$0.00				
Dollar Adjustment:		\$7,700.00				
Commercial Building Value		\$1,747,900.00				
Total Dwelling Value		\$0				
Detached Improvements	0	\$8,000.00				
Total Improvement Value		\$1,792,500.00				
Total Land Value		\$719,400.00				
Total Assessed Value		\$2,511,900.00				

Parcel Numbers: 902-9965-004	Property Address: 27TH ST S	Municipality: Franklin, City of
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Owner Name: JJS INVESTMENTS	Mailing Address: 311 KING WILLIAM COURT S WAUKESHA, WI 53186	Land Use: Commercial
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Property Photograph:	Legal Description: CSM NO 6044 NE 25 5 21 OUTLOT 1	Building Sketch:
<small>Describe/Map</small>	Parcel Sketch and Site Map obtained from the County GIS	<small>Describe/Map</small>
	Neighborhood: 999.6-Franklin	
	Zoning:	

Building Description

Building #	
Building Type/Style:	One Bedroom:
Stories:	Two Bedroom:
Year Built:	Three Bedroom:
Remodeled/Effective Age:	Total Unit Count:
Grade Factor:	Business Name:
Market Adjustment:	CDU/Overall Condition

Structure / Basement Data

Building #	Section #	Occupancy:	Year:	Area:	Framing:	Wall Hgt:	Rental:
Building #	Section #	Description:	Basement Area:	Total Area:	0		

Components Site Improvements

Bldg #	Sec. #	Description:	Area:	Value:	Bldg #	Sec. #	Description:	Area:	Value:
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Detached Improvements

Structure:	Year:	Sq Ft:	Grade:	Construction:	Condition:
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Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
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Ownership/Sales History

Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
10/28/2009		\$11,900.00	Invalid		Land	
10/29/2009		\$1,600.00	Invalid		Land	

Land Breakdown

Land Class: B-Commercial Primary Site	Acreage: 0.350	Unit of Measure: Gross	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value: \$14,500.00
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Acreage/Squarefoot Variables

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Land Data & Computations					
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Total Land Value:	
15,246	0.350			\$14,500.00	
General Information					
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:
Level	Paved	Heavy			Public Sewer
Assessment History					
Parcel Year:	Acres Total:	Land Total:	Improvement Total:		
Valuation/Explanation					
Building #					
Description					
Description			Area	Value Amount	
Structure:					
Commercial Building Base Price					
Basement:					
Components:					
Site Improvements:					
Adjusted Base Price					
Depreciation Adjustment:				\$0.00	
Adjusted Base Price with Depreciation					
Grade Adjustment:					
Market Adjustment:				\$0.00	
Local Modifier:				\$0.00	
Percent Complete:				\$0.00	
Dollar Adjustment:				\$0.00	
Commercial Building Value					
				\$0.00	
Total Dwelling Value					
Detached Improvements			0	\$0.00	
Total Improvement Value					
				\$0.00	
Total Land Value					
				\$14,500.00	
Total Assessed Value					
				\$14,500.00	

Parcel Numbers: 902-9965-006	Property Address: 9801 27TH ST S	Municipality: Franklin, City of
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Owner Name: FRED-FRANKLIN HC, LLC	Mailing Address: 789 North Water Street, Suite 200 Milwaukee, WI 53202	Land Use: Commercial
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Property Photograph: 	Legal Description: CSM NO 6044 NE 25 5 21 PARCEL 1 EXC PT COM AT SE	Building Sketch: 
Parcel Sketch and Site Map obtained from the County GIS		
Neighborhood: 999.25-Franklin		
Zoning:		

Building Description

Building #	1	
Building Type/Style:	353-Store, Retail	One Bedroom:
Stories:		Two Bedroom:
Year Built:	1996	Three Bedroom:
Remodeled/Effective Age:		Total Unit Count:
Grade Factor:	C	Business Name:
		NATURE'S NOOK GARDEN & FLORAL_x0000_
Market Adjustment:	13	CDU/Overall Condition
		Average
Building #	2	
Building Type/Style:	326-Storage Garage	One Bedroom:
Stories:		Two Bedroom:
Year Built:	1996	Three Bedroom:
Remodeled/Effective Age:		Total Unit Count:
Grade Factor:	C	Business Name:
Market Adjustment:	-64	CDU/Overall Condition
		Average

Structure / Basement Data

Building #	Section #	Occupancy:	Year:	Area:	Framing:	Wall Hgt:	Rental:
1	1	353-Store, Retail	1996	6,000	D4-Wood Average	10	
2	2	326-Storage Garage	1996	2,040	D4-Wood Average	8	
Building #	Section #	Description:	Basement Area:		Total Area:		
1					6,000		
2					2,040		

Components

Bldg #	Sec. #	Description:	Area:	Value:	Bldg #	Sec. #	Description:	Area:	Value:
1	1	HVAC-Warmed and Cooled Air	6,000	\$9,000	1				
1	1	HVAC-Warmed and Cooled Air	6,000	\$9,000	2				
2									

Detached Improvements

Structure: PA-Paving	Year: 1/1/1997	Sq Ft: 20,000	Grade: C	Construction:	Condition: Average
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Permit / Construction History							
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:				
5/11/2004	1401	\$7,200.00	ALTER				
9/1/1996	96-1068	\$200,000.00	NEW CONST				
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
5/7/2018		\$710,000.00	Invalid		Land and Improvements		
12/1/1994		\$104,075.00	Valid		Land		
8/30/2018		\$985,000.00	Invalid		Land and Improvements		
8/12/2022	11275073	\$1,500,000.00		O - Other	Land	Other	
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
B-Commercial Primary Site	23.808	Gross				\$1,135,200.00	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Total Land Value:			
1,037,076	23.808			\$1,135,200.00			
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Heavy			Well		
Assessment History							
Parcel Year:	Acres Total:	Land Total:			Improvement Total:		

Valuation/Explanation		
Building #	1	
Description	Area	Value Amount
Structure:	6,000	\$320,100.00
Commercial Building Base Price		\$320,100.00
Basement:	0	\$0.00
Components:	0	\$0.00
Site Improvements:	0	\$0.00
Adjusted Base Price		\$320,100.00
Depreciation Adjustment:	0	\$0.00
Adjusted Base Price with Depreciation		\$320,100.00
Grade Adjustment:	C	0.00
Market Adjustment:	13	\$41,613.00
Local Modifier:		\$0.00
Percent Complete:		\$0.00
Dollar Adjustment:		\$700.00
Commercial Building Value		\$362,400.00
Building #	2	
Description	Area	Value Amount
Structure:	2,040	\$69,605.00
Commercial Building Base Price		\$69,605.00
Basement:	0	\$0.00
Components:	0	\$0.00
Site Improvements:	0	\$0.00
Adjusted Base Price		\$69,605.00
Depreciation Adjustment:	0	\$0.00
Adjusted Base Price with Depreciation		\$69,605.00
Grade Adjustment:	C	0.00
Market Adjustment:	-64	(\$44,547.20)
Local Modifier:		\$0.00
Percent Complete:		\$0.00
Dollar Adjustment:		\$400.00
Commercial Building Value		\$25,500.00
Total Dwelling Value		\$0
Detached Improvements	0	\$4,000.00
Total Improvement Value		\$426,400.00
Total Land Value		\$1,135,200.00
Total Assessed Value		\$1,561,600.00

Structure / Basement Data									
Building #	Section #	Occupancy:	Year:	Area:	Framing:	Wall Hgt:	Rental:		
1	1	406-Warehouse, Storage	1993	4,050	D4-Wood Average	16			
2	2	406-Warehouse, Storage	1993	3,697	D4-Wood Average	14			
3	3	406-Warehouse, Storage	1993	560	D4-Wood Average	14			
4	4	406-Warehouse, Storage	1993	560	D4-Wood Average	14			
Building #	Section #	Description:			Basement Area:	Total Area:			
1						4,050			
2						3,697			
3						560			
4						560			
Components				Site Improvements					
Bldg #	Sec. #	Description:	Area:	Value:	Bldg #	Sec. #	Description:	Area:	Value:
1	1	HVAC-Warmed and Cooled Air	4,050	\$6,100	1				
1	1	HVAC-Warmed and Cooled Air	4,050	\$6,100	2				
1	1	HVAC-Forced Air Unit	4,050	\$6,100	3				
2					4				
3									
4									
Detached Improvements									
Structure:			Year:	Sq Ft:	Grade:	Construction:	Condition:		
PA-Paving			1/1/1993	29,500	C		Average		
Permit / Construction History									
Date of Permit:			Permit Number:		Permit Amount:		Details of Permit:		
11/1/2018			18-2735		\$0.00		FOUNDATION		
10/1/2018			18-2443		\$8,000.00		RAZED		
12/12/2018			18-2889		\$544,000.00		ADDTN-SHOWROOM		
11/27/2018			18-2952		\$46,000.00		HVAC		
Ownership/Sales History									
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:			
Land Breakdown									
Land Class:			Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
B-Commercial Primary Site			8.467	Gross				\$1,281,300.00	
Acreage/Squarefoot Variables									
Land Data & Computations									
Total Square Footage:			Total Acreage:	Depth:	Act. Frontage:		Total Land Value:		
368,823			8.467				\$1,281,300.00		
General Information									
Topography:		Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:			
Level		Paved	Heavy			Public Sewer			
Assessment History									
Parcel Year:			Acres Total:		Land Total:		Improvement Total:		
Valuation/Explanation									
Building #					1				
Description					Area			Value Amount	

Structure:	4,050	\$105,746.00
Commercial Building Base Price		\$105,746.00
Basement:	0	\$0.00
Components:	0	\$0.00
Site Improvements:	0	\$0.00
Adjusted Base Price		\$105,746.00
Depreciation Adjustment:	0	\$0.00
Adjusted Base Price with Depreciation		\$105,746.00
Grade Adjustment:	C+	12,404.55
Market Adjustment:	125	\$147,688.19
Local Modifier:		\$0.00
Percent Complete:		\$0.00
Dollar Adjustment:		\$900.00
Commercial Building Value		\$266,700.00
Building #	2	
Description	Area	Value Amount
Structure:	3,697	\$96,529.00
Commercial Building Base Price		\$96,529.00
Basement:	0	\$0.00
Components:	0	\$0.00
Site Improvements:	0	\$0.00
Adjusted Base Price		\$96,529.00
Depreciation Adjustment:	0	\$0.00
Adjusted Base Price with Depreciation		\$96,529.00
Grade Adjustment:	C+	9,652.87
Market Adjustment:	399	\$423,665.65
Local Modifier:		\$0.00
Percent Complete:		\$0.00
Dollar Adjustment:		\$1,100.00
Commercial Building Value		\$530,900.00
Building #	3	
Description	Area	Value Amount
Structure:	560	\$14,622.00
Commercial Building Base Price		\$14,622.00
Basement:	0	\$0.00
Components:	0	\$0.00
Site Improvements:	0	\$0.00
Adjusted Base Price		\$14,622.00
Depreciation Adjustment:	0	\$0.00
Adjusted Base Price with Depreciation		\$14,622.00
Grade Adjustment:	C+	1,462.16
Market Adjustment:	364	\$58,546.34
Local Modifier:		\$0.00
Percent Complete:		\$0.00
Dollar Adjustment:		\$100.00
Commercial Building Value		\$74,700.00
Building #	4	
Description	Area	Value Amount
Structure:	560	\$14,622.00
Commercial Building Base Price		\$14,622.00
Basement:	0	\$0.00

Components:	0	\$0.00
Site Improvements:	0	\$0.00
Adjusted Base Price		\$14,622.00
Depreciation Adjustment:	0	\$0.00
Adjusted Base Price with Depreciation		\$14,622.00
Grade Adjustment:	C+	1,462.16
Market Adjustment:	213	\$34,259.26
Local Modifier:		\$0.00
Percent Complete:		\$0.00
Dollar Adjustment:		\$100.00
Commercial Building Value		\$50,400.00
Total Dwelling Value		\$0
Detached Improvements	0	\$5,900.00
Total Improvement Value		\$969,800.00
Total Land Value		\$1,281,300.00
Total Assessed Value		\$2,251,100.00

Permit / Construction History						
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:			
6/12/2008	1215	\$400,000.00	HVAC			
1/7/2009	26	\$18,000.00	WHIRLPOOL			
10/5/2015	15-2364	\$10,000.00	BLDG DAMAGE REP			
10/3/2014	142382	\$48,664.00	BLDG DAMAGE REP			
1/7/2009	27	\$54,500.00	POOL			
2/19/2008	303	\$5,374,345.00	NEWBLDG			
Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
6/23/2008		\$847,500.00	Valid		Land	
12/11/2007		\$847,500.00	Valid		Land	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
B-Commercial Primary Site	8.408	Gross				\$801,600.00
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Total Land Value:		
366,252	8.408			\$801,600.00		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Paved	Heavy			All Public	
Assessment History						
Parcel Year:	Acres Total:	Land Total:	Improvement Total:			

Valuation/Explanation		
Building #	1	
Description	Area	Value Amount
Structure:	17,595	\$1,585,310.00
Commercial Building Base Price		\$1,585,310.00
Basement:	0	\$0.00
Components:	0	\$0.00
Site Improvements:	0	\$0.00
Adjusted Base Price		\$1,585,310.00
Depreciation Adjustment:	0	\$0.00
Adjusted Base Price with Depreciation		\$1,585,310.00
Grade Adjustment:	B-	327,621.90
Market Adjustment:	9	\$172,163.87
Local Modifier:		\$0.00
Percent Complete:		\$0.00
Dollar Adjustment:		\$19,100.00
Commercial Building Value		\$2,104,200.00
Building #	2	
Description	Area	Value Amount
Structure:	15,177	\$1,367,448.00
Commercial Building Base Price		\$1,367,448.00
Basement:	0	\$0.00
Components:	0	\$0.00
Site Improvements:	0	\$0.00
Adjusted Base Price		\$1,367,448.00
Depreciation Adjustment:	0	\$0.00
Adjusted Base Price with Depreciation		\$1,367,448.00
Grade Adjustment:	B-	273,489.54
Market Adjustment:	84	\$1,378,387.53
Local Modifier:		\$0.00
Percent Complete:		\$0.00
Dollar Adjustment:		\$7,900.00
Commercial Building Value		\$3,027,200.00
Total Dwelling Value		\$0
Detached Improvements	0	\$12,900.00
Total Improvement Value		\$5,201,800.00
Total Land Value		\$801,600.00
Total Assessed Value		\$6,003,400.00

Parcel Numbers: 902-9965-011	Property Address: 9843 27TH ST S	Municipality: Franklin, City of
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Owner Name: MURPHY, ADAM C & TANYA M	Mailing Address: 9843 S 27TH ST FRANKLIN, WI 53132	Land Use: Commercial
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Property Photograph: 	Legal Description: CERTIFIED SURVEY MAP NO 8776	Building Sketch: 
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 999.3-Franklin	
	Zoning:	

Building Description

Building #	1	
Building Type/Style:	597-Mixed Retail w/Off Units	One Bedroom:
Stories:		Two Bedroom:
Year Built:	1940	Three Bedroom:
Remodeled/Effective Age:		Total Unit Count:
Grade Factor:	C	Business Name:
		BIG BANG-9843 S 27 ST=RES_x0000__x0000__x0000__x00 00__x0000_
Market Adjustment:	23	CDU/Overall Condition
		Fair
Building #	2	
Building Type/Style:	999-Single Family Residence	One Bedroom:
Stories:		Two Bedroom:
Year Built:	1883	Three Bedroom:
Remodeled/Effective Age:		Total Unit Count:
Grade Factor:	B	Business Name:
Market Adjustment:	-7	CDU/Overall Condition
		Very Good
Building #	3	
Building Type/Style:	999-Single Family Residence	One Bedroom:
Stories:		Two Bedroom:
Year Built:	1883	Three Bedroom:
Remodeled/Effective Age:		Total Unit Count:
Grade Factor:	B	Business Name:
Market Adjustment:	-8	CDU/Overall Condition
		Very Good
Building #	4	
Building Type/Style:	999-Single Family Residence	One Bedroom:
Stories:		Two Bedroom:
Year Built:	1883	Three Bedroom:
Remodeled/Effective Age:		Total Unit Count:
Grade Factor:	B	Business Name:
Market Adjustment:	-62	CDU/Overall Condition
		Very Good

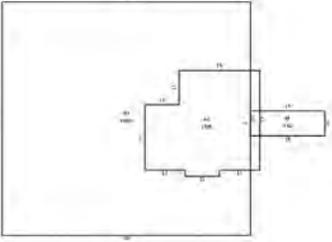
Structure / Basement Data									
Building #	Section #	Occupancy:	Year:	Area:	Framing:	Wall Hgt:	Rental:		
1	1	597-Mixed Retail w/Off Units	1940	3,236	D4-Wood Average	10			
2	2	999-Single Family Residence	1883	1,944	D4-Wood Average	18			
3	3	999-Single Family Residence	1883	1,944	D4-Wood Average	18			
4	4	999-Single Family Residence	1883	1,944	D4-Wood Average	4			
Building #	Section #	Description:	Basement Area:		Total Area:				
1					3,236				
2					1,944				
3					1,944				
4					1,944				
Components				Site Improvements					
Bldg #	Sec. #	Description:	Area:	Value:	Bldg #	Sec. #	Description:	Area:	Value:
1	1	HVAC-Warmed and Cooled Air	3,236	\$4,900	1				
1	1	HVAC-Warmed and Cooled Air	3,236	\$4,900	2				
1	1	HVAC-Warmed and Cooled Air	3,236	\$4,900	3				
2					4				
3									
4									
Detached Improvements									
Structure:	Year:	Sq Ft:	Grade:	Construction:	Condition:				
RG1-Detached Frame Garage	1/1/2011	1,085	C		Average				
RP1-Inground Pool - Plastic Lined Pool	1/1/2012	512	C		Average				
Permit / Construction History									
Date of Permit:		Permit Number:		Permit Amount:			Details of Permit:		
Ownership/Sales History									
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:			Sale Validation Source:	
2/21/2017		\$1,125,000.00	Invalid		Land and Improvements				
Land Breakdown									
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:			
B-Commercial Primary Site	3.114	Gross				\$192,100.00			
Acreage/Squarefoot Variables									
Land Data & Computations									
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:			Total Land Value:			
135,646	3.114					\$192,100.00			
General Information									
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:				
Level	Paved	Light			All Public				
Assessment History									
Parcel Year:		Acres Total:		Land Total:			Improvement Total:		
Valuation/Explanation									
Building #				1					
Description				Area			Value Amount		
Structure:				3,236			\$188,691.00		

Commercial Building Base Price		\$188,691.00
Basement:	0	\$0.00
Components:	0	\$0.00
Site Improvements:	0	\$0.00
Adjusted Base Price		\$188,691.00
Depreciation Adjustment:	0	\$0.00
Adjusted Base Price with Depreciation		\$188,691.00
Grade Adjustment:	C	0.00
Market Adjustment:	23	\$43,398.93
Local Modifier:		\$0.00
Percent Complete:		\$0.00
Dollar Adjustment:		\$500.00
Commercial Building Value		\$232,600.00
Building #	2	
Description	Area	Value Amount
Structure:	1,944	\$104,315.00
Commercial Building Base Price		\$104,315.00
Basement:	0	\$0.00
Components:	0	\$0.00
Site Improvements:	0	\$0.00
Adjusted Base Price		\$104,315.00
Depreciation Adjustment:	0	\$0.00
Adjusted Base Price with Depreciation		\$104,315.00
Grade Adjustment:	B	29,208.21
Market Adjustment:	-7	(\$9,346.62)
Local Modifier:		\$0.00
Percent Complete:		\$0.00
Dollar Adjustment:		\$0.00
Commercial Building Value		\$124,200.00
Building #	3	
Description	Area	Value Amount
Structure:	1,944	\$104,315.00
Commercial Building Base Price		\$104,315.00
Basement:	0	\$0.00
Components:	0	\$0.00
Site Improvements:	0	\$0.00
Adjusted Base Price		\$104,315.00
Depreciation Adjustment:	0	\$0.00
Adjusted Base Price with Depreciation		\$104,315.00
Grade Adjustment:	B	29,208.21
Market Adjustment:	-8	(\$10,681.86)
Local Modifier:		\$0.00
Percent Complete:		\$0.00
Dollar Adjustment:		\$1,300.00
Commercial Building Value		\$124,100.00
Building #	4	
Description	Area	Value Amount
Structure:	1,944	\$104,315.00
Commercial Building Base Price		\$104,315.00
Basement:	0	\$0.00
Components:	0	\$0.00

Site Improvements:	0	\$0.00
Adjusted Base Price		\$104,315.00
Depreciation Adjustment:	0	\$0.00
Adjusted Base Price with Depreciation		\$104,315.00
Grade Adjustment:	B	29,208.21
Market Adjustment:	-62	(\$82,784.39)
Local Modifier:		\$0.00
Percent Complete:		\$0.00
Dollar Adjustment:		\$1,300.00
Commercial Building Value		\$52,000.00
Total Dwelling Value		\$0
Detached Improvements	0	\$23,500.00
Total Improvement Value		\$667,100.00
Total Land Value		\$192,100.00
Total Assessed Value		\$859,200.00

Parcel Numbers: 902-9965-012 Property Address: 9851 27TH ST S Municipality: Franklin, City of

Owner Name: ACJM 1883 LLC Mailing Address: 9851 S 27TH ST FRANKLIN, WI 53132 Land Use: Commercial

	Legal Description:	Building Sketch:
	CERTIFIED SURVEY MAP NO 8776	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 999.3-Franklin	
Zoning:		

Building Description

Building #	1
Building Type/Style:	344-Office Building
Stories:	One Bedroom:
Year Built:	1984
Remodeled/Effective Age:	Two Bedroom:
Grade Factor:	C-
Market Adjustment:	101
	Three Bedroom:
	Total Unit Count:
	Business Name:
	CDU/Overall Condition
	Average

Structure / Basement Data

Building #	Section #	Occupancy:	Year:	Area:	Framing:	Wall Hgt:	Rental:
1	1	344-Office Building	1984	6,000	S4-Metal Average	10	
Building #	Section #	Description:	Basement Area:	Total Area:			
1				6,000			

Components Site Improvements

Bldg #	Sec. #	Description:	Area:	Value:	Bldg #	Sec. #	Description:	Area:	Value:
1	1	HVAC-Warmed and Cooled Air	6,000	\$9,000					

Detached Improvements

Structure:	Year:	Sq Ft:	Grade:	Construction:	Condition:
RS1-Frame Utility Shed	1/1/2011	330	C		Average
PA-Paving	1/1/1984	11,200	C		Average

Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
4/24/2020	20-0998	\$5,796.00	FURREPLAC
5/3/2019	19-0910	\$6,613.00	HVAC

Ownership/Sales History

Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:

Land Breakdown

Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
B-Commercial Primary Site	2.090	Gross				\$180,800.00

Acreage/Squarefoot Variables					
Land Data & Computations					
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Total Land Value:	
91,040	2.090			\$180,800.00	
General Information					
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:
Level	Paved	Heavy			Public Sewer
Assessment History					
Parcel Year:	Acres Total:	Land Total:	Improvement Total:		
Valuation/Explanation					
Building #	1				
Description	Area	Value Amount			
Structure:	6,000	\$378,600.00			
Commercial Building Base Price		\$378,600.00			
Basement:	0	\$0.00			
Components:	0	\$0.00			
Site Improvements:	0	\$0.00			
Adjusted Base Price		\$378,600.00			
Depreciation Adjustment:	0	\$0.00			
Adjusted Base Price with Depreciation		\$378,600.00			
Grade Adjustment:	C-	(19,380.00)			
Market Adjustment:	101	\$362,812.20			
Local Modifier:		\$0.00			
Percent Complete:		\$0.00			
Dollar Adjustment:		\$1,000.00			
Commercial Building Value		\$723,000.00			
Total Dwelling Value		\$0			
Detached Improvements	0	\$4,200.00			
Total Improvement Value		\$745,300.00			
Total Land Value		\$180,800.00			
Total Assessed Value		\$926,100.00			

Parcel Numbers: 902-9966-001	Property Address: 9605 29TH ST S	Municipality: Franklin, City of
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Owner Name: FRED-FRANKLIN HC, LLC	Mailing Address: 789 North Water Street, Suite 200 Milwaukee, WI 53202	Land Use: Residential
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Property Photograph: 	Legal Description: COM 1014.56 FT S & 764 FT W OF NE COR OF NE 25 5 21 TH W	Building Sketch: 
Parcel Sketch and Site Map obtained from the County GIS		
Neighborhood: 2502-Franklin		

Building Description

Dwelling #	902 9966 001- 1		
Year Built:	1/1/1954	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/1954	Bedrooms:	3
Remodeled/Effective Age:	-68	Full Baths:	1
Building Type/Style:	01-Ranch	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	C	Room Count:	4
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Basic Heating
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Hot Water

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
902 9966 001- 1	1,400	0	0	0	0	0	1,400

Attachment Description(s):	Area:	Attachment Value:
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Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	1	\$300
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements

Structure Type: RG1-Detached Frame Garage	Year Built: 1/1/1954	Area: 352	Construction:	Condition: Fair	Value: \$2,200.00
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Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
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Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
5/3/2019		\$125,000.00	Invalid		Land and Improvements		
8/12/2022	11275073	\$1,500,000.00		O - Other	Land	Other	
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.580	Gross				\$50,200	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
25,265	0.580				\$50,200		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Medium			Well		
Valuation/Explanation							
Dwelling #				902 9966 001- 1			
Description				Area		Value Amount	
Living Area:							
First Story:				1,400		\$162,162.00	
Second Story:				0		\$0.00	
Additional Story:				0		\$0.00	
Attic/Finished Net:				0		\$0.00	
Half Story/Finished Net:				0		\$0.00	
Base Price						\$162,162.00	
Unfinished Living Area:							
Room/Unfinished:				0		\$0.00	
Unfinished Basement:				600		\$18,090.00	
Half Story/Unfinished:						\$0.00	
Structure Info, Features and Attachments:							
Heating/AC				Basic Heating		\$0.00	
Plumbing				0 - Half Bath 1 - Full Bath		\$0.00	
Finished Basement Living Area				0		\$0.00	
Features:				1		\$300.00	
Attachments:							
Adjusted Base Price						\$180,552.00	
Changes/Adjustments							
Grade Adjustment:				C 100%		\$180,252.00	
Market Adjustment:				15%		\$207,289.80	
CDU Adjustment:				60		\$124,400.00	
Complete:				100		\$124,400.00	
Dollar Adjustments						(\$100.00)	
Dwelling Value						\$124,300.00	
Other Building Improvements				0		\$2,200.00	
Total Improvement Value						\$126,500.00	
Total Land Value						\$50,200.00	
Total Assessed Value						\$176,700.00	

Parcel Numbers: 902-9968-000 Property Address: 9813 27TH ST S Municipality: Franklin, City of

Owner Name: JOHNSON, SCOTT A & BETH M Mailing Address: 4598 W ALANNA CT FRANKLIN, WI 53132 Land Use: Commercial

	Legal Description:	Building Sketch:
	S 60 FT OF N 2045 FT OF E 201 FT OF NE 25 5 21 EXC E	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood:	
	999.6-Franklin	
Zoning:		
	R3	

Building Description

Building #	1	
Building Type/Style:	999-Single Family Residence	One Bedroom:
Stories:		Two Bedroom:
Year Built:	1900	Three Bedroom:
Remodeled/Effective Age:		Total Unit Count:
Grade Factor:	C+	Business Name:
Market Adjustment:	-12	CDU/Overall Condition Good
Building #	2	
Building Type/Style:	999-Single Family Residence	One Bedroom:
Stories:		Two Bedroom:
Year Built:	1900	Three Bedroom:
Remodeled/Effective Age:		Total Unit Count:
Grade Factor:	C+	Business Name:
Market Adjustment:	156	CDU/Overall Condition Good

Structure / Basement Data

Building #	Section #	Occupancy:	Year:	Area:	Framing:	Wall Hgt:	Rental:
1	1	999-Single Family Residence	1900	644	D4-Wood Average	8	
2	2	999-Single Family Residence	1900	483	D4-Wood Average	8	
Building #	Section #	Description:	Basement Area:	Total Area:			
1			644	1,288			
2				483			

Components Site Improvements

Bldg #	Sec. #	Description:	Area:	Value:	Bldg #	Sec. #	Description:	Area:	Value:
1	1	HVAC-Warmed and Cooled Air	644	\$1,000	1				
1	1	HVAC-Warmed and Cooled Air	644	\$1,000	2				
2									

Detached Improvements

Structure:	Year:	Sq Ft:	Grade:	Construction:	Condition:
RG1-Detached Frame Garage	1/1/2000	576	C		Good
RS1-Frame Utility Shed	1/1/1997	400	C		Average

Permit / Construction History							
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:				
2/8/2012	216	\$10,135.00	WTRDAMAGE				
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
5/15/2003		\$128,000.00	Invalid		Land and Improvements		
12/14/2006		\$185,000.00	Invalid		Land and Improvements		
11/27/2015		\$86,000.00	Invalid		Land and Improvements		
4/14/2015		\$112,200.00	Invalid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
B-Commercial Primary Site	0.166	Gross				\$27,600.00	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Total Land Value:		
7,231	0.166				\$27,600.00		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Heavy			Well		
Assessment History							
Parcel Year:	Acres Total:		Land Total:		Improvement Total:		

Valuation/Explanation		
Building #	1	
Description	Area	Value Amount
Structure:	644	\$34,557.00
Commercial Building Base Price		\$34,557.00
Basement:	0	\$0.00
Components:	0	\$0.00
Site Improvements:	0	\$0.00
Adjusted Base Price		\$34,557.00
Depreciation Adjustment:	0	\$0.00
Adjusted Base Price with Depreciation		\$34,557.00
Grade Adjustment:	C+	3,655.70
Market Adjustment:	-12	(\$4,585.52)
Local Modifier:		\$0.00
Percent Complete:		\$0.00
Dollar Adjustment:		\$0.00
Commercial Building Value		\$33,600.00
Building #	2	
Description	Area	Value Amount
Structure:	483	\$25,918.00
Commercial Building Base Price		\$25,918.00
Basement:	0	\$0.00
Components:	0	\$0.00
Site Improvements:	0	\$0.00
Adjusted Base Price		\$25,918.00
Depreciation Adjustment:	0	\$0.00
Adjusted Base Price with Depreciation		\$25,918.00
Grade Adjustment:	C+	2,591.78
Market Adjustment:	156	\$44,475.25
Local Modifier:		\$0.00
Percent Complete:		\$0.00
Dollar Adjustment:		\$100.00
Commercial Building Value		\$73,100.00
Total Dwelling Value		\$0
Detached Improvements	0	\$10,400.00
Total Improvement Value		\$118,900.00
Total Land Value		\$27,600.00
Total Assessed Value		\$146,500.00

Parcel Numbers: 902-9969-000	Property Address: 27TH ST S	Municipality: Franklin, City of
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Owner Name: KRECAK NIKOLA	Mailing Address: W188S7592 OAK GROVE MUSKEGO, WI 53150	Land Use: Commercial
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Property Photograph:	Legal Description: S 55 FT OF N 2310.75 FT OF E 211 FT OF NE 25 5 21 EXC E	Building Sketch:
<small>Describe/Map</small>	Parcel Sketch and Site Map obtained from the County GIS	<small>Describe/Map</small>
	Neighborhood: 999.6-Franklin	
	Zoning: R3	

Building Description

Building #	
Building Type/Style:	One Bedroom:
Stories:	Two Bedroom:
Year Built:	Three Bedroom:
Remodeled/Effective Age:	Total Unit Count:
Grade Factor:	Business Name:
Market Adjustment:	CDU/Overall Condition

Structure / Basement Data

Building #	Section #	Occupancy:	Year:	Area:	Framing:	Wall Hgt:	Rental:
Building #	Section #	Description:	Basement Area:	Total Area:	0		

Components Site Improvements

Bldg #	Sec. #	Description:	Area:	Value:	Bldg #	Sec. #	Description:	Area:	Value:

Detached Improvements

Structure:	Year:	Sq Ft:	Grade:	Construction:	Condition:
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Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
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Ownership/Sales History

Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
12/20/2006		\$52,000.00	Valid		Land	
5/1/1995		\$1,400.00	Valid		Land	

Land Breakdown

Land Class: B-Commercial Primary Site	Acreage: 0.153	Unit of Measure: Gross	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value: \$31,700.00
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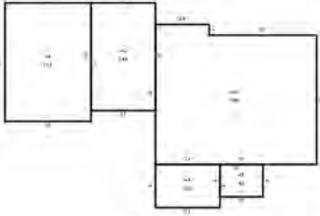
Acreage/Squarefoot Variables

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Land Data & Computations					
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Total Land Value:	
6,665	0.153			\$31,700.00	
General Information					
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:
Level	Paved	Heavy			All Public
Assessment History					
Parcel Year:	Acres Total:	Land Total:	Improvement Total:		
Valuation/Explanation					
Building #					
Description	Area		Value Amount		
Structure:					
Commercial Building Base Price					
Basement:					
Components:					
Site Improvements:					
Adjusted Base Price					
Depreciation Adjustment:			\$0.00		
Adjusted Base Price with Depreciation					
Grade Adjustment:					
Market Adjustment:			\$0.00		
Local Modifier:			\$0.00		
Percent Complete:			\$0.00		
Dollar Adjustment:			\$0.00		
Commercial Building Value					
			\$0.00		
Total Dwelling Value					
			\$0		
Detached Improvements	0		\$0.00		
Total Improvement Value					
			\$0.00		
Total Land Value					
			\$31,700.00		
Total Assessed Value					
			\$31,700.00		

Parcel Numbers: 902-9972-000 Property Address: 9870 31ST ST S Municipality: Franklin, City of

Owner Name: BOUCHER, JEFFERY S & MARYANN M Mailing Address: 9870 S 31ST ST FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	
	COM 1360 FT E & 2486.10 FT S OF NW COR OF NE 25 5 21 TH	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 2502-Franklin	

Building Description

Dwelling #	902 9972 000- 1		
Year Built:	1/1/1956	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/1956	Bedrooms:	2
Remodeled/Effective Age:	-66	Full Baths:	1
Building Type/Style:	01-Ranch	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	C	Room Count:	3
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Oil
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
902 9972 000- 1	980	0	0	0	0	0	980

Attachment Description(s):	Area:	Attachment Value:
13-AFG	352	\$10,600
12-EFP	48	\$1,400
31-WD	96	\$1,000

Feature Description(s):	Area:	Feature Value:
Rec Room Condition:	Rec Room Area: 0	Rec Room Value: \$0

Other Building Improvements

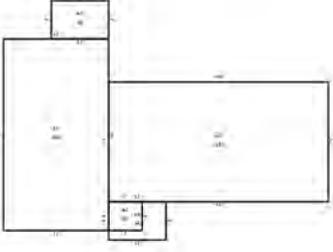
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:

Permit / Construction History							
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:				
9/1/1999	99-1191	\$8,259.00	RESIDING				
9/1/1999	99-1190	\$5,459.00	REROOF				
10/1/1999	99-1307	\$1,650.00	CHG GAR OPEN				
7/5/2012	12-1418	\$1,800.00	FURREPLAC				
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
6/1/1983		\$57,000.00	Valid		Land and Improvements		
8/26/2004		\$161,000.00	Valid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.991	Gross				\$59,000	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:			
43,168	0.991			\$59,000			
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			Well		
Valuation/Explanation							
Dwelling #	902 9972 000- 1						
Description	Area					Value Amount	
Living Area:							
First Story:	980					\$123,362.40	
Second Story:	0					\$0.00	
Additional Story:	0					\$0.00	
Attic/Finished Net:	0					\$0.00	
Half Story/Finished Net:	0					\$0.00	
Base Price						\$123,362.40	
Unfinished Living Area:							
Room/Unfinished:	0					\$0.00	
Unfinished Basement:	740					\$21,178.80	
Half Story/Unfinished:						\$0.00	
Structure Info, Features and Attachments:							
Heating/AC	Air Conditioning - Same Ducts					\$2,410.80	
Plumbing	0 - Half Bath 1 - Full Bath					\$0.00	
Finished Basement Living Area	0					\$0.00	
Features:							
Attachments:	496					\$13,000.00	
Adjusted Base Price						\$159,952.00	
Changes/Adjustments							
Grade Adjustment:	C 100%					\$146,952.00	
Market Adjustment:	84%					\$270,391.68	
CDU Adjustment:	60					\$162,200.00	
Complete:	100					\$162,200.00	
Dollar Adjustments						\$200.00	
Dwelling Value						\$162,400.00	

Other Building Improvements	0	\$0.00
Total Improvement Value		\$162,400.00
Total Land Value		\$59,000.00
Total Assessed Value		\$221,400.00

Parcel Numbers: 902-9973-000 Property Address: 9850 31ST ST S Municipality: Franklin, City of

Owner Name: GOHS, DAVID D & SANDRA K Mailing Address: 9850 S 31ST ST FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	
	COM 1360 FT E & 2216.10 FT S ODEG37MIN W OF NW COR OF NE	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 2502-Franklin	

Building Description

Dwelling #	902 9973 000- 1		
Year Built:	1/1/1955	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/1955	Bedrooms:	3
Remodeled/Effective Age:	-67	Full Baths:	2
Building Type/Style:	01-Ranch	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	C+	Room Count:	4
CDU/Overall Condition:	Good	Basement Description:	Partial
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Good	Type of Fuel:	Oil
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
902 9973 000- 1	2,030	0	0	0	0	0	2,030

Attachment Description(s):	Area:	Attachment Value:
32-Canopy	42	\$400
31-WD	96	\$1,000

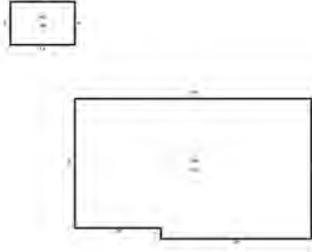
Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	1	\$300
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
05-Metal Fireplace	2	\$4,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements						
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:	
RG1-Detached Frame Garage	1/1/1960	720		Fair	\$5,400.00	
RG1-Detached Frame Garage	1/1/1987	720		Average	\$8,100.00	
Permit / Construction History						
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:			
6/14/2012	12-1194	\$2,700.00	ACREPLACE			
Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	2.200	Gross				\$82,300
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
95,832	2.200			\$82,300		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Semi-Improved	Light			Well	
Valuation/Explanation						
Dwelling #	902 9973 000- 1					
Description	Area				Value Amount	
Living Area:						
First Story:	2,030				\$220,478.30	
Second Story:	0				\$0.00	
Additional Story:	0				\$0.00	
Attic/Finished Net:	0				\$0.00	
Half Story/Finished Net:	0				\$0.00	
Base Price					\$220,478.30	
Unfinished Living Area:						
Room/Unfinished:	0				\$0.00	
Unfinished Basement:	880				\$12,760.00	
Half Story/Unfinished:					\$0.00	
Structure Info, Features and Attachments:						
Heating/AC	Air Conditioning - Same Ducts				\$4,993.80	
Plumbing	0 - Half Bath 2 - Full Bath				\$7,322.00	
Finished Basement Living Area	0				\$0.00	
Features:	3				\$4,300.00	
Attachments:	138				\$1,400.00	
Adjusted Base Price					\$251,254.10	
Changes/Adjustments						
Grade Adjustment:	C+ 110%				\$270,109.51	
Market Adjustment:	20%				\$324,131.41	
CDU Adjustment:	60				\$194,500.00	
Complete:	100				\$194,500.00	
Dollar Adjustments					(\$300.00)	
Dwelling Value					\$194,200.00	

Other Building Improvements	0	\$13,500.00
Total Improvement Value		\$207,700.00
Total Land Value		\$82,300.00
Total Assessed Value		\$290,000.00

Parcel Numbers: 902-9974-001	Property Address: 9800 31ST ST S	Municipality: Franklin, City of
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Owner Name: KRAUS, KATELYN	Mailing Address: 9800 S 31ST ST FRANKLIN, WI 53132	Land Use: Residential
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Property Photograph: 	Legal Description: CERTIFIED SURVEY MAP NO 1408 NE 25 5 21 PARCEL 1	Building Sketch: 
Parcel Sketch and Site Map obtained from the County GIS		
Neighborhood: 2502-Franklin		

Building Description

Dwelling #	902 9974 001- 1		
Year Built:	1/1/1958	Exterior Wall:	01-Wood
Year Remodeled:	1/1/1958	Bedrooms:	3
Remodeled/Effective Age:	-64	Full Baths:	1
Building Type/Style:	01-Ranch	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	C+	Room Count:	4
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
902 9974 001- 1	1,112	0	0	0	0	0	1,112

Attachment Description(s):	Area:	Attachment Value:
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Feature Description(s): 22-Additional Fixture	Area: 1	Feature Value: \$300
Rec Room Condition: Average	Rec Room Area: 532	Rec Room Value: \$2,660

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
RG1-Detached Frame Garage	1/1/1958	308		Average	\$3,100.00
RG1-Detached Frame Garage	1/1/1983	720		Average	\$8,100.00

Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
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Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
2/21/2020		\$145,000.00	Invalid		Land and Improvements		
3/26/2021		\$299,000.00	Valid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	1.169	Gross				\$62,300	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
50,922	1.169				\$62,300		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Semi-Improved	Light			Well		
Valuation/Explanation							
Dwelling #				902 9974 001- 1			
Description				Area		Value Amount	
Living Area:							
First Story:				1,112		\$135,363.76	
Second Story:				0		\$0.00	
Additional Story:				0		\$0.00	
Attic/Finished Net:				0		\$0.00	
Half Story/Finished Net:				0		\$0.00	
Base Price						\$135,363.76	
Unfinished Living Area:							
Room/Unfinished:				0		\$0.00	
Unfinished Basement:				1,112		\$27,388.56	
Half Story/Unfinished:						\$0.00	
Structure Info, Features and Attachments:							
Heating/AC				Air Conditioning - Same Ducts		\$2,735.52	
Plumbing				0 - Half Bath 1 - Full Bath		\$0.00	
Finished Basement Living Area				0		\$0.00	
Features:				1		\$300.00	
Attachments:							
Adjusted Base Price						\$165,787.84	
Changes/Adjustments							
Grade Adjustment:				C+ 110%		\$182,036.62	
Market Adjustment:				106%		\$374,995.45	
CDU Adjustment:				60		\$225,000.00	
Complete:				100		\$225,000.00	
Dollar Adjustments						\$500.00	
Dwelling Value						\$225,500.00	
Other Building Improvements				0		\$11,200.00	
Total Improvement Value						\$236,700.00	
Total Land Value						\$62,300.00	
Total Assessed Value						\$299,000.00	

Parcel Numbers: 902-9974-004 Property Address: 9750 31ST ST S Municipality: Franklin, City of

Owner Name: FENNINGER, RICHARD W Mailing Address: 9750 S 31ST ST FRANKLIN, WI 53132 Land Use: Residential

Property Photograph:	Legal Description:	Building Sketch:
	CSM NO 6458 NE 25 5 21 PARCEL 1	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood:	
	2502-Franklin	

Building Description

Dwelling #	902 9974 004- 1		
Year Built:	1/1/1997	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/1997	Bedrooms:	4
Remodeled/Effective Age:	-25	Full Baths:	2
Building Type/Style:	12-Colonial	Half Baths:	1
Story:	2.00	Rough-in:	0
Grade:	B-	Room Count:	5
CDU/Overall Condition:	Very Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Basic Heating
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
902 9974 004- 1	1,167	1,089	0	0	0	0	2,256

Attachment Description(s):	Area:	Attachment Value:
13-AFG	584	\$17,500
99-Additional Attachments	18	\$1,800
99-Additional Attachments	24	\$2,400
11-OFP	44	\$900

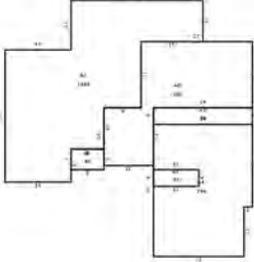
Feature Description(s):	Area:	Feature Value:
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
22-Additional Fixture	1	\$300
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements							
Structure Type:		Year Built:	Area:	Construction:	Condition:	Value:	
RS1-Frame Utility Shed		1/1/2020	140		Average	\$1,100.00	
Permit / Construction History							
Date of Permit:		Permit Number:	Permit Amount:		Details of Permit:		
4/1/1997		97-0205	\$125,000.00		NEW DWLG		
5/22/2020		20-1233	\$4,500.00		SHED		
6/1/1997		97-0398	\$4,537.00		HTG SYSTEM		
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
5/31/2019		\$339,000.00	Invalid		Land and Improvements		
10/25/2003		\$234,000.00	Valid		Land and Improvements		
5/29/2001		\$216,900.00	Valid		Land and Improvements		
6/1/1994		\$30,000.00	Invalid		Land		
Land Breakdown							
Land Class:		Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site		0.820	Gross				\$55,600
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:		Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:	
35,719		0.820				\$55,600	
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Semi-Improved	Light			All Public		

Valuation/Explanation		
Dwelling #	902 9974 004- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,167	\$140,880.24
Second Story:	1,089	\$70,120.71
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$211,000.95
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	1,167	\$28,323.09
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Basic Heating	\$0.00
Plumbing	1 - Half Bath 2 - Full Bath	\$12,203.00
Finished Basement Living Area	0	\$0.00
Features:	2	\$2,300.00
Attachments:	670	\$22,600.00
Adjusted Base Price		\$276,427.04
Changes/Adjustments		
Grade Adjustment:	B- 120%	\$301,832.45
Market Adjustment:	33%	\$401,437.16
CDU Adjustment:	82	\$329,200.00
Complete:	100	\$329,200.00
Dollar Adjustments		\$1,200.00
Dwelling Value		\$330,400.00
Other Building Improvements	0	\$1,100.00
Total Improvement Value		\$331,500.00
Total Land Value		\$55,600.00
Total Assessed Value		\$387,100.00

Parcel Numbers: 902-9974-005 Property Address: 9768 31ST ST S Municipality: Franklin, City of

Owner Name: ROEPKE, NEIL Mailing Address: 9768 S 31ST ST FRANKLIN, WI 53132 Land Use: Residential

Property Photograph:	Legal Description:	Building Sketch:
	CSM NO 6458 NE 25 5 21 PARCEL 2	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood:	
	2502-Franklin	

Building Description

Dwelling #	902 9974 005- 1		
Year Built:	1/1/2001	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/2001	Bedrooms:	3
Remodeled/Effective Age:	-21	Full Baths:	2
Building Type/Style:	13-Contemporary	Half Baths:	1
Story:	2.00	Rough-in:	0
Grade:	B	Room Count:	4
CDU/Overall Condition:	Very Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
902 9974 005- 1	1,784	696	0	0	0	1,000	3,480

Attachment Description(s):	Area:	Attachment Value:
13-AFG	96	\$2,900
11-OPF	40	\$800
13-AFG	744	\$22,300

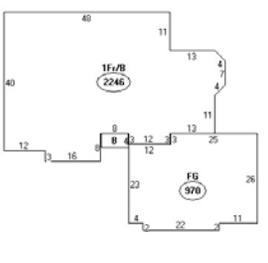
Feature Description(s):	Area:	Feature Value:
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
22-Additional Fixture	4	\$1,200
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements						
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:	
Permit / Construction History						
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:			
8/7/2001	01-0874	\$225,000.00	NEW CONST			
3/14/2002	02-0160	\$11,430.00	HTG & A/C			
6/25/2021	21-0255	\$0.00	FUR+ACREPLAC			
2/6/2013	13-0458	\$3,776.00	FURREPLAC			
Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
7/16/2001		\$36,000.00	Valid		Land	
7/25/2008		\$375,000.00	Valid		Land and Improvements	
1/8/2016		\$308,600.00	Invalid		Land and Improvements	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	0.820	Gross				\$55,600
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
35,719	0.820			\$55,600		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Semi-Improved	Light			Public Sewer	

Valuation/Explanation		
Dwelling #	902 9974 005- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,784	\$198,273.76
Second Story:	696	\$48,184.08
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$246,457.84
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	784	\$0.00
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$8,560.80
Plumbing	1 - Half Bath 2 - Full Bath	\$12,203.00
Finished Basement Living Area	1,000	\$26,990.00
Features:	5	\$3,200.00
Attachments:	880	\$26,000.00
Adjusted Base Price		\$323,411.64
Changes/Adjustments		
Grade Adjustment:	B 128%	\$376,590.90
Market Adjustment:	39%	\$523,461.35
CDU Adjustment:	85	\$444,900.00
Complete:	100	\$444,900.00
Dollar Adjustments		\$400.00
Dwelling Value		\$445,300.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$445,300.00
Total Land Value		\$55,600.00
Total Assessed Value		\$500,900.00

Parcel Numbers: 902-9974-006 Property Address: 9780 31ST ST S Municipality: Franklin, City of

Owner Name: SCHMIDT, GARY & AMY Mailing Address: 9780 S 31ST ST FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	Building Sketch:
	CSM NO 6458 NE 25 5 21 PARCEL 3	
	Parcel Sketch and Site Map obtained from the County GIS	<p><small>Descriptor/Usage</small></p> <p>A: 1F+R 2246 sqft</p> <p>B: OFP 32 sqft</p> <p>C: FG 970 sqft</p>
	Neighborhood:	

2502-Franklin

Building Description

Dwelling #	902 9974 006- 1		
Year Built:	1/1/2001	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/2001	Bedrooms:	3
Remodeled/Effective Age:	-21	Full Baths:	2
Building Type/Style:	14-Modern Single Story	Half Baths:	1
Story:	1.00	Rough-in:	0
Grade:	B-	Room Count:	3
CDU/Overall Condition:	Very Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
902 9974 006- 1	2,246	0	0	0	0	0	2,246

Attachment Description(s):	Area:	Attachment Value:
11-OFP	32	\$600
13-AFG	970	\$29,100

Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	2	\$600
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements

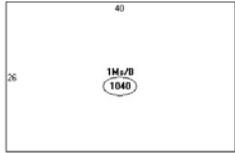
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:

Permit / Construction History						
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:			
3/9/2001	01-0163	\$128,000.00	NEW CONST			
Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
6/1/1994		\$30,000.00	Invalid		Land	
12/1/2000		\$38,000.00	Invalid		Land	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	0.820	Gross				\$55,600
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
35,719	0.820			\$55,600		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Semi-Improved	Light			All Public	
Valuation/Explanation						
Dwelling #			902 9974 006- 1			
Description			Area		Value Amount	
Living Area:						
First Story:			2,246			\$240,097.40
Second Story:			0			\$0.00
Additional Story:			0			\$0.00
Attic/Finished Net:			0			\$0.00
Half Story/Finished Net:			0			\$0.00
Base Price					\$240,097.40	
Unfinished Living Area:						
Room/Unfinished:			0			\$0.00
Unfinished Basement:			2,246			\$47,121.08
Half Story/Unfinished:						\$0.00
Structure Info, Features and Attachments:						
Heating/AC			Air Conditioning - Same Ducts		\$5,525.16	
Plumbing			1 - Half Bath 2 - Full Bath		\$12,203.00	
Finished Basement Living Area			0			\$0.00
Features:			3			\$2,600.00
Attachments:			1,002			\$29,700.00
Adjusted Base Price					\$337,246.64	
Changes/Adjustments						
Grade Adjustment:			B- 120%		\$365,935.97	
Market Adjustment:			16%		\$424,485.72	
CDU Adjustment:			85		\$360,800.00	
Complete:			100		\$360,800.00	
Dollar Adjustments					(\$1,000.00)	
Dwelling Value					\$359,800.00	

Other Building Improvements	0	\$0.00
Total Improvement Value		\$359,800.00
Total Land Value		\$55,600.00
Total Assessed Value		\$415,400.00

Parcel Numbers: 902-9976-000	Property Address: 9744 31ST ST S	Municipality: Franklin, City of
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Owner Name: ROMERO, ISMAEL & YOLANDA	Mailing Address: 9744 S 31ST ST FRANKLIN, WI 53132	Land Use: Residential
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Property Photograph: 	Legal Description: S HALF OF COM IN N LI 1360 FT E OF NW COR OF NE 25 5 21	Building Sketch: 
Parcel Sketch and Site Map obtained from the County GIS		<small>Descriptor/Map A: 1Mx/B 1040 sqft</small>
Neighborhood: 2502-Franklin		

Building Description

Dwelling #	902 9976 000- 1		
Year Built:	1/1/1930	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/1930	Bedrooms:	4
Remodeled/Effective Age:	-92	Full Baths:	2
Building Type/Style:	22-Other	Half Baths:	0
Story:	2.00	Rough-in:	0
Grade:	C	Room Count:	6
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Basic Heating
Kitchen Condition:	Average	Type of Fuel:	Oil
Bath Condition:	Average	Type of System:	Warm Air
Dwelling #	902 9976 000- 2		
Year Built:	1/1/1940	Exterior Wall:	07-Brick
Year Remodeled:	1/1/1940	Bedrooms:	3
Remodeled/Effective Age:	-82	Full Baths:	1
Building Type/Style:	09-Basic Single Story	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	C	Room Count:	4
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Basic Heating
Kitchen Condition:	Average	Type of Fuel:	Oil
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
902 9976 000- 1	1,171	736	0	0	0	0	1,907
902 9976 000- 2	1,040	0	0	0	0	0	1,040

Attachment Description(s):	Area:	Attachment Value:
12-EFP	88	\$2,600
12-EFP	21	\$600

Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	2	\$600
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
RG1-Detached Frame Garage	1/1/2011	484		Average	\$9,700.00

Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
10/10/2011	2169	\$1,000.00	RAZE GAR
10/10/2011	2171	\$12,500.00	DETGAR 22X22

Ownership/Sales History

Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
8/2/2019		\$235,000.00	Valid		Land and Improvements	

Land Breakdown

Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	1.273	Gross				\$64,100

Acreage/Squarefoot Variables

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Land Data & Computations

Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:
55,452	1.273			\$64,100

General Information

Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:
Level	Semi-Improved	Light			Well

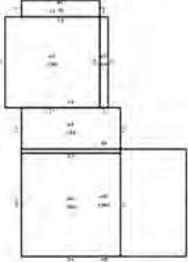
Valuation/Explanation

Dwelling #	902 9976 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,171	\$141,363.12
Second Story:	736	\$50,445.44
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$191,808.56
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	736	\$21,064.32

Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Basic Heating	\$0.00
Plumbing	0 - Half Bath 2 - Full Bath	\$7,322.00
Finished Basement Living Area	0	\$0.00
Features:	2	\$600.00
Attachments:	109	\$3,200.00
Adjusted Base Price		\$223,994.88
Changes/Adjustments		
Grade Adjustment:	C 100%	\$220,194.88
Market Adjustment:	-9%	\$200,377.34
CDU Adjustment:	55	\$110,200.00
Complete:	100	\$110,200.00
Dollar Adjustments		\$109,200.00
Dwelling Value		\$109,700.00
Dwelling #	902 9976 000- 2	
Description	Area	Value Amount
Living Area:		
First Story:	1,040	\$149,708.00
Second Story:	0	\$0.00
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$149,708.00
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	736	\$21,064.32
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Basic Heating	\$0.00
Plumbing	0 - Half Bath 1 - Full Bath	\$0.00
Finished Basement Living Area	0	\$0.00
Features:		
Attachments:		
Adjusted Base Price		\$170,772.32
Changes/Adjustments		
Grade Adjustment:	C 100%	\$170,772.32
Market Adjustment:	17%	\$199,803.61
CDU Adjustment:	55	\$109,900.00
Complete:	100	\$109,900.00
Dollar Adjustments		\$109,500.00
Dwelling Value		\$109,700.00
Other Building Improvements	0	\$9,700.00
Total Improvement Value		\$229,100.00
Total Land Value		\$64,100.00
Total Assessed Value		\$293,200.00

Parcel Numbers: 902-9977-000 Property Address: 9722 31ST ST S Municipality: Franklin, City of

Owner Name: WEBER, CORNELIUS R & VIOLET (L/E) Mailing Address: 9722 S 31ST ST FRANKLIN, WI 53132 Land Use: Residential

Property Photograph:	Legal Description:	Building Sketch:
	N HALF OF COM IN N LI 1360 FT E OF NW COR OF NE 25 5 21	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood:	
	2502-Franklin	

Building Description

Dwelling #	902 9977 000- 1		
Year Built:	1/1/1940	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/1940	Bedrooms:	6
Remodeled/Effective Age:	-82	Full Baths:	3
Building Type/Style:	22-Other	Half Baths:	0
Story:	2.00	Rough-in:	0
Grade:	C	Room Count:	7
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Oil
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
902 9977 000- 1	864	1,414	0	0	0	0	2,278

Attachment Description(s):	Area:	Attachment Value:
13-AFG	506	\$15,200
12-EFP	76	\$2,300
99-Additional Attachments	44	\$4,400

Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	2	\$600
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
RG1-Detached Frame Garage	1/1/1940	960		Average	\$8,200.00

Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:

Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
4/4/2011		\$180,000.00	Invalid		Land and Improvements	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	1.273	Gross				\$64,100
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
55,452	1.273			\$64,100		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Semi-Improved	Light			Well	
Valuation/Explanation						
Dwelling #			902 9977 000- 1			
Description			Area		Value Amount	
Living Area:						
First Story:			864		\$111,767.04	
Second Story:			1,414		\$87,569.02	
Additional Story:			0		\$0.00	
Attic/Finished Net:			0		\$0.00	
Half Story/Finished Net:			0		\$0.00	
Base Price					\$199,336.06	
Unfinished Living Area:						
Room/Unfinished:			0		\$0.00	
Unfinished Basement:			600		\$18,090.00	
Half Story/Unfinished:					\$0.00	
Structure Info, Features and Attachments:						
Heating/AC			Air Conditioning - Same Ducts		\$5,603.88	
Plumbing			0 - Half Bath 3 - Full Bath		\$14,644.00	
Finished Basement Living Area			0		\$0.00	
Features:			2		\$600.00	
Attachments:			626		\$21,900.00	
Adjusted Base Price					\$260,173.94	
Changes/Adjustments						
Grade Adjustment:			C 100%		\$237,673.94	
Market Adjustment:			29%		\$306,599.38	
CDU Adjustment:			55		\$168,600.00	
Complete:			100		\$168,600.00	
Dollar Adjustments					\$500.00	
Dwelling Value					\$169,100.00	
Other Building Improvements			0		\$8,200.00	
Total Improvement Value					\$177,300.00	
Total Land Value					\$64,100.00	
Total Assessed Value					\$241,400.00	

Parcel Numbers: 902-9978-000 Property Address: 9712 31ST ST S Municipality: Franklin, City of

Owner Name: DUDOR GREGORY T Mailing Address: 9712 S 31ST ST FRANKLIN, WI 53132 Land Use: Residential

Property Photograph:	Legal Description:	Building Sketch:
	COM 1320 FT E & 1327.50 S ODEG37MIN W OF NW COR OF SE	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood:	
	2502-Franklin	

Building Description

Dwelling #	902 9978 000- 1		
Year Built:	1/1/1966	Exterior Wall:	07-Brick
Year Remodeled:	1/1/1966	Bedrooms:	3
Remodeled/Effective Age:	-56	Full Baths:	1
Building Type/Style:	01-Ranch	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	C+	Room Count:	4
CDU/Overall Condition:	Average	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:		Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
902 9978 000- 1	1,328	0	0	0	0	0	1,328

Attachment Description(s):	Area:	Attachment Value:
23-AMG	400	\$14,000
11-OFP	24	\$500

Feature Description(s):	Area:	Feature Value:
Rec Room Condition:	Rec Room Area:	Rec Room Value:
Average	266	\$1,330

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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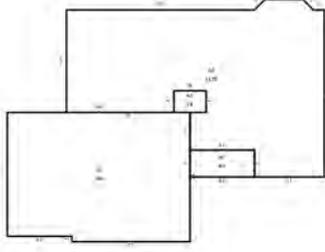
Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
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Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
12/1/1998		\$133,000.00	Valid		Land and Improvements		
9/19/2008		\$186,000.00	Invalid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	1.141	Gross				\$61,600	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
49,702	1.141				\$61,600		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Semi-Improved	Light			Well		
Valuation/Explanation							
Dwelling #				902 9978 000- 1			
Description				Area		Value Amount	
Living Area:							
First Story:				1,328		\$177,088.80	
Second Story:				0		\$0.00	
Additional Story:				0		\$0.00	
Attic/Finished Net:				0		\$0.00	
Half Story/Finished Net:				0		\$0.00	
Base Price						\$177,088.80	
Unfinished Living Area:							
Room/Unfinished:				0		\$0.00	
Unfinished Basement:				1,328		\$31,115.04	
Half Story/Unfinished:						\$0.00	
Structure Info, Features and Attachments:							
Heating/AC				Air Conditioning - Same Ducts		\$3,266.88	
Plumbing				0 - Half Bath 1 - Full Bath		\$0.00	
Finished Basement Living Area				0		\$0.00	
Features:							
Attachments:				424		\$14,500.00	
Adjusted Base Price						\$225,970.72	
Changes/Adjustments							
Grade Adjustment:				C+ 110%		\$232,617.79	
Market Adjustment:				59%		\$369,862.29	
CDU Adjustment:				55		\$203,400.00	
Complete:				100		\$203,400.00	
Dollar Adjustments						(\$300.00)	
Dwelling Value						\$203,100.00	
Other Building Improvements				0		\$0.00	
Total Improvement Value						\$203,100.00	
Total Land Value						\$61,600.00	
Total Assessed Value						\$264,700.00	

Parcel Numbers: 902-9979-000 Property Address: 9692 31ST ST S Municipality: Franklin, City of

Owner Name: DUNN, GREGORY F & PATRICIA L Mailing Address: 9692 S 31ST ST FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	
	COM 1320 FT E & 1190 FT S ODEG37MIN W OF NW COR OF NE	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 2502-Franklin	

Building Description

Dwelling #	902 9979 000- 1		
Year Built:	1/1/2004	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/2004	Bedrooms:	4
Remodeled/Effective Age:	-18	Full Baths:	3
Building Type/Style:	12-Colonial	Half Baths:	0
Story:	2.00	Rough-in:	0
Grade:	B-	Room Count:	4
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
902 9979 000- 1	1,170	1,170	0	0	0	0	2,340

Attachment Description(s):	Area:	Attachment Value:
11-OFP	60	\$1,200
13-AFG	804	\$24,100

Feature Description(s):	Area:	Feature Value:
03-Masonry Fireplace	1	\$5,500
Rec Room Condition:	Rec Room Area:	Rec Room Value:
Average	610	\$3,050
22-Additional Fixture	4	\$1,200
Rec Room Condition:	Rec Room Area:	Rec Room Value:
Average	610	\$3,050

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
RP1-Inground Pool - Plastic Lined Pool	1/1/2016	984		Good	\$6,400.00

Permit / Construction History			
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
10/14/2004	3432	\$175,000.00	NEWDWLG
8/15/2011	1686	\$8,500.00	HOTTUB
6/14/2016	16-1366	\$2,500.00	FENCE
6/14/2016	16-1367	\$67,450.00	IG POOL
7/25/2016	16-1765	\$7,500.00	ACC BLDG 20X24
2/1/2005	50314	\$9,116.00	AC
6/14/2018	18-1479	\$20,000.00	RECROOM
6/14/2018	18-1478	\$1,800.00	SHEDALT

Ownership/Sales History					
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type: Sale Validation Source:
7/29/2003		\$10,000.00	Invalid		Land
6/16/2010		\$329,000.00	Valid		Land and Improvements

Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	1.141	Gross				\$61,600

Acreage/Squarefoot Variables

Land Data & Computations				
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:
49,702	1.141			\$61,600

General Information					
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:
Level	Semi-Improved	Light			All Public

Valuation/Explanation		
Dwelling #	902 9979 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,170	\$141,242.40
Second Story:	1,170	\$74,423.70
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$215,666.10
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	1,170	\$28,395.90
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$5,756.40
Plumbing	0 - Half Bath 3 - Full Bath	\$14,644.00
Finished Basement Living Area	0	\$0.00
Features:	5	\$6,700.00
Attachments:	864	\$25,300.00
Adjusted Base Price		\$296,462.40
Changes/Adjustments		
Grade Adjustment:	B- 120%	\$317,354.88
Market Adjustment:	42%	\$450,643.93
CDU Adjustment:	83	\$374,000.00
Complete:	100	\$374,000.00
Dollar Adjustments		\$1,200.00
Dwelling Value		\$375,200.00
Other Building Improvements	0	\$6,400.00
Total Improvement Value		\$381,600.00
Total Land Value		\$61,600.00
Total Assessed Value		\$443,200.00

Parcel Numbers: 902-9980-000 Property Address: 9658 31ST ST S Municipality: Franklin, City of

Owner Name: PLONTY, ERNEST E & FLORENCE W (L/E) Mailing Address: 9658 S 31ST ST FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	Building Sketch:
	COM 1360 FT E & 1080 FT S OF NW COR OF NE 25 5 21 TH S	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 2502-Franklin	

Building Description

Dwelling #	902 9980 000- 1		
Year Built:	1/1/1954	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/1954	Bedrooms:	2
Remodeled/Effective Age:	-68	Full Baths:	1
Building Type/Style:	01-Ranch	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	C	Room Count:	4
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
902 9980 000- 1	930	0	0	0	0	0	930

Attachment Description(s):	Area:	Attachment Value:
13-AFG	800	\$24,000
12-EFP	42	\$1,300

Feature Description(s):	Area:	Feature Value:
Rec Room Condition:	Rec Room Area:	Rec Room Value:
Average	416	\$2,080

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
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Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
2/24/2006		\$146,700.00	Invalid		Land and Improvements	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	0.909	Gross				\$57,100
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
39,596	0.909			\$57,100		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Semi-Improved	Light			Well	
Valuation/Explanation						
Dwelling #				902 9980 000- 1		
Description				Area		Value Amount
Living Area:						
First Story:				930		\$118,472.70
Second Story:				0		\$0.00
Additional Story:				0		\$0.00
Attic/Finished Net:				0		\$0.00
Half Story/Finished Net:				0		\$0.00
Base Price						\$118,472.70
Unfinished Living Area:						
Room/Unfinished:				0		\$0.00
Unfinished Basement:				832		\$22,763.52
Half Story/Unfinished:						\$0.00
Structure Info, Features and Attachments:						
Heating/AC				Air Conditioning - Same Ducts		\$2,287.80
Plumbing				0 - Half Bath 1 - Full Bath		\$0.00
Finished Basement Living Area				0		\$0.00
Features:						
Attachments:				842		\$25,300.00
Adjusted Base Price						\$168,824.02
Changes/Adjustments						
Grade Adjustment:				C 100%		\$143,524.02
Market Adjustment:				100%		\$287,048.04
CDU Adjustment:				60		\$172,200.00
Complete:				100		\$172,200.00
Dollar Adjustments						\$300.00
Dwelling Value						\$172,500.00
Other Building Improvements				0		\$0.00
Total Improvement Value						\$172,500.00
Total Land Value						\$57,100.00
Total Assessed Value						\$229,600.00

Parcel Numbers: 902-9981-000 Property Address: 9644 31ST ST S Municipality: Franklin, City of

Owner Name: THORSEN, MICHAEL J Mailing Address: 9644 S 31ST ST FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	Building Sketch:
	COM 1360 FT W & 880 FT S NW COR OF NE 25 5 21 TH S 200	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 2502-Franklin	

Building Description

Dwelling #	902 9981 000- 1		
Year Built:	1/1/1953	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/1953	Bedrooms:	3
Remodeled/Effective Age:	-69	Full Baths:	1
Building Type/Style:	01-Ranch	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	C	Room Count:	4
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Basic Heating
Kitchen Condition:	Average	Type of Fuel:	Oil
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
902 9981 000- 1	960	0	0	0	0	0	960

Attachment Description(s): Area: Attachment Value:

Feature Description(s): Area: Feature Value:

Rec Room Condition: Rec Room Area: Rec Room Value:

0 \$0

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
RG1-Detached Frame Garage	1/1/2004	897		Average	\$14,600.00

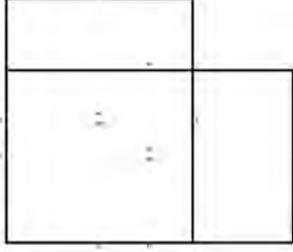
Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
8/17/2004	2730	\$600.00	RAZED
7/26/2021	21-0320	\$0.00	FURREPLACE
8/17/2004	2732	\$18,000.00	DETGARAGE

Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
4/1/1992		\$61,650.00	Valid		Land and Improvements	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	1.658	Gross				\$71,400
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
72,222	1.658			\$71,400		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Semi-Improved	Light			Well	
Valuation/Explanation						
Dwelling #			902 9981 000- 1			
Description			Area		Value Amount	
Living Area:						
First Story:			960			\$120,844.80
Second Story:			0			\$0.00
Additional Story:			0			\$0.00
Attic/Finished Net:			0			\$0.00
Half Story/Finished Net:			0			\$0.00
Base Price					\$120,844.80	
Unfinished Living Area:						
Room/Unfinished:			0			\$0.00
Unfinished Basement:			960			\$24,825.60
Half Story/Unfinished:						\$0.00
Structure Info, Features and Attachments:						
Heating/AC			Basic Heating		\$0.00	
Plumbing			0 - Half Bath 1 - Full Bath		\$0.00	
Finished Basement Living Area			0			\$0.00
Features:						
Attachments:						
Adjusted Base Price					\$145,670.40	
Changes/Adjustments						
Grade Adjustment:			C 100%		\$145,670.40	
Market Adjustment:			54%		\$224,332.42	
CDU Adjustment:			60		\$134,600.00	
Complete:			100		\$134,600.00	
Dollar Adjustments					\$0.00	
Dwelling Value					\$134,600.00	
Other Building Improvements			0			\$14,600.00
Total Improvement Value					\$149,200.00	
Total Land Value					\$71,400.00	
Total Assessed Value					\$220,600.00	

Parcel Numbers: 902-9982-000	Property Address: 9620 31ST ST S	Municipality: Franklin, City of
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Owner Name: THOMAS, JOSHUA C	Mailing Address: 9620 S 31ST ST FRANKLIN, WI 53132	Land Use: Residential
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Property Photograph: 	Legal Description: COM IN N LI 1360 FT E OF NW COR OF NE 25 5 21 TH S 660	Building Sketch: 
Parcel Sketch and Site Map obtained from the County GIS		
Neighborhood: 2502-Franklin		

Building Description

Dwelling #	902 9982 000- 1		
Year Built:	1/1/1936	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/1936	Bedrooms:	4
Remodeled/Effective Age:	-86	Full Baths:	2
Building Type/Style:	10-Farmhouse	Half Baths:	0
Story:	2.00	Rough-in:	0
Grade:	C	Room Count:	6
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Basic Heating
Kitchen Condition:	Average	Type of Fuel:	Oil
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
902 9982 000- 1	884	884	0	0	0	0	1,768

Attachment Description(s):	Area:	Attachment Value:
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Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	1	\$300
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements

Structure Type: RG1-Detached Frame Garage	Year Built: 1/1/1940	Area: 576	Construction:	Condition: Average	Value: \$5,800.00
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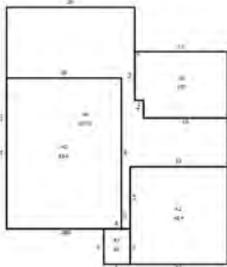
Permit / Construction History

Date of Permit: 8/1/2000	Permit Number: 00-1013	Permit Amount: \$1,530.00	Details of Permit: REPL FURNACE
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Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
2/3/2016		\$189,000.00	Valid		Land and Improvements		
11/1/1999		\$95,300.00	Invalid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	1.828	Gross				\$74,600	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
79,628	1.828				\$74,600		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Semi-Improved	Light			Well		
Valuation/Explanation							
Dwelling #				902 9982 000- 1			
Description				Area		Value Amount	
Living Area:							
First Story:				884		\$114,354.24	
Second Story:				884		\$58,768.32	
Additional Story:				0		\$0.00	
Attic/Finished Net:				0		\$0.00	
Half Story/Finished Net:				0		\$0.00	
Base Price						\$173,122.56	
Unfinished Living Area:							
Room/Unfinished:				0		\$0.00	
Unfinished Basement:				884		\$23,708.88	
Half Story/Unfinished:						\$0.00	
Structure Info, Features and Attachments:							
Heating/AC				Basic Heating		\$0.00	
Plumbing				0 - Half Bath 2 - Full Bath		\$7,322.00	
Finished Basement Living Area				0		\$0.00	
Features:				1		\$300.00	
Attachments:							
Adjusted Base Price						\$204,453.44	
Changes/Adjustments							
Grade Adjustment:				C 100%		\$204,153.44	
Market Adjustment:				41%		\$287,856.35	
CDU Adjustment:				55		\$158,300.00	
Complete:				100		\$158,300.00	
Dollar Adjustments						\$400.00	
Dwelling Value						\$158,700.00	
Other Building Improvements				0		\$5,800.00	
Total Improvement Value						\$164,500.00	
Total Land Value						\$74,600.00	
Total Assessed Value						\$239,100.00	

Parcel Numbers: 902-9983-000	Property Address: 9560 31ST ST S	Municipality: Franklin, City of
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Owner Name: NICHOLSON, WILLIAM B	Mailing Address: 9560 S 31ST ST FRANKLIN, WI 53132	Land Use: Residential
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Property Photograph: 	Legal Description: COM IN N LI 1360 FT E OF NW COR OF NE 25 5 21 TH S	Building Sketch: 
Parcel Sketch and Site Map obtained from the County GIS		
Neighborhood: 2502-Franklin		

Building Description

Dwelling #	902 9983 000- 1		
Year Built:	1/1/1967	Exterior Wall:	07-Brick
Year Remodeled:	1/1/1967	Bedrooms:	3
Remodeled/Effective Age:	-55	Full Baths:	1
Building Type/Style:	01-Ranch	Half Baths:	1
Story:	1.00	Rough-in:	0
Grade:	C+	Room Count:	4
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Hot Water

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
902 9983 000- 1	1,675	0	0	0	0	0	1,675

Attachment Description(s):	Area:	Attachment Value:
33-Concrete Patio	307	\$1,500
23-AMG	484	\$16,900
11-Ofp	48	\$1,000

Feature Description(s):	Area:	Feature Value:
Rec Room Condition: Average	Rec Room Area: 335	Rec Room Value: \$1,675

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
RG1-Detached Frame Garage	1/1/1967	400		Average	\$4,000.00

Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
5/1/1999	99-0545	\$7,581.00	BOILER & A/C

Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
6/5/2003		\$200,000.00	Invalid		Land and Improvements		
8/29/2018		\$240,200.00	Invalid		Land and Improvements		
9/16/2019		\$240,000.00	Valid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	1.828	Gross				\$74,600	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
79,628	1.828				\$74,600		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Semi-Improved	Light			Well		
Valuation/Explanation							
Dwelling #				902 9983 000- 1			
Description				Area		Value Amount	
Living Area:							
First Story:				1,675		\$198,738.75	
Second Story:				0		\$0.00	
Additional Story:				0		\$0.00	
Attic/Finished Net:				0		\$0.00	
Half Story/Finished Net:				0		\$0.00	
Base Price						\$198,738.75	
Unfinished Living Area:							
Room/Unfinished:				0		\$0.00	
Unfinished Basement:				1,675		\$37,000.75	
Half Story/Unfinished:						\$0.00	
Structure Info, Features and Attachments:							
Heating/AC				Air Conditioning - Same Ducts		\$4,120.50	
Plumbing				1 - Half Bath 1 - Full Bath		\$4,881.00	
Finished Basement Living Area				0		\$0.00	
Features:							
Attachments:				839		\$19,400.00	
Adjusted Base Price						\$264,141.00	
Changes/Adjustments							
Grade Adjustment:				C+ 110%		\$269,215.10	
Market Adjustment:				49%		\$401,130.50	
CDU Adjustment:				60		\$240,700.00	
Complete:				100		\$240,700.00	
Dollar Adjustments						(\$700.00)	
Dwelling Value						\$240,000.00	
Other Building Improvements				0		\$4,000.00	
Total Improvement Value						\$244,000.00	
Total Land Value						\$74,600.00	
Total Assessed Value						\$318,600.00	

Parcel Numbers: 902-9984-001	Property Address: 3003 RYAN RD W	Municipality: Franklin, City of
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Owner Name: BOWERY II LLC (THE)	Mailing Address: 3023 W RYAN RD FRANKLIN, WI 53132	Land Use: Commercial
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Property Photograph: 	Legal Description: COM 1556 FT E OF NW COR OF NE 25 5 21 TH S 440 FT E	Building Sketch: 
Parcel Sketch and Site Map obtained from the County GIS		
Neighborhood: 999.7-Franklin		
Zoning: B2		

Building Description

Building #	
Building Type/Style:	One Bedroom:
Stories:	Two Bedroom:
Year Built:	Three Bedroom:
Remodeled/Effective Age:	Total Unit Count:
Grade Factor:	Business Name:
Market Adjustment:	CDU/Overall Condition

Structure / Basement Data

Building #	Section #	Occupancy:	Year:	Area:	Framing:	Wall Hgt:	Rental:
Building #	Section #	Description:	Basement Area:	Total Area:	0		

Components **Site Improvements**

Bldg #	Sec. #	Description:	Area:	Value:	Bldg #	Sec. #	Description:	Area:	Value:

Detached Improvements

Structure:	Year:	Sq Ft:	Grade:	Construction:	Condition:
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Permit / Construction History

Date of Permit: 1/10/2017	Permit Number: 17-0064	Permit Amount: \$5,000.00	Details of Permit: RAZE 2 UNIT FAM
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Ownership/Sales History

Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
11/19/2003		\$175,000.00	Valid		Land and Improvements	
2/17/2005		\$235,000.00	Valid		Land and Improvements	
4/1/1989		\$37,500.00	Valid		Land and Improvements	
10/23/2003		\$175,000.00	Valid		Land and Improvements	

Land Breakdown

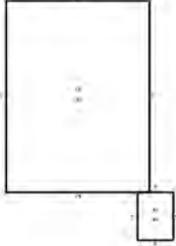
Land Class: B-Commercial Primary Site	Acreage: 1.380	Unit of Measure: Gross	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value: \$267,900.00
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Acreage/Squarefoot Variables					
Land Data & Computations					
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Total Land Value:	
60,113	1.380			\$267,900.00	
General Information					
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:
Level	Paved	Light			All Public
Assessment History					
Parcel Year:	Acres Total:	Land Total:	Improvement Total:		
Valuation/Explanation					
Building #		Area		Value Amount	
Description		Area		Value Amount	
Structure:					
Commercial Building Base Price					
Basement:					
Components:					
Site Improvements:					
Adjusted Base Price					\$0.00
Depreciation Adjustment:					\$0.00
Adjusted Base Price with Depreciation					\$0.00
Grade Adjustment:					
Market Adjustment:					\$0.00
Local Modifier:					\$0.00
Percent Complete:					\$0.00
Dollar Adjustment:					\$0.00
Commercial Building Value					\$0.00
Total Dwelling Value					\$0
Detached Improvements		0			\$0.00
Total Improvement Value					\$0.00
Total Land Value					\$267,900.00
Total Assessed Value					\$267,900.00

Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
1/8/1996		\$171,500.00	Invalid		Land and Improvements	
1/12/2000		\$350,000.00	Invalid		Land and Improvements	
1/28/2004		\$310,000.00	Invalid		Land and Improvements	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
B-Commercial Primary Site	1.603	Gross				\$311,200.00
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Total Land Value:		
69,827	1.603			\$311,200.00		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Paved	Heavy			Public Sewer	
Assessment History						
Parcel Year:	Acres Total:	Land Total:	Improvement Total:			
Valuation/Explanation						
Building #	1					
Description	Area		Value Amount			
Structure:	2,270		\$77,452.00			
Commercial Building Base Price			\$77,452.00			
Basement:	0		\$0.00			
Components:	0		\$0.00			
Site Improvements:	0		\$0.00			
Adjusted Base Price			\$77,452.00			
Depreciation Adjustment:	0		\$0.00			
Adjusted Base Price with Depreciation			\$77,452.00			
Grade Adjustment:	C-		(7,930.88)			
Market Adjustment:	-19		(\$13,209.01)			
Local Modifier:			\$0.00			
Percent Complete:			\$0.00			
Dollar Adjustment:			\$400.00			
Commercial Building Value			\$56,700.00			
Total Dwelling Value			\$0			
Detached Improvements	0		\$10,800.00			
Total Improvement Value			\$133,300.00			
Total Land Value			\$311,200.00			
Total Assessed Value			\$444,500.00			

Parcel Numbers: 902-9987-002 Property Address: 9733 31ST ST S Municipality: Franklin, City of

Owner Name: SHEAHAN, JAMES L Mailing Address: 9733 S 31ST ST FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	Building Sketch:
	CSM NO 7000 NE 25 5 21 PARCEL 1	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 2502-Franklin	

Building Description

Dwelling #	902 9987 002- 1		
Year Built:	1/1/1936	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/1936	Bedrooms:	2
Remodeled/Effective Age:	-86	Full Baths:	1
Building Type/Style:	10-Farmhouse	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	C	Room Count:	3
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Basic Heating
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
902 9987 002- 1	768	0	0	0	0	0	768

Attachment Description(s): Area: Attachment Value:

Feature Description(s): Area: Feature Value:

Rec Room Condition: Rec Room Area: Rec Room Value:

0 \$0

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
RG1-Detached Frame Garage	1/1/1940	560		Average	\$5,600.00

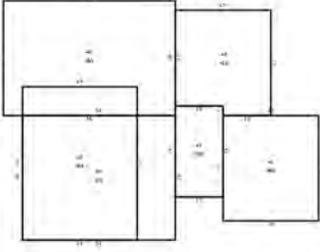
Permit / Construction History

Date of Permit: 9/29/2015 Permit Number: 15-2304 Permit Amount: \$2,700.00 Details of Permit: FURREPLACE

Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
4/1/1989		\$53,500.00	Invalid		Land and Improvements	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	0.689	Gross				\$54,200
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
30,013	0.689			\$54,200		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Semi-Improved	Light			Well	
Valuation/Explanation						
Dwelling #				902 9987 002- 1		
Description				Area		Value Amount
Living Area:						
First Story:				768		\$102,443.52
Second Story:				0		\$0.00
Additional Story:				0		\$0.00
Attic/Finished Net:				0		\$0.00
Half Story/Finished Net:				0		\$0.00
Base Price						\$102,443.52
Unfinished Living Area:						
Room/Unfinished:				0		\$0.00
Unfinished Basement:				768		\$0.00
Half Story/Unfinished:						\$0.00
Structure Info, Features and Attachments:						
Heating/AC				Basic Heating		\$0.00
Plumbing				0 - Half Bath 1 - Full Bath		\$0.00
Finished Basement Living Area				0		\$0.00
Features:						
Attachments:						
Adjusted Base Price						\$102,443.52
Changes/Adjustments						
Grade Adjustment:				C 100%		\$102,443.52
Market Adjustment:				50%		\$153,665.28
CDU Adjustment:				55		\$84,500.00
Complete:				100		\$84,500.00
Dollar Adjustments						\$100.00
Dwelling Value						\$84,600.00
Other Building Improvements				0		\$5,600.00
Total Improvement Value						\$90,200.00
Total Land Value						\$54,200.00
Total Assessed Value						\$144,400.00

Parcel Numbers: 902-9987-003 Property Address: 9743 31ST ST S Municipality: Franklin, City of

Owner Name: Refugio Mandujano Mailing Address: 9743 S 31st St Franklin, WI 53132 Land Use: Residential

	Legal Description:	Building Sketch:
	CSM NO 7000 NE 25 5 21 PARCEL 2	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 2502-Franklin	

Building Description

Dwelling #	902 9987 003- 1		
Year Built:	1/1/1954	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/1976	Bedrooms:	3
Remodeled/Effective Age:	-46	Full Baths:	2
Building Type/Style:	01-Ranch	Half Baths:	1
Story:	1.00	Rough-in:	0
Grade:	C+	Room Count:	6
CDU/Overall Condition:	Average	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Good	Type of Fuel:	Gas
Bath Condition:		Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
902 9987 003- 1	1,886	0	0	0	0	0	1,886

Attachment Description(s):	Area:	Attachment Value:
13-AFG	440	\$13,200
33-Concrete Patio	420	\$2,100

Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	3	\$900
Rec Room Condition:	Rec Room Area:	Rec Room Value:
Average	632	\$3,160
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
Average	632	\$3,160

Other Building Improvements

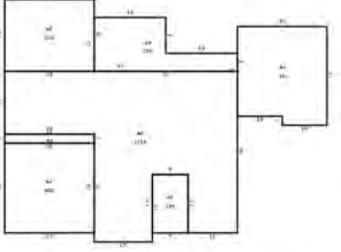
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
RS1-Frame Utility Shed	1/1/2006	320		Average	\$1,400.00

Permit / Construction History							
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:				
11/20/2001	01-1272	\$19,500.00	ADDITION				
8/17/2006	2768	\$3,500.00	SHED				
1/16/2002	02-0036	\$200.00	FURN/AC & FIREP				
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
11/1/1987		\$51,900.00	Valid		Land and Improvements		
4/1/2001		\$126,000.00	Invalid		Land and Improvements		
3/1/2022	11223476	\$382,500.00	Valid	W/C D - Warrant/Condo Deed	Land and Improvements	Other	
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	1.433	Gross				\$70,800	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
62,421	1.433				\$70,800		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			Well		

Valuation/Explanation		
Dwelling #	902 9987 003- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,886	\$207,516.58
Second Story:	0	\$0.00
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$207,516.58
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	1,696	\$37,464.64
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$4,639.56
Plumbing	1 - Half Bath 2 - Full Bath	\$12,203.00
Finished Basement Living Area	0	\$0.00
Features:	4	\$2,900.00
Attachments:	860	\$15,300.00
Adjusted Base Price		\$280,023.78
Changes/Adjustments		
Grade Adjustment:	C+ 110%	\$288,006.16
Market Adjustment:	81%	\$521,291.15
CDU Adjustment:	60	\$312,800.00
Complete:	100	\$312,800.00
Dollar Adjustments		(\$100.00)
Dwelling Value		\$312,700.00
Other Building Improvements	0	\$1,400.00
Total Improvement Value		\$314,100.00
Total Land Value		\$70,800.00
Total Assessed Value		\$384,900.00

Parcel Numbers: 902-9987-005 Property Address: 3260 LINKS DR W Municipality: Franklin, City of

Owner Name: TAHIR, FAHAD Mailing Address: 3260 W LINKS DR FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	Building Sketch:
	CSM NO 7159 NE 25 5 21 PARCEL 1	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 2511-Franklin	

Building Description

Dwelling #	902 9987 005- 1		
Year Built:	1/1/2010	Exterior Wall:	01-Wood
Year Remodeled:	1/1/2010	Bedrooms:	5
Remodeled/Effective Age:	-12	Full Baths:	3
Building Type/Style:	12-Colonial	Half Baths:	0
Story:	2.00	Rough-in:	0
Grade:	C+	Room Count:	7
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
902 9987 005- 1	1,714	1,394	0	0	0	0	3,108

Attachment Description(s):	Area:	Attachment Value:
13-AFG	40	\$1,200
13-AFG	400	\$12,000
31-WD	320	\$3,200

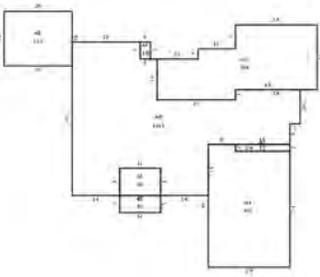
Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	2	\$600
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements							
Structure Type:		Year Built:	Area:	Construction:	Condition:	Value:	
Permit / Construction History							
Date of Permit:		Permit Number:	Permit Amount:		Details of Permit:		
7/30/2018		18-1923	\$11,000.00		WDDK		
12/27/2010		2814	\$8,000.00		FURN/AC		
9/14/2010		1886	\$253,553.00		NEWDLWG		
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
11/5/2014		\$240,000.00	Invalid		Land and Improvements		
12/31/2010		\$342,451.00	Invalid		Land and Improvements		
9/14/2010		\$78,000.00	Valid		Land		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.599	Gross				\$77,700	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
26,092	0.599				\$77,700		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		

Valuation/Explanation		
Dwelling #	902 9987 005- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,714	\$191,402.38
Second Story:	1,394	\$86,720.74
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$278,123.12
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	1,714	\$37,708.00
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$7,645.68
Plumbing	0 - Half Bath 3 - Full Bath	\$14,644.00
Finished Basement Living Area	0	\$0.00
Features:	3	\$2,600.00
Attachments:	760	\$16,400.00
Adjusted Base Price		\$357,120.80
Changes/Adjustments		
Grade Adjustment:	C+ 110%	\$371,932.88
Market Adjustment:	31%	\$487,232.07
CDU Adjustment:	89	\$433,600.00
Complete:	100	\$433,600.00
Dollar Adjustments		\$700.00
Dwelling Value		\$434,300.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$434,300.00
Total Land Value		\$77,700.00
Total Assessed Value		\$512,000.00

Parcel Numbers: 902-9987-006 Property Address: 3203 LINKS DR W Municipality: Franklin, City of

Owner Name: KHAN, ABDUL Q & ASMINA A Mailing Address: 3203 W LINKS DR FRANKLIN, WI 53132 Land Use: Residential

Property Photograph:	Legal Description:	Building Sketch:
	CSM 7159 NE 25 5 21 PARCEL 2	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood:	
	2511-Franklin	

Building Description

Dwelling #	902 9987 006- 1		
Year Built:	1/1/2004	Exterior Wall:	01-Wood
Year Remodeled:	1/1/2004	Bedrooms:	5
Remodeled/Effective Age:	-18	Full Baths:	5
Building Type/Style:	13-Contemporary	Half Baths:	1
Story:	2.00	Rough-in:	0
Grade:	A-	Room Count:	7
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
902 9987 006- 1	2,690	1,846	0	0	0	2,000	6,536

Attachment Description(s):	Area:	Attachment Value:
13-AFG	32	\$1,000
99-Additional Attachments	15	\$1,500
13-AFG	832	\$25,000
21-OMP	60	\$1,500

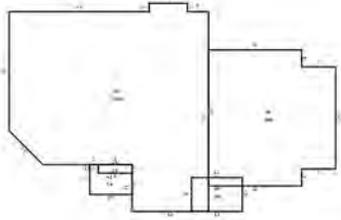
Feature Description(s):	Area:	Feature Value:
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
22-Additional Fixture	4	\$1,200
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements						
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:	
Permit / Construction History						
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:			
7/17/2008	1593	\$22,000.00	FBLA			
11/18/2004	3913	\$424,688.00	NEWDWLG			
2/17/2005	494	\$14,890.00	AC			
Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
3/11/2004		\$117,000.00	Valid		Land	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	0.849	Gross				\$118,300
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
36,982	0.849			\$118,300		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Paved	Light			All Public	

Valuation/Explanation		
Dwelling #	902 9987 006- 1	
Description	Area	Value Amount
Living Area:		
First Story:	2,690	\$279,275.80
Second Story:	1,846	\$110,999.98
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$390,275.78
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	675	\$19,804.50
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$16,078.56
Plumbing	1 - Half Bath 5 - Full Bath	\$34,169.00
Finished Basement Living Area	2,000	\$53,980.00
Features:	5	\$3,200.00
Attachments:	939	\$29,000.00
Adjusted Base Price		\$546,507.84
Changes/Adjustments		
Grade Adjustment:	A- 145%	\$745,746.37
Market Adjustment:	8%	\$805,406.08
CDU Adjustment:	83	\$668,500.00
Complete:	100	\$668,500.00
Dollar Adjustments		(\$1,100.00)
Dwelling Value		\$667,400.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$667,400.00
Total Land Value		\$118,300.00
Total Assessed Value		\$785,700.00

Parcel Numbers: 902-9987-007 Property Address: 3255 LINKS DR W Municipality: Franklin, City of

Owner Name: MARQUARDT, CARL D Mailing Address: 3255 W LINKS DR FRANKLIN, WI 53132 Land Use: Residential

Property Photograph:	Legal Description:	Building Sketch:
	CSM NO 7159 NE 25 5 21 PARCEL 3	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood:	
	2511-Franklin	

Building Description

Dwelling #	902 9987 007- 1		
Year Built:	1/1/2010	Exterior Wall:	09-Masonry/Frame
Year Remodeled:	1/1/2010	Bedrooms:	3
Remodeled/Effective Age:	-12	Full Baths:	3
Building Type/Style:	14-Modern Single Story	Half Baths:	1
Story:	1.00	Rough-in:	0
Grade:	B+	Room Count:	4
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
902 9987 007- 1	1,892	0	0	0	0	313	2,205

Attachment Description(s):	Area:	Attachment Value:
11-OFP	54	\$1,100
13-AFG	896	\$26,900

Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	2	\$600
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
03-Masonry Fireplace	1	\$5,500
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:

Permit / Construction History							
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:				
12/2/2010	2633	\$9,000.00	A/C				
4/5/2012	12-0594	\$5,000.00	BSMTREMOD W/ FP				
9/7/2010	1842	\$321,000.00	NEWDWLG				
8/17/2010	1687	\$280.00	FOUND				
2/7/2011	214	\$7,000.00	DUCTWORK				
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
4/18/2008		\$88,100.00	Valid		Land		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.636	Gross				\$79,500	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
27,704	0.636				\$79,500		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		
Valuation/Explanation							
Dwelling #	902 9987 007- 1						
Description	Area			Value Amount			
Living Area:							
First Story:	1,892			\$226,907.56			
Second Story:	0			\$0.00			
Additional Story:	0			\$0.00			
Attic/Finished Net:	0			\$0.00			
Half Story/Finished Net:	0			\$0.00			
Base Price				\$226,907.56			
Unfinished Living Area:							
Room/Unfinished:	0			\$0.00			
Unfinished Basement:	1,563			\$34,964.31			
Half Story/Unfinished:				\$0.00			
Structure Info, Features and Attachments:							
Heating/AC	Air Conditioning - Same Ducts			\$5,424.30			
Plumbing	1 - Half Bath 3 - Full Bath			\$19,525.00			
Finished Basement Living Area	313			\$8,447.87			
Features:	3			\$6,100.00			
Attachments:	950			\$28,000.00			
Adjusted Base Price				\$329,369.04			
Changes/Adjustments							
Grade Adjustment:	B+ 135%			\$398,613.20			
Market Adjustment:	14%			\$454,419.05			
CDU Adjustment:	89			\$404,400.00			
Complete:	100			\$404,400.00			
Dollar Adjustments				\$500.00			
Dwelling Value				\$404,900.00			

Other Building Improvements	0	\$0.00
Total Improvement Value		\$404,900.00
Total Land Value		\$79,500.00
Total Assessed Value		\$484,400.00

Parcel Numbers: 902-9988-000 Property Address: 9703 31ST ST S Municipality: Franklin, City of

Owner Name: SISKIEWITCZ-MENTZER, LAURIE Mailing Address: 9703 S 31ST ST FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	
	COM IN N LI 663.38 FT E OF NW COR OF NE 25 5 21 TH S	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 2502-Franklin	

Building Description

Dwelling #	902 9988 000- 1		
Year Built:	1/1/1956	Exterior Wall:	07-Brick
Year Remodeled:	1/1/1956	Bedrooms:	3
Remodeled/Effective Age:	-66	Full Baths:	2
Building Type/Style:	01-Ranch	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	C+	Room Count:	4
CDU/Overall Condition:	Average	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Basic Heating
Kitchen Condition:	Average	Type of Fuel:	Oil
Bath Condition:		Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
902 9988 000- 1	1,870	0	0	0	0	0	1,870

Attachment Description(s): 13-AFG	Area: 546	Attachment Value: \$16,400
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Feature Description(s): 03-Masonry Fireplace	Area: 1	Feature Value: \$5,500
Rec Room Condition:	Rec Room Area: 0	Rec Room Value: \$0

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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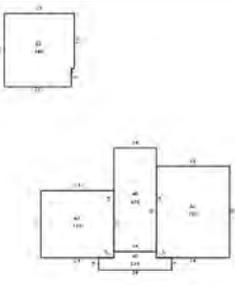
Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
5/30/2012	12-1042	\$6,000.00	REROOF
6/1/1998	98-0556	\$50,000.00	ADDN / GAR

Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
10/18/2017		\$224,800.00	Invalid		Land and Improvements	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	2.621	Gross				\$88,400
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
114,171	2.621			\$88,400		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Semi-Improved	Light			Well	
Valuation/Explanation						
Dwelling #			902 9988 000- 1			
Description			Area		Value Amount	
Living Area:						
First Story:			1,870		\$206,167.50	
Second Story:			0		\$0.00	
Additional Story:			0		\$0.00	
Attic/Finished Net:			0		\$0.00	
Half Story/Finished Net:			0		\$0.00	
Base Price					\$206,167.50	
Unfinished Living Area:						
Room/Unfinished:			0		\$0.00	
Unfinished Basement:			1,870		\$40,653.80	
Half Story/Unfinished:					\$0.00	
Structure Info, Features and Attachments:						
Heating/AC			Basic Heating		\$0.00	
Plumbing			0 - Half Bath 2 - Full Bath		\$7,322.00	
Finished Basement Living Area			0		\$0.00	
Features:			1		\$5,500.00	
Attachments:			546		\$16,400.00	
Adjusted Base Price					\$276,043.30	
Changes/Adjustments						
Grade Adjustment:			C+ 110%		\$279,557.63	
Market Adjustment:			47%		\$410,949.72	
CDU Adjustment:			55		\$226,000.00	
Complete:			100		\$226,000.00	
Dollar Adjustments					(\$300.00)	
Dwelling Value					\$225,700.00	
Other Building Improvements			0		\$0.00	
Total Improvement Value					\$225,700.00	
Total Land Value					\$88,400.00	
Total Assessed Value					\$314,100.00	

Parcel Numbers: 902-9989-000 Property Address: 9651 31ST ST S Municipality: Franklin, City of

Owner Name: SIEGER, WILLIAM L & JEANNE M Mailing Address: 9651 S 31ST ST FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	
	COM IN N LI 663.38 FT E OF NW COR OF NE 25 5 21 TH S	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 2502-Franklin	

Building Description

Dwelling #	902 9989 000- 1		
Year Built:	1/1/1939	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/1939	Bedrooms:	3
Remodeled/Effective Age:	-83	Full Baths:	2
Building Type/Style:	10-Farmhouse	Half Baths:	1
Story:	2.00	Rough-in:	0
Grade:	B-	Room Count:	4
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
902 9989 000- 1	1,196	1,412	0	0	0	0	2,608

Attachment Description(s):	Area:	Attachment Value:
13-AFG	528	\$15,800
11-OPF	124	\$2,500

Feature Description(s):	Area:	Feature Value:
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
RG1-Detached Frame Garage	1/1/1939	960		Average	\$9,600.00

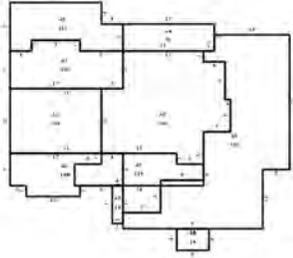
Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:

Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	4.391	Gross				\$98,000	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
191,272	4.391				\$98,000		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Semi-Improved	Light			Well		
Valuation/Explanation							
Dwelling #				902 9989 000- 1			
Description				Area		Value Amount	
Living Area:							
First Story:				1,196		\$144,381.12	
Second Story:				1,412		\$87,445.16	
Additional Story:				0		\$0.00	
Attic/Finished Net:				0		\$0.00	
Half Story/Finished Net:				0		\$0.00	
Base Price						\$231,826.28	
Unfinished Living Area:							
Room/Unfinished:				0		\$0.00	
Unfinished Basement:				1,196		\$29,026.92	
Half Story/Unfinished:						\$0.00	
Structure Info, Features and Attachments:							
Heating/AC				Air Conditioning - Same Ducts		\$6,415.68	
Plumbing				1 - Half Bath 2 - Full Bath		\$12,203.00	
Finished Basement Living Area				0		\$0.00	
Features:							
Attachments:				652		\$18,300.00	
Adjusted Base Price						\$297,771.88	
Changes/Adjustments							
Grade Adjustment:				B- 120%		\$335,366.26	
Market Adjustment:				41%		\$472,866.42	
CDU Adjustment:				55		\$260,100.00	
Complete:				100		\$260,100.00	
Dollar Adjustments						\$500.00	
Dwelling Value						\$260,600.00	
Other Building Improvements				0		\$9,600.00	
Total Improvement Value						\$270,200.00	
Total Land Value						\$98,000.00	
Total Assessed Value						\$368,200.00	

Parcel Numbers: 902-9990-000 Property Address: 9613 31ST ST S Municipality: Franklin, City of

Owner Name: EVERT, KENNETH L & JUDITH A Mailing Address: 9613 S 31ST ST FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	
	COM IN N LI 663.38 FT E OF NW COR OF NE 25 5 21 TH S	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 2502-Franklin	

Building Description

Dwelling #	902 9990 000- 1		
Year Built:	1/1/1941	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/1941	Bedrooms:	3
Remodeled/Effective Age:	-81	Full Baths:	2
Building Type/Style:	13-Contemporary	Half Baths:	0
Story:	2.00	Rough-in:	0
Grade:	B-	Room Count:	5
CDU/Overall Condition:	Very Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Good	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
902 9990 000- 1	1,587	508	0	41	0	0	2,136

Attachment Description(s):	Area:	Attachment Value:
31-WD	155	\$1,600
11-OFP	85	\$1,700
12-EFP	24	\$700

Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	1	\$300
Rec Room Condition:	Rec Room Area: 0	Rec Room Value: \$0

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
RS1-Frame Utility Shed	1/1/1987	140		Average	\$300.00
RG1-Detached Frame Garage	1/1/1990	720		Average	\$8,100.00

Permit / Construction History							
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:				
7/20/2015	15-1617	\$29,939.00	KITCHREMOD				
3/1/1999	99-0191	\$6,000.00	REPL FURNACE				
4/22/2021	21-0237	\$0.00	FENCE				
11/21/2019	19-3032	\$7,935.00	FUR+ACREPLAC				
8/1/1998	98-0882	\$61,300.00	ADDN 20X24'				
2/28/2018	18-0372	\$5,025.00	GARROOF				
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
4/10/2003		\$205,200.00	Invalid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	3.116	Gross				\$82,300	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:			Assessed Land Value:	
135,733	3.116					\$82,300	
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Semi-Improved	Light			Well		

Valuation/Explanation		
Dwelling #	902 9990 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,587	\$180,362.55
Second Story:	508	\$36,784.28
Additional Story:	0	\$0.00
Attic/Finished Net:	41	\$1,256.24
Half Story/Finished Net:	0	\$0.00
Base Price		\$218,403.07
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	1,587	\$35,501.19
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$5,254.56
Plumbing	0 - Half Bath 2 - Full Bath	\$7,322.00
Finished Basement Living Area	0	\$0.00
Features:	1	\$300.00
Attachments:	264	\$4,000.00
Adjusted Base Price		\$270,780.82
Changes/Adjustments		
Grade Adjustment:	B- 120%	\$319,776.98
Market Adjustment:	40%	\$447,687.78
CDU Adjustment:	60	\$268,600.00
Complete:	100	\$268,600.00
Dollar Adjustments		(\$600.00)
Dwelling Value		\$268,000.00
Other Building Improvements	0	\$8,400.00
Total Improvement Value		\$276,400.00
Total Land Value		\$82,300.00
Total Assessed Value		\$358,700.00

Parcel Numbers: 902-9991-000	Property Address: 9571 31ST ST S	Municipality: Franklin, City of
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Owner Name: FELLE, LORENZ & KAREN	Mailing Address: 9557 S 31ST ST FRANKLIN, WI 53132	Land Use: Residential
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Property Photograph:	Legal Description: COM IN N LI 663.38 FT E OF NW COR OF NE 25 5 21 TH S	Building Sketch:
<small>Descriptor/Usage</small>	Parcel Sketch and Site Map obtained from the County GIS	<small>Descriptor/Usage</small>
	Neighborhood: 2502-Franklin	

Building Description

Dwelling #	
Year Built:	Exterior Wall:
Year Remodeled:	Bedrooms:
Remodeled/Effective Age:	Full Baths:
Building Type/Style:	Half Baths:
Story:	Rough-in: 0
Grade:	Room Count:
CDU/Overall Condition:	Basement Description:
Interior Condition:	Heating:
Kitchen Condition:	Type of Fuel:
Bath Condition:	Type of System:

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished: 0
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Attachment Description(s):	Area:	Attachment Value:
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Feature Description(s):	Area:	Feature Value:
Rec Room Condition:	Rec Room Area:	Rec Room Value:

Other Building Improvements

Structure Type: RG1-Detached Frame Garage	Year Built: 1/1/1930	Area: 576	Construction:	Condition: Average	Value: \$5,900.00
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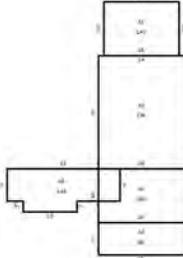
Permit / Construction History

Date of Permit: 11/1/1998	Permit Number: B981334	Permit Amount: \$0.00	Details of Permit: RAZE HOUSE
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Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
12/1/1998		\$39,000.00	Invalid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	1.558	Gross				\$63,200	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
67,866	1.558				\$63,200		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Semi-Improved	Light			Well		
Valuation/Explanation							
Dwelling #				Area		Value Amount	
Description				Area		Value Amount	
Living Area:							
First Story:							
Second Story:							
Additional Story:							
Attic/Finished Net:							
Half Story/Finished Net:							
Base Price							
Unfinished Living Area:							
Room/Unfinished:							
Unfinished Basement:							
Half Story/Unfinished:							
Structure Info, Features and Attachments:							
Heating/AC							
Plumbing				- Half Bath - Full Bath			
Finished Basement Living Area							
Features:							
Attachments:							
Adjusted Base Price						\$0.00	
Changes/Adjustments							
Grade Adjustment:				%			
Market Adjustment:							
CDU Adjustment:							
Complete:				100%			
Dollar Adjustments							
Dwelling Value							
Other Building Improvements				0		\$5,900.00	
Total Improvement Value						\$5,900.00	
Total Land Value						\$63,200.00	
Total Assessed Value						\$69,100.00	

Parcel Numbers: 902-9992-000 Property Address: 9557 31ST ST S Municipality: Franklin, City of

Owner Name: FELLE, LORENZ & KAREN M Mailing Address: 9557 S 31ST ST FRANKLIN, WI 53132 Land Use: Residential

Property Photograph:	Legal Description:	Building Sketch:
	COM 663.38 FT E & 440 FT S 0DEG37MIN W OF NW COR OF NE	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood:	
	2502-Franklin	

Building Description

Dwelling #	902 9992 000- 1		
Year Built:	12/31/1899	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	12/31/1899	Bedrooms:	2
Remodeled/Effective Age:	-123	Full Baths:	1
Building Type/Style:	10-Farmhouse	Half Baths:	0
Story:	2.00	Rough-in:	0
Grade:	C	Room Count:	3
CDU/Overall Condition:	Average	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Basic Heating
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:		Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
902 9992 000- 1	496	336	0	0	0	0	832

Attachment Description(s):	Area:	Attachment Value:
12-EFP	140	\$4,200
12-EFP	96	\$2,900

Feature Description(s):	Area:	Feature Value:
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
RG1-Detached Frame Garage	1/1/1930	720		Average	\$7,200.00
RG1-Detached Frame Garage	1/1/1930	672		Average	\$6,700.00

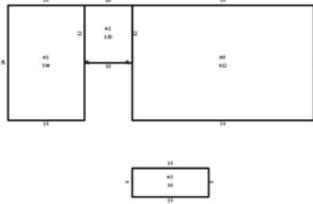
Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:

Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	1.558	Gross				\$63,200
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
67,866	1.558			\$63,200		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Semi-Improved	Light			Well	
Valuation/Explanation						
Dwelling #			902 9992 000- 1			
Description			Area		Value Amount	
Living Area:						
First Story:			496		\$76,230.24	
Second Story:			336		\$25,411.68	
Additional Story:			0		\$0.00	
Attic/Finished Net:			0		\$0.00	
Half Story/Finished Net:			0		\$0.00	
Base Price					\$101,641.92	
Unfinished Living Area:						
Room/Unfinished:			0		\$0.00	
Unfinished Basement:			496		\$16,472.16	
Half Story/Unfinished:					\$0.00	
Structure Info, Features and Attachments:						
Heating/AC			Basic Heating		\$0.00	
Plumbing			0 - Half Bath 1 - Full Bath		\$0.00	
Finished Basement Living Area			0		\$0.00	
Features:						
Attachments:			236		\$7,100.00	
Adjusted Base Price					\$125,214.08	
Changes/Adjustments						
Grade Adjustment:			C 100%		\$118,114.08	
Market Adjustment:			90%		\$224,416.75	
CDU Adjustment:			45		\$101,000.00	
Complete:			100		\$101,000.00	
Dollar Adjustments					(\$100.00)	
Dwelling Value					\$100,900.00	
Other Building Improvements			0		\$13,900.00	
Total Improvement Value					\$114,800.00	
Total Land Value					\$63,200.00	
Total Assessed Value					\$178,000.00	

Parcel Numbers: 902-9993-000 Property Address: 9543 31ST ST S Municipality: Franklin, City of

Owner Name: JACOBY GARY E & YOSHIKO Mailing Address: 9543 S 31ST ST FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	Building Sketch:
	COM 990 FT E & 320 FT S OF NW COR OF NE 25 5 21 TH S	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 2502-Franklin	

Building Description

Dwelling #	902 9993 000- 1		
Year Built:	1/1/1951	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/1951	Bedrooms:	3
Remodeled/Effective Age:	-71	Full Baths:	1
Building Type/Style:	01-Ranch	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	C	Room Count:	4
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Basic Heating
Kitchen Condition:	Average	Type of Fuel:	Oil
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
902 9993 000- 1	912	0	0	0	0	0	912

Attachment Description(s):	Area:	Attachment Value:
13-AFG	384	\$11,500
12-EFP	120	\$3,600

Feature Description(s):	Area:	Feature Value:
Rec Room Condition:	Rec Room Area: 0	Rec Room Value: \$0

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
5/24/2007	1137	\$3,500.00	REROOF

Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
9/4/2007		\$172,000.00	Valid		Land and Improvements		
3/1/2007		\$78,200.00	Invalid		Land and Improvements		
6/1/1995		\$74,000.00	Valid		Land and Improvements		
12/1/1991		\$55,000.00	Invalid		Land and Improvements		
9/1/2000		\$125,000.00	Valid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.799	Gross				\$57,300	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
34,804	0.799				\$57,300		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Semi-Improved	Light			Well		
Valuation/Explanation							
Dwelling #				902 9993 000- 1			
Description				Area		Value Amount	
Living Area:							
First Story:				912			\$116,179.68
Second Story:				0			\$0.00
Additional Story:				0			\$0.00
Attic/Finished Net:				0			\$0.00
Half Story/Finished Net:				0			\$0.00
Base Price						\$116,179.68	
Unfinished Living Area:							
Room/Unfinished:				0			\$0.00
Unfinished Basement:				912			\$24,003.84
Half Story/Unfinished:							\$0.00
Structure Info, Features and Attachments:							
Heating/AC				Basic Heating			\$0.00
Plumbing				0 - Half Bath 1 - Full Bath			\$0.00
Finished Basement Living Area				0			\$0.00
Features:							
Attachments:				504			\$15,100.00
Adjusted Base Price						\$155,283.52	
Changes/Adjustments							
Grade Adjustment:				C 100%			\$140,183.52
Market Adjustment:				83%			\$256,535.84
CDU Adjustment:				60			\$153,900.00
Complete:				100			\$153,900.00
Dollar Adjustments							\$0.00
Dwelling Value						\$153,900.00	

Other Building Improvements	0	\$0.00
Total Improvement Value		\$153,900.00
Total Land Value		\$57,300.00
Total Assessed Value		\$211,200.00

Parcel Numbers: 902-9994-001	Property Address: RYAN RD W	Municipality: Franklin, City of
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Owner Name: Ryan Road Properties L.L.C.	Mailing Address: 733 S. Cambridge Drive Franklin, WI 53132	Land Use: Residential
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Property Photograph:	Legal Description: COM 1155 FT E OF NW COR OF NE 25 5 21 TH S 320 FT E 125 FT	Building Sketch:
<small>Describe/Map</small>	Parcel Sketch and Site Map obtained from the County GIS	<small>Describe/Map</small>
	Neighborhood: 2502-Franklin	

Building Description

Dwelling #	
Year Built:	Exterior Wall:
Year Remodeled:	Bedrooms:
Remodeled/Effective Age:	Full Baths:
Building Type/Style:	Half Baths:
Story:	Rough-in: 0
Grade:	Room Count:
CDU/Overall Condition:	Basement Description:
Interior Condition:	Heating:
Kitchen Condition:	Type of Fuel:
Bath Condition:	Type of System:

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
							0

Attachment Description(s):	Area:	Attachment Value:
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Feature Description(s):	Area:	Feature Value:
Rec Room Condition:	Rec Room Area:	Rec Room Value:

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
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Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
8/30/2021		\$56,600.00	Invalid		Land	
1/8/2002		\$28,900.00	Invalid		Land	
9/27/2021		\$56,600.00	Invalid		Land	
	11269636					
	11269637					
7/22/2022	11269636	\$69,500.00	Valid	O - Other	Land	Other
7/22/2022	11269637	\$69,500.00	Valid	W/C D - Warrant/Condo Deed	Land	Other

Land Breakdown

Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	0.689	Gross				\$56,600

Acreage/Squarefoot Variables

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Land Data & Computations

Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:
30,013	0.689			\$56,600

General Information

Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:
Level	Semi-Improved	Medium			All Public

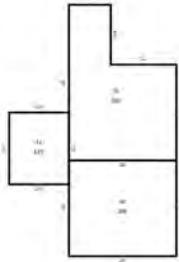
Valuation/Explanation

Dwelling #	Area	Value Amount
Description		
Living Area:		
First Story:		
Second Story:		
Additional Story:		
Attic/Finished Net:		
Half Story/Finished Net:		
Base Price		
Unfinished Living Area:		
Room/Unfinished:		
Unfinished Basement:		
Half Story/Unfinished:		
Structure Info, Features and Attachments:		
Heating/AC		
Plumbing	- Half Bath - Full Bath	
Finished Basement Living Area		
Features:		
Attachments:		
Adjusted Base Price		\$0.00
Changes/Adjustments		
Grade Adjustment:	%	
Market Adjustment:		
CDU Adjustment:		
Complete:	100%	
Dollar Adjustments		
Dwelling Value		

Other Building Improvements	0	\$0.00
Total Improvement Value		\$0.00
Total Land Value		\$56,600.00
Total Assessed Value		\$56,600.00

Parcel Numbers: 902-9995-001	Property Address: 3131 RYAN RD W	Municipality: Franklin, City of
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Owner Name: LISKA, A & WIEMERS L	Mailing Address: W344 YOUNG RD EAGLE, WI 53119-1903	Land Use: Residential
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Property Photograph: 	Legal Description: COM 990 FT E OF NW COR NE 25-5-21, TH S 320 FT, E 165 FT,	Building Sketch: 
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 2502-Franklin	

Building Description

Dwelling #	902 9995 001- 1		
Year Built:	1/1/1910	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/1910	Bedrooms:	2
Remodeled/Effective Age:	-112	Full Baths:	1
Building Type/Style:	10-Farmhouse	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	D+	Room Count:	3
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Basic Heating
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
902 9995 001- 1	646	0	0	0	0	0	646

Attachment Description(s):	Area:	Attachment Value:
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Feature Description(s):	Area:	Feature Value:
Rec Room Condition:	Rec Room Area: 0	Rec Room Value: \$0

Other Building Improvements

Structure Type: RG1-Detached Frame Garage	Year Built: 1/1/1940	Area: 240	Construction:	Condition: Average	Value: \$2,000.00
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Permit / Construction History

Date of Permit: 1/26/2021	Permit Number: 21-0017	Permit Amount: \$0.00	Details of Permit: FURREPLAC
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Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.909	Gross				\$62,600	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
39,596	0.909				\$62,600		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Semi-Improved	Medium			Well		
Valuation/Explanation							
Dwelling #				902 9995 001- 1			
Description				Area		Value Amount	
Living Area:							
First Story:				646		\$91,421.92	
Second Story:				0		\$0.00	
Additional Story:				0		\$0.00	
Attic/Finished Net:				0		\$0.00	
Half Story/Finished Net:				0		\$0.00	
Base Price						\$91,421.92	
Unfinished Living Area:							
Room/Unfinished:				0		\$0.00	
Unfinished Basement:				288		\$0.00	
Half Story/Unfinished:						\$0.00	
Structure Info, Features and Attachments:							
Heating/AC				Basic Heating		\$0.00	
Plumbing				0 - Half Bath 1 - Full Bath		\$0.00	
Finished Basement Living Area				0		\$0.00	
Features:							
Attachments:							
Adjusted Base Price						\$91,421.92	
Changes/Adjustments							
Grade Adjustment:				D+ 90%		\$82,279.73	
Market Adjustment:				50%		\$123,419.59	
CDU Adjustment:				55		\$67,900.00	
Complete:				100		\$67,900.00	
Dollar Adjustments						(\$100.00)	
Dwelling Value						\$67,800.00	
Other Building Improvements				0		\$2,000.00	
Total Improvement Value						\$69,800.00	
Total Land Value						\$62,600.00	
Total Assessed Value						\$132,400.00	

Parcel Numbers: 902-9996-000	Property Address: 3217 RYAN RD W	Municipality: Franklin, City of
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Owner Name: RYAN ROAD PROPERTY LLC	Mailing Address: 10061 S 54TH ST FRANKLIN, WI 53132	Land Use: Residential
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Property Photograph:	Legal Description: COM 907.50 FT E OF NW COR OF NE 25 5 21 TH S 440 FT E	Building Sketch:
<small>Describe/Map</small>	<small>Describe/Map</small>	<small>Describe/Map</small>
Parcel Sketch and Site Map obtained from the County GIS		
Neighborhood: 2502-Franklin		

Building Description

Dwelling #	
Year Built:	Exterior Wall:
Year Remodeled:	Bedrooms:
Remodeled/Effective Age:	Full Baths:
Building Type/Style:	Half Baths:
Story:	Rough-in: 0
Grade:	Room Count:
CDU/Overall Condition:	Basement Description:
Interior Condition:	Heating:
Kitchen Condition:	Type of Fuel:
Bath Condition:	Type of System:

Square Footage / Attachments

First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
						0

Attachment Description(s):	Area:	Attachment Value:
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Feature Description(s):	Area:	Feature Value:
Rec Room Condition:	Rec Room Area:	Rec Room Value:

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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Permit / Construction History

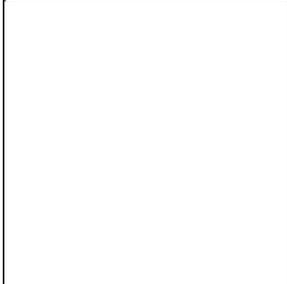
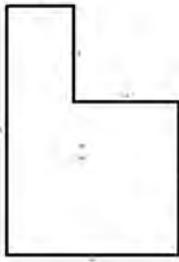
Date of Permit: 11/20/2008	Permit Number: 2687	Permit Amount: \$5,000.00	Details of Permit: RAZED
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Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
4/10/2019		\$220,000.00	Invalid		Land		
9/13/2018		\$50,000.00	Invalid		Land		
6/17/2003		\$79,000.00	Invalid		Land and Improvements		
9/30/2008		\$102,000.00	Valid		Land		
11/1/2016		\$351,000.00	Invalid		Land		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.724	Gross				\$65,400	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
31,537	0.724				\$65,400		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Semi-Improved	Medium			Well		
Valuation/Explanation							
Dwelling #							
Description				Area		Value Amount	
Living Area:							
First Story:							
Second Story:							
Additional Story:							
Attic/Finished Net:							
Half Story/Finished Net:							
Base Price							
Unfinished Living Area:							
Room/Unfinished:							
Unfinished Basement:							
Half Story/Unfinished:							
Structure Info, Features and Attachments:							
Heating/AC							
Plumbing				- Half Bath - Full Bath			
Finished Basement Living Area							
Features:							
Attachments:							
Adjusted Base Price						\$0.00	
Changes/Adjustments							
Grade Adjustment:				%			
Market Adjustment:							
CDU Adjustment:							
Complete:				100%			
Dollar Adjustments							
Dwelling Value							

Other Building Improvements	0	\$0.00
Total Improvement Value		\$0.00
Total Land Value		\$65,400.00
Total Assessed Value		\$65,400.00

Parcel Numbers: 902-9997-001	Property Address: 3219 RYAN RD W	Municipality: Franklin, City of
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Owner Name: RYAN ROAD PROPERTY LLC	Mailing Address: 10061 S 54TH ST FRANKLIN, WI 53132	Land Use: Residential
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Property Photograph:	Legal Description: COM IN N LI 663.38 FT E OF NW COR OF NE 25 5 21 TH S	Building Sketch:
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood:	
	2502-Franklin	

Building Description

Dwelling #	
Year Built:	Exterior Wall:
Year Remodeled:	Bedrooms:
Remodeled/Effective Age:	Full Baths:
Building Type/Style:	Half Baths:
Story:	Rough-in: 0
Grade:	Room Count:
CDU/Overall Condition:	Basement Description:
Interior Condition:	Heating:
Kitchen Condition:	Type of Fuel:
Bath Condition:	Type of System:

Square Footage / Attachments

First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
						0

Attachment Description(s):	Area:	Attachment Value:
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Feature Description(s):	Area:	Feature Value:
Rec Room Condition:	Rec Room Area:	Rec Room Value:

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
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Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
4/10/2019		\$220,000.00	Invalid		Land		
9/13/2018		\$100,000.00	Invalid		Land		
11/1/2016		\$351,000.00	Invalid		Land		
2/1/1993		\$9,500.00	Invalid		Land		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	1.636	Gross				\$84,300	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
71,264	1.636				\$84,300		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Low	Semi-Improved	Medium			All Public		
Valuation/Explanation							
Dwelling #	Description			Area	Value Amount		
	Living Area:						
	First Story:						
	Second Story:						
	Additional Story:						
	Attic/Finished Net:						
	Half Story/Finished Net:						
	Base Price						
	Unfinished Living Area:						
	Room/Unfinished:						
	Unfinished Basement:						
	Half Story/Unfinished:						
	Structure Info, Features and Attachments:						
	Heating/AC						
	Plumbing				- Half Bath - Full Bath		
	Finished Basement Living Area						
	Features:						
	Attachments:						
	Adjusted Base Price				\$0.00		
	Changes/Adjustments						
	Grade Adjustment:				%		
	Market Adjustment:						
	CDU Adjustment:						
	Complete:				100%		
	Dollar Adjustments						
	Dwelling Value						
	Other Building Improvements				0 \$0.00		
	Total Improvement Value				\$0.00		
	Total Land Value				\$84,300.00		
	Total Assessed Value				\$84,300.00		

Parcel Numbers: 928-1001-000	Property Address: 10201 34TH ST S	Municipality: Franklin, City of
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Owner Name: LASUSA, FRANK T II	Mailing Address: 10201 S 34TH ST FRANKLIN, WI 53132	Land Use: Residential
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Property Photograph: 	Legal Description: HIDDEN OAKS SE 1/4 SEC 25-5-21 LOT 1 AND AN UNDIVIDABLE	Building Sketch: 
Parcel Sketch and Site Map obtained from the County GIS		
Neighborhood: 2512-Franklin		

Building Description

Dwelling #	928 1001 000- 1	
Year Built:	1/1/2013	Exterior Wall: 01-Wood
Year Remodeled:	1/1/2013	Bedrooms: 3
Remodeled/Effective Age:	-9	Full Baths: 2
Building Type/Style:	14-Modern Single Story	Half Baths: 0
Story:	1.00	Rough-in: 0
Grade:	A-	Room Count: 5
CDU/Overall Condition:	Good	Basement Description: Full Basement
Interior Condition:	Same	Heating: Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel: Gas
Bath Condition:	Average	Type of System: Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
928 1001 000- 1	2,381	0	0	0	0	0	2,381

Attachment Description(s):	Area:	Attachment Value:
11-OFP	160	\$3,200
13-AFG	732	\$22,000
11-OFP	62	\$1,200

Feature Description(s):	Area:	Feature Value:
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
22-Additional Fixture	3	\$900
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements							
Structure Type:		Year Built:	Area:	Construction:	Condition:	Value:	
Permit / Construction History							
Date of Permit:		Permit Number:	Permit Amount:		Details of Permit:		
1/23/2013		13-0103	\$200,000.00		NEWDWLG		
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
7/10/2013		\$409,900.00	Invalid		Land and Improvements		
1/10/2012		\$79,900.00	Valid		Land		
11/28/2011		\$2,310,000.00	Invalid		Land		
Land Breakdown							
Land Class:		Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site		0.414	Gross				\$92,100
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:		Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:	
18,034		0.414				\$92,100	
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		

Valuation/Explanation		
Dwelling #	928 1001 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	2,381	\$251,885.99
Second Story:	0	\$0.00
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$251,885.99
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	2,381	\$49,143.84
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$5,857.26
Plumbing	0 - Half Bath 2 - Full Bath	\$7,322.00
Finished Basement Living Area	0	\$0.00
Features:	4	\$2,900.00
Attachments:	954	\$26,400.00
Adjusted Base Price		\$343,509.09
Changes/Adjustments		
Grade Adjustment:	A- 145%	\$455,603.18
Market Adjustment:	10%	\$501,163.50
CDU Adjustment:	92	\$461,100.00
Complete:	100	\$461,100.00
Dollar Adjustments		\$1,200.00
Dwelling Value		\$462,300.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$462,300.00
Total Land Value		\$92,100.00
Total Assessed Value		\$554,400.00

Parcel Numbers: 928-1002-000	Property Address: 10187 34TH ST S	Municipality: Franklin, City of
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Owner Name: OZTEMIZ, SERHAN	Mailing Address: 10187 S 34TH ST FRANKLIN, WI 53132	Land Use: Residential
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Property Photograph: 	Legal Description: HIDDEN OAKS SE 1/4 SEC 25-5-21 LOT 2 AND AN UNDIVIDABLE	Building Sketch: 
Parcel Sketch and Site Map obtained from the County GIS		
Neighborhood: 2512-Franklin		

Building Description

Dwelling #	928 1002 000- 1		
Year Built:	1/1/2012	Exterior Wall:	01-Wood
Year Remodeled:	1/1/2012	Bedrooms:	4
Remodeled/Effective Age:	-10	Full Baths:	2
Building Type/Style:	12-Colonial	Half Baths:	1
Story:	2.00	Rough-in:	0
Grade:	A-	Room Count:	6
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
928 1002 000- 1	1,353	1,101	0	0	0	0	2,454

Attachment Description(s):	Area:	Attachment Value:
13-AFG	51	\$1,500
13-AFG	600	\$18,000
99-Additional Attachments	28	\$2,800
11-OFP	64	\$1,300
31-WD	192	\$1,900

Feature Description(s): 22-Additional Fixture	Area: 2	Feature Value: \$600
Rec Room Condition:	Rec Room Area: 0	Rec Room Value: \$0
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area: 0	Rec Room Value: \$0

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
12/21/2012	351335	\$8,300.00	FURN AC
11/13/2012	267328	\$231,550.00	NEWDWLG
12/19/2012	346952	\$20,000.00	BSMT ROUGH IN B

Ownership/Sales History

Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
11/28/2011		\$2,310,000.00	Invalid		Land	
6/22/2012		\$475,000.00	Invalid		Land	
11/24/2020		\$440,800.00	Invalid		Land and Improvements	
11/2/2012		\$99,900.00	Valid		Land	

Land Breakdown

Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	0.414	Gross				\$92,100

Acreage/Squarefoot Variables

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Land Data & Computations

Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:
18,034	0.414			\$92,100

General Information

Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:
Level	Paved	Light			All Public

Valuation/Explanation		
Dwelling #	928 1002 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,353	\$157,881.57
Second Story:	1,101	\$70,375.92
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$228,257.49
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	1,353	\$31,389.60
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$6,036.84
Plumbing	1 - Half Bath 2 - Full Bath	\$12,203.00
Finished Basement Living Area	0	\$0.00
Features:	3	\$2,600.00
Attachments:	935	\$25,500.00
Adjusted Base Price		\$305,986.93
Changes/Adjustments		
Grade Adjustment:	A- 145%	\$402,936.05
Market Adjustment:	29%	\$519,787.50
CDU Adjustment:	91	\$473,000.00
Complete:	100	\$473,000.00
Dollar Adjustments		(\$1,300.00)
Dwelling Value		\$471,700.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$471,700.00
Total Land Value		\$92,100.00
Total Assessed Value		\$563,800.00

Parcel Numbers: 928-1003-000 Property Address: 3419 RED LEAF CT W Municipality: Franklin, City of

Owner Name: KUMAR, MICHAEL J Mailing Address: 3419 W RED LEAF CT FRANKLIN, WI 53132 Land Use: Residential

Property Photograph:	Legal Description:	Building Sketch:
	HIDDEN OAKS SE 1/4 SEC 25-5-21 LOT 3 AND AN UNDIVIDABLE	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood:	
	2512-Franklin	

Building Description

Dwelling #	928 1003 000- 1		
Year Built:	1/1/2013	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/2013	Bedrooms:	5
Remodeled/Effective Age:	-9	Full Baths:	3
Building Type/Style:	12-Colonial	Half Baths:	1
Story:	2.00	Rough-in:	0
Grade:	B	Room Count:	6
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
928 1003 000- 1	1,432	1,382	0	0	0	938	3,752

Attachment Description(s):	Area:	Attachment Value:
13-AFG	220	\$6,600
13-AFG	458	\$13,700
11-OFP	198	\$4,000
31-WD	273	\$2,700

Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	5	\$1,500
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
3/25/2013	13-0397	\$218,000.00	NEWDWLG
5/12/2016	16-1046	\$1,100.00	DUCTWRK IN BSMT
8/21/2019	19-2164	\$19,000.00	WDDK
3/10/2016	16-0414	\$13,700.00	FBLA - BSMT REM

Ownership/Sales History

Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
7/28/2017		\$460,000.00	Valid		Land and Improvements	
3/13/2014		\$385,000.00	Invalid		Land and Improvements	
11/28/2011		\$2,310,000.00	Invalid		Land	
1/31/2013		\$99,000.00	Valid		Land	

Land Breakdown

Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	0.352	Gross				\$92,300

Acreage/Squarefoot Variables

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Land Data & Computations

Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:
15,333	0.352			\$92,300

General Information

Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:
Level	Paved	Light			All Public

Valuation/Explanation		
Dwelling #	928 1003 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,432	\$165,868.56
Second Story:	1,382	\$85,974.22
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$251,842.78
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	494	\$16,405.74
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$9,229.92
Plumbing	1 - Half Bath 3 - Full Bath	\$19,525.00
Finished Basement Living Area	938	\$25,316.62
Features:	6	\$3,500.00
Attachments:	1,149	\$27,000.00
Adjusted Base Price		\$352,820.06
Changes/Adjustments		
Grade Adjustment:	B 128%	\$412,569.68
Market Adjustment:	36%	\$561,094.76
CDU Adjustment:	92	\$516,200.00
Complete:	100	\$516,200.00
Dollar Adjustments		\$1,100.00
Dwelling Value		\$517,300.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$517,300.00
Total Land Value		\$92,300.00
Total Assessed Value		\$609,600.00

Parcel Numbers: 928-1004-000 Property Address: 3451 RED LEAF CT W Municipality: Franklin, City of

Owner Name: WILSON, JASON P Mailing Address: 3451 W RED LEAF CT FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	
	HIDDEN OAKS SE 1/4 SEC 25-5-21 LOT 4 AND AN UNDIVIDABLE	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 2512-Franklin	

Building Description

Dwelling #	928 1004 000- 1		
Year Built:	1/1/2013	Exterior Wall:	01-Wood
Year Remodeled:	1/1/2013	Bedrooms:	5
Remodeled/Effective Age:	-9	Full Baths:	3
Building Type/Style:	14-Modern Single Story	Half Baths:	1
Story:	1.00	Rough-in:	0
Grade:	B+	Room Count:	6
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
928 1004 000- 1	2,237	0	0	0	0	1,753	3,990

Attachment Description(s):	Area:	Attachment Value:
31-WD	139	\$1,400
11-OPF	68	\$1,400
31-WD	80	\$800
13-AFG	693	\$20,800

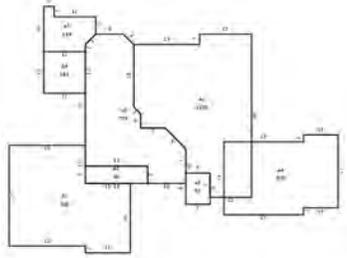
Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	6	\$1,800
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements						
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:	
Permit / Construction History						
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:			
6/5/2015	15-1202	\$2,500.00	WDDK			
7/16/2013	13-1433	\$343,500.00	NEWDWLG			
6/14/2016	16-1360	\$30,000.00	BSMT REMOD			
7/19/2016	16-1708	\$1,400.00	DUCTWRK FOR BSM			
Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
11/28/2011		\$2,310,000.00	Invalid		Land	
6/22/2012		\$475,000.00	Invalid		Land	
6/6/2013		\$109,900.00	Valid		Land	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	0.379	Gross				\$103,500
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
16,509	0.379			\$103,500		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Paved	Light			All Public	

Valuation/Explanation		
Dwelling #	928 1004 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	2,237	\$239,135.30
Second Story:	0	\$0.00
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$239,135.30
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	484	\$16,073.64
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$9,815.40
Plumbing	1 - Half Bath 3 - Full Bath	\$19,525.00
Finished Basement Living Area	1,753	\$47,313.47
Features:	7	\$3,800.00
Attachments:	980	\$24,400.00
Adjusted Base Price		\$360,062.81
Changes/Adjustments		
Grade Adjustment:	B+ 135%	\$448,014.79
Market Adjustment:	23%	\$551,058.20
CDU Adjustment:	92	\$507,000.00
Complete:	100	\$507,000.00
Dollar Adjustments		(\$1,700.00)
Dwelling Value		\$505,300.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$505,300.00
Total Land Value		\$103,500.00
Total Assessed Value		\$608,800.00

Parcel Numbers: 928-1005-000 Property Address: 3479 RED LEAF CT W Municipality: Franklin, City of

Owner Name: HAVAS, THOMAS E & MICHELLE Mailing Address: 3479 W RED LEAF CT FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	
	HIDDEN OAKS SE 1/4 SEC 25-5-21 LOT 5 AND AN UNDIVIDABLE	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 2512-Franklin	

Building Description

Dwelling #	928 1005 000- 1		
Year Built:	1/1/2010	Exterior Wall:	01-Wood
Year Remodeled:	1/1/2010	Bedrooms:	5
Remodeled/Effective Age:	-12	Full Baths:	3
Building Type/Style:	13-Contemporary	Half Baths:	1
Story:	2.00	Rough-in:	0
Grade:	B+	Room Count:	8
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
928 1005 000- 1	2,169	735	0	0	0	1,316	4,220

Attachment Description(s):	Area:	Attachment Value:
13-AFG	898	\$26,900
31-WD	148	\$1,500
11-OFP	63	\$1,300

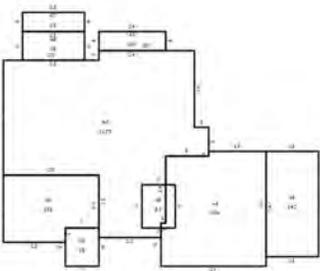
Feature Description(s):	Area:	Feature Value:
05-Metal Fireplace	2	\$4,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
22-Additional Fixture	5	\$1,500
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements						
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:	
RP1-Inground Pool - Plastic Lined Pool	1/1/2011	512		Good	\$2,600.00	
Permit / Construction History						
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:			
5/10/2011	989	\$45,000.00	POOL			
6/17/2010	1160	\$11,000.00	A/C			
6/30/2010	1281	\$416,000.00	NEWDWLG			
Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
3/25/2008		\$145,900.00	Valid		Land	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	0.410	Gross				\$112,700
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
17,860	0.410			\$112,700		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Paved	Light			All Public	

Valuation/Explanation		
Dwelling #	928 1005 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	2,169	\$232,625.25
Second Story:	735	\$50,376.90
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$283,002.15
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	853	\$22,877.46
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$10,381.20
Plumbing	1 - Half Bath 3 - Full Bath	\$19,525.00
Finished Basement Living Area	1,316	\$35,518.84
Features:	7	\$5,500.00
Attachments:	1,109	\$29,700.00
Adjusted Base Price		\$406,504.65
Changes/Adjustments		
Grade Adjustment:	B+ 135%	\$501,261.28
Market Adjustment:	28%	\$641,614.44
CDU Adjustment:	89	\$571,000.00
Complete:	100	\$571,000.00
Dollar Adjustments		(\$1,900.00)
Dwelling Value		\$569,100.00
Other Building Improvements	0	\$2,600.00
Total Improvement Value		\$571,700.00
Total Land Value		\$112,700.00
Total Assessed Value		\$684,400.00

Parcel Numbers: 928-1006-000 Property Address: 3476 RED LEAF CT W Municipality: Franklin, City of

Owner Name: NEUBAUER, STEVEN & JENNIFER Mailing Address: 3476 W RED LEAF CT FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	
	HIDDEN OAKS SE 1/4 SEC 25-5-21 LOT 6 AND AN UNDIVIDABLE	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 2512-Franklin	

Building Description

Dwelling #	928 1006 000- 1		
Year Built:	1/1/2014	Exterior Wall:	01-Wood
Year Remodeled:	1/1/2014	Bedrooms:	4
Remodeled/Effective Age:	-8	Full Baths:	3
Building Type/Style:	12-Colonial	Half Baths:	1
Story:	2.00	Rough-in:	0
Grade:	A-	Room Count:	6
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
928 1006 000- 1	1,488	1,551	0	0	0	1,093	4,132

Attachment Description(s):	Area:	Attachment Value:
12-EFP	78	\$2,300
13-AFG	504	\$15,100
31-WD	78	\$800
11-OPF	56	\$1,100
13-AFG	242	\$7,300
31-WD	52	\$500

Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	5	\$1,500
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
RP1-Inground Pool - Plastic Lined Pool	1/1/2015	648		Average	\$2,300.00

Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
3/4/2014	14-0424	\$100.00	NEW DWLG
6/29/2015	15-1445	\$14,850.00	WDDK
6/29/2015	15-1447	\$50,000.00	POOL
9/1/2015	15-2069	\$3,000.00	EFP
6/29/2015	15-1446	\$4,000.00	FENCE
6/10/2014	14-1286	\$13,000.00	HTG & A/C

Ownership/Sales History

Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
1/17/2008		\$145,900.00	Valid		Land	
10/17/2013		\$135,000.00	Invalid		Land	

Land Breakdown

Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	0.437	Gross				\$114,900

Acreage/Squarefoot Variables

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Land Data & Computations

Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:
19,036	0.437			\$114,900

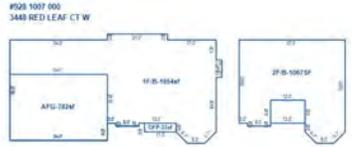
General Information

Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:
Level	Paved	Light			All Public

Valuation/Explanation		
Dwelling #	928 1006 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,488	\$171,239.04
Second Story:	1,551	\$94,874.67
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$266,113.71
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	395	\$0.00
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$10,164.72
Plumbing	1 - Half Bath 3 - Full Bath	\$19,525.00
Finished Basement Living Area	1,093	\$29,500.07
Features:	6	\$3,500.00
Attachments:	1,010	\$27,100.00
Adjusted Base Price		\$355,903.50
Changes/Adjustments		
Grade Adjustment:	A- 145%	\$471,690.08
Market Adjustment:	38%	\$650,932.30
CDU Adjustment:	93	\$605,400.00
Complete:	100	\$605,400.00
Dollar Adjustments		\$600.00
Dwelling Value		\$606,000.00
Other Building Improvements	0	\$2,300.00
Total Improvement Value		\$608,300.00
Total Land Value		\$114,900.00
Total Assessed Value		\$723,200.00

Parcel Numbers: 928-1007-000 Property Address: 3448 RED LEAF CT W Municipality: Franklin, City of

Owner Name: Munir Abbasi Mailing Address: 3448 W. Red Leaf Ct. Franklin, WI 53132 Land Use: Residential

	Legal Description:	Building Sketch:
	HIDDEN OAKS SE 1/4 SEC 25-5-21 LOT 7 AND AN UNDIVIDABLE	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 2512-Franklin	

Building Description

Dwelling #	928 1007 000- 1		
Year Built:	1/1/2021	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/2021	Bedrooms:	4
Remodeled/Effective Age:	-1	Full Baths:	2
Building Type/Style:	15-Modern Multi Story	Half Baths:	1
Story:	2.00	Rough-in:	0
Grade:	C	Room Count:	7
CDU/Overall Condition:	Average	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
928 1007 000- 1	1,654	1,067	0	0	0	0	2,721

Attachment Description(s):	Area:	Attachment Value:
13-AFG	782	\$23,500
11-OFP	33	\$700

Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	2	\$600
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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Permit / Construction History							
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:				
9/29/2022	PB21-0378	\$1.00	Occupancy permit for NSFD 4 bdrm, 2.5 bth, fireplace, unfinished bsmt.				
6/14/2021	21-0378	\$275,000.00	NEWDWLG				
11/8/2021	21-0489	\$14,452.00	HVAC				
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
9/8/2022	11283354	\$104,900.00		QCD - Quit Claim Deed	Land and Improvements	Other	
9/8/2022	11283355	\$104,900.00		QCD - Quit Claim Deed	Land and Improvements	Other	
7/15/2021		\$125,000.00	Valid		Land		
11/28/2011		\$2,310,000.00	Invalid		Land		
6/13/2012		\$515,000.00	Invalid		Land		
	11283355						
	11283354						
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.391	Gross				\$105,000	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:			
17,032	0.391			\$105,000			
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		

Valuation/Explanation		
Dwelling #	928 1007 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,654	\$185,876.52
Second Story:	1,067	\$68,704.13
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$254,580.65
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	1,654	\$36,536.86
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$6,693.66
Plumbing	1 - Half Bath 2 - Full Bath	\$12,203.00
Finished Basement Living Area	0	\$0.00
Features:	3	\$2,600.00
Attachments:	815	\$24,200.00
Adjusted Base Price		\$336,814.17
Changes/Adjustments		
Grade Adjustment:	C 100%	\$310,014.17
Market Adjustment:	-65%	\$108,504.96
CDU Adjustment:	94	\$102,000.00
Complete:	100	\$102,000.00
Dollar Adjustments		\$1,400.00
Dwelling Value		\$103,400.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$103,400.00
Total Land Value		\$105,000.00
Total Assessed Value		\$208,400.00

Parcel Numbers: 928-1008-000 Property Address: 3420 RED LEAF CT W Municipality: Franklin, City of

Owner Name: MCGAHEY, GERALD Mailing Address: 3420 W RED LEAF CT FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	
	HIDDEN OAKS SE 1/4 SEC 25-5-21 LOT 8 AND AN UNDIVIDABLE	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 2512-Franklin	

Building Description

Dwelling #	928 1008 000- 1		
Year Built:	1/1/2013	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/2013	Bedrooms:	3
Remodeled/Effective Age:	-9	Full Baths:	2
Building Type/Style:	14-Modern Single Story	Half Baths:	1
Story:	1.00	Rough-in:	0
Grade:	A-	Room Count:	5
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
928 1008 000- 1	2,331	0	0	0	0	0	2,331

Attachment Description(s):	Area:	Attachment Value:
13-AFG	714	\$21,400
11-OPF	68	\$1,400
31-WD	339	\$3,400

Feature Description(s):	Area:	Feature Value:
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
22-Additional Fixture	4	\$1,200
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements							
Structure Type:		Year Built:	Area:	Construction:	Condition:	Value:	
Permit / Construction History							
Date of Permit:		Permit Number:	Permit Amount:		Details of Permit:		
4/25/2013		13-0655	\$259,800.00		NEWDWLG		
5/20/2014		14-1061	\$12,344.00		DECK		
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
3/26/2013		\$99,900.00	Valid		Land		
7/31/2019		\$433,600.00	Invalid		Land and Improvements		
11/28/2011		\$2,310,000.00	Invalid		Land		
6/22/2012		\$475,000.00	Invalid		Land		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.360	Gross				\$92,900	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
15,682	0.360				\$92,900		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		

Valuation/Explanation		
Dwelling #	928 1008 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	2,331	\$247,179.24
Second Story:	0	\$0.00
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$247,179.24
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	2,331	\$48,344.94
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$5,734.26
Plumbing	1 - Half Bath 2 - Full Bath	\$12,203.00
Finished Basement Living Area	0	\$0.00
Features:	5	\$3,200.00
Attachments:	1,121	\$26,200.00
Adjusted Base Price		\$342,861.44
Changes/Adjustments		
Grade Adjustment:	A- 145%	\$454,519.09
Market Adjustment:	8%	\$490,880.62
CDU Adjustment:	92	\$451,600.00
Complete:	100	\$451,600.00
Dollar Adjustments		(\$1,700.00)
Dwelling Value		\$449,900.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$449,900.00
Total Land Value		\$92,900.00
Total Assessed Value		\$542,800.00

Parcel Numbers: 928-1009-000 Property Address: 3415 HIDDEN OAKS CT W Municipality: Franklin, City of

Owner Name: ABBASI, YUSUF A Mailing Address: 3415 W HIDDEN OAKS CT FRANKLIN, WI 53132 Land Use: Residential

Property Photograph:	Legal Description:	Building Sketch:
	HIDDEN OAKS SE 1/4 SEC 25-5-21 LOT 9 AND AN UNDIVIDABLE	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood:	
	2512-Franklin	

Building Description

Dwelling #	928 1009 000- 1		
Year Built:	1/1/2020	Exterior Wall:	01-Wood
Year Remodeled:	1/1/2020	Bedrooms:	4
Remodeled/Effective Age:	-2	Full Baths:	3
Building Type/Style:	12-Colonial	Half Baths:	1
Story:	2.00	Rough-in:	0
Grade:	A-	Room Count:	4
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
928 1009 000- 1	1,563	1,159	0	0	0	0	2,722

Attachment Description(s):	Area:	Attachment Value:
13-AFG	344	\$10,300
13-AFG	314	\$9,400
11-OFP	220	\$4,400

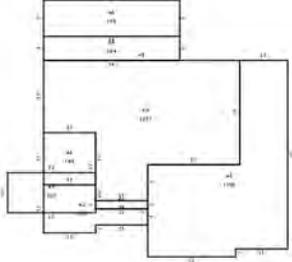
Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	3	\$900
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements						
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:	
Permit / Construction History						
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:			
2/21/2020	20-0494	\$12,000.00	HVAC			
9/20/2019	19-2422	\$250,000.00	NEWDWLG			
Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
11/28/2011		\$2,310,000.00	Invalid		Land	
6/13/2012		\$515,000.00	Invalid		Land	
11/22/2019		\$120,000.00	Valid		Land	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	0.384	Gross				\$95,500
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
16,727	0.384			\$95,500		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Paved	Light			All Public	

Valuation/Explanation		
Dwelling #	928 1009 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,563	\$177,634.95
Second Story:	1,159	\$73,723.99
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$251,358.94
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	1,563	\$34,964.31
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$6,696.12
Plumbing	1 - Half Bath 3 - Full Bath	\$19,525.00
Finished Basement Living Area	0	\$0.00
Features:	4	\$2,900.00
Attachments:	878	\$24,100.00
Adjusted Base Price		\$339,544.37
Changes/Adjustments		
Grade Adjustment:	A- 145%	\$453,189.34
Market Adjustment:	19%	\$539,295.31
CDU Adjustment:	97	\$523,100.00
Complete:	100	\$523,100.00
Dollar Adjustments		\$500.00
Dwelling Value		\$523,600.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$523,600.00
Total Land Value		\$95,500.00
Total Assessed Value		\$619,100.00

Parcel Numbers: 928-1010-000 Property Address: 3447 HIDDEN OAKS CT W Municipality: Franklin, City of

Owner Name: LARSON, GREGORY D JR Mailing Address: 3447 W HIDDEN OAKS CT FRANKLIN, WI 53132 Land Use: Residential

Property Photograph:	Legal Description:	Building Sketch:
	HIDDEN OAKS SE 1/4 SEC 25-5-21 LOT 10 AND AN UNDIVIDABLE	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood:	
	2512-Franklin	

Building Description

Dwelling #	928 1010 000- 1		
Year Built:	1/1/2013	Exterior Wall:	01-Wood
Year Remodeled:	1/1/2013	Bedrooms:	4
Remodeled/Effective Age:	-9	Full Baths:	2
Building Type/Style:	13-Contemporary	Half Baths:	1
Story:	2.00	Rough-in:	0
Grade:	B	Room Count:	6
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
928 1010 000- 1	1,660	1,313	0	0	0	0	2,973

Attachment Description(s):	Area:	Attachment Value:
11-OFP	26	\$500
11-OFP	208	\$4,200
13-AFG	1,091	\$32,700
31-WD	306	\$3,100

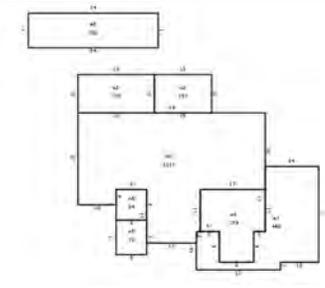
Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	2	\$600
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements						
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:	
Permit / Construction History						
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:			
6/12/2012	12-1165	\$200,000.00	NEWDWLG			
6/26/2012	12-1293	\$20,000.00	WDDK			
Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
6/13/2012		\$515,000.00	Invalid		Land	
9/4/2013		\$411,240.00	Invalid		Land and Improvements	
11/28/2011		\$2,310,000.00	Invalid		Land	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	0.397	Gross				\$108,900
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
17,293	0.397			\$108,900		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Paved	Light			All Public	

Valuation/Explanation		
Dwelling #	928 1010 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,660	\$186,550.80
Second Story:	1,313	\$82,088.76
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$268,639.56
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	1,660	\$36,669.40
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$7,313.58
Plumbing	1 - Half Bath 2 - Full Bath	\$12,203.00
Finished Basement Living Area	0	\$0.00
Features:	3	\$2,600.00
Attachments:	1,631	\$40,500.00
Adjusted Base Price		\$367,925.54
Changes/Adjustments		
Grade Adjustment:	B 128%	\$415,776.69
Market Adjustment:	28%	\$532,194.17
CDU Adjustment:	92	\$489,600.00
Complete:	100	\$489,600.00
Dollar Adjustments		\$1,000.00
Dwelling Value		\$490,600.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$490,600.00
Total Land Value		\$108,900.00
Total Assessed Value		\$599,500.00

Parcel Numbers: 928-1011-000 Property Address: 3489 HIDDEN OAKS CT W Municipality: Franklin, City of

Owner Name: MCDERMID, JOHN & VALERIE Mailing Address: 3489 W HIDDEN OAKS CT FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	
	HIDDEN OAKS SE 1/4 SEC 25-5-21 LOT 11 AND AN UNDIVIDABLE	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 2512-Franklin	

Building Description

Dwelling #	928 1011 000- 1		
Year Built:	1/1/2013	Exterior Wall:	01-Wood
Year Remodeled:	1/1/2013	Bedrooms:	4
Remodeled/Effective Age:	-9	Full Baths:	2
Building Type/Style:	13-Contemporary	Half Baths:	1
Story:	2.00	Rough-in:	0
Grade:	A-	Room Count:	6
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
928 1011 000- 1	1,427	1,472	0	0	0	0	2,899

Attachment Description(s):	Area:	Attachment Value:
13-AFG	259	\$7,800
31-WD	200	\$2,000
13-AFG	466	\$14,000
11-OFP	72	\$1,400

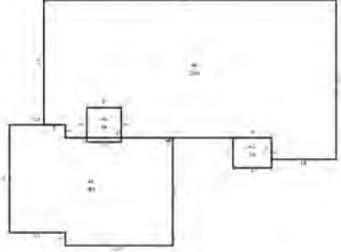
Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	4	\$1,200
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements						
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:	
Permit / Construction History						
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:			
5/14/2013	13-0815	\$250,000.00	NEWDWLG			
Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
2/15/2007		\$149,900.00	Valid		Land	
4/24/2013		\$115,000.00	Valid		Land	
3/18/2015		\$464,900.00	Invalid		Land and Improvements	
4/10/2019		\$524,000.00	Valid		Land and Improvements	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	0.450	Gross				\$121,600
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
19,602	0.450			\$121,600		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Paved	Light			All Public	

Valuation/Explanation		
Dwelling #	928 1011 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,427	\$165,289.41
Second Story:	1,472	\$90,763.52
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$256,052.93
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	1,427	\$32,792.46
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$7,131.54
Plumbing	1 - Half Bath 2 - Full Bath	\$12,203.00
Finished Basement Living Area	0	\$0.00
Features:	5	\$3,200.00
Attachments:	997	\$25,200.00
Adjusted Base Price		\$336,579.93
Changes/Adjustments		
Grade Adjustment:	A- 145%	\$446,860.90
Market Adjustment:	27%	\$567,513.34
CDU Adjustment:	92	\$522,100.00
Complete:	100	\$522,100.00
Dollar Adjustments		\$1,200.00
Dwelling Value		\$523,300.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$523,300.00
Total Land Value		\$121,600.00
Total Assessed Value		\$644,900.00

Parcel Numbers: 928-1012-000 Property Address: 3486 HIDDEN OAKS CT W Municipality: Franklin, City of

Owner Name: GRUENEWALD, JAMES A JR Mailing Address: 3486 W HIDDEN OAKS CT FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	
	HIDDEN OAKS SE 1/4 SEC 25-5-21 LOT 12 AND AN UNDIVIDABLE	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 2512-Franklin	

Building Description

Dwelling #	928 1012 000- 1		
Year Built:	1/1/2020	Exterior Wall:	09-Masonry/Frame
Year Remodeled:	1/1/2020	Bedrooms:	3
Remodeled/Effective Age:	-2	Full Baths:	2
Building Type/Style:	14-Modern Single Story	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	A	Room Count:	3
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
928 1012 000- 1	2,236	0	0	0	0	0	2,236

Attachment Description(s):	Area:	Attachment Value:
13-AFG	950	\$28,500
11-OFP	63	\$1,300

Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	3	\$900
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:

Permit / Construction History							
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:				
4/24/2020	20-0994	\$500,000.00	NEWDWLG				
2/8/2021	21-0047	\$34,500.00	WDDK				
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
7/6/2011		\$124,400.00	Invalid		Land		
8/8/2007		\$149,900.00	Valid		Land		
7/11/2019		\$159,500.00	Valid		Land		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.515	Gross				\$122,000	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:			
22,433	0.515			\$122,000			
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		
Valuation/Explanation							
Dwelling #				928 1012 000- 1			
Description				Area		Value Amount	
Living Area:							
First Story:				2,236	\$256,424.48		
Second Story:				0	\$0.00		
Additional Story:				0	\$0.00		
Attic/Finished Net:				0	\$0.00		
Half Story/Finished Net:				0	\$0.00		
Base Price						\$256,424.48	
Unfinished Living Area:							
Room/Unfinished:				0	\$0.00		
Unfinished Basement:				2,236	\$46,911.28		
Half Story/Unfinished:					\$0.00		
Structure Info, Features and Attachments:							
Heating/AC				Air Conditioning - Same Ducts	\$5,500.56		
Plumbing				0 - Half Bath 2 - Full Bath	\$7,322.00		
Finished Basement Living Area				0	\$0.00		
Features:				4	\$2,900.00		
Attachments:				1,013	\$29,800.00		
Adjusted Base Price						\$348,858.32	
Changes/Adjustments							
Grade Adjustment:				A 155%	\$490,045.40		
Market Adjustment:				-1%	\$485,144.94		
CDU Adjustment:				97	\$470,600.00		
Complete:				100	\$470,600.00		
Dollar Adjustments					\$900.00		
Dwelling Value						\$471,500.00	

Other Building Improvements	0	\$0.00
Total Improvement Value		\$471,500.00
Total Land Value		\$122,000.00
Total Assessed Value		\$593,500.00

Parcel Numbers: 928-1013-000 Property Address: 3452 HIDDEN OAKS CT W Municipality: Franklin, City of

Owner Name: LESSER, MICHAEL A & JENNIFER A Mailing Address: 3452 W HIDDEN OAKS CT FRANKLIN, WI 53132 Land Use: Residential

Property Photograph:	Legal Description:	Building Sketch:
	HIDDEN OAKS SE 1/4 SEC 25-5-21 LOT 13 AND AN UNDIVIDABLE	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood:	
	2512-Franklin	

Building Description

Dwelling #	928 1013 000- 1		
Year Built:	1/1/2007	Exterior Wall:	01-Wood
Year Remodeled:	1/1/2007	Bedrooms:	3
Remodeled/Effective Age:	-15	Full Baths:	2
Building Type/Style:	14-Modern Single Story	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	B	Room Count:	4
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
928 1013 000- 1	2,164	0	0	0	0	0	2,164

Attachment Description(s):	Area:	Attachment Value:
13-AFG	1,118	\$33,500
11-OPF	57	\$1,100
31-WD	738	\$7,400

Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	2	\$600
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements						
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:	
Permit / Construction History						
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:			
6/15/2007	1344	\$225,000.00	NEWDWLG			
5/18/2010	837	\$2,000.00	WDDK			
Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
5/11/2007		\$145,900.00	Valid		Land	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	0.450	Gross				\$120,700
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
19,602	0.450			\$120,700		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Paved	Light			All Public	
Valuation/Explanation						
Dwelling #	928 1013 000- 1					
Description	Area			Value Amount		
Living Area:						
First Story:	2,164			\$232,089.00		
Second Story:	0			\$0.00		
Additional Story:	0			\$0.00		
Attic/Finished Net:	0			\$0.00		
Half Story/Finished Net:	0			\$0.00		
Base Price				\$232,089.00		
Unfinished Living Area:						
Room/Unfinished:	0			\$0.00		
Unfinished Basement:	2,164			\$45,682.04		
Half Story/Unfinished:				\$0.00		
Structure Info, Features and Attachments:						
Heating/AC	Air Conditioning - Same Ducts			\$5,323.44		
Plumbing	0 - Half Bath 2 - Full Bath			\$7,322.00		
Finished Basement Living Area	0			\$0.00		
Features:	3			\$2,600.00		
Attachments:	1,913			\$42,000.00		
Adjusted Base Price				\$335,016.48		
Changes/Adjustments						
Grade Adjustment:	B 128%			\$371,733.09		
Market Adjustment:	25%			\$464,666.37		
CDU Adjustment:	86			\$399,600.00		
Complete:	100			\$399,600.00		
Dollar Adjustments				\$800.00		
Dwelling Value				\$400,400.00		

Other Building Improvements	0	\$0.00
Total Improvement Value		\$400,400.00
Total Land Value		\$120,700.00
Total Assessed Value		\$521,100.00

Parcel Numbers: 928-1014-000	Property Address: 3424 HIDDEN OAKS CT W	Municipality: Franklin, City of
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Owner Name: SABICH, NATHAN J	Mailing Address: 3424 W HIDDEN OAKS CT FRANKLIN, WI 53132	Land Use: Residential
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Property Photograph: 	Legal Description: HIDDEN OAKS SE 1/4 SEC 25-5-21 LOT 14 AND AN UNDIVIDABLE	Building Sketch: 
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 2512-Franklin	

Building Description

Dwelling #	928 1014 000- 1		
Year Built:	1/1/2012	Exterior Wall:	01-Wood
Year Remodeled:	1/1/2012	Bedrooms:	3
Remodeled/Effective Age:	-10	Full Baths:	2
Building Type/Style:	12-Colonial	Half Baths:	1
Story:	2.00	Rough-in:	0
Grade:	A-	Room Count:	5
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
928 1014 000- 1	1,865	736	0	0	0	0	2,601

Attachment Description(s):	Area:	Attachment Value:
11-OFP	144	\$2,900
13-AFG	964	\$28,900
11-OFP	113	\$2,300

Feature Description(s):	Area:	Feature Value:
05-Metal Fireplace	1	\$2,000
Rec Room Condition: Average	Rec Room Area: 1,101	Rec Room Value: \$5,505
22-Additional Fixture	8	\$2,400
Rec Room Condition: Average	Rec Room Area: 1,101	Rec Room Value: \$5,505

Other Building Improvements						
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:	
Permit / Construction History						
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:			
7/3/2012	12-1383	\$298,000.00	NEWDWLG			
7/17/2019	19-1754	\$25,000.00	INTREMOD			
8/9/2019	19-2042	\$3,230.00	DUCTWK			
Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
12/13/2011		\$105,000.00	Valid		Land	
9/21/2020		\$1,000.00	Invalid		Land and Improvements	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	0.390	Gross				\$117,500
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
16,988	0.390			\$117,500		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Paved	Light			All Public	

Valuation/Explanation		
Dwelling #	928 1014 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,865	\$205,205.95
Second Story:	736	\$50,445.44
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$255,651.39
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	1,865	\$40,545.10
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$6,398.46
Plumbing	1 - Half Bath 2 - Full Bath	\$12,203.00
Finished Basement Living Area	0	\$0.00
Features:	9	\$4,400.00
Attachments:	1,221	\$34,100.00
Adjusted Base Price		\$353,297.95
Changes/Adjustments		
Grade Adjustment:	A- 145%	\$456,457.03
Market Adjustment:	28%	\$584,265.00
CDU Adjustment:	91	\$531,700.00
Complete:	100	\$531,700.00
Dollar Adjustments		\$1,100.00
Dwelling Value		\$532,800.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$532,800.00
Total Land Value		\$117,500.00
Total Assessed Value		\$650,300.00

Parcel Numbers: 928-1015-000 Property Address: 3406 HIDDEN OAKS CT W Municipality: Franklin, City of

Owner Name: GEIGER, JOSEPH A Mailing Address: 3406 W HIDDEN OAKS CT FRANKLIN, WI 53132 Land Use: Residential

Property Photograph:	Legal Description:	Building Sketch:
	HIDDEN OAKS SE 1/4 SEC 25-5-21 LOT 15 AND AN UNDIVIDABLE	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood:	
	2512-Franklin	

Building Description

Dwelling #	928 1015 000- 1		
Year Built:	1/1/2012	Exterior Wall:	01-Wood
Year Remodeled:	1/1/2012	Bedrooms:	3
Remodeled/Effective Age:	-10	Full Baths:	2
Building Type/Style:	14-Modern Single Story	Half Baths:	1
Story:	1.00	Rough-in:	0
Grade:	B	Room Count:	5
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
928 1015 000- 1	2,068	0	0	0	0	0	2,068

Attachment Description(s):	Area:	Attachment Value:
11-OFP	56	\$1,100
13-AFG	1,005	\$30,200

Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	2	\$600
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements

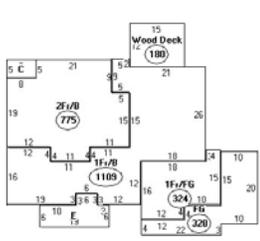
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:

Permit / Construction History							
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:				
7/24/2012	12-1620	\$247,650.00	NEWDWLG				
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
11/28/2011		\$2,310,000.00	Invalid		Land		
6/28/2012		\$99,900.00	Valid		Land		
8/31/2017		\$420,000.00	Valid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.393	Gross				\$107,300	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:			
17,119	0.393			\$107,300			
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		
Valuation/Explanation							
Dwelling #				928 1015 000- 1			
Description				Area		Value Amount	
Living Area:							
First Story:				2,068		\$223,530.12	
Second Story:				0		\$0.00	
Additional Story:				0		\$0.00	
Attic/Finished Net:				0		\$0.00	
Half Story/Finished Net:				0		\$0.00	
Base Price						\$223,530.12	
Unfinished Living Area:							
Room/Unfinished:				0		\$0.00	
Unfinished Basement:				2,068		\$44,172.48	
Half Story/Unfinished:						\$0.00	
Structure Info, Features and Attachments:							
Heating/AC				Air Conditioning - Same Ducts		\$5,087.28	
Plumbing				1 - Half Bath 2 - Full Bath		\$12,203.00	
Finished Basement Living Area				0		\$0.00	
Features:				3		\$2,600.00	
Attachments:				1,061		\$31,300.00	
Adjusted Base Price						\$318,892.88	
Changes/Adjustments							
Grade Adjustment:				B 128%		\$364,790.89	
Market Adjustment:				18%		\$430,453.25	
CDU Adjustment:				91		\$391,700.00	
Complete:				100		\$391,700.00	
Dollar Adjustments						\$1,500.00	
Dwelling Value						\$393,200.00	

Other Building Improvements	0	\$0.00
Total Improvement Value		\$393,200.00
Total Land Value		\$107,300.00
Total Assessed Value		\$500,500.00

Parcel Numbers: 928-1016-000 Property Address: 3388 HIDDEN OAKS DR W Municipality: Franklin, City of

Owner Name: WEAVER, ERIC W & ANNA M Mailing Address: 3388 W HIDDEN OAKS DR FRANKLIN, WI 53132 Land Use: Residential

	Legal Description: HIDDEN OAKS SE 1/4 SEC 25-5-21 LOT 16 AND AN UNDIVIDABLE	Building Sketch:  <div style="font-size: small;"> Descriptor/Step A: 2F/0 775 sqft B: 1F/0 1109 sqft C: 1F/0 40 sqft D: FG 229 sqft E: OFP 132 sqft F: 1F/FG 324 sqft G: Wood Deck 180 sqft </div>
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood:	
	2512-Franklin	

Building Description

Dwelling #	928 1016 000- 1		
Year Built:	1/1/2012	Exterior Wall:	01-Wood
Year Remodeled:	1/1/2012	Bedrooms:	3
Remodeled/Effective Age:	-10	Full Baths:	2
Building Type/Style:	15-Modern Multi Story	Half Baths:	1
Story:	2.00	Rough-in:	0
Grade:	B	Room Count:	6
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
928 1016 000- 1	1,924	1,099	0	0	0	0	3,023

Attachment Description(s):	Area:	Attachment Value:
13-AFG	324	\$9,700
13-AFG	328	\$9,800
11-OPF	132	\$2,600
31-WD	180	\$1,800

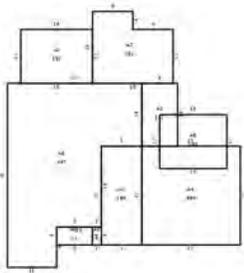
Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	4	\$1,200
Rec Room Condition:	Rec Room Area:	Rec Room Value:
Good	962	\$5,772
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
Good	962	\$5,772

Other Building Improvements						
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:	
Permit / Construction History						
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:			
4/3/2012	12-0562	\$305,000.00	NEWDWLG			
3/17/2021	21-0122	\$16,000.00	INTREMOD			
Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
11/28/2011		\$2,310,000.00	Invalid		Land	
4/23/2012		\$99,900.00	Valid		Land	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	0.382	Gross				\$106,300
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
16,640	0.382			\$106,300		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Paved	Light		7/1/2022	All Public	

Valuation/Explanation		
Dwelling #	928 1016 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,924	\$210,831.92
Second Story:	1,099	\$70,764.61
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$281,596.53
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	1,924	\$41,654.60
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$7,436.58
Plumbing	1 - Half Bath 2 - Full Bath	\$12,203.00
Finished Basement Living Area	0	\$0.00
Features:	5	\$3,200.00
Attachments:	964	\$23,900.00
Adjusted Base Price		\$369,990.71
Changes/Adjustments		
Grade Adjustment:	B 128%	\$438,900.11
Market Adjustment:	28%	\$561,792.14
CDU Adjustment:	91	\$511,200.00
Complete:	100	\$511,200.00
Dollar Adjustments		(\$1,900.00)
Dwelling Value		\$509,300.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$509,300.00
Total Land Value		\$106,300.00
Total Assessed Value		\$615,600.00

Parcel Numbers: 928-1017-000 Property Address: 3350 HIDDEN OAKS DR W Municipality: Franklin, City of

Owner Name: COLEMAN, NEAL P & LINDSAY N Mailing Address: 3350 W HIDDEN OAKS DR FRANKLIN, WI 53132 Land Use: Residential

Property Photograph:	Legal Description:	Building Sketch:
	HIDDEN OAKS SE 1/4 SEC 25-5-21 LOT 17 AND AN UNDIVIDABLE	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood:	
	2512-Franklin	

Building Description

Dwelling #	928 1017 000- 1		
Year Built:	1/1/2018	Exterior Wall:	01-Wood
Year Remodeled:	1/1/2018	Bedrooms:	4
Remodeled/Effective Age:	-4	Full Baths:	2
Building Type/Style:	12-Colonial	Half Baths:	1
Story:	2.00	Rough-in:	0
Grade:	B+	Room Count:	4
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
928 1017 000- 1	1,201	1,103	0	0	0	0	2,304

Attachment Description(s):	Area:	Attachment Value:
11-OFP	8	\$200
13-AFG	198	\$5,900
13-AFG	484	\$14,500
11-OFP	32	\$600
31-WD	252	\$2,500

Feature Description(s): 05-Metal Fireplace	Area: 1	Feature Value: \$2,000
Rec Room Condition:	Rec Room Area: 0	Rec Room Value: \$0
22-Additional Fixture	1	\$300
Rec Room Condition:	Rec Room Area: 0	Rec Room Value: \$0

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
4/25/2018	18-1029	\$10,000.00	HVAC
6/25/2019	19-1519	\$10,000.00	WDDK
5/1/2018	18-1077	\$210,500.00	NEWDWLG

Ownership/Sales History

Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
4/9/2019		\$442,800.00	Valid		Land and Improvements	
10/31/2017		\$460,000.00	Invalid		Land	
6/14/2012		\$515,000.00	Invalid		Land	
11/28/2011		\$2,310,000.00	Invalid		Land	

Land Breakdown

Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	0.388	Gross				\$106,900

Acreage/Squarefoot Variables

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Land Data & Computations

Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:
16,901	0.388			\$106,900

General Information

Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:
Level	Paved	Light			All Public

Valuation/Explanation		
Dwelling #	928 1017 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,201	\$143,627.59
Second Story:	1,103	\$70,503.76
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$214,131.35
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	1,201	\$28,739.93
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$5,667.84
Plumbing	1 - Half Bath 2 - Full Bath	\$12,203.00
Finished Basement Living Area	0	\$0.00
Features:	2	\$2,300.00
Attachments:	974	\$23,700.00
Adjusted Base Price		\$286,742.12
Changes/Adjustments		
Grade Adjustment:	B+ 135%	\$352,001.86
Market Adjustment:	29%	\$454,082.40
CDU Adjustment:	96	\$435,900.00
Complete:	100	\$435,900.00
Dollar Adjustments		\$1,100.00
Dwelling Value		\$437,000.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$437,000.00
Total Land Value		\$106,900.00
Total Assessed Value		\$543,900.00

Parcel Numbers: 928-1018-000 Property Address: 3308 HIDDEN OAKS DR W Municipality: Franklin, City of

Owner Name: UPHAM, THOMAS R & JANICE M Mailing Address: 3308 W HIDDEN OAKS DR FRANKLIN, WI 53132 Land Use: Residential

Property Photograph:	Legal Description:	Building Sketch:
	HIDDEN OAKS SE 1/4 SEC 25-5-21 LOT 18 AND AN UNDIVIDABLE	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood:	
	2512-Franklin	

Building Description

Dwelling #	928 1018 000- 1		
Year Built:	1/1/2012	Exterior Wall:	01-Wood
Year Remodeled:	1/1/2012	Bedrooms:	4
Remodeled/Effective Age:	-10	Full Baths:	3
Building Type/Style:	14-Modern Single Story	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	A-	Room Count:	7
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
928 1018 000- 1	2,423	0	0	0	0	1,652	4,075

Attachment Description(s):	Area:	Attachment Value:
11-OFP	176	\$3,500
11-OFP	90	\$1,800
13-AFG	1,192	\$35,800
31-WD	60	\$600

Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	3	\$900
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements						
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:	
Permit / Construction History						
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:			
1/13/2012	12-0072	\$442,303.00	NEWDWLG			
Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
12/9/2011		\$94,250.00	Valid		Land	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	0.410	Gross				\$108,200
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
17,860	0.410			\$108,200		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Paved	Light			All Public	
Valuation/Explanation						
Dwelling #			928 1018 000- 1			
Description			Area		Value Amount	
Living Area:						
First Story:			2,423			\$255,384.20
Second Story:			0			\$0.00
Additional Story:			0			\$0.00
Attic/Finished Net:			0			\$0.00
Half Story/Finished Net:			0			\$0.00
Base Price					\$255,384.20	
Unfinished Living Area:						
Room/Unfinished:			0			\$0.00
Unfinished Basement:			771			\$0.00
Half Story/Unfinished:						\$0.00
Structure Info, Features and Attachments:						
Heating/AC			Air Conditioning - Same Ducts		\$10,024.50	
Plumbing			0 - Half Bath 3 - Full Bath		\$14,644.00	
Finished Basement Living Area			1,652			\$44,587.48
Features:			4			\$2,900.00
Attachments:			1,518			\$41,700.00
Adjusted Base Price					\$369,240.18	
Changes/Adjustments						
Grade Adjustment:			A- 145%		\$470,728.26	
Market Adjustment:			32%		\$621,361.31	
CDU Adjustment:			91		\$565,400.00	
Complete:			100		\$565,400.00	
Dollar Adjustments					(\$300.00)	
Dwelling Value					\$565,100.00	

Other Building Improvements	0	\$0.00
Total Improvement Value		\$565,100.00
Total Land Value		\$108,200.00
Total Assessed Value		\$673,300.00

Parcel Numbers: 928-1019-000 Property Address: 3266 HIDDEN OAKS DR W Municipality: Franklin, City of

Owner Name: TREVINO, TANYA Mailing Address: 3266 W HIDDEN OAKS DR FRANKLIN, WI 53132 Land Use: Residential

Property Photograph:	Legal Description:	Building Sketch:
	HIDDEN OAKS SE 1/4 SEC 25-5-21 LOT 19 AND AN UNDIVIDABLE	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 2512-Franklin	

Building Description

Dwelling #	928 1019 000- 1		
Year Built:	1/1/2012	Exterior Wall:	01-Wood
Year Remodeled:	1/1/2012	Bedrooms:	3
Remodeled/Effective Age:	-10	Full Baths:	2
Building Type/Style:	14-Modern Single Story	Half Baths:	1
Story:	1.00	Rough-in:	0
Grade:	B-	Room Count:	5
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
928 1019 000- 1	2,020	0	0	0	0	0	2,020

Attachment Description(s):	Area:	Attachment Value:
13-AFG	624	\$18,700
11-OPF	21	\$400

Feature Description(s):	Area:	Feature Value:
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:

Permit / Construction History							
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:				
3/21/2012	12-0464	\$200,000.00	NEWDWLG				
7/3/2019	19-1616	\$4,443.00	ACREPLACE				
7/31/2013	13-1655	\$3,700.00	FURREPLAC				
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
12/23/2011		\$99,900.00	Valid		Land		
11/28/2011		\$2,310,000.00	Invalid		Land		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.410	Gross				\$108,200	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
17,860	0.410				\$108,200		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		
Valuation/Explanation							
Dwelling #				928 1019 000- 1			
Description				Area		Value Amount	
Living Area:							
First Story:				2,020		\$219,392.20	
Second Story:				0		\$0.00	
Additional Story:				0		\$0.00	
Attic/Finished Net:				0		\$0.00	
Half Story/Finished Net:				0		\$0.00	
Base Price						\$219,392.20	
Unfinished Living Area:							
Room/Unfinished:				0		\$0.00	
Unfinished Basement:				2,020		\$43,430.00	
Half Story/Unfinished:						\$0.00	
Structure Info, Features and Attachments:							
Heating/AC				Air Conditioning - Same Ducts		\$4,969.20	
Plumbing				1 - Half Bath 2 - Full Bath		\$12,203.00	
Finished Basement Living Area				0		\$0.00	
Features:				1		\$2,000.00	
Attachments:				645		\$19,100.00	
Adjusted Base Price						\$301,094.40	
Changes/Adjustments							
Grade Adjustment:				B- 120%		\$335,993.28	
Market Adjustment:				20%		\$403,191.94	
CDU Adjustment:				91		\$366,900.00	
Complete:				100		\$366,900.00	
Dollar Adjustments						(\$400.00)	
Dwelling Value						\$366,500.00	

Other Building Improvements	0	\$0.00
Total Improvement Value		\$366,500.00
Total Land Value		\$108,200.00
Total Assessed Value		\$474,700.00

Parcel Numbers: 928-1020-000 Property Address: 3224 HIDDEN OAKS DR W Municipality: Franklin, City of

Owner Name: FOREGGER, CHRISTOPHER R & ERICA L Mailing Address: 3224 W HIDDEN OAKS DR FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	
	HIDDEN OAKS SE 1/4 SEC 25-5-21 LOT 20 AND AN UNDIVIDABLE	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 2512-Franklin	

Building Description

Dwelling #	928 1020 000- 1		
Year Built:	1/1/2012	Exterior Wall:	01-Wood
Year Remodeled:	1/1/2012	Bedrooms:	4
Remodeled/Effective Age:	-10	Full Baths:	3
Building Type/Style:	13-Contemporary	Half Baths:	0
Story:	2.00	Rough-in:	0
Grade:	B	Room Count:	5
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
928 1020 000- 1	1,619	1,507	0	0	0	0	3,126

Attachment Description(s):	Area:	Attachment Value:
11-OFP	24	\$500
13-AFG	1,091	\$32,700
11-OFP	204	\$4,100

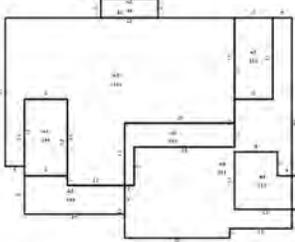
Feature Description(s):	Area:	Feature Value:
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
Very Good	1,000	\$7,000
22-Additional Fixture	4	\$1,200
Rec Room Condition:	Rec Room Area:	Rec Room Value:
Very Good	1,000	\$7,000

Other Building Improvements							
Structure Type:		Year Built:	Area:	Construction:	Condition:	Value:	
Permit / Construction History							
Date of Permit:		Permit Number:		Permit Amount:		Details of Permit:	
5/24/2012		12-0997		\$250,000.00		NEWDWLG	
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
10/23/2012		\$396,815.00	Invalid		Land and Improvements		
7/29/2019		\$515,000.00	Valid		Land and Improvements		
11/28/2011		\$2,310,000.00	Invalid		Land		
4/13/2012		\$365,000.00	Invalid		Land		
Land Breakdown							
Land Class:		Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site		0.410	Gross				\$108,200
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:		Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:	
17,860		0.410				\$108,200	
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		

Valuation/Explanation		
Dwelling #	928 1020 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,619	\$182,898.43
Second Story:	1,507	\$92,544.87
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$275,443.30
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	1,619	\$35,925.61
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$7,689.96
Plumbing	0 - Half Bath 3 - Full Bath	\$14,644.00
Finished Basement Living Area	0	\$0.00
Features:	5	\$3,200.00
Attachments:	1,319	\$37,300.00
Adjusted Base Price		\$374,202.87
Changes/Adjustments		
Grade Adjustment:	B 128%	\$427,139.67
Market Adjustment:	35%	\$576,638.56
CDU Adjustment:	91	\$524,700.00
Complete:	100	\$524,700.00
Dollar Adjustments		(\$100.00)
Dwelling Value		\$524,600.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$524,600.00
Total Land Value		\$108,200.00
Total Assessed Value		\$632,800.00

Parcel Numbers: 928-1021-000 Property Address: 3162 HIDDEN OAKS DR W Municipality: Franklin, City of

Owner Name: BARNES, ADAM DAVID Mailing Address: 3162 W HIDDEN OAKS DR FRANKLIN, WI 53132 Land Use: Residential

Property Photograph:	Legal Description:	Building Sketch:
	HIDDEN OAKS SE 1/4 SEC 25-5-21 LOT 21 AND AN UNDIVIDABLE	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 2512-Franklin	

Building Description

Dwelling #	928 1021 000- 1		
Year Built:	1/1/2014	Exterior Wall:	01-Wood
Year Remodeled:	1/1/2014	Bedrooms:	4
Remodeled/Effective Age:	-8	Full Baths:	2
Building Type/Style:	12-Colonial	Half Baths:	1
Story:	2.00	Rough-in:	0
Grade:	B	Room Count:	5
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
928 1021 000- 1	1,395	1,470	0	0	0	0	2,865

Attachment Description(s):	Area:	Attachment Value:
13-AFG	131	\$3,900
13-AFG	136	\$4,100
13-AFG	811	\$24,300
11-OFP	144	\$2,900

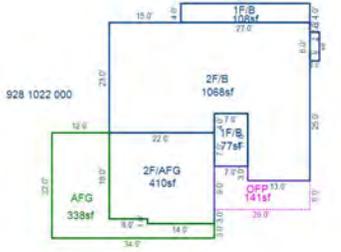
Feature Description(s):	Area:	Feature Value:
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
Average	920	\$4,600
22-Additional Fixture	8	\$2,400
Rec Room Condition:	Rec Room Area:	Rec Room Value:
Average	920	\$4,600

Other Building Improvements							
Structure Type:		Year Built:	Area:	Construction:	Condition:	Value:	
Permit / Construction History							
Date of Permit:		Permit Number:	Permit Amount:		Details of Permit:		
4/22/2014		14-0806	\$8,700.00		HTG & A/C		
5/30/2013		13-0961	\$250,000.00		NEWDWLG		
2/22/2018		18-0324	\$30,000.00		FBLA		
3/13/2018		18-0431	\$2,700.00		HVAC-DUCTWK		
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
11/28/2011		\$2,310,000.00	Invalid		Land		
4/13/2012		\$365,000.00	Invalid		Land		
9/15/2014		\$425,000.00	Invalid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.410	Gross				\$108,200	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:		Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:	
17,860		0.410				\$108,200	
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		

Valuation/Explanation		
Dwelling #	928 1021 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,395	\$162,782.55
Second Story:	1,470	\$90,640.20
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$253,422.75
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	1,395	\$32,364.00
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$7,047.90
Plumbing	1 - Half Bath 2 - Full Bath	\$12,203.00
Finished Basement Living Area	0	\$0.00
Features:	9	\$4,400.00
Attachments:	1,222	\$35,200.00
Adjusted Base Price		\$344,637.65
Changes/Adjustments		
Grade Adjustment:	B 128%	\$390,448.19
Market Adjustment:	39%	\$542,722.99
CDU Adjustment:	93	\$504,700.00
Complete:	100	\$504,700.00
Dollar Adjustments		(\$600.00)
Dwelling Value		\$504,100.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$504,100.00
Total Land Value		\$108,200.00
Total Assessed Value		\$612,300.00

Parcel Numbers: 928-1022-000 Property Address: 3128 HIDDEN OAKS DR W Municipality: Franklin, City of

Owner Name: Bahareh Modaber Mailing Address: 3128 West Hidden Oaks Drive Franklin, WI 53132 Land Use: Residential

	Legal Description:	Building Sketch:
	HIDDEN OAKS SE 1/4 SEC 25-5-21 LOT 22 AND AN UNDIVIDABLE	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 2512-Franklin	

Building Description

Dwelling #	928 1022 000- 1		
Year Built:	1/1/2021	Exterior Wall:	01-Wood
Year Remodeled:	1/1/2021	Bedrooms:	4
Remodeled/Effective Age:	-1	Full Baths:	3
Building Type/Style:	12-Colonial	Half Baths:	1
Story:	2.00	Rough-in:	0
Grade:	B-	Room Count:	4
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
928 1022 000- 1	1,265	1,478	0	0	0	810	3,553

Attachment Description(s):	Area:	Attachment Value:
13-AFG	410	\$12,300
13-AFG	338	\$10,100
11-OPF	141	\$2,800

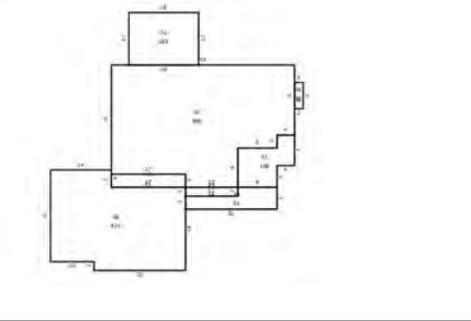
Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	3	\$900
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements							
Structure Type:		Year Built:	Area:	Construction:	Condition:	Value:	
Permit / Construction History							
Date of Permit:		Permit Number:	Permit Amount:		Details of Permit:		
6/29/2021		21-0327	\$275,000.00		NEWDWLG		
10/20/2021		21-0459	\$14,000.00		HVAC		
8/18/2021		21-0525	\$55,000.00		INTREMOD		
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
4/13/2012	11269490	\$365,000.00	Invalid		Land		
11/28/2011		\$2,310,000.00	Invalid		Land		
7/20/2022	11269490	\$686,300.00	Valid	W/C D - Warrant/Condo Deed	Land and Improvements	Other	
Land Breakdown							
Land Class:		Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site		0.451	Gross				\$89,100
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:		Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:	
19,646		0.451				\$89,100	
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		

Valuation/Explanation		
Dwelling #	928 1022 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,265	\$149,953.10
Second Story:	1,478	\$91,133.48
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$241,086.58
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	1,265	\$29,955.20
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$6,747.78
Plumbing	1 - Half Bath 3 - Full Bath	\$12,203.00
Finished Basement Living Area	810	\$0.00
Features:	4	\$2,900.00
Attachments:	889	\$25,200.00
Adjusted Base Price		\$318,092.56
Changes/Adjustments		
Grade Adjustment:	B- 120%	\$347,991.07
Market Adjustment:	-68%	\$111,357.14
CDU Adjustment:	97	\$108,000.00
Complete:	100	\$108,000.00
Dollar Adjustments		\$1,700.00
Dwelling Value		\$109,700.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$109,700.00
Total Land Value		\$89,100.00
Total Assessed Value		\$198,800.00

Parcel Numbers: 928-1023-000 Property Address: 10059 31ST ST S Municipality: Franklin, City of

Owner Name: HALLAC, BOUTROS & JACQUELINE M Mailing Address: 10059 S 31ST ST FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	
	HIDDEN OAKS SE 1/4 SEC 25-5-21 LOT 23 AND AN UNDIVIDABLE	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 2512-Franklin	

Building Description

Dwelling #	928 1023 000- 1		
Year Built:	1/1/2012	Exterior Wall:	01-Wood
Year Remodeled:	1/1/2012	Bedrooms:	4
Remodeled/Effective Age:	-10	Full Baths:	2
Building Type/Style:	12-Colonial	Half Baths:	1
Story:	2.00	Rough-in:	0
Grade:	B+	Room Count:	6
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
928 1023 000- 1	1,348	1,071	0	0	0	0	2,419

Attachment Description(s):	Area:	Attachment Value:
11-OFP	24	\$500
11-OFP	81	\$1,600
13-AFG	625	\$18,800

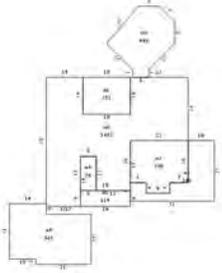
Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	1	\$300
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements						
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:	
Permit / Construction History						
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:			
10/4/2012	136937	\$211,350.00	NEWDWLG			
Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
11/28/2011		\$2,310,000.00	Invalid		Land	
12/30/2011		\$241,700.00	Invalid		Land	
9/25/2012		\$99,900.00	Invalid		Land	
5/8/2013		\$365,000.00	Invalid		Land and Improvements	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	0.375	Gross				\$100,500
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
16,335	0.375			\$100,500		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Paved	Light			All Public	

Valuation/Explanation		
Dwelling #	928 1023 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,348	\$158,457.40
Second Story:	1,071	\$68,961.69
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$227,419.09
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	1,297	\$30,712.96
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$5,950.74
Plumbing	1 - Half Bath 2 - Full Bath	\$12,203.00
Finished Basement Living Area	0	\$0.00
Features:	2	\$2,300.00
Attachments:	730	\$20,900.00
Adjusted Base Price		\$299,485.79
Changes/Adjustments		
Grade Adjustment:	B+ 135%	\$372,985.82
Market Adjustment:	27%	\$473,691.99
CDU Adjustment:	91	\$431,100.00
Complete:	100	\$431,100.00
Dollar Adjustments		\$1,400.00
Dwelling Value		\$432,500.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$432,500.00
Total Land Value		\$100,500.00
Total Assessed Value		\$533,000.00

Parcel Numbers: 928-1024-000 Property Address: 10045 31ST ST S Municipality: Franklin, City of

Owner Name: ALRAMAHI, HUSAM D Mailing Address: 10045 S 31ST ST FRANKLIN, WI 53132 Land Use: Residential

Property Photograph:	Legal Description:	Building Sketch:
	HIDDEN OAKS SE 1/4 SEC 25-5-21 LOT 24 AND AN UNDIVIDABLE	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood:	
	2512-Franklin	

Building Description

Dwelling #	928 1024 000- 1		
Year Built:	1/1/2012	Exterior Wall:	01-Wood
Year Remodeled:	1/1/2012	Bedrooms:	5
Remodeled/Effective Age:	-10	Full Baths:	3
Building Type/Style:	12-Colonial	Half Baths:	1
Story:	2.00	Rough-in:	0
Grade:	B	Room Count:	6
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
928 1024 000- 1	1,982	2,040	0	0	0	0	4,022

Attachment Description(s):	Area:	Attachment Value:
13-AFG	388	\$11,600
13-AFG	348	\$10,400
11-OFP	114	\$2,300
31-WD	440	\$4,400

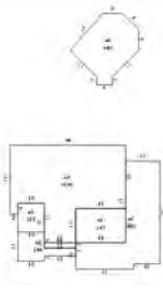
Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	6	\$1,800
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements						
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:	
Permit / Construction History						
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:			
9/7/2012	59141	\$2,500.00	WDDK			
1/31/2012	12-0158	\$300,000.00	NEWDWLG			
Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
11/28/2011		\$2,310,000.00	Invalid		Land	
2/6/2012		\$99,900.00	Valid		Land	
12/12/2014		\$442,500.00	Valid		Land and Improvements	
6/8/2012		\$384,955.00	Invalid		Land and Improvements	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	0.375	Gross				\$105,700
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
16,335	0.375			\$105,700		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Paved	Light			All Public	

Valuation/Explanation		
Dwelling #	928 1024 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,982	\$216,057.82
Second Story:	2,040	\$121,176.00
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$337,233.82
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	1,982	\$42,751.74
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$9,894.12
Plumbing	1 - Half Bath 3 - Full Bath	\$19,525.00
Finished Basement Living Area	0	\$0.00
Features:	7	\$3,800.00
Attachments:	1,290	\$28,700.00
Adjusted Base Price		\$441,904.68
Changes/Adjustments		
Grade Adjustment:	B 128%	\$524,037.99
Market Adjustment:	13%	\$592,162.93
CDU Adjustment:	91	\$538,900.00
Complete:	100	\$538,900.00
Dollar Adjustments		\$600.00
Dwelling Value		\$539,500.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$539,500.00
Total Land Value		\$105,700.00
Total Assessed Value		\$645,200.00

Parcel Numbers: 928-1025-000 Property Address: 10029 31ST ST S Municipality: Franklin, City of

Owner Name: POWERS, ANDREW THOMAS Mailing Address: 10029 S 31ST ST FRANKLIN, WI 53132 Land Use: Residential

Property Photograph:	Legal Description:	Building Sketch:
	HIDDEN OAKS SE 1/4 SEC 25-5-21 LOT 25 AND AN UNDIVIDABLE	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood:	
	2512-Franklin	

Building Description

Dwelling #	928 1025 000- 1		
Year Built:	1/1/2012	Exterior Wall:	01-Wood
Year Remodeled:	1/1/2012	Bedrooms:	4
Remodeled/Effective Age:	-10	Full Baths:	2
Building Type/Style:	12-Colonial	Half Baths:	1
Story:	2.00	Rough-in:	0
Grade:	B+	Room Count:	5
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
928 1025 000- 1	1,308	1,469	0	0	0	0	2,777

Attachment Description(s):	Area:	Attachment Value:
11-OFP	24	\$500
13-AFG	247	\$7,400
13-AFG	703	\$21,100
11-OFP	146	\$2,900

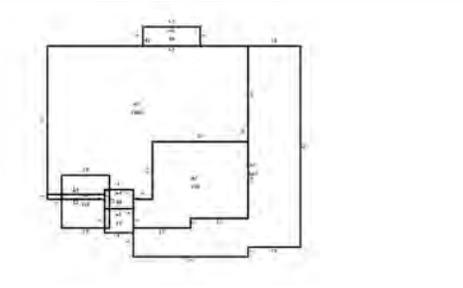
Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	4	\$1,200
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements						
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:	
Permit / Construction History						
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:			
6/28/2012	12-1319	\$200,000.00	NEWDWLG			
11/15/2021	21-0505	\$3,000.00	HEATER			
Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
11/28/2011		\$2,310,000.00	Invalid		Land	
6/18/2012		\$99,900.00	Valid		Land	
4/12/2013		\$405,000.00	Invalid		Land and Improvements	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	0.375	Gross				\$105,700
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
16,335	0.375			\$105,700		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Paved	Light			All Public	

Valuation/Explanation		
Dwelling #	928 1025 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,308	\$153,755.40
Second Story:	1,469	\$90,578.54
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$244,333.94
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	1,308	\$30,646.44
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$6,831.42
Plumbing	1 - Half Bath 2 - Full Bath	\$12,203.00
Finished Basement Living Area	0	\$0.00
Features:	5	\$3,200.00
Attachments:	1,120	\$31,900.00
Adjusted Base Price		\$329,114.80
Changes/Adjustments		
Grade Adjustment:	B+ 135%	\$396,919.98
Market Adjustment:	33%	\$527,903.57
CDU Adjustment:	91	\$480,400.00
Complete:	100	\$480,400.00
Dollar Adjustments		\$1,200.00
Dwelling Value		\$481,600.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$481,600.00
Total Land Value		\$105,700.00
Total Assessed Value		\$587,300.00

Parcel Numbers: 928-1026-000 Property Address: 10017 31ST ST S Municipality: Franklin, City of

Owner Name: KALAGARA, SRIKANTH Mailing Address: 10017 S 31ST ST FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	
	HIDDEN OAKS SE 1/4 SEC 25-5-21 LOT 26 AND AN UNDIVIDABLE	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 2512-Franklin	

Building Description

Dwelling #	928 1026 000- 1		
Year Built:	1/1/2012	Exterior Wall:	01-Wood
Year Remodeled:	1/1/2012	Bedrooms:	4
Remodeled/Effective Age:	-10	Full Baths:	2
Building Type/Style:	12-Colonial	Half Baths:	1
Story:	2.00	Rough-in:	0
Grade:	B+	Room Count:	6
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
928 1026 000- 1	1,152	1,452	0	0	0	0	2,604

Attachment Description(s):	Area:	Attachment Value:
13-AFG	360	\$10,800
13-AFG	630	\$18,900
11-OFP	30	\$600
99-Additional Attachments	12	\$1,200

Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	5	\$1,500
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements							
Structure Type:		Year Built:	Area:	Construction:	Condition:	Value:	
Permit / Construction History							
Date of Permit:		Permit Number:	Permit Amount:		Details of Permit:		
1/5/2012		12-0010	\$200,000.00		NEWDWLG		
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
11/29/2016		\$434,900.00	Valid		Land and Improvements		
9/26/2015		\$412,000.00	Valid		Land and Improvements		
10/31/2014		\$395,000.00	Valid		Land and Improvements		
6/18/2012		\$387,709.00	Invalid		Land and Improvements		
12/23/2011		\$99,900.00	Valid		Land		
11/28/2011		\$2,310,000.00	Invalid		Land		
Land Breakdown							
Land Class:		Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site		0.375	Gross				\$105,700
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:		Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:	
16,335		0.375				\$105,700	
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		

Valuation/Explanation		
Dwelling #	928 1026 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,152	\$139,069.44
Second Story:	1,452	\$89,530.32
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$228,599.76
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	1,152	\$27,959.04
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$6,405.84
Plumbing	1 - Half Bath 2 - Full Bath	\$12,203.00
Finished Basement Living Area	0	\$0.00
Features:	6	\$3,500.00
Attachments:	1,032	\$31,500.00
Adjusted Base Price		\$310,167.64
Changes/Adjustments		
Grade Adjustment:	B+ 135%	\$371,476.31
Market Adjustment:	35%	\$501,493.02
CDU Adjustment:	91	\$456,400.00
Complete:	100	\$456,400.00
Dollar Adjustments		\$200.00
Dwelling Value		\$456,600.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$456,600.00
Total Land Value		\$105,700.00
Total Assessed Value		\$562,300.00

Parcel Numbers: 928-1027-000 Property Address: 10003 31ST ST S Municipality: Franklin, City of

Owner Name: JAH TRUST OF 2019 Mailing Address: 10003 S 31ST ST FRANKLIN, WI 53132 Land Use: Residential

Property Photograph:	Legal Description:	Building Sketch:
	HIDDEN OAKS SE 1/4 SEC 25-5-21 LOT 27 AND AN UNDIVIDABLE	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood:	
	2512-Franklin	

Building Description

Dwelling #	928 1027 000- 1		
Year Built:	1/1/2018	Exterior Wall:	01-Wood
Year Remodeled:	1/1/2018	Bedrooms:	4
Remodeled/Effective Age:	-4	Full Baths:	2
Building Type/Style:	13-Contemporary	Half Baths:	1
Story:	2.00	Rough-in:	0
Grade:	A-	Room Count:	5
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
928 1027 000- 1	2,288	873	0	0	0	0	3,161

Attachment Description(s):	Area:	Attachment Value:
13-AFG	32	\$1,000
11-OPF	77	\$1,500
13-AFG	733	\$22,000

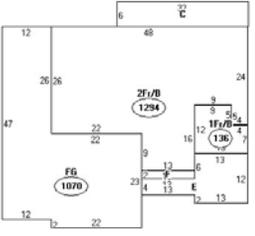
Feature Description(s):	Area:	Feature Value:
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
22-Additional Fixture	3	\$900
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements						
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:	
Permit / Construction History						
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:			
6/4/2018	18-1361	\$29,000.00	HVAC X2			
3/14/2018	18-0441	\$494,640.00	NEWDWLG			
Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
10/30/2019		\$575,000.00	Invalid		Land and Improvements	
11/28/2011		\$2,310,000.00	Invalid		Land	
1/6/2012		\$439,500.00	Invalid		Land	
10/6/2017		\$146,000.00	Valid		Land	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	0.375	Gross				\$105,700
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
16,335	0.375			\$105,700		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Paved	Light			All Public	

Valuation/Explanation		
Dwelling #	928 1027 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	2,288	\$243,580.48
Second Story:	873	\$58,037.04
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$301,617.52
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	2,288	\$47,727.68
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$7,776.06
Plumbing	1 - Half Bath 2 - Full Bath	\$12,203.00
Finished Basement Living Area	0	\$0.00
Features:	4	\$2,900.00
Attachments:	842	\$24,500.00
Adjusted Base Price		\$396,724.26
Changes/Adjustments		
Grade Adjustment:	A- 145%	\$535,520.18
Market Adjustment:	6%	\$567,651.39
CDU Adjustment:	96	\$544,900.00
Complete:	100	\$544,900.00
Dollar Adjustments		(\$900.00)
Dwelling Value		\$544,000.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$544,000.00
Total Land Value		\$105,700.00
Total Assessed Value		\$649,700.00

Parcel Numbers: 928-1028-000 Property Address: 9989 31ST ST S Municipality: Franklin, City of

Owner Name: PATEL, KARTIKEY V & KHEVNA K Mailing Address: 9989 S 31ST ST FRANKLIN, WI 53132 Land Use: Residential

	Legal Description: HIDDEN OAKS SE 1/4 SEC 25-5-21 LOT 28 AND AN UNDIVIDABLE	Building Sketch: 
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 2512-Franklin	
	Description/Usage: A: 2FV/B 1294 sqft B: FG 1070 sqft C: 1FV/B 132 sqft D: 1FV/B 136 sqft E: OFP 208 sqft F: 1FV/OFP 26 sqft	

Building Description

Dwelling #	928 1028 000- 1		
Year Built:	1/1/2012	Exterior Wall:	01-Wood
Year Remodeled:	1/1/2012	Bedrooms:	5
Remodeled/Effective Age:	-10	Full Baths:	3
Building Type/Style:	13-Contemporary	Half Baths:	1
Story:	2.00	Rough-in:	0
Grade:	B+	Room Count:	5
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
928 1028 000- 1	1,622	1,320	0	0	0	0	2,942

Attachment Description(s):	Area:	Attachment Value:
11-OFP	26	\$500
13-AFG	1,070	\$32,100
11-OFP	208	\$4,200

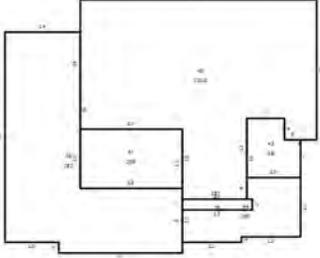
Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	4	\$1,200
Rec Room Condition:	Rec Room Area:	Rec Room Value:
Good	912	\$5,472
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
Good	912	\$5,472

Other Building Improvements							
Structure Type:		Year Built:	Area:	Construction:	Condition:	Value:	
Permit / Construction History							
Date of Permit:		Permit Number:	Permit Amount:		Details of Permit:		
1/5/2012		12-0011	\$200,000.00		NEWDWLG		
3/26/2012		12-0500	\$30,000.00		BSMTREMOD		
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
6/22/2012		\$418,096.00	Invalid		Land and Improvements		
8/4/2016		\$510,000.00	Valid		Land and Improvements		
11/28/2011		\$2,310,000.00	Invalid		Land		
1/6/2012		\$439,500.00	Invalid		Land		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.375	Gross				\$105,700	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
16,335	0.375				\$105,700		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		

Valuation/Explanation		
Dwelling #	928 1028 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,622	\$183,237.34
Second Story:	1,320	\$82,526.40
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$265,763.74
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	1,622	\$35,992.18
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$7,237.32
Plumbing	1 - Half Bath 3 - Full Bath	\$19,525.00
Finished Basement Living Area	0	\$0.00
Features:	5	\$3,200.00
Attachments:	1,304	\$36,800.00
Adjusted Base Price		\$368,518.24
Changes/Adjustments		
Grade Adjustment:	B+ 135%	\$443,499.62
Market Adjustment:	26%	\$558,809.53
CDU Adjustment:	91	\$508,500.00
Complete:	100	\$508,500.00
Dollar Adjustments		\$1,100.00
Dwelling Value		\$509,600.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$509,600.00
Total Land Value		\$105,700.00
Total Assessed Value		\$615,300.00

Parcel Numbers: 928-1029-000 Property Address: 9975 31ST ST S Municipality: Franklin, City of

Owner Name: PACKARD, LISA M - REV TRUST 2019 Mailing Address: 9975 S 31ST ST FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	Building Sketch:
	HIDDEN OAKS SE 1/4 SEC 25-5-21 LOT 29 AND AN UNDIVIDABLE	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 2512-Franklin	

Building Description

Dwelling #	928 1029 000- 1		
Year Built:	1/1/2013	Exterior Wall:	01-Wood
Year Remodeled:	1/1/2013	Bedrooms:	4
Remodeled/Effective Age:	-9	Full Baths:	2
Building Type/Style:	13-Contemporary	Half Baths:	1
Story:	2.00	Rough-in:	0
Grade:	A-	Room Count:	5
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
928 1029 000- 1	1,308	1,419	0	0	0	0	2,727

Attachment Description(s):	Area:	Attachment Value:
13-AFG	209	\$6,300
13-AFG	782	\$23,500
11-OFP	205	\$4,100

Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	8	\$2,400
Rec Room Condition:	Rec Room Area:	Rec Room Value:
Good	690	\$4,140
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
Good	690	\$4,140

Other Building Improvements						
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:	
Permit / Construction History						
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:			
6/14/2013	13-1154	\$300,000.00	NEWDWLG			
5/12/2017	17-1034	\$12,000.00	INTREMOD BSMT L			
6/6/2017	17-1249	\$1,200.00	DUCTWK			
3/30/2018	18-0712	\$12,700.00	FENCE			
Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
11/28/2011		\$2,310,000.00	Invalid		Land	
7/31/2012		\$95,000.00	Valid		Land	
12/12/2013		\$419,300.00	Invalid		Land and Improvements	
11/8/2019		\$506,300.00	Invalid		Land and Improvements	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	0.410	Gross				\$108,300
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
17,860	0.410			\$108,300		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Paved	Light			All Public	

Valuation/Explanation		
Dwelling #	928 1029 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,308	\$153,755.40
Second Story:	1,419	\$87,878.67
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$241,634.07
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	1,308	\$30,646.44
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$6,708.42
Plumbing	1 - Half Bath 2 - Full Bath	\$12,203.00
Finished Basement Living Area	0	\$0.00
Features:	9	\$4,400.00
Attachments:	1,196	\$33,900.00
Adjusted Base Price		\$329,491.93
Changes/Adjustments		
Grade Adjustment:	A- 145%	\$422,228.30
Market Adjustment:	36%	\$574,230.49
CDU Adjustment:	92	\$528,300.00
Complete:	100	\$528,300.00
Dollar Adjustments		(\$200.00)
Dwelling Value		\$528,100.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$528,100.00
Total Land Value		\$108,300.00
Total Assessed Value		\$636,400.00

Parcel Numbers: 928-1030-000 Property Address: 9963 31ST ST S Municipality: Franklin, City of

Owner Name: LOPEZ, DEBRA A Mailing Address: 9963 S 31ST ST FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	
	HIDDEN OAKS SE 1/4 SEC 25-5-21 LOT 30 AND AN UNDIVIDABLE	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 2512-Franklin	

Building Description

Dwelling #	928 1030 000- 1		
Year Built:	1/1/2012	Exterior Wall:	01-Wood
Year Remodeled:	1/1/2012	Bedrooms:	3
Remodeled/Effective Age:	-10	Full Baths:	3
Building Type/Style:	14-Modern Single Story	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	B	Room Count:	4
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
928 1030 000- 1	2,391	0	0	0	0	950	3,341

Attachment Description(s):	Area:	Attachment Value:
13-AFG	722	\$21,700
11-OFP	62	\$1,200

Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	3	\$900
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:

Permit / Construction History							
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:				
7/2/2012	12-1369	\$200,000.00	NEWDWLG				
11/14/2016	16-2779	\$0.00	THERAPY SWIM SP				
10/26/2012	208160	\$5,000.00	BSMTREM0D				
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
1/14/2013		\$384,900.00	Invalid		Land and Improvements		
6/25/2012		\$96,000.00	Valid		Land		
11/28/2011		\$2,310,000.00	Invalid		Land		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.413	Gross				\$108,500	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
17,990	0.413				\$108,500		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		
Valuation/Explanation							
Dwelling #	928 1030 000- 1						
Description	Area					Value Amount	
Living Area:							
First Story:	2,391					\$252,943.89	
Second Story:	0					\$0.00	
Additional Story:	0					\$0.00	
Attic/Finished Net:	0					\$0.00	
Half Story/Finished Net:	0					\$0.00	
Base Price						\$252,943.89	
Unfinished Living Area:							
Room/Unfinished:	0					\$0.00	
Unfinished Basement:	1,441					\$33,114.18	
Half Story/Unfinished:						\$0.00	
Structure Info, Features and Attachments:							
Heating/AC	Air Conditioning - Same Ducts					\$8,218.86	
Plumbing	0 - Half Bath 3 - Full Bath					\$14,644.00	
Finished Basement Living Area	950					\$25,640.50	
Features:	4					\$2,900.00	
Attachments:	784					\$22,900.00	
Adjusted Base Price						\$360,361.43	
Changes/Adjustments							
Grade Adjustment:	B 128%					\$428,238.63	
Market Adjustment:	18%					\$505,321.58	
CDU Adjustment:	91					\$459,800.00	
Complete:	100					\$459,800.00	
Dollar Adjustments						\$200.00	
Dwelling Value						\$460,000.00	

Other Building Improvements	0	\$0.00
Total Improvement Value		\$460,000.00
Total Land Value		\$108,500.00
Total Assessed Value		\$568,500.00

Parcel Numbers: 928-1031-000	Property Address: 9949 31ST ST S	Municipality: Franklin, City of
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Owner Name: Christopher Doll	Mailing Address: 9949 South 31st Street Franklin, WI 53132	Land Use: Residential
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Property Photograph: 	Legal Description: HIDDEN OAKS SE 1/4 SEC 25-5-21 LOT 31 AND AN UNDIVIDABLE	Building Sketch: 
Parcel Sketch and Site Map obtained from the County GIS		
Neighborhood: 2512-Franklin		

Building Description

Dwelling #	928 1031 000- 1		
Year Built:	1/1/2012	Exterior Wall:	01-Wood
Year Remodeled:	1/1/2012	Bedrooms:	3
Remodeled/Effective Age:	-10	Full Baths:	2
Building Type/Style:	12-Colonial	Half Baths:	1
Story:	2.00	Rough-in:	0
Grade:	B	Room Count:	6
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
928 1031 000- 1	1,280	1,119	0	0	0	0	2,399

Attachment Description(s):	Area:	Attachment Value:
11-OFP	24	\$500
13-AFG	68	\$2,000
11-OFP	60	\$1,200
13-AFG	460	\$13,800
31-WD	190	\$1,900

Feature Description(s): 22-Additional Fixture	Area: 1	Feature Value: \$300
Rec Room Condition:	Rec Room Area: 0	Rec Room Value: \$0
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area: 0	Rec Room Value: \$0

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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Permit / Construction History

Date of Permit: 2/1/2012	Permit Number: 12-0164	Permit Amount: \$220,000.00	Details of Permit: NEWDWLG
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Ownership/Sales History

Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
11/28/2011		\$2,310,000.00	Invalid		Land	
12/30/2011		\$241,700.00	Invalid		Land	
1/27/2015		\$369,000.00	Valid		Land and Improvements	
5/30/2012		\$317,700.00	Invalid		Land and Improvements	
3/30/2012		\$159,800.00	Invalid		Land	
6/21/2022	11259421	\$540,000.00	Valid	W/C D - Warrant/Condo Deed	Land and Improvements	Other

Land Breakdown

Land Class: A-Residential Primary Site	Acreage: 0.566	Unit of Measure: Gross	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value: \$101,800
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Acreage/Squarefoot Variables

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Land Data & Computations

Total Square Footage: 24,655	Total Acreage: 0.566	Depth:	Act. Frontage:	Assessed Land Value: \$101,800
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General Information

Topography: Level	Street/Road: Paved	Fronting Traffic: Light	Inspected By:	Inspected On:	Utilities: All Public
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Valuation/Explanation		
Dwelling #	928 1031 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,280	\$151,731.20
Second Story:	1,119	\$71,526.48
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$223,257.68
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	1,280	\$30,310.40
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$5,901.54
Plumbing	1 - Half Bath 2 - Full Bath	\$12,203.00
Finished Basement Living Area	0	\$0.00
Features:	2	\$2,300.00
Attachments:	802	\$19,400.00
Adjusted Base Price		\$293,372.62
Changes/Adjustments		
Grade Adjustment:	B 128%	\$347,740.95
Market Adjustment:	31%	\$455,540.65
CDU Adjustment:	91	\$414,500.00
Complete:	100	\$414,500.00
Dollar Adjustments		\$500.00
Dwelling Value		\$415,000.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$415,000.00
Total Land Value		\$101,800.00
Total Assessed Value		\$516,800.00

Parcel Numbers: 928-1032-000 Property Address: 9910 31ST ST S Municipality: Franklin, City of

Owner Name: Andrew and Amy Hundt Mailing Address: 9910 S. 31st St. Franklin, WI 53132 Land Use: Residential

Property Photograph:	Legal Description:	Building Sketch:
	HIDDEN OAKS SE 1/4 SEC 25-5-21 LOT 32 AND AN UNDIVIDABLE	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood:	
	2512-Franklin	

Building Description

Dwelling #	928 1032 000- 1		
Year Built:	1/1/2008	Exterior Wall:	01-Wood
Year Remodeled:	1/1/2008	Bedrooms:	3
Remodeled/Effective Age:	-14	Full Baths:	2
Building Type/Style:	14-Modern Single Story	Half Baths:	1
Story:	1.00	Rough-in:	0
Grade:	B	Room Count:	3
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
928 1032 000- 1	2,166	0	0	0	0	0	2,166

Attachment Description(s):	Area:	Attachment Value:
11-OFP	120	\$2,400
13-AFG	856	\$25,700

Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	2	\$600
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
RS1-Frame Utility Shed	1/1/2016	144		Average	\$1,200.00

Permit / Construction History							
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:				
12/23/2008	2872	\$6,800.00	AC & FURNACE				
6/7/2016	16-1273	\$5,000.00	SHED 12X12				
7/8/2008	1514	\$230,000.00	NEWDWLG				
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
1/3/2009		\$359,000.00	Invalid		Land and Improvements		
4/23/2021		\$515,000.00	Valid		Land and Improvements		
4/19/2007		\$110,900.00	Valid		Land		
9/26/2022	11287115	\$555,000.00		W/C D - Warrant/Condo Deed	Land and Improvements	Other	
	11287115						
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.411	Gross				\$86,800	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:			
17,903	0.411			\$86,800			
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		

Valuation/Explanation		
Dwelling #	928 1032 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	2,166	\$232,303.50
Second Story:	0	\$0.00
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$232,303.50
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	2,166	\$45,724.26
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$5,328.36
Plumbing	1 - Half Bath 2 - Full Bath	\$12,203.00
Finished Basement Living Area	0	\$0.00
Features:	3	\$2,600.00
Attachments:	976	\$28,100.00
Adjusted Base Price		\$326,259.12
Changes/Adjustments		
Grade Adjustment:	B 128%	\$378,315.67
Market Adjustment:	30%	\$491,810.38
CDU Adjustment:	87	\$427,900.00
Complete:	100	\$427,900.00
Dollar Adjustments		(\$900.00)
Dwelling Value		\$427,000.00
Other Building Improvements	0	\$1,200.00
Total Improvement Value		\$428,200.00
Total Land Value		\$86,800.00
Total Assessed Value		\$515,000.00

Parcel Numbers: 928-1033-000 Property Address: 9926 31ST ST S Municipality: Franklin, City of

Owner Name: AHLSTROM, RICHARD V Mailing Address: 9926 S 31ST ST FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	Building Sketch:
	HIDDEN OAKS SE 1/4 SEC 25-5-21 LOT 33 AND AN UNDIVIDABLE	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 2512-Franklin	

Building Description

Dwelling #	928 1033 000- 1		
Year Built:	1/1/2012	Exterior Wall:	01-Wood
Year Remodeled:	1/1/2012	Bedrooms:	3
Remodeled/Effective Age:	-10	Full Baths:	2
Building Type/Style:	14-Modern Single Story	Half Baths:	1
Story:	1.00	Rough-in:	0
Grade:	B+	Room Count:	4
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
928 1033 000- 1	2,075	0	0	0	0	0	2,075

Attachment Description(s):	Area:	Attachment Value:
13-AFG	693	\$20,800
11-OPF	56	\$1,100
31-WD	492	\$4,900

Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	2	\$600
Rec Room Condition:	Rec Room Area: 0	Rec Room Value: \$0

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:

Permit / Construction History							
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:				
11/27/2012	299104	\$7,200.00	FURN AC				
11/8/2012	247241	\$233,650.00	NEWDWLG				
6/12/2013	13-1116	\$4,000.00	WDDK				
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
11/28/2011		\$2,310,000.00	Invalid		Land		
6/22/2012		\$475,000.00	Invalid		Land		
10/19/2012		\$89,900.00	Valid		Land		
3/29/2013		\$350,000.00	Invalid		Land and Improvements		
3/16/2015		\$359,000.00	Valid		Land and Improvements		
8/2/2019		\$431,450.00	Valid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.391	Gross				\$90,900	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
17,032	0.391				\$90,900		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		

Valuation/Explanation		
Dwelling #	928 1033 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	2,075	\$224,286.75
Second Story:	0	\$0.00
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$224,286.75
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	2,075	\$44,322.00
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$5,104.50
Plumbing	1 - Half Bath 2 - Full Bath	\$12,203.00
Finished Basement Living Area	0	\$0.00
Features:	2	\$600.00
Attachments:	1,241	\$26,800.00
Adjusted Base Price		\$313,316.25
Changes/Adjustments		
Grade Adjustment:	B+ 135%	\$385,986.94
Market Adjustment:	13%	\$436,165.24
CDU Adjustment:	91	\$396,900.00
Complete:	100	\$396,900.00
Dollar Adjustments		(\$1,500.00)
Dwelling Value		\$395,400.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$395,400.00
Total Land Value		\$90,900.00
Total Assessed Value		\$486,300.00

Parcel Numbers: 928-1034-000 Property Address: 9942 31ST ST S Municipality: Franklin, City of

Owner Name: WRIGHT, DAVID M & SUE A Mailing Address: 9942 31ST ST FRANKLIN, WI 53132 Land Use: Residential

Property Photograph:	Legal Description:	Building Sketch:
	HIDDEN OAKS SE 1/4 SEC 25-5-21 LOT 34 AND AN UNDIVIDABLE	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood:	
	2512-Franklin	

Building Description

Dwelling #	928 1034 000- 1		
Year Built:	1/1/2013	Exterior Wall:	01-Wood
Year Remodeled:	1/1/2013	Bedrooms:	3
Remodeled/Effective Age:	-9	Full Baths:	2
Building Type/Style:	14-Modern Single Story	Half Baths:	1
Story:	1.00	Rough-in:	0
Grade:	A-	Room Count:	4
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
928 1034 000- 1	2,203	0	0	0	0	0	2,203

Attachment Description(s):	Area:	Attachment Value:
13-AFG	684	\$20,500
11-OPF	52	\$1,000
31-WD	216	\$2,200

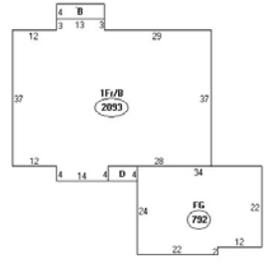
Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	3	\$900
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements							
Structure Type:		Year Built:	Area:	Construction:	Condition:	Value:	
Permit / Construction History							
Date of Permit:		Permit Number:	Permit Amount:		Details of Permit:		
9/11/2013		13-2120	\$5,000.00		WDDK		
5/13/2013		13-0803	\$280,000.00		NEWDWLG		
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
7/26/2012		\$189,800.00	Invalid		Land		
4/25/2013		\$95,000.00	Valid		Land		
11/28/2011		\$2,310,000.00	Invalid		Land		
12/28/2012		\$80,000.00	Invalid		Land		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.394	Gross				\$90,900	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
17,163	0.394				\$90,900		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		

Valuation/Explanation		
Dwelling #	928 1034 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	2,203	\$235,500.70
Second Story:	0	\$0.00
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$235,500.70
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	2,203	\$46,218.94
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$5,419.38
Plumbing	1 - Half Bath 2 - Full Bath	\$12,203.00
Finished Basement Living Area	0	\$0.00
Features:	4	\$2,900.00
Attachments:	952	\$23,700.00
Adjusted Base Price		\$325,942.02
Changes/Adjustments		
Grade Adjustment:	A- 145%	\$434,045.93
Market Adjustment:	8%	\$468,769.60
CDU Adjustment:	92	\$431,300.00
Complete:	100	\$431,300.00
Dollar Adjustments		\$1,300.00
Dwelling Value		\$432,600.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$432,600.00
Total Land Value		\$90,900.00
Total Assessed Value		\$523,500.00

Parcel Numbers: 928-1035-000 Property Address: 9958 31ST ST S Municipality: Franklin, City of

Owner Name: WAHLS, RICHARD L Mailing Address: 9958 S 31ST ST FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	Building Sketch:
	HIDDEN OAKS SE 1/4 SEC 25-5-21 LOT 35 AND AN UNDIVIDABLE	
	Parcel Sketch and Site Map obtained from the County GIS	<p>Descriptor/Step</p> <p>A: 1F/B 2093 sqft</p> <p>B: Wood Deck 52 sqft</p> <p>C: FG 792 sqft</p> <p>D: OFP 32 sqft</p>
	Neighborhood: 2512-Franklin	

Building Description

Dwelling #	928 1035 000- 1		
Year Built:	1/1/2014	Exterior Wall:	01-Wood
Year Remodeled:	1/1/2014	Bedrooms:	3
Remodeled/Effective Age:	-8	Full Baths:	2
Building Type/Style:	14-Modern Single Story	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	B	Room Count:	4
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
928 1035 000- 1	2,093	0	0	0	0	0	2,093

Attachment Description(s):	Area:	Attachment Value:
31-WD	52	\$500
13-AFG	792	\$23,800
11-OFP	32	\$600

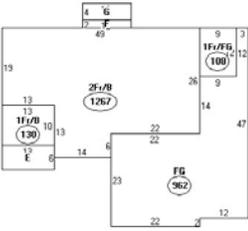
Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	2	\$600
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
03-Masonry Fireplace	1	\$5,500
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements							
Structure Type:		Year Built:	Area:	Construction:	Condition:	Value:	
Permit / Construction History							
Date of Permit:		Permit Number:	Permit Amount:		Details of Permit:		
2/6/2014		14-0241	\$7,338.00		HTG & A/C		
10/31/2013		13-2638	\$225,000.00		NEWDWLG		
1/8/2021		21-0078	\$13,430.00		FUR+ACREPLAC		
4/15/2021		21-0217	\$28,000.00		WDDK		
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
11/26/2013		\$109,990.00	Valid		Land		
11/28/2011		\$2,310,000.00	Invalid		Land		
7/16/2012		\$515,000.00	Invalid		Land		
10/9/2020		\$435,000.00	Valid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.362	Gross				\$88,800	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
15,769	0.362				\$88,800		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light		7/1/2022	All Public		

Valuation/Explanation		
Dwelling #	928 1035 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	2,093	\$226,232.37
Second Story:	0	\$0.00
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$226,232.37
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	2,093	\$44,706.48
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$5,148.78
Plumbing	0 - Half Bath 2 - Full Bath	\$7,322.00
Finished Basement Living Area	0	\$0.00
Features:	3	\$6,100.00
Attachments:	876	\$24,900.00
Adjusted Base Price		\$314,409.63
Changes/Adjustments		
Grade Adjustment:	B 128%	\$362,764.33
Market Adjustment:	15%	\$417,178.98
CDU Adjustment:	93	\$388,000.00
Complete:	100	\$388,000.00
Dollar Adjustments		(\$800.00)
Dwelling Value		\$387,200.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$387,200.00
Total Land Value		\$88,800.00
Total Assessed Value		\$476,000.00

Parcel Numbers: 928-1036-000 Property Address: 9970 31ST ST S Municipality: Franklin, City of

Owner Name: Derek Rensing Mailing Address: 9970 S 31st Street Franklin, WI 53132 Land Use: Residential

	Legal Description: HIDDEN OAKS SE 1/4 SEC 25-5-21 LOT 36 AND AN UNDIVIDABLE	 <div style="font-size: small;"> Descriptor/Usage A: 2FV/B 120 sqft B: 1FV/B 130 sqft C: 1FV/FG 108 sqft D: FG 962 sqft E: OFP 78 sqft F: 1FV/B 24 sqft G: Wood Deck 48 sqft </div>
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood:	
	2512-Franklin	

Building Description

Dwelling #	928 1036 000- 1		
Year Built:	1/1/2014	Exterior Wall:	01-Wood
Year Remodeled:	1/1/2014	Bedrooms:	4
Remodeled/Effective Age:	-8	Full Baths:	2
Building Type/Style:	12-Colonial	Half Baths:	1
Story:	2.00	Rough-in:	0
Grade:	B	Room Count:	4
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
928 1036 000- 1	1,421	1,375	0	0	0	0	2,796

Attachment Description(s):	Area:	Attachment Value:
13-AFG	108	\$3,200
31-WD	320	\$3,000
13-AFG	962	\$28,900
11-OFP	78	\$1,600
31-WD	48	\$500

Feature Description(s): 22-Additional Fixture	Area: 3	Feature Value: \$900
Rec Room Condition:	Rec Room Area: 0	Rec Room Value: \$0
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area: 0	Rec Room Value: \$0

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
4/25/2014	14-0846	\$8,900.00	HTG & A/C
6/24/2021	21-0335	\$33,000.00	WDDK
6/11/2013	13-1097	\$225,000.00	NEWDWLG

Ownership/Sales History

Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
8/28/2020		\$491,500.00	Valid		Land and Improvements	
10/9/2014		\$380,000.00	Valid		Land and Improvements	
7/16/2012		\$515,000.00	Invalid		Land	
11/28/2011		\$2,310,000.00	Invalid		Land	
1/1/2022	11219870	\$655,000.00	Valid	W/C D - Warrant/Condo Deed	Land and Improvements	Other

Land Breakdown

Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	0.375	Gross				\$89,800

Acreage/Squarefoot Variables

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Land Data & Computations

Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:
16,335	0.375			\$89,800

General Information

Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:
Level	Paved	Light		7/1/2022	All Public

Valuation/Explanation		
Dwelling #	928 1036 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,421	\$164,594.43
Second Story:	1,375	\$85,538.75
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$250,133.18
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	1,421	\$32,654.58
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$6,878.16
Plumbing	1 - Half Bath 2 - Full Bath	\$12,203.00
Finished Basement Living Area	0	\$0.00
Features:	4	\$2,900.00
Attachments:	1,516	\$37,200.00
Adjusted Base Price		\$341,968.92
Changes/Adjustments		
Grade Adjustment:	B 128%	\$386,392.22
Market Adjustment:	32%	\$510,037.73
CDU Adjustment:	93	\$474,300.00
Complete:	100	\$474,300.00
Dollar Adjustments		\$1,300.00
Dwelling Value		\$475,600.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$475,600.00
Total Land Value		\$89,800.00
Total Assessed Value		\$565,400.00

Parcel Numbers: 928-1037-000 Property Address: 9986 31ST ST S Municipality: Franklin, City of

Owner Name: NELSON, NICHOLAS G Mailing Address: 9986 S 31ST ST FRANKLIN, WI 53132 Land Use: Residential

Property Photograph:	Legal Description:	Building Sketch:
	HIDDEN OAKS SE 1/4 SEC 25-5-21 LOT 37 AND AN UNDIVIDABLE	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood:	
	2512-Franklin	

Building Description

Dwelling #	928 1037 000- 1		
Year Built:	1/1/2012	Exterior Wall:	01-Wood
Year Remodeled:	1/1/2012	Bedrooms:	4
Remodeled/Effective Age:	-10	Full Baths:	4
Building Type/Style:	14-Modern Single Story	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	B	Room Count:	5
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
928 1037 000- 1	2,508	0	0	0	0	1,231	3,739

Attachment Description(s):	Area:	Attachment Value:
13-AFG	702	\$21,100
31-WD	288	\$2,900
11-OFP	96	\$1,900

Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	4	\$1,200
Rec Room Condition:	Rec Room Area: 0	Rec Room Value: \$0

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:

Permit / Construction History							
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:				
10/4/2021	21-0655	\$16,320.00	WDDK				
6/6/2012	12-1113	\$280,000.00	NEWDWLG				
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
11/28/2011		\$2,310,000.00	Invalid		Land		
6/8/2012		\$79,900.00	Valid		Land		
12/14/2012		\$383,194.00	Invalid		Land and Improvements		
1/20/2020		\$440,000.00	Invalid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.375	Gross				\$89,800	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:			
16,335	0.375			\$89,800			
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light		7/1/2022	All Public		
Valuation/Explanation							
Dwelling #	928 1037 000- 1						
Description	Area				Value Amount		
Living Area:							
First Story:	2,508				\$262,838.40		
Second Story:	0				\$0.00		
Additional Story:	0				\$0.00		
Attic/Finished Net:	0				\$0.00		
Half Story/Finished Net:	0				\$0.00		
Base Price					\$262,838.40		
Unfinished Living Area:							
Room/Unfinished:	0				\$0.00		
Unfinished Basement:	1,277				\$30,239.36		
Half Story/Unfinished:					\$0.00		
Structure Info, Features and Attachments:							
Heating/AC	Air Conditioning - Same Ducts				\$9,197.94		
Plumbing	0 - Half Bath 4 - Full Bath				\$21,966.00		
Finished Basement Living Area	1,231				\$33,224.69		
Features:	4				\$1,200.00		
Attachments:	1,086				\$25,900.00		
Adjusted Base Price					\$384,566.39		
Changes/Adjustments							
Grade Adjustment:	B 128%				\$457,556.98		
Market Adjustment:	20%				\$549,068.38		
CDU Adjustment:	91				\$499,700.00		
Complete:	100				\$499,700.00		
Dollar Adjustments					(\$1,600.00)		
Dwelling Value					\$498,100.00		

Other Building Improvements	0	\$0.00
Total Improvement Value		\$498,100.00
Total Land Value		\$89,800.00
Total Assessed Value		\$587,900.00

Parcel Numbers: 928-1038-000 Property Address: 10000 31ST ST S Municipality: Franklin, City of

Owner Name: BALISTRERI, JAMES J Mailing Address: 10000 S 31ST ST FRANKLIN, WI 53132 Land Use: Residential

Property Photograph:	Legal Description:	Building Sketch:
	HIDDEN OAKS SE 1/4 SEC 25-5-21 LOT 38 AND AN UNDIVIDABLE	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood:	
	2512-Franklin	

Building Description

Dwelling #	928 1038 000- 1		
Year Built:	1/1/2012	Exterior Wall:	01-Wood
Year Remodeled:	1/1/2012	Bedrooms:	3
Remodeled/Effective Age:	-10	Full Baths:	2
Building Type/Style:	14-Modern Single Story	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	B+	Room Count:	6
CDU/Overall Condition:	Average	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:		Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
928 1038 000- 1	2,105	0	0	0	0	0	2,105

Attachment Description(s):	Area:	Attachment Value:
13-AFG	912	\$27,400
11-OPF	90	\$1,800
31-WD	528	\$5,300

Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	2	\$600
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements						
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:	
Permit / Construction History						
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:			
11/6/2014	2710	\$15,200.00	WDDK			
6/5/2012	12-1088	\$200,000.00	NEWDWLG			
Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
4/16/2012		\$79,900.00	Valid		Land	
9/30/2013		\$350,000.00	Invalid		Land and Improvements	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	0.375	Gross				\$89,800
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
16,335	0.375			\$89,800		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Paved	Light			All Public	

Valuation/Explanation		
Dwelling #	928 1038 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	2,105	\$226,750.60
Second Story:	0	\$0.00
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$226,750.60
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	2,105	\$44,689.15
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$5,178.30
Plumbing	0 - Half Bath 2 - Full Bath	\$7,322.00
Finished Basement Living Area	0	\$0.00
Features:	3	\$2,600.00
Attachments:	1,530	\$34,500.00
Adjusted Base Price		\$321,040.05
Changes/Adjustments		
Grade Adjustment:	B+ 135%	\$383,319.07
Market Adjustment:	23%	\$471,482.45
CDU Adjustment:	86	\$405,500.00
Complete:	100	\$405,500.00
Dollar Adjustments		\$500.00
Dwelling Value		\$406,000.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$406,000.00
Total Land Value		\$89,800.00
Total Assessed Value		\$495,800.00

Parcel Numbers: 928-1039-000 Property Address: 10014 31ST ST S Municipality: Franklin, City of

Owner Name: WROBLEWSKI, BENJAMIN J & CRYSTAL Mailing Address: 10014 S 31ST ST FRANKLIN, WI 53132 Land Use: Residential

Property Photograph:	Legal Description:	Building Sketch:
	HIDDEN OAKS SE 1/4 SEC 25-5-21 LOT 39 AND AN UNDIVIDABLE	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood:	
	2512-Franklin	

Building Description

Dwelling #	928 1039 000- 1		
Year Built:	1/1/2018	Exterior Wall:	01-Wood
Year Remodeled:	1/1/2018	Bedrooms:	3
Remodeled/Effective Age:	-4	Full Baths:	2
Building Type/Style:	14-Modern Single Story	Half Baths:	1
Story:	1.00	Rough-in:	0
Grade:	B+	Room Count:	3
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
928 1039 000- 1	2,051	0	0	0	0	0	2,051

Attachment Description(s):	Area:	Attachment Value:
11-OFP	125	\$2,500
13-AFG	694	\$20,800
31-WD	432	\$4,300

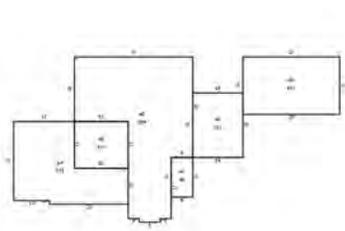
Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	1	\$300
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements							
Structure Type:		Year Built:	Area:	Construction:	Condition:	Value:	
Permit / Construction History							
Date of Permit:		Permit Number:	Permit Amount:		Details of Permit:		
5/16/2018		18-1210	\$10,000.00		HVAC		
5/16/2018		18-1206	\$242,900.00		NEWDWLG		
2/4/2020		20-0360	\$25,493.00		WOOD DECK		
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
11/28/2011		\$2,310,000.00	Invalid		Land		
6/19/2019		\$433,000.00	Valid		Land and Improvements		
10/31/2017		\$460,000.00	Invalid		Land		
4/13/2012		\$365,000.00	Invalid		Land		
Land Breakdown							
Land Class:		Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site		0.375	Gross				\$89,800
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:		Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:	
16,335		0.375				\$89,800	
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		

Valuation/Explanation		
Dwelling #	928 1039 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	2,051	\$221,692.59
Second Story:	0	\$0.00
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$221,692.59
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	2,051	\$43,809.36
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$5,045.46
Plumbing	1 - Half Bath 2 - Full Bath	\$12,203.00
Finished Basement Living Area	0	\$0.00
Features:	2	\$2,300.00
Attachments:	1,251	\$27,600.00
Adjusted Base Price		\$312,650.41
Changes/Adjustments		
Grade Adjustment:	B+ 135%	\$381,713.05
Market Adjustment:	11%	\$423,701.49
CDU Adjustment:	96	\$406,800.00
Complete:	100	\$406,800.00
Dollar Adjustments		\$1,100.00
Dwelling Value		\$407,900.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$407,900.00
Total Land Value		\$89,800.00
Total Assessed Value		\$497,700.00

Parcel Numbers: 928-1040-000 Property Address: 10032 31ST ST S Municipality: Franklin, City of

Owner Name: NAVARRO, WESTON T Mailing Address: 10032 S 31ST ST FRANKLIN, WI 53132 Land Use: Residential

Property Photograph:	Legal Description:	Building Sketch:
	HIDDEN OAKS SE 1/4 SEC 25-5-21 LOT 40 AND AN UNDIVIDABLE	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood:	
	2512-Franklin	

Building Description

Dwelling #	928 1040 000- 1		
Year Built:	1/1/2018	Exterior Wall:	01-Wood
Year Remodeled:	1/1/2018	Bedrooms:	4
Remodeled/Effective Age:	-4	Full Baths:	2
Building Type/Style:	12-Colonial	Half Baths:	1
Story:	2.00	Rough-in:	0
Grade:	B+	Room Count:	4
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
928 1040 000- 1	1,302	1,179	0	0	0	0	2,481

Attachment Description(s):	Area:	Attachment Value:
13-AFG	195	\$5,900
13-AFG	531	\$15,900

Feature Description(s):	Area:	Feature Value:
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
22-Additional Fixture	3	\$900
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements

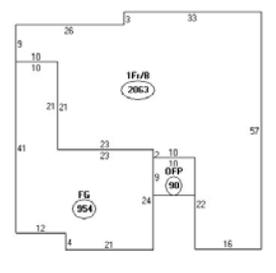
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:

Permit / Construction History							
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:				
2/22/2018	18-0333	\$10,000.00	HVAC				
1/30/2018	18-0190	\$218,200.00	NEWDWLG				
11/6/2018	18-2758	\$16,000.00	WDDK				
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
8/12/2019		\$445,500.00	Invalid		Land and Improvements		
10/31/2017		\$460,000.00	Invalid		Land		
7/31/2018		\$458,700.00	Valid		Land and Improvements		
11/28/2011		\$2,310,000.00	Invalid		Land		
7/16/2012		\$515,000.00	Invalid		Land		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.375	Gross				\$89,800	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:			
16,335	0.375			\$89,800			
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		

Valuation/Explanation		
Dwelling #	928 1040 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,302	\$153,050.10
Second Story:	1,179	\$74,996.19
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$228,046.29
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	1,302	\$30,505.86
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$6,103.26
Plumbing	1 - Half Bath 2 - Full Bath	\$12,203.00
Finished Basement Living Area	0	\$0.00
Features:	4	\$2,900.00
Attachments:	726	\$21,800.00
Adjusted Base Price		\$301,558.41
Changes/Adjustments		
Grade Adjustment:	B+ 135%	\$373,758.85
Market Adjustment:	27%	\$474,673.74
CDU Adjustment:	96	\$455,700.00
Complete:	100	\$455,700.00
Dollar Adjustments		\$500.00
Dwelling Value		\$456,200.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$456,200.00
Total Land Value		\$89,800.00
Total Assessed Value		\$546,000.00

Parcel Numbers: 928-1041-000 Property Address: 10048 31ST ST S Municipality: Franklin, City of

Owner Name: BERNDT TRUST DATED JULY 13, 2006 Mailing Address: 10048 S 31ST ST FRANKLIN, WI 53132 Land Use: Residential

	Legal Description: HIDDEN OAKS SE 1/4 SEC 25-5-21 LOT 41 AND AN UNDIVIDABLE	Building Sketch: 
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 2512-Franklin	

Building Description

Dwelling #	928 1041 000- 1		
Year Built:	1/1/2013	Exterior Wall:	01-Wood
Year Remodeled:	1/1/2013	Bedrooms:	4
Remodeled/Effective Age:	-9	Full Baths:	3
Building Type/Style:	14-Modern Single Story	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	B+	Room Count:	5
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
928 1041 000- 1	2,063	0	0	0	0	990	3,053

Attachment Description(s):	Area:	Attachment Value:
11-OFP	90	\$1,800
13-AFG	954	\$28,600

Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	2	\$600
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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Permit / Construction History							
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:				
6/1/2012	12-1078	\$200,000.00	NEWDWLG				
5/15/2013	13-0821	\$35,000.00	BSMTREMOD				
3/27/2013	13-0419	\$3,200.00	HVAC				
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
3/20/2017		\$402,900.00	Invalid		Land and Improvements		
8/9/2013		\$385,920.00	Invalid		Land and Improvements		
1/6/2012		\$439,500.00	Invalid		Land		
11/28/2011		\$2,310,000.00	Invalid		Land		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.375	Gross				\$89,800	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:			Assessed Land Value:	
16,335	0.375					\$89,800	
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		

Valuation/Explanation		
Dwelling #	928 1041 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	2,063	\$222,989.67
Second Story:	0	\$0.00
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$222,989.67
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	1,073	\$26,835.73
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$7,510.38
Plumbing	0 - Half Bath 3 - Full Bath	\$14,644.00
Finished Basement Living Area	990	\$26,720.10
Features:	2	\$600.00
Attachments:	1,044	\$30,400.00
Adjusted Base Price		\$329,699.88
Changes/Adjustments		
Grade Adjustment:	B+ 135%	\$403,244.84
Market Adjustment:	20%	\$483,893.81
CDU Adjustment:	92	\$445,200.00
Complete:	100	\$445,200.00
Dollar Adjustments		(\$900.00)
Dwelling Value		\$444,300.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$444,300.00
Total Land Value		\$89,800.00
Total Assessed Value		\$534,100.00

Parcel Numbers: 928-1042-000 Property Address: 10066 31ST ST S Municipality: Franklin, City of

Owner Name: DOMASHEVSKY, LUBOMYR Mailing Address: 10066 S 31ST ST FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	Building Sketch:
	HIDDEN OAKS SE 1/4 SEC 25-5-21 LOT 42 AND AN UNDIVIDABLE	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 2512-Franklin	

Building Description

Dwelling #	928 1042 000- 1		
Year Built:	1/1/2018	Exterior Wall:	01-Wood
Year Remodeled:	1/1/2018	Bedrooms:	4
Remodeled/Effective Age:	-4	Full Baths:	2
Building Type/Style:	12-Colonial	Half Baths:	1
Story:	2.00	Rough-in:	0
Grade:	B+	Room Count:	4
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
928 1042 000- 1	1,214	1,218	0	0	0	0	2,432

Attachment Description(s):	Area:	Attachment Value:
13-AFG	255	\$7,700
13-AFG	429	\$12,900
99-Additional Attachments	24	\$2,400
99-Additional Attachments	22	\$2,200
31-WD	228	\$2,300

Feature Description(s): 22-Additional Fixture	Area: 4	Feature Value: \$1,200
Rec Room Condition: Average	Rec Room Area: 829	Rec Room Value: \$4,145
05-Metal Fireplace	1	\$2,000
Rec Room Condition: Average	Rec Room Area: 829	Rec Room Value: \$4,145

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
3/12/2018	18-0421	\$10,000.00	HVAC
8/30/2018	18-2186	\$16,000.00	WDDK
7/10/2020	20-1788	\$13,500.00	INTREMOD
7/28/2020	20-1985	\$1,500.00	DUCTWK
2/21/2018	18-0315	\$217,450.00	NEWDWLG

Ownership/Sales History

Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
7/16/2012		\$515,000.00	Invalid		Land	
10/31/2018		\$470,000.00	Valid		Land and Improvements	
11/28/2011		\$2,310,000.00	Invalid		Land	
10/31/2017		\$460,000.00	Invalid		Land	

Land Breakdown

Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	0.375	Gross				\$89,800

Acreage/Squarefoot Variables

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Land Data & Computations

Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:
16,335	0.375			\$89,800

General Information

Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:
Level	Paved	Light			All Public

Valuation/Explanation		
Dwelling #	928 1042 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,214	\$145,182.26
Second Story:	1,218	\$77,001.96
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$222,184.22
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	1,214	\$29,051.02
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$5,982.72
Plumbing	1 - Half Bath 2 - Full Bath	\$12,203.00
Finished Basement Living Area	0	\$0.00
Features:	5	\$3,200.00
Attachments:	958	\$27,500.00
Adjusted Base Price		\$300,120.96
Changes/Adjustments		
Grade Adjustment:	B+ 135%	\$363,718.30
Market Adjustment:	33%	\$483,745.33
CDU Adjustment:	96	\$464,400.00
Complete:	100	\$464,400.00
Dollar Adjustments		(\$500.00)
Dwelling Value		\$463,900.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$463,900.00
Total Land Value		\$89,800.00
Total Assessed Value		\$553,700.00

Parcel Numbers: 928-1043-000 Property Address: 10078 31ST ST S Municipality: Franklin, City of

Owner Name: SKIBINSKI, BRIAN & NICOLE Mailing Address: 10078 S 31ST ST FRANKLIN, WI 53132 Land Use: Residential

Property Photograph:	Legal Description:	Building Sketch:
	HIDDEN OAKS SE 1/4 SEC 25-5-21 LOT 43 AND AN UNDIVIDABLE	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood:	
	2512-Franklin	

Building Description

Dwelling #	928 1043 000- 1		
Year Built:	1/1/2007	Exterior Wall:	01-Wood
Year Remodeled:	1/1/2007	Bedrooms:	3
Remodeled/Effective Age:	-15	Full Baths:	2
Building Type/Style:	12-Colonial	Half Baths:	1
Story:	2.00	Rough-in:	0
Grade:	B+	Room Count:	4
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
928 1043 000- 1	1,467	1,294	0	0	0	0	2,761

Attachment Description(s):	Area:	Attachment Value:
13-AFG	913	\$27,400
11-OFP	96	\$1,900
31-WD	454	\$4,500

Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	1	\$300
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements

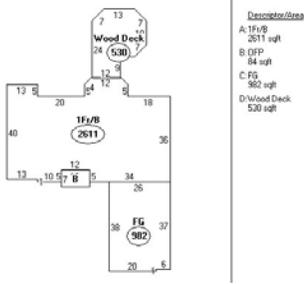
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:

Permit / Construction History							
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:				
4/23/2007	824	\$239,165.00	NEWDWLG				
5/28/2009	828	\$3,500.00	WDDK				
3/20/2017	17-0548	\$3,535.00	FURREPLAC				
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
2/13/2017		\$272,000.00	Invalid		Land and Improvements		
1/29/2007		\$119,900.00	Valid		Land		
5/19/2017		\$346,500.00	Invalid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.420	Gross				\$92,900	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:			
18,295	0.420			\$92,900			
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		
Valuation/Explanation							
Dwelling #	928 1043 000- 1						
Description	Area			Value Amount			
Living Area:							
First Story:	1,467			\$168,822.36			
Second Story:	1,294			\$81,340.84			
Additional Story:	0			\$0.00			
Attic/Finished Net:	0			\$0.00			
Half Story/Finished Net:	0			\$0.00			
Base Price				\$250,163.20			
Unfinished Living Area:							
Room/Unfinished:	0			\$0.00			
Unfinished Basement:	1,467			\$33,403.59			
Half Story/Unfinished:				\$0.00			
Structure Info, Features and Attachments:							
Heating/AC	Air Conditioning - Same Ducts			\$6,792.06			
Plumbing	1 - Half Bath 2 - Full Bath			\$12,203.00			
Finished Basement Living Area	0			\$0.00			
Features:	1			\$300.00			
Attachments:	1,463			\$33,800.00			
Adjusted Base Price				\$336,661.85			
Changes/Adjustments							
Grade Adjustment:	B+ 135%			\$408,458.50			
Market Adjustment:	31%			\$535,080.63			
CDU Adjustment:	86			\$460,200.00			
Complete:	100			\$460,200.00			
Dollar Adjustments				\$700.00			
Dwelling Value				\$460,900.00			

Other Building Improvements	0	\$0.00
Total Improvement Value		\$460,900.00
Total Land Value		\$92,900.00
Total Assessed Value		\$553,800.00

Parcel Numbers: 928-1044-000 Property Address: 10094 31ST ST S Municipality: Franklin, City of

Owner Name: BLINDERMAN, ANDREW J & MELISSA J Mailing Address: 10094 S31ST ST FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	Building Sketch:
	HIDDEN OAKS SE 1/4 SEC 25-5-21 LOT 44 AND AN UNDIVIDABLE	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 2512-Franklin	

Building Description

Dwelling #	928 1044 000- 1		
Year Built:	1/1/2011	Exterior Wall:	01-Wood
Year Remodeled:	1/1/2011	Bedrooms:	4
Remodeled/Effective Age:	-11	Full Baths:	2
Building Type/Style:	14-Modern Single Story	Half Baths:	2
Story:	1.00	Rough-in:	0
Grade:	B+	Room Count:	5
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
928 1044 000- 1	2,611	0	0	0	0	1,500	4,111

Attachment Description(s):	Area:	Attachment Value:
11-OFP	84	\$1,700
13-AFG	982	\$29,500
31-WD	530	\$5,300

Feature Description(s):	Area:	Feature Value:
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
22-Additional Fixture	5	\$1,500
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
7/20/2011	1468	\$8,471.00	FURN/AC
6/3/2011	1009	\$347,426.00	NEWDWLG
11/30/2011	2547	\$14,800.00	WDDK

Ownership/Sales History

Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
6/17/2013		\$195,600.00	Invalid		Land and Improvements	
5/13/2013		\$391,200.00	Invalid		Land and Improvements	
10/18/2013		\$420,000.00	Valid		Land and Improvements	
1/31/2007		\$119,900.00	Valid		Land	
12/17/2010		\$90,000.00	Valid		Land	

Land Breakdown

Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	0.488	Gross				\$96,900

Acreage/Squarefoot Variables

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Land Data & Computations

Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:
21,257	0.488			\$96,900

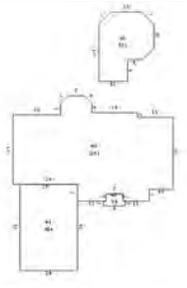
General Information

Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:
Level	Paved	Light			All Public

Valuation/Explanation		
Dwelling #	928 1044 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	2,611	\$271,805.10
Second Story:	0	\$0.00
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$271,805.10
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	1,111	\$27,363.93
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$10,113.06
Plumbing	2 - Half Bath 2 - Full Bath	\$17,084.00
Finished Basement Living Area	1,500	\$40,485.00
Features:	6	\$3,500.00
Attachments:	1,596	\$36,500.00
Adjusted Base Price		\$406,851.09
Changes/Adjustments		
Grade Adjustment:	B+ 135%	\$495,248.97
Market Adjustment:	16%	\$574,488.81
CDU Adjustment:	90	\$517,000.00
Complete:	100	\$517,000.00
Dollar Adjustments		\$900.00
Dwelling Value		\$517,900.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$517,900.00
Total Land Value		\$96,900.00
Total Assessed Value		\$614,800.00

Parcel Numbers: 928-1045-000 Property Address: 10100 34TH ST S Municipality: Franklin, City of

Owner Name: ROSS, RICHARD S & AMANDA J Mailing Address: 10100 S 34TH ST FRANKLIN, WI 53132 Land Use: Residential

Property Photograph:	Legal Description:	Building Sketch:
	HIDDEN OAKS SE 1/4 SEC 25-5-21 LOT 45 AND AN UNDIVIDABLE	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood:	
	2512-Franklin	

Building Description

Dwelling #	928 1045 000- 1		
Year Built:	1/1/2008	Exterior Wall:	01-Wood
Year Remodeled:	1/1/2008	Bedrooms:	3
Remodeled/Effective Age:	-14	Full Baths:	2
Building Type/Style:	14-Modern Single Story	Half Baths:	1
Story:	1.00	Rough-in:	0
Grade:	B	Room Count:	4
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
928 1045 000- 1	2,251	0	0	0	0	0	2,251

Attachment Description(s):	Area:	Attachment Value:
13-AFG	864	\$25,900
11-OPF	39	\$800

Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	6	\$1,800
Rec Room Condition:	Rec Room Area:	Rec Room Value:
Good	1,063	\$6,378
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
Good	1,063	\$6,378

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:

Permit / Construction History							
Date of Permit:		Permit Number:		Permit Amount:		Details of Permit:	
3/14/2012		12-0425		\$5,000.00		BSMTREMOD	
11/15/2007		2852		\$263,700.00		NEWDWLG	
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
2/20/2007		\$114,900.00	Valid		Land		
Land Breakdown							
Land Class:		Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site		0.447	Gross				\$94,500
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:		Total Acreage:		Depth:		Assessed Land Value:	
19,471		0.447				\$94,500	
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		
Valuation/Explanation							
Dwelling #				928 1045 000- 1			
Description				Area		Value Amount	
Living Area:							
First Story:				2,251		\$239,641.46	
Second Story:				0		\$0.00	
Additional Story:				0		\$0.00	
Attic/Finished Net:				0		\$0.00	
Half Story/Finished Net:				0		\$0.00	
Base Price						\$239,641.46	
Unfinished Living Area:							
Room/Unfinished:				0		\$0.00	
Unfinished Basement:				2,251		\$46,955.86	
Half Story/Unfinished:						\$0.00	
Structure Info, Features and Attachments:							
Heating/AC				Air Conditioning - Same Ducts		\$5,537.46	
Plumbing				1 - Half Bath 2 - Full Bath		\$12,203.00	
Finished Basement Living Area				0		\$0.00	
Features:				7		\$3,800.00	
Attachments:				903		\$26,700.00	
Adjusted Base Price						\$334,837.78	
Changes/Adjustments							
Grade Adjustment:				B 128%		\$389,552.36	
Market Adjustment:				24%		\$483,044.92	
CDU Adjustment:				87		\$420,200.00	
Complete:				100		\$420,200.00	
Dollar Adjustments						(\$700.00)	
Dwelling Value						\$419,500.00	

Other Building Improvements	0	\$0.00
Total Improvement Value		\$419,500.00
Total Land Value		\$94,500.00
Total Assessed Value		\$514,000.00

Parcel Numbers: 928-1046-000 Property Address: 10118 34TH ST S Municipality: Franklin, City of

Owner Name: KNAPP, JOHN P Mailing Address: 10118 S 34TH ST FRANKLIN, WI 53132 Land Use: Residential

Property Photograph:	Legal Description:	Building Sketch:
	HIDDEN OAKS SE 1/4 SEC 25-5-21 LOT 46 AND AN UNDIVIDABLE	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood:	
	2512-Franklin	

Building Description

Dwelling #	928 1046 000- 1		
Year Built:	1/1/2012	Exterior Wall:	01-Wood
Year Remodeled:	1/1/2012	Bedrooms:	4
Remodeled/Effective Age:	-10	Full Baths:	2
Building Type/Style:	12-Colonial	Half Baths:	1
Story:	2.00	Rough-in:	0
Grade:	B	Room Count:	5
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
928 1046 000- 1	1,389	1,184	0	0	0	0	2,573

Attachment Description(s):	Area:	Attachment Value:
13-AFG	1,143	\$34,300
11-OFP	77	\$1,500

Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	2	\$600
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:

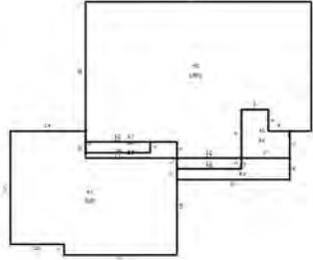
Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
5/22/2012	12-0976	\$250,000.00	NEWDWLG

Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
11/28/2011		\$2,310,000.00	Invalid		Land		
1/6/2012		\$439,500.00	Invalid		Land		
3/22/2013		\$350,000.00	Invalid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.375	Gross				\$89,800	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
16,335	0.375				\$89,800		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		
Valuation/Explanation							
Dwelling #				928 1046 000- 1			
Description				Area		Value Amount	
Living Area:							
First Story:				1,389		\$162,082.41	
Second Story:				1,184		\$75,314.24	
Additional Story:				0		\$0.00	
Attic/Finished Net:				0		\$0.00	
Half Story/Finished Net:				0		\$0.00	
Base Price						\$237,396.65	
Unfinished Living Area:							
Room/Unfinished:				0		\$0.00	
Unfinished Basement:				1,389		\$32,224.80	
Half Story/Unfinished:						\$0.00	
Structure Info, Features and Attachments:							
Heating/AC				Air Conditioning - Same Ducts		\$6,329.58	
Plumbing				1 - Half Bath 2 - Full Bath		\$12,203.00	
Finished Basement Living Area				0		\$0.00	
Features:				2		\$600.00	
Attachments:				1,220		\$35,800.00	
Adjusted Base Price						\$324,554.03	
Changes/Adjustments							
Grade Adjustment:				B 128%		\$368,837.16	
Market Adjustment:				33%		\$490,553.42	
CDU Adjustment:				91		\$446,400.00	
Complete:				100		\$446,400.00	
Dollar Adjustments						\$1,500.00	
Dwelling Value						\$447,900.00	
Other Building Improvements				0		\$0.00	
Total Improvement Value						\$447,900.00	
Total Land Value						\$89,800.00	
Total Assessed Value						\$537,700.00	

Parcel Numbers: 928-1047-000 Property Address: 10134 34TH ST S Municipality: Franklin, City of

Owner Name: KALICH, ROBERT A Mailing Address: 10134 S 34TH ST FRANKLIN, WI 53132 Land Use: Residential

Property Photograph:	Legal Description:	Building Sketch:
	HIDDEN OAKS SE 1/4 SEC 25-5-21 LOT 47 AND AN UNDIVIDABLE	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood:	
	2512-Franklin	

Building Description

Dwelling #	928 1047 000- 1		
Year Built:	1/1/2012	Exterior Wall:	01-Wood
Year Remodeled:	1/1/2012	Bedrooms:	4
Remodeled/Effective Age:	-10	Full Baths:	2
Building Type/Style:	12-Colonial	Half Baths:	1
Story:	2.00	Rough-in:	0
Grade:	B	Room Count:	5
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
928 1047 000- 1	1,147	1,157	0	0	0	0	2,304

Attachment Description(s):	Area:	Attachment Value:
11-OFP	24	\$500
13-AFG	51	\$1,500
11-OFP	60	\$1,200
13-AFG	608	\$18,200

Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	3	\$900
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements						
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:	
Permit / Construction History						
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:			
12/27/2012	342569	\$7,900.00	FURN AC			
11/15/2012	271346	\$199,150.00	NEWDWLG			
Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
8/6/2021		\$490,000.00	Valid		Land and Improvements	
10/30/2012		\$89,667.00	Valid		Land	
6/22/2012		\$475,000.00	Invalid		Land	
11/28/2011		\$2,310,000.00	Invalid		Land	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	0.375	Gross				\$89,800
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
16,335	0.375			\$89,800		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Paved	Light			All Public	

Valuation/Explanation		
Dwelling #	928 1047 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,147	\$139,624.31
Second Story:	1,157	\$73,596.77
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$213,221.08
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	1,147	\$28,250.61
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$5,667.84
Plumbing	1 - Half Bath 2 - Full Bath	\$12,203.00
Finished Basement Living Area	0	\$0.00
Features:	4	\$2,900.00
Attachments:	743	\$21,400.00
Adjusted Base Price		\$283,642.53
Changes/Adjustments		
Grade Adjustment:	B 128%	\$331,958.44
Market Adjustment:	32%	\$438,185.14
CDU Adjustment:	91	\$398,700.00
Complete:	100	\$398,700.00
Dollar Adjustments		\$1,500.00
Dwelling Value		\$400,200.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$400,200.00
Total Land Value		\$89,800.00
Total Assessed Value		\$490,000.00

Parcel Numbers: 928-1048-000 Property Address: 10150 34TH ST S Municipality: Franklin, City of

Owner Name: Glenford D. Brown Mailing Address: 10150 South 34th Street Franklin, WI 53132 Land Use: Residential

Property Photograph:	Legal Description:	Building Sketch:
	HIDDEN OAKS SE 1/4 SEC 25-5-21 LOT 48 AND AN UNDIVIDABLE	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood:	
	2512-Franklin	

Building Description

Dwelling #	928 1048 000- 1		
Year Built:	1/1/2012	Exterior Wall:	01-Wood
Year Remodeled:	1/1/2012	Bedrooms:	5
Remodeled/Effective Age:	-10	Full Baths:	3
Building Type/Style:	13-Contemporary	Half Baths:	1
Story:	2.00	Rough-in:	0
Grade:	B	Room Count:	6
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
928 1048 000- 1	1,296	1,248	0	0	0	0	2,544

Attachment Description(s):	Area:	Attachment Value:
13-AFG	102	\$3,100
11-OPF	60	\$1,200
13-AFG	582	\$17,500

Feature Description(s):	Area:	Feature Value:
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
Average	646	\$3,230
22-Additional Fixture	5	\$1,500
Rec Room Condition:	Rec Room Area:	Rec Room Value:
Average	646	\$3,230

Other Building Improvements							
Structure Type:		Year Built:	Area:	Construction:	Condition:	Value:	
Permit / Construction History							
Date of Permit:		Permit Number:		Permit Amount:		Details of Permit:	
1/2/2013		13-0006		\$7,775.00		HVAC	
10/23/2012		195741		\$250,000.00		NEWDWLG	
12/21/2017		17-2922		\$20,000.00		BSMT REMOD	
1/25/2018		18-0173		\$300.00		HVAC-DUCTWK	
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
11/28/2011		\$2,310,000.00	Invalid		Land		
7/26/2012		\$189,800.00	Invalid		Land		
4/25/2013		\$367,000.00	Invalid		Land and Improvements		
5/12/2022	11248062	\$652,000.00	Valid	W/C D - Warrant/Condo Deed	Land and Improvements	Other	
Land Breakdown							
Land Class:		Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site		0.375	Gross				\$89,800
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:		Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:	
16,335		0.375				\$89,800	
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		

Valuation/Explanation		
Dwelling #	928 1048 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,296	\$153,627.84
Second Story:	1,248	\$78,898.56
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$232,526.40
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	1,296	\$30,689.28
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$6,258.24
Plumbing	1 - Half Bath 3 - Full Bath	\$19,525.00
Finished Basement Living Area	0	\$0.00
Features:	6	\$3,500.00
Attachments:	744	\$21,800.00
Adjusted Base Price		\$314,298.92
Changes/Adjustments		
Grade Adjustment:	B 128%	\$369,918.62
Market Adjustment:	30%	\$480,894.20
CDU Adjustment:	91	\$437,600.00
Complete:	100	\$437,600.00
Dollar Adjustments		\$1,200.00
Dwelling Value		\$438,800.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$438,800.00
Total Land Value		\$89,800.00
Total Assessed Value		\$528,600.00

Parcel Numbers: 928-1049-000 Property Address: 10162 34TH ST S Municipality: Franklin, City of

Owner Name: MERCADO, JOSEPH L Mailing Address: 10162 S 34TH ST FRANKLIN, WI 53132 Land Use: Residential

Property Photograph:	Legal Description:	Building Sketch:
	HIDDEN OAKS SE 1/4 SEC 25-5-21 LOT 49 AND AN UNDIVIDABLE	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood:	
	2512-Franklin	

Building Description

Dwelling #	928 1049 000- 1		
Year Built:	1/1/2012	Exterior Wall:	01-Wood
Year Remodeled:	1/1/2012	Bedrooms:	3
Remodeled/Effective Age:	-10	Full Baths:	2
Building Type/Style:	14-Modern Single Story	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	A-	Room Count:	4
CDU/Overall Condition:	Average	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:		Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
928 1049 000- 1	2,040	0	0	0	0	0	2,040

Attachment Description(s):	Area:	Attachment Value:
13-AFG	977	\$29,300
11-OFP	90	\$1,800

Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	5	\$1,500
Rec Room Condition:	Rec Room Area:	Rec Room Value:
Very Good	1,025	\$7,175
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
Very Good	1,025	\$7,175

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:

Permit / Construction History							
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:				
1/4/2012	12-0005	\$165,000.00	NEWDWLG				
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
6/19/2020		\$445,000.00	Valid		Land and Improvements		
1/6/2012		\$439,500.00	Invalid		Land		
11/28/2011		\$2,310,000.00	Invalid		Land		
6/22/2018		\$433,000.00	Valid		Land and Improvements		
7/20/2012		\$372,165.00	Invalid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.375	Gross				\$89,800	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:			
16,335	0.375			\$89,800			
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		
Valuation/Explanation							
Dwelling #	928 1049 000- 1						
Description	Area			Value Amount			
Living Area:							
First Story:	2,040			\$221,564.40			
Second Story:	0			\$0.00			
Additional Story:	0			\$0.00			
Attic/Finished Net:	0			\$0.00			
Half Story/Finished Net:	0			\$0.00			
Base Price				\$221,564.40			
Unfinished Living Area:							
Room/Unfinished:	0			\$0.00			
Unfinished Basement:	2,040			\$43,860.00			
Half Story/Unfinished:				\$0.00			
Structure Info, Features and Attachments:							
Heating/AC	Air Conditioning - Same Ducts			\$5,018.40			
Plumbing	0 - Half Bath 2 - Full Bath			\$7,322.00			
Finished Basement Living Area	0			\$0.00			
Features:	6			\$3,500.00			
Attachments:	1,067			\$31,100.00			
Adjusted Base Price				\$312,364.80			
Changes/Adjustments							
Grade Adjustment:	A- 145%			\$402,758.96			
Market Adjustment:	27%			\$511,503.88			
CDU Adjustment:	86			\$439,900.00			
Complete:	100			\$439,900.00			
Dollar Adjustments				(\$1,500.00)			
Dwelling Value				\$438,400.00			

Other Building Improvements	0	\$0.00
Total Improvement Value		\$438,400.00
Total Land Value		\$89,800.00
Total Assessed Value		\$528,200.00

Parcel Numbers: 928-1050-000	Property Address: 10176 34TH ST S	Municipality: Franklin, City of
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Owner Name: JUNEAU, BRIAN M	Mailing Address: 10176 S 34TH ST FRANKLIN, WI 53132	Land Use: Residential
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Property Photograph: 	Legal Description: HIDDEN OAKS SE 1/4 SEC 25-5-21 LOT 50 AND AN UNDIVIDABLE	Building Sketch: 
Parcel Sketch and Site Map obtained from the County GIS		
Neighborhood: 2512-Franklin		

Building Description

Dwelling #	928 1050 000- 1		
Year Built:	1/1/2013	Exterior Wall:	01-Wood
Year Remodeled:	1/1/2013	Bedrooms:	4
Remodeled/Effective Age:	-9	Full Baths:	2
Building Type/Style:	13-Contemporary	Half Baths:	1
Story:	2.00	Rough-in:	0
Grade:	B+	Room Count:	5
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
928 1050 000- 1	1,416	1,424	0	0	0	0	2,840

Attachment Description(s):	Area:	Attachment Value:
13-AFG	102	\$3,100
13-AFG	14	\$400
13-AFG	84	\$2,500
13-AFG	846	\$25,400
11-OFP	134	\$2,700

Feature Description(s): 22-Additional Fixture	Area: 8	Feature Value: \$2,400
Rec Room Condition: Average	Rec Room Area: 1,100	Rec Room Value: \$5,500
05-Metal Fireplace	1	\$2,000
Rec Room Condition: Average	Rec Room Area: 1,100	Rec Room Value: \$5,500

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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Permit / Construction History

Date of Permit: 4/16/2013	Permit Number: 13-0554	Permit Amount: \$225,000.00	Details of Permit: NEWDWLG
10/2/2020	20-2860	\$33,000.00	INTREMOD

Ownership/Sales History

Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
11/28/2011		\$2,310,000.00	Invalid		Land	
7/16/2012		\$515,000.00	Invalid		Land	
12/13/2013		\$400,000.00	Invalid		Land and Improvements	

Land Breakdown

Land Class: A-Residential Primary Site	Acreage: 0.375	Unit of Measure: Gross	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value: \$89,800
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Acreage/Squarefoot Variables

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Land Data & Computations

Total Square Footage: 16,335	Total Acreage: 0.375	Depth:	Act. Frontage:	Assessed Land Value: \$89,800
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General Information

Topography: Level	Street/Road: Paved	Fronting Traffic: Light	Inspected By:	Inspected On:	Utilities: All Public
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Valuation/Explanation		
Dwelling #	928 1050 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,416	\$164,015.28
Second Story:	1,424	\$88,188.32
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$252,203.60
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	1,416	\$32,539.68
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$6,986.40
Plumbing	1 - Half Bath 2 - Full Bath	\$12,203.00
Finished Basement Living Area	0	\$0.00
Features:	9	\$4,400.00
Attachments:	1,180	\$34,100.00
Adjusted Base Price		\$342,432.68
Changes/Adjustments		
Grade Adjustment:	B+ 135%	\$410,309.12
Market Adjustment:	34%	\$549,814.22
CDU Adjustment:	92	\$505,800.00
Complete:	100	\$505,800.00
Dollar Adjustments		\$1,000.00
Dwelling Value		\$506,800.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$506,800.00
Total Land Value		\$89,800.00
Total Assessed Value		\$596,600.00

Parcel Numbers: 928-1051-000 Property Address: 10194 34TH ST S Municipality: Franklin, City of

Owner Name: PISKOR, ANDREW J & NATALIE M Mailing Address: 10194 S 34TH ST FRANKLIN, WI 53132 Land Use: Residential

Property Photograph:	Legal Description:	Building Sketch:
	HIDDEN OAKS SE 1/4 SEC 25-5-21 LOT 51 AND AN UNDIVIDABLE	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood:	
	2512-Franklin	

Building Description

Dwelling #	928 1051 000- 1		
Year Built:	1/1/2013	Exterior Wall:	01-Wood
Year Remodeled:	1/1/2013	Bedrooms:	4
Remodeled/Effective Age:	-9	Full Baths:	2
Building Type/Style:	12-Colonial	Half Baths:	1
Story:	2.00	Rough-in:	0
Grade:	B+	Room Count:	5
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
928 1051 000- 1	2,047	859	0	0	0	0	2,906

Attachment Description(s):	Area:	Attachment Value:
13-AFG	630	\$18,900
11-OPF	32	\$600
31-WD	280	\$2,800

Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	9	\$2,700
Rec Room Condition:	Rec Room Area:	Rec Room Value:
Very Good	1,146	\$8,022
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
Very Good	1,146	\$8,022

Other Building Improvements						
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:	
Permit / Construction History						
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:			
8/10/2013	13-1764	\$271,950.00	NEWDWLG			
5/13/2016	16-1052	\$15,000.00	ATT DECK			
Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
11/28/2011		\$2,310,000.00	Invalid		Land	
7/16/2012		\$515,000.00	Invalid		Land	
6/28/2013		\$109,990.00	Valid		Land	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	0.375	Gross				\$89,800
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
16,335	0.375			\$89,800		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Paved	Light			All Public	

Valuation/Explanation		
Dwelling #	928 1051 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	2,047	\$222,324.67
Second Story:	859	\$57,106.32
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$279,430.99
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	2,047	\$44,010.50
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$7,148.76
Plumbing	1 - Half Bath 2 - Full Bath	\$12,203.00
Finished Basement Living Area	0	\$0.00
Features:	10	\$4,700.00
Attachments:	942	\$22,300.00
Adjusted Base Price		\$369,793.25
Changes/Adjustments		
Grade Adjustment:	B+ 135%	\$462,770.89
Market Adjustment:	25%	\$578,463.61
CDU Adjustment:	92	\$532,200.00
Complete:	100	\$532,200.00
Dollar Adjustments		(\$1,200.00)
Dwelling Value		\$531,000.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$531,000.00
Total Land Value		\$89,800.00
Total Assessed Value		\$620,800.00

Parcel Numbers: 928-1052-000 Property Address: 10218 34TH ST S Municipality: Franklin, City of

Owner Name: RUBENKOV, MARINA Mailing Address: 10218 S 34TH ST FRANKLIN, WI 53132 Land Use: Residential

Property Photograph:	Legal Description:	Building Sketch:
	HIDDEN OAKS SE 1/4 SEC 25-5-21 LOT 52 AND AN UNDIVIDABLE	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood:	
	2512-Franklin	

Building Description

Dwelling #	928 1052 000- 1		
Year Built:	1/1/2013	Exterior Wall:	01-Wood
Year Remodeled:	1/1/2013	Bedrooms:	4
Remodeled/Effective Age:	-9	Full Baths:	2
Building Type/Style:	12-Colonial	Half Baths:	1
Story:	2.00	Rough-in:	0
Grade:	B	Room Count:	6
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
928 1052 000- 1	1,423	1,225	0	0	0	0	2,648

Attachment Description(s):	Area:	Attachment Value:
11-OFP	91	\$1,800
13-AFG	1,096	\$32,900
31-WD	84	\$800

Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	6	\$1,800
Rec Room Condition:	Rec Room Area:	Rec Room Value:
Average	879	\$4,395
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
Average	879	\$4,395

Other Building Improvements						
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:	
Permit / Construction History						
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:			
2/22/2013	13-0234	\$3,200.00	HVAC			
6/8/2012	12-1138	\$200,000.00	NEWDWLG			
5/20/2014	14-1056	\$5,500.00	ADDTN			
8/10/2020	20-2130	\$15,000.00	INTREMOD			
Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
7/25/2013		\$356,240.00	Invalid		Land and Improvements	
11/28/2011		\$2,310,000.00	Invalid		Land	
6/13/2012		\$515,000.00	Invalid		Land	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	0.375	Gross				\$89,800
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
16,335	0.375			\$89,800		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Paved	Light			All Public	

Valuation/Explanation		
Dwelling #	928 1052 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,423	\$164,826.09
Second Story:	1,225	\$77,444.50
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$242,270.59
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	1,423	\$32,700.54
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$6,514.08
Plumbing	1 - Half Bath 2 - Full Bath	\$12,203.00
Finished Basement Living Area	0	\$0.00
Features:	7	\$3,800.00
Attachments:	1,271	\$35,500.00
Adjusted Base Price		\$332,988.21
Changes/Adjustments		
Grade Adjustment:	B 128%	\$375,920.91
Market Adjustment:	36%	\$511,252.44
CDU Adjustment:	92	\$470,400.00
Complete:	100	\$470,400.00
Dollar Adjustments		(\$600.00)
Dwelling Value		\$469,800.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$469,800.00
Total Land Value		\$89,800.00
Total Assessed Value		\$559,600.00

Parcel Numbers: 928-1053-000	Property Address: 10232 34TH ST S	Municipality: Franklin, City of
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Owner Name: FLORES III, TONY	Mailing Address: 10232 S 34TH ST FRANKLIN, WI 53132	Land Use: Residential
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Property Photograph: 	Legal Description: HIDDEN OAKS SE 1/4 SEC 25-5-21 LOT 53 AND AN UNDIVIDABLE	Building Sketch: 
Parcel Sketch and Site Map obtained from the County GIS		
Neighborhood: 2512-Franklin		

Building Description

Dwelling #	928 1053 000- 1	
Year Built:	1/1/2012	Exterior Wall: 01-Wood
Year Remodeled:	1/1/2012	Bedrooms: 3
Remodeled/Effective Age:	-10	Full Baths: 2
Building Type/Style:	14-Modern Single Story	Half Baths: 0
Story:	1.00	Rough-in: 0
Grade:	B-	Room Count: 4
CDU/Overall Condition:	Good	Basement Description: Full Basement
Interior Condition:	Same	Heating: Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel: Gas
Bath Condition:	Average	Type of System: Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
928 1053 000- 1	2,033	0	0	0	0	0	2,033

Attachment Description(s):	Area:	Attachment Value:
11-OFP	90	\$1,800
13-AFG	934	\$28,000
31-WD	96	\$1,000

Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	5	\$1,500
Rec Room Condition: Average	Rec Room Area: 1,256	Rec Room Value: \$6,280
05-Metal Fireplace	2	\$4,000
Rec Room Condition: Average	Rec Room Area: 1,256	Rec Room Value: \$6,280

Other Building Improvements							
Structure Type:		Year Built:	Area:	Construction:	Condition:	Value:	
Permit / Construction History							
Date of Permit:		Permit Number:	Permit Amount:		Details of Permit:		
6/5/2012		12-1103	\$200,000.00		NEWDWLG		
2/12/2018		18-0265	\$15,000.00		INTREMOD		
3/12/2018		18-0419	\$2,500.00		HVAC-DUCTWK		
4/20/2018		18-0945	\$3,600.00		FP		
7/23/2015		15-1683	\$4,000.00		WDDK		
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
11/28/2011		\$2,310,000.00	Invalid		Land		
6/13/2012		\$515,000.00	Invalid		Land		
7/19/2013		\$347,000.00	Invalid		Land and Improvements		
6/7/2017		\$365,000.00	Valid		Land and Improvements		
Land Breakdown							
Land Class:		Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site		0.393	Gross				\$91,100
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:		Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:	
17,119		0.393				\$91,100	
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		

Valuation/Explanation		
Dwelling #	928 1053 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	2,033	\$220,804.13
Second Story:	0	\$0.00
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$220,804.13
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	2,033	\$43,709.50
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$5,001.18
Plumbing	0 - Half Bath 2 - Full Bath	\$7,322.00
Finished Basement Living Area	0	\$0.00
Features:	7	\$5,500.00
Attachments:	1,120	\$30,800.00
Adjusted Base Price		\$313,136.81
Changes/Adjustments		
Grade Adjustment:	B- 120%	\$332,204.17
Market Adjustment:	32%	\$438,509.51
CDU Adjustment:	91	\$399,000.00
Complete:	100	\$399,000.00
Dollar Adjustments		\$1,400.00
Dwelling Value		\$400,400.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$400,400.00
Total Land Value		\$91,100.00
Total Assessed Value		\$491,500.00

Parcel Numbers: 928-1054-000 Property Address: 10246 34TH ST S Municipality: Franklin, City of

Owner Name: SOBER, JOSHUA E Mailing Address: 10246 S 34TH ST FRANKLIN, WI 53132 Land Use: Residential

Property Photograph:	Legal Description:	Building Sketch:
	HIDDEN OAKS SE 1/4 SEC 25-5-21 LOT 54 AND AN UNDIVIDABLE	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood:	
	2512-Franklin	

Building Description

Dwelling #	928 1054 000- 1		
Year Built:	1/1/2012	Exterior Wall:	01-Wood
Year Remodeled:	1/1/2012	Bedrooms:	4
Remodeled/Effective Age:	-10	Full Baths:	2
Building Type/Style:	13-Contemporary	Half Baths:	1
Story:	2.00	Rough-in:	0
Grade:	B	Room Count:	6
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
928 1054 000- 1	1,314	1,115	0	0	0	0	2,429

Attachment Description(s):	Area:	Attachment Value:
11-OFP	24	\$500
13-AFG	34	\$1,000
31-WD	208	\$2,100
11-OFP	121	\$2,400
13-AFG	608	\$18,200

Feature Description(s): 22-Additional Fixture	Area: 2	Feature Value: \$600
Rec Room Condition:	Rec Room Area: 0	Rec Room Value: \$0
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area: 0	Rec Room Value: \$0

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
1/19/2012	12-0095	\$290,000.00	NEWDWLG
1/24/2013	13-0108	\$47,549.00	BLDG DAMG RPR
1/4/2013	13-0016	\$10,000.00	FIRE REPAIR

Ownership/Sales History

Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
12/11/2013		\$393,000.00	Invalid		Land and Improvements	
6/14/2012		\$350,000.00	Invalid		Land and Improvements	
11/28/2011		\$2,310,000.00	Invalid		Land	
12/30/2011		\$241,700.00	Invalid		Land	
3/30/2012		\$159,800.00	Invalid		Land	

Land Breakdown

Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	0.423	Gross				\$92,600

Acreage/Squarefoot Variables

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Land Data & Computations

Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:
18,426	0.423			\$92,600

General Information

Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:
Level	Paved	Light			All Public

Valuation/Explanation		
Dwelling #	928 1054 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,314	\$154,460.70
Second Story:	1,115	\$71,270.80
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$225,731.50
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	1,314	\$30,787.02
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$5,975.34
Plumbing	1 - Half Bath 2 - Full Bath	\$12,203.00
Finished Basement Living Area	0	\$0.00
Features:	3	\$2,600.00
Attachments:	995	\$24,200.00
Adjusted Base Price		\$301,496.86
Changes/Adjustments		
Grade Adjustment:	B 128%	\$351,611.98
Market Adjustment:	30%	\$457,095.58
CDU Adjustment:	91	\$416,000.00
Complete:	100	\$416,000.00
Dollar Adjustments		(\$500.00)
Dwelling Value		\$415,500.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$415,500.00
Total Land Value		\$92,600.00
Total Assessed Value		\$508,100.00

Parcel Numbers: 928-1055-000	Property Address: 34TH ST S	Municipality: Franklin, City of
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Owner Name: HIDDEN OAKS HOMEOWNERS ASSOCIATION INC	Mailing Address: 13400 BISHOPS LN SUITE 270 BROOKFIELD, WI 53005	Land Use: Residential
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Property Photograph:	Legal Description: HIDDEN OAKS SE 1/4 SEC 25-5-21 OUTLOT 1	Building Sketch:
<small>Describe/Draw</small>	<small>Describe/Draw</small>	<small>Describe/Draw</small>
Parcel Sketch and Site Map obtained from the County GIS		
Neighborhood: 2512-Franklin		

Building Description

Dwelling #	
Year Built:	Exterior Wall:
Year Remodeled:	Bedrooms:
Remodeled/Effective Age:	Full Baths:
Building Type/Style:	Half Baths:
Story:	Rough-in: 0
Grade:	Room Count:
CDU/Overall Condition:	Basement Description:
Interior Condition:	Heating:
Kitchen Condition:	Type of Fuel:
Bath Condition:	Type of System:

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished: 0
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Attachment Description(s):	Area:	Attachment Value:
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Feature Description(s):	Area:	Feature Value:
Rec Room Condition:	Rec Room Area:	Rec Room Value:

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
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Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
12/12/2011		\$99.00	Invalid		Land		
9/17/2013		\$99.00	Invalid		Land		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.489	Gross				\$0	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
21,301	0.489				\$0		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		
Valuation/Explanation							
Dwelling #							
Description				Area		Value Amount	
Living Area:							
First Story:							
Second Story:							
Additional Story:							
Attic/Finished Net:							
Half Story/Finished Net:							
Base Price							
Unfinished Living Area:							
Room/Unfinished:							
Unfinished Basement:							
Half Story/Unfinished:							
Structure Info, Features and Attachments:							
Heating/AC							
Plumbing				- Half Bath - Full Bath			
Finished Basement Living Area							
Features:							
Attachments:							
Adjusted Base Price						\$0.00	
Changes/Adjustments							
Grade Adjustment:				%			
Market Adjustment:							
CDU Adjustment:							
Complete:				100%			
Dollar Adjustments							
Dwelling Value							
Other Building Improvements				0		\$0.00	
Total Improvement Value						\$0.00	
Total Land Value						\$0.00	
Total Assessed Value						\$0.00	

Parcel Numbers: 928-1056-000	Property Address: 34TH ST S	Municipality: Franklin, City of
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Owner Name: HIDDEN OAKS HOMEOWNERS ASSOCIATION INC	Mailing Address: 13400 BISHOPS LN SUITE 270 BROOKFIELD, WI 53005	Land Use: Residential
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Property Photograph:	Legal Description: HIDDEN OAKS SE 1/4 SEC 25-5-21 OUTLOT 2	Building Sketch:
<small>Describe/Draw</small>	Parcel Sketch and Site Map obtained from the County GIS	<small>Describe/Draw</small>
	Neighborhood: 2512-Franklin	

Building Description

Dwelling #	Exterior Wall:
Year Built:	Bedrooms:
Year Remodeled:	Full Baths:
Remodeled/Effective Age:	Half Baths:
Building Type/Style:	Rough-in: 0
Story:	Room Count:
Grade:	Basement Description:
CDU/Overall Condition:	Heating:
Interior Condition:	Type of Fuel:
Kitchen Condition:	Type of System:
Bath Condition:	

Square Footage / Attachments

First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished: 0
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Attachment Description(s):	Area:	Attachment Value:
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Feature Description(s):	Area:	Feature Value:
Rec Room Condition:	Rec Room Area:	Rec Room Value:

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
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Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
11/28/2011		\$2,310,000.00	Invalid		Land		
9/17/2013		\$99.00	Invalid		Land		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	2.668	Gross				\$0	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
116,218	2.668				\$0		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		
Valuation/Explanation							
Dwelling #							
Description				Area		Value Amount	
Living Area:							
First Story:							
Second Story:							
Additional Story:							
Attic/Finished Net:							
Half Story/Finished Net:							
Base Price							
Unfinished Living Area:							
Room/Unfinished:							
Unfinished Basement:							
Half Story/Unfinished:							
Structure Info, Features and Attachments:							
Heating/AC							
Plumbing				- Half Bath - Full Bath			
Finished Basement Living Area							
Features:							
Attachments:							
Adjusted Base Price						\$0.00	
Changes/Adjustments							
Grade Adjustment:				%			
Market Adjustment:							
CDU Adjustment:							
Complete:				100%			
Dollar Adjustments							
Dwelling Value							
Other Building Improvements				0		\$0.00	
Total Improvement Value						\$0.00	
Total Land Value						\$0.00	
Total Assessed Value						\$0.00	

Parcel Numbers: 928-1057-000	Property Address: 31ST ST S	Municipality: Franklin, City of
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Owner Name: HIDDEN OAKS HOMEOWNERS ASSOCIATION INC	Mailing Address: 13400 BISHOPS LN SUITE 270 BROOKFIELD, WI 53005	Land Use: Residential
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Property Photograph:	Legal Description: HIDDEN OAKS SE 1/4 SEC 25-5-21 OUTLOT 3	Building Sketch:
<small>Describe/Draw</small>	Parcel Sketch and Site Map obtained from the County GIS	<small>Describe/Draw</small>
	Neighborhood: 2512-Franklin	

Building Description

Dwelling #	
Year Built:	Exterior Wall:
Year Remodeled:	Bedrooms:
Remodeled/Effective Age:	Full Baths:
Building Type/Style:	Half Baths:
Story:	Rough-in: 0
Grade:	Room Count:
CDU/Overall Condition:	Basement Description:
Interior Condition:	Heating:
Kitchen Condition:	Type of Fuel:
Bath Condition:	Type of System:

Square Footage / Attachments

First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished: 0
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Attachment Description(s):	Area:	Attachment Value:
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Feature Description(s):	Area:	Feature Value:
Rec Room Condition:	Rec Room Area:	Rec Room Value:

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
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Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
9/17/2013		\$99.00	Invalid		Land		
11/28/2011		\$2,310,000.00	Invalid		Land		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	1.366	Gross				\$0	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
59,503	1.366				\$0		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		
Valuation/Explanation							
Dwelling #							
Description				Area		Value Amount	
Living Area:							
First Story:							
Second Story:							
Additional Story:							
Attic/Finished Net:							
Half Story/Finished Net:							
Base Price							
Unfinished Living Area:							
Room/Unfinished:							
Unfinished Basement:							
Half Story/Unfinished:							
Structure Info, Features and Attachments:							
Heating/AC							
Plumbing				- Half Bath - Full Bath			
Finished Basement Living Area							
Features:							
Attachments:							
Adjusted Base Price						\$0.00	
Changes/Adjustments							
Grade Adjustment:				%			
Market Adjustment:							
CDU Adjustment:							
Complete:				100%			
Dollar Adjustments							
Dwelling Value							
Other Building Improvements				0		\$0.00	
Total Improvement Value						\$0.00	
Total Land Value						\$0.00	
Total Assessed Value						\$0.00	

Parcel Numbers: 928-1058-000	Property Address: 31ST ST S	Municipality: Franklin, City of
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Owner Name: HIDDEN OAKS HOMEOWNERS ASSOCIATION INC	Mailing Address: 13400 BISHOPS LN SUITE 270 BROOKFIELD, WI 53005	Land Use: Residential
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Property Photograph:	Legal Description: HIDDEN OAKS SE 1/4 SEC 25-5-21 OUTLOT 4	Building Sketch:
<div style="border: 1px solid black; height: 100px; width: 100%;"></div>	<div style="border: 1px solid black; height: 100px; width: 100%;"></div>	<div style="border: 1px solid black; height: 100px; width: 100%;"></div>
<small>Parcel Sketch and Site Map obtained from the County GIS</small>		
Neighborhood: 2512-Franklin		

Building Description

Dwelling # Year Built: Year Remodeled: Remodeled/Effective Age: Building Type/Style: Story: Grade: CDU/Overall Condition: Interior Condition: Kitchen Condition: Bath Condition:	Exterior Wall: Bedrooms: Full Baths: Half Baths: Rough-in: 0 Room Count: Basement Description: Heating: Type of Fuel: Type of System:
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Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished: 0
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Attachment Description(s):	Area:	Attachment Value:
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Feature Description(s):	Area:	Feature Value:
Rec Room Condition:	Rec Room Area:	Rec Room Value:

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
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Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
11/28/2011		\$2,310,000.00	Invalid		Land		
9/17/2013		\$99.00	Invalid		Land		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.079	Gross				\$0	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
3,441	0.079				\$0		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		
Valuation/Explanation							
Dwelling #							
Description				Area		Value Amount	
Living Area:							
First Story:							
Second Story:							
Additional Story:							
Attic/Finished Net:							
Half Story/Finished Net:							
Base Price							
Unfinished Living Area:							
Room/Unfinished:							
Unfinished Basement:							
Half Story/Unfinished:							
Structure Info, Features and Attachments:							
Heating/AC							
Plumbing				- Half Bath - Full Bath			
Finished Basement Living Area							
Features:							
Attachments:							
Adjusted Base Price						\$0.00	
Changes/Adjustments							
Grade Adjustment:				%			
Market Adjustment:							
CDU Adjustment:							
Complete:				100%			
Dollar Adjustments							
Dwelling Value							
Other Building Improvements				0		\$0.00	
Total Improvement Value						\$0.00	
Total Land Value						\$0.00	
Total Assessed Value						\$0.00	

Parcel Numbers: 928-1059-000	Property Address: HIDDEN OAKS DR W	Municipality: Franklin, City of
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Owner Name: HIDDEN OAKS HOMEOWNERS ASSOCIATION INC	Mailing Address: 13400 BISHOPS LN SUITE 270 BROOKFIELD, WI 53005	Land Use: Residential
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Property Photograph:	Legal Description: HIDDEN OAKS SE 1/4 SEC 25-5-21 OUTLOT 5	Building Sketch:
<small>Describe/Draw</small>	Parcel Sketch and Site Map obtained from the County GIS	<small>Describe/Draw</small>
	Neighborhood: 2512-Franklin	

Building Description

Dwelling # Year Built: Year Remodeled: Remodeled/Effective Age: Building Type/Style: Story: Grade: CDU/Overall Condition: Interior Condition: Kitchen Condition: Bath Condition:	Exterior Wall: Bedrooms: Full Baths: Half Baths: Rough-in: 0 Room Count: Basement Description: Heating: Type of Fuel: Type of System:
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Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished: 0
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Attachment Description(s):	Area:	Attachment Value:
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Feature Description(s):	Area:	Feature Value:
Rec Room Condition:	Rec Room Area:	Rec Room Value:

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
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Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
12/12/2011		\$99.00	Invalid		Land		
9/17/2013		\$99.00	Invalid		Land		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.865	Gross				\$0	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
37,679	0.865				\$0		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		
Valuation/Explanation							
Dwelling #							
Description				Area		Value Amount	
Living Area:							
First Story:							
Second Story:							
Additional Story:							
Attic/Finished Net:							
Half Story/Finished Net:							
Base Price							
Unfinished Living Area:							
Room/Unfinished:							
Unfinished Basement:							
Half Story/Unfinished:							
Structure Info, Features and Attachments:							
Heating/AC							
Plumbing				- Half Bath - Full Bath			
Finished Basement Living Area							
Features:							
Attachments:							
Adjusted Base Price						\$0.00	
Changes/Adjustments							
Grade Adjustment:				%			
Market Adjustment:							
CDU Adjustment:							
Complete:				100%			
Dollar Adjustments							
Dwelling Value							
Other Building Improvements				0		\$0.00	
Total Improvement Value						\$0.00	
Total Land Value						\$0.00	
Total Assessed Value						\$0.00	

Parcel Numbers: 928-1060-000	Property Address: 10268 34TH ST S	Municipality: Franklin, City of
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Owner Name: HIDDEN OAKS HOMEOWNERS ASSOCIATION INC	Mailing Address: 13400 BISHOPS LN SUITE 270 BROOKFIELD, WI 53005	Land Use: Residential
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Property Photograph:	Legal Description: HIDDEN OAKS SE 1/4 SEC 25-5-21 OUTLOT 6	Building Sketch:
<small>Describe/Draw</small>	Parcel Sketch and Site Map obtained from the County GIS	<small>Describe/Draw</small>
	Neighborhood: 2512-Franklin	

Building Description

Dwelling #	
Year Built:	Exterior Wall:
Year Remodeled:	Bedrooms:
Remodeled/Effective Age:	Full Baths:
Building Type/Style:	Half Baths:
Story:	Rough-in: 0
Grade:	Room Count:
CDU/Overall Condition:	Basement Description:
Interior Condition:	Heating:
Kitchen Condition:	Type of Fuel:
Bath Condition:	Type of System:

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished: 0
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Attachment Description(s):	Area:	Attachment Value:
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Feature Description(s):	Area:	Feature Value:
Rec Room Condition:	Rec Room Area:	Rec Room Value:

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
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Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
11/28/2011		\$2,310,000.00	Invalid		Land		
9/17/2013		\$99.00	Invalid		Land		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	1.561	Gross				\$0	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
67,997	1.561				\$0		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		
Valuation/Explanation							
Dwelling #							
Description				Area		Value Amount	
Living Area:							
First Story:							
Second Story:							
Additional Story:							
Attic/Finished Net:							
Half Story/Finished Net:							
Base Price							
Unfinished Living Area:							
Room/Unfinished:							
Unfinished Basement:							
Half Story/Unfinished:							
Structure Info, Features and Attachments:							
Heating/AC							
Plumbing				- Half Bath - Full Bath			
Finished Basement Living Area							
Features:							
Attachments:							
Adjusted Base Price						\$0.00	
Changes/Adjustments							
Grade Adjustment:				%			
Market Adjustment:							
CDU Adjustment:							
Complete:				100%			
Dollar Adjustments							
Dwelling Value							
Other Building Improvements				0		\$0.00	
Total Improvement Value						\$0.00	
Total Land Value						\$0.00	
Total Assessed Value						\$0.00	

Parcel Numbers: 928-2003-000 Property Address: 10101 27TH ST S UNIT 201 Municipality: Franklin, City of

Owner Name: MIDWEST ORTHOPEDIC SPECIALTY HOSPITAL LL Mailing Address: P O BOX 320970 FRANKLIN, WI 53132 Land Use: Commercial

	Legal Description:	
	WHEATON WAY CONDOMINIUM	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 999.3-Franklin	
Zoning:		

Building Description

Building #	1	
Building Type/Style:	341-Office, Medical Clinic	One Bedroom:
Stories:		Two Bedroom:
Year Built:	2007	Three Bedroom:
Remodeled/Effective Age:		Total Unit Count:
Grade Factor:	A+	Business Name:
Market Adjustment:	-17	CDU/Overall Condition Average
Building #	2	
Building Type/Style:	341-Office, Medical Clinic	One Bedroom:
Stories:		Two Bedroom:
Year Built:	2007	Three Bedroom:
Remodeled/Effective Age:		Total Unit Count:
Grade Factor:	A+	Business Name:
Market Adjustment:	-34	CDU/Overall Condition Average

Structure / Basement Data

Building #	Section #	Occupancy:	Year:	Area:	Framing:	Wall Hgt:	Rental:
1	1	341-Office, Medical Clinic	2007	42,253	A Fireproof Masonry	10	
2	2	341-Office, Medical Clinic	2007	1,030	A Fireproof Masonry	10	
Building #	Section #	Description:	Basement Area:	Total Area:			
1				42,253			
2				1,030			

Components Site Improvements

Bldg #	Sec. #	Description:	Area:	Value:	Bldg #	Sec. #	Description:	Area:	Value:
1	1	HVAC-Warmed and Cooled Air	42,253	\$63,400	1				
1	1	HVAC-Warmed and Cooled Air	42,253	\$63,400	2				
2									

Detached Improvements

Structure:	Year:	Sq Ft:	Grade:	Construction:	Condition:
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Permit / Construction History							
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:				
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
7/31/2009		\$20,336,005.00	Invalid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
B-Commercial Primary Site	0.000	Gross				\$581,400.00	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Total Land Value:			
0	0.000			\$581,400.00			
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		
Assessment History							
Parcel Year:	Acres Total:	Land Total:	Improvement Total:				

Valuation/Explanation		
Building #	1	
Description	Area	Value Amount
Structure:	42,253	\$8,112,576.00
Commercial Building Base Price		\$8,112,576.00
Basement:	0	\$0.00
Components:	0	\$0.00
Site Improvements:	0	\$0.00
Adjusted Base Price		\$8,112,576.00
Depreciation Adjustment:	0	\$0.00
Adjusted Base Price with Depreciation		\$8,112,576.00
Grade Adjustment:	A+	6,179,532.00
Market Adjustment:	-17	(\$2,429,658.36)
Local Modifier:		\$0.00
Percent Complete:		\$0.00
Dollar Adjustment:		\$129,400.00
Commercial Building Value		\$11,991,800.00
Building #	2	
Description	Area	Value Amount
Structure:	1,030	\$197,760.00
Commercial Building Base Price		\$197,760.00
Basement:	0	\$0.00
Components:	0	\$0.00
Site Improvements:	0	\$0.00
Adjusted Base Price		\$197,760.00
Depreciation Adjustment:	0	\$0.00
Adjusted Base Price with Depreciation		\$197,760.00
Grade Adjustment:	A+	148,320.00
Market Adjustment:	-34	(\$117,667.20)
Local Modifier:		\$0.00
Percent Complete:		\$0.00
Dollar Adjustment:		\$900.00
Commercial Building Value		\$229,300.00
Total Dwelling Value		\$0
Detached Improvements	0	\$0.00
Total Improvement Value		\$12,326,400.00
Total Land Value		\$581,400.00
Total Assessed Value		\$12,907,800.00

Parcel Numbers: 928-2004-000 Property Address: 10101 27TH ST S UNIT 202 Municipality: Franklin, City of

Owner Name: MIDWEST ORTHOPEDIC SPECIALTY HOSPITAL LL Mailing Address: P O BOX 320970 FRANKLIN, WI 53132 Land Use: Commercial

	Legal Description:	Building Sketch:
	WHEATON WAY CONDOMINIUM	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 999.3-Franklin	
Zoning:		

Building Description

Building #	1	
Building Type/Style:	341-Office, Medical Clinic	One Bedroom:
Stories:		Two Bedroom:
Year Built:	2007	Three Bedroom:
Remodeled/Effective Age:		Total Unit Count:
Grade Factor:	A+	Business Name:
Market Adjustment:	-21	CDU/Overall Condition Average
Building #	2	
Building Type/Style:	341-Office, Medical Clinic	One Bedroom:
Stories:		Two Bedroom:
Year Built:	2007	Three Bedroom:
Remodeled/Effective Age:		Total Unit Count:
Grade Factor:	A+	Business Name:
Market Adjustment:	-34	CDU/Overall Condition Average

Structure / Basement Data

Building #	Section #	Occupancy:	Year:	Area:	Framing:	Wall Hgt:	Rental:
1	1	341-Office, Medical Clinic	2007	11,025	A Fireproof Masonary	10	
2	2	341-Office, Medical Clinic	2007	1,030	A Fireproof Masonary	10	
Building #	Section #	Description:	Basement Area:	Total Area:			
1				11,025			
2				1,030			

Components Site Improvements

Bldg #	Sec. #	Description:	Area:	Value:	Bldg #	Sec. #	Description:	Area:	Value:
1	1	HVAC-Warmed and Cooled Air	11,025	\$16,500	1				
1	1	HVAC-Warmed and Cooled Air	11,025	\$16,500	2				
2									

Detached Improvements

Structure:	Year:	Sq Ft:	Grade:	Construction:	Condition:
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Permit / Construction History						
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:			
2/24/2015	150359	\$3,500.00	DUCTWRK#202			
10/13/2014	142453	\$50,000.00	ALTER			
Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
7/31/2009		\$20,336,005.00	Invalid		Land and Improvements	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
B-Commercial Primary Site	0.000	Gross				\$151,700.00
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Total Land Value:		
0	0.000			\$151,700.00		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Paved	Light			All Public	
Assessment History						
Parcel Year:	Acres Total:	Land Total:	Improvement Total:			

Valuation/Explanation		
Building #	1	
Description	Area	Value Amount
Structure:	11,025	\$2,116,800.00
Commercial Building Base Price		\$2,116,800.00
Basement:	0	\$0.00
Components:	0	\$0.00
Site Improvements:	0	\$0.00
Adjusted Base Price		\$2,116,800.00
Depreciation Adjustment:	0	\$0.00
Adjusted Base Price with Depreciation		\$2,116,800.00
Grade Adjustment:	A+	1,612,350.00
Market Adjustment:	-21	(\$783,121.50)
Local Modifier:		\$0.00
Percent Complete:		\$0.00
Dollar Adjustment:		\$15,000.00
Commercial Building Value		\$2,961,000.00
Building #	2	
Description	Area	Value Amount
Structure:	1,030	\$197,760.00
Commercial Building Base Price		\$197,760.00
Basement:	0	\$0.00
Components:	0	\$0.00
Site Improvements:	0	\$0.00
Adjusted Base Price		\$197,760.00
Depreciation Adjustment:	0	\$0.00
Adjusted Base Price with Depreciation		\$197,760.00
Grade Adjustment:	A+	148,320.00
Market Adjustment:	-34	(\$117,667.20)
Local Modifier:		\$0.00
Percent Complete:		\$0.00
Dollar Adjustment:		\$900.00
Commercial Building Value		\$229,300.00
Total Dwelling Value		\$0
Detached Improvements	0	\$0.00
Total Improvement Value		\$3,216,400.00
Total Land Value		\$151,700.00
Total Assessed Value		\$3,368,100.00

Parcel Numbers: 928-2005-000 Property Address: 10101 27TH ST S UNIT 300 Municipality: Franklin, City of

Owner Name: WHEATON FRANCISCAN HEALTHCARE-SE WI INC Mailing Address: P O BOX 320970 FRANKLIN, WI 53132 Land Use: Commercial

	Legal Description:	Building Sketch:
	WHEATON WAY CONDOMINIUM	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 999.3-Franklin	
	Zoning:	

Building Description

Building #	1
Building Type/Style:	341-Office, Medical Clinic
Stories:	One Bedroom:
Year Built:	2007
Remodeled/Effective Age:	Two Bedroom:
Grade Factor:	A+
Market Adjustment:	-100
	Three Bedroom:
	Total Unit Count:
	Business Name:
	CDU/Overall Condition
	Average

Structure / Basement Data

Building #	Section #	Occupancy:	Year:	Area:	Framing:	Wall Hgt:	Rental:
1	1	341-Office, Medical Clinic	2007	55,338	A Fireproof Masonary	10	
Building #	Section #	Description:	Basement Area:	Total Area:			
1				55,338			

Components Site Improvements

Bldg #	Sec. #	Description:	Area:	Value:	Bldg #	Sec. #	Description:	Area:	Value:
1	1	HVAC-Warmed and Cooled Air	55,338	\$83,000	1				

Detached Improvements

Structure:	Year:	Sq Ft:	Grade:	Construction:	Condition:

Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
8/8/2013	13-1741	\$3,700,000.00	INTALT-3RD&5TH

Ownership/Sales History

Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:

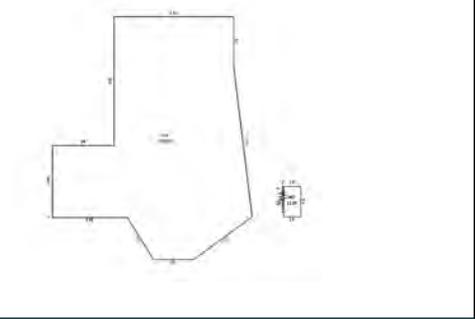
Land Breakdown

Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
B-Commercial Primary Site	0.000	Gross				\$2,400.00
X5-Exempt-Other	0.000	Gross			(\$100)	\$0.00

Acreage/Squarefoot Variables					
Land Data & Computations					
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Total Land Value:	
0	0.000			\$2,400.00	
General Information					
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:
Level	Paved	Light			All Public
Assessment History					
Parcel Year:	Acres Total:	Land Total:	Improvement Total:		
Valuation/Explanation					
Building #	1				
Description	Area	Value Amount			
Structure:	55,338	\$10,624,896.00			
Commercial Building Base Price		\$10,624,896.00			
Basement:	0	\$0.00			
Components:	0	\$0.00			
Site Improvements:	0	\$0.00			
Adjusted Base Price		\$10,624,896.00			
Depreciation Adjustment:	0	\$0.00			
Adjusted Base Price with Depreciation		\$10,624,896.00			
Grade Adjustment:	A+	8,030,922.00			
Market Adjustment:	-100	(\$18,655,818.00)			
Local Modifier:		\$0.00			
Percent Complete:		\$0.00			
Dollar Adjustment:		\$33,400.00			
Commercial Building Value		\$33,400.00			
Total Dwelling Value		\$0			
Detached Improvements	0	\$0.00			
Total Improvement Value		\$33,400.00			
Total Land Value		\$2,400.00			
Total Assessed Value		\$35,800.00			

Parcel Numbers: 928-2006-000 Property Address: 10101 27TH ST S UNIT 400 Municipality: Franklin, City of

Owner Name: WHEATON FRANCISCAN HEALTHCARE-SE WI INC Mailing Address: P O BOX 320970 FRANKLIN, WI 53132 Land Use: Commercial

	Legal Description:	
	WHEATON WAY CONDOMINIUM	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 999.3-Franklin	
Zoning:		

Building Description

Building #	1	
Building Type/Style:	341-Office, Medical Clinic	One Bedroom:
Stories:		Two Bedroom:
Year Built:	2007	Three Bedroom:
Remodeled/Effective Age:		Total Unit Count:
Grade Factor:	A+	Business Name:
Market Adjustment:	-100	CDU/Overall Condition Average

Building #	2	
Building Type/Style:	341-Office, Medical Clinic	One Bedroom:
Stories:		Two Bedroom:
Year Built:	2007	Three Bedroom:
Remodeled/Effective Age:		Total Unit Count:
Grade Factor:	A+	Business Name:
Market Adjustment:	-91	CDU/Overall Condition Average

Structure / Basement Data

Building #	Section #	Occupancy:	Year:	Area:	Framing:	Wall Hgt:	Rental:
1	1	341-Office, Medical Clinic	2007	22,684	A Fireproof Masonary	10	
2	2	341-Office, Medical Clinic	2007	387	A Fireproof Masonary	10	

Building #	Section #	Description:	Basement Area:	Total Area:
1				22,684
2				387

Components Site Improvements

Bldg #	Sec. #	Description:	Area:	Value:	Bldg #	Sec. #	Description:	Area:	Value:
1	1	HVAC-Warmed and Cooled Air	22,684	\$34,000	1				
1	1	HVAC-Warmed and Cooled Air	22,684	\$34,000	2				
2									

Detached Improvements

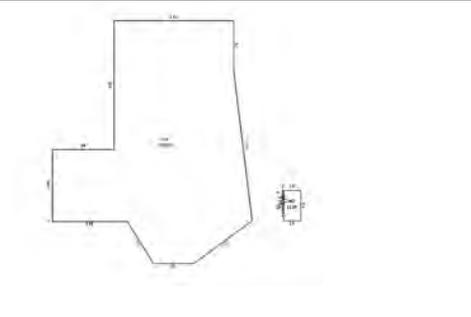
Structure:	Year:	Sq Ft:	Grade:	Construction:	Condition:
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Permit / Construction History							
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:				
8/15/2013	13-1800	\$2,050,000.00	INTALT-4TH FLR				
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
B-Commercial Primary Site	0.000	Gross				\$2,400.00	
X5-Exempt-Other	0.000	Gross			(\$100)	\$0.00	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Total Land Value:			
0	0.000			\$2,400.00			
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		
Assessment History							
Parcel Year:	Acres Total:	Land Total:	Improvement Total:				

Valuation/Explanation		
Building #	1	
Description	Area	Value Amount
Structure:	22,684	\$4,355,328.00
Commercial Building Base Price		\$4,355,328.00
Basement:	0	\$0.00
Components:	0	\$0.00
Site Improvements:	0	\$0.00
Adjusted Base Price		\$4,355,328.00
Depreciation Adjustment:	0	\$0.00
Adjusted Base Price with Depreciation		\$4,355,328.00
Grade Adjustment:	A+	3,317,496.00
Market Adjustment:	-100	(\$7,672,824.00)
Local Modifier:		\$0.00
Percent Complete:		\$0.00
Dollar Adjustment:		\$21,000.00
Commercial Building Value		\$21,000.00
Building #	2	
Description	Area	Value Amount
Structure:	387	\$74,304.00
Commercial Building Base Price		\$74,304.00
Basement:	0	\$0.00
Components:	0	\$0.00
Site Improvements:	0	\$0.00
Adjusted Base Price		\$74,304.00
Depreciation Adjustment:	0	\$0.00
Adjusted Base Price with Depreciation		\$74,304.00
Grade Adjustment:	A+	55,728.00
Market Adjustment:	-91	(\$118,329.12)
Local Modifier:		\$0.00
Percent Complete:		\$0.00
Dollar Adjustment:		\$300.00
Commercial Building Value		\$12,000.00
Total Dwelling Value		\$0
Detached Improvements	0	\$0.00
Total Improvement Value		\$33,000.00
Total Land Value		\$2,400.00
Total Assessed Value		\$35,400.00

Parcel Numbers: 928-2007-000 Property Address: 10101 27TH ST S UNIT 500 Municipality: Franklin, City of

Owner Name: WHEATON FRANCISCAN HEALTHCARE-SE WI INC Mailing Address: P O BOX 320970 FRANKLIN, WI 53132 Land Use: Commercial

	Legal Description:	Building Sketch:
	WHEATON WAY CONDOMINIUM	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 999.3-Franklin	
	Zoning:	

Building Description

Building #	1
Building Type/Style:	341-Office, Medical Clinic
Stories:	One Bedroom:
Year Built:	2007
Remodeled/Effective Age:	Two Bedroom:
Grade Factor:	A+
Market Adjustment:	-100
	Three Bedroom:
	Total Unit Count:
	Business Name:
	CDU/Overall Condition
	Average

Structure / Basement Data

Building #	Section #	Occupancy:	Year:	Area:	Framing:	Wall Hgt:	Rental:
1	1	341-Office, Medical Clinic	2007	23,071	A Fireproof Masonary	10	
Building #	Section #	Description:	Basement Area:	Total Area:			
1				23,071			

Components Site Improvements

Bldg #	Sec. #	Description:	Area:	Value:	Bldg #	Sec. #	Description:	Area:	Value:
1	1	HVAC-Warmed and Cooled Air	23,071	\$34,600	1				

Detached Improvements

Structure:	Year:	Sq Ft:	Grade:	Construction:	Condition:
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Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
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Ownership/Sales History

Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
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Land Breakdown

Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
B-Commercial Primary Site	0.000	Gross				\$2,400.00
X5-Exempt-Other	0.000	Gross			(\$100)	\$0.00

Acreage/Squarefoot Variables

Land Data & Computations				
Total Square Footage: 0	Total Acreage: 0.000	Depth:	Act. Frontage:	Total Land Value: \$2,400.00

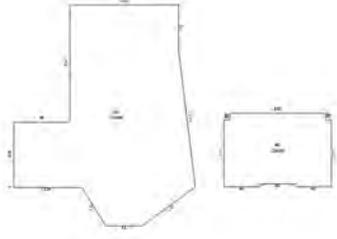
General Information					
Topography: Level	Street/Road: Paved	Fronting Traffic: Light	Inspected By:	Inspected On:	Utilities: All Public

Assessment History			
Parcel Year:	Acres Total:	Land Total:	Improvement Total:

Valuation/Explanation		
Building #	1	
Description	Area	Value Amount
Structure:	23,071	\$4,429,632.00
Commercial Building Base Price		\$4,429,632.00
Basement:	0	\$0.00
Components:	0	\$0.00
Site Improvements:	0	\$0.00
Adjusted Base Price		\$4,429,632.00
Depreciation Adjustment:	0	\$0.00
Adjusted Base Price with Depreciation		\$4,429,632.00
Grade Adjustment:	A+	3,348,174.00
Market Adjustment:	-100	(\$7,777,806.00)
Local Modifier:		\$0.00
Percent Complete:		\$0.00
Dollar Adjustment:		\$42,500.00
Commercial Building Value		\$42,500.00
Total Dwelling Value		\$0
Detached Improvements	0	\$0.00
Total Improvement Value		\$42,500.00
Total Land Value		\$2,400.00
Total Assessed Value		\$44,900.00

Parcel Numbers: 928-9996-007 Property Address: 9969 27TH ST S Municipality: Franklin, City of

Owner Name: WHEATON FRANCISCAN HEALTHCARE-SE WI INC Mailing Address: P O BOX 320970 FRANKLIN, WI 53132 Land Use: Commercial

	Legal Description:	
	CERTIFIED SURVEY MAP NO 8316 SE 1/4 SEC 25-5-21 LOT 1	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 999.3-Franklin	
Zoning:		

Building Description

Building #	1		
Building Type/Style:	341-Office, Medical Clinic	One Bedroom:	
Stories:		Two Bedroom:	
Year Built:	2013	Three Bedroom:	
Remodeled/Effective Age:		Total Unit Count:	
Grade Factor:	C	Business Name:	ASCENSION SE WI -MULTI-TENANTS
Market Adjustment:	36	CDU/Overall Condition	Average

Building #	2		
Building Type/Style:	341-Office, Medical Clinic	One Bedroom:	
Stories:		Two Bedroom:	
Year Built:	2013	Three Bedroom:	
Remodeled/Effective Age:		Total Unit Count:	
Grade Factor:	C	Business Name:	
Market Adjustment:	27	CDU/Overall Condition	Average

Building #	3		
Building Type/Style:	341-Office, Medical Clinic	One Bedroom:	
Stories:		Two Bedroom:	
Year Built:	2013	Three Bedroom:	
Remodeled/Effective Age:		Total Unit Count:	
Grade Factor:	C	Business Name:	
Market Adjustment:	23	CDU/Overall Condition	Average

Structure / Basement Data

Building #	Section #	Occupancy:	Year:	Area:	Framing:	Wall Hgt:	Rental:
1	1	341-Office, Medical Clinic	2013	21,600	A Fireproof Masonary	15	
2	2	341-Office, Medical Clinic	2013	21,600	A Fireproof Masonary	15	
3	3	341-Office, Medical Clinic	2013	21,600	A Fireproof Masonary	15	

Building #	Section #	Description:	Basement Area:	Total Area:
1				21,600
2				21,600
3				21,600

Components					Site Improvements					
Bldg #	Sec. #	Description:	Area:	Value:	Bldg #	Sec. #	Description:	Area:	Value:	
1	1	HVAC-Warmed and Cooled Air	21,600	\$32,400	1					
1	1	HVAC-Warmed and Cooled Air	21,600	\$32,400	2					
1	1	HVAC-Warmed and Cooled Air	21,600	\$32,400	3					
2										
3										
Detached Improvements										
Structure:		Year:		Sq Ft:		Grade:		Construction:		Condition:
PA-Paving		1/1/2013		25,000		C				Average
Permit / Construction History										
Date of Permit:		Permit Number:			Permit Amount:			Details of Permit:		
5/7/2014		140952			\$600,000.00			ALTER		
5/23/2014		141105			\$1,075,000.00			HVAC		
10/2/2015		15-2354			\$32,000.00			HVAC		
8/22/2015		15-1972			\$304,410.00			INT ALTER-URGEN		
3/26/2013		MULT			\$918,000.00			MISC ALTERATION		
10/1/2019		19-2515			\$109,520.00			DUCTWK-MOB CARD		
10/11/2012		2334			\$10,000,000.00			NEWBLDG		
9/26/2019		19-2474			\$756,085.00			INT ALT-MOB CAR		
8/22/2013		MULT			\$46,800.00			MISC DUCT/HVAC		
12/14/2012		2830			\$3,200,000.00			INT ALT		
Ownership/Sales History										
Date of Sale:		Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:		Sale Type:		Sale Validation Source:	
11/30/2011			\$2,000,000.00	Invalid			Land			
Land Breakdown										
Land Class:		Acreage:		Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:		
B-Commercial Primary Site		28.170		Gross				\$1,320,700.00		
Acreage/Squarefoot Variables										
Land Data & Computations										
Total Square Footage:		Total Acreage:		Depth:		Act. Frontage:		Total Land Value:		
1,227,085		28.170						\$1,320,700.00		
General Information										
Topography:		Street/Road:		Fronting Traffic:		Inspected By:		Inspected On:		Utilities:
Level		Paved		Light						All Public
Assessment History										
Parcel Year:		Acres Total:			Land Total:			Improvement Total:		

Valuation/Explanation		
Building #	1	
Description	Area	Value Amount
Structure:	21,600	\$4,147,200.00
Commercial Building Base Price		\$4,147,200.00
Basement:	0	\$0.00
Components:	0	\$0.00
Site Improvements:	0	\$0.00
Adjusted Base Price		\$4,147,200.00
Depreciation Adjustment:	0	\$0.00
Adjusted Base Price with Depreciation		\$4,147,200.00
Grade Adjustment:	C	0.00
Market Adjustment:	36	\$1,492,992.00
Local Modifier:		\$0.00
Percent Complete:		\$0.00
Dollar Adjustment:		\$16,000.00
Commercial Building Value		\$5,656,200.00
Building #	2	
Description	Area	Value Amount
Structure:	21,600	\$4,147,200.00
Commercial Building Base Price		\$4,147,200.00
Basement:	0	\$0.00
Components:	0	\$0.00
Site Improvements:	0	\$0.00
Adjusted Base Price		\$4,147,200.00
Depreciation Adjustment:	0	\$0.00
Adjusted Base Price with Depreciation		\$4,147,200.00
Grade Adjustment:	C	0.00
Market Adjustment:	27	\$1,119,744.00
Local Modifier:		\$0.00
Percent Complete:		\$0.00
Dollar Adjustment:		\$16,100.00
Commercial Building Value		\$5,283,000.00
Building #	3	
Description	Area	Value Amount
Structure:	21,600	\$4,147,200.00
Commercial Building Base Price		\$4,147,200.00
Basement:	0	\$0.00
Components:	0	\$0.00
Site Improvements:	0	\$0.00
Adjusted Base Price		\$4,147,200.00
Depreciation Adjustment:	0	\$0.00
Adjusted Base Price with Depreciation		\$4,147,200.00
Grade Adjustment:	C	0.00
Market Adjustment:	23	\$953,856.00
Local Modifier:		\$0.00
Percent Complete:		\$0.00
Dollar Adjustment:		\$37,900.00
Commercial Building Value		\$5,139,000.00

Total Dwelling Value		\$0
Detached Improvements	0	\$8,800.00
Total Improvement Value		\$16,219,200.00
Total Land Value		\$1,320,700.00
Total Assessed Value		\$17,539,900.00

Parcel Numbers: 928-9996-008	Property Address: 31ST ST S (REAR)	Municipality: Franklin, City of
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Owner Name: MLG/FRANKLIN LLC	Mailing Address: 13400 BISHOPS LN BROOKFIELD, WI 53005	Land Use: Residential
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Property Photograph:	Legal Description: CERTIFIED SURVEY MAP NO 8316 SE 1/4 SEC 25-5-21 OUTLOT 1	Building Sketch:
<small>Describe/Map</small>	<small>Describe/Map</small>	<small>Describe/Map</small>
<small>Parcel Sketch and Site Map obtained from the County GIS</small>		
<small>Neighborhood: 2501-Franklin</small>		

Building Description

Dwelling #	
Year Built:	Exterior Wall:
Year Remodeled:	Bedrooms:
Remodeled/Effective Age:	Full Baths:
Building Type/Style:	Half Baths:
Story:	Rough-in: 0
Grade:	Room Count:
CDU/Overall Condition:	Basement Description:
Interior Condition:	Heating:
Kitchen Condition:	Type of Fuel:
Bath Condition:	Type of System:

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
							0

Attachment Description(s):	Area:	Attachment Value:
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Feature Description(s):	Area:	Feature Value:
Rec Room Condition:	Rec Room Area:	Rec Room Value:

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
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Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
E13-Undeveloped Low	2.080	Gross				\$0
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
90,605	2.080			\$0		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Paved	Light			All Public	
Valuation/Explanation						
Dwelling #			Area		Value Amount	
Description			Area		Value Amount	
Living Area:						
First Story:						
Second Story:						
Additional Story:						
Attic/Finished Net:						
Half Story/Finished Net:						
Base Price						
Unfinished Living Area:						
Room/Unfinished:						
Unfinished Basement:						
Half Story/Unfinished:						
Structure Info, Features and Attachments:						
Heating/AC						
Plumbing			- Half Bath - Full Bath			
Finished Basement Living Area						
Features:						
Attachments:						
Adjusted Base Price					\$0.00	
Changes/Adjustments						
Grade Adjustment:			%			
Market Adjustment:						
CDU Adjustment:						
Complete:			100%			
Dollar Adjustments						
Dwelling Value						
Other Building Improvements			0		\$0.00	
Total Improvement Value					\$0.00	
Total Land Value					\$0.00	
Total Assessed Value					\$0.00	

Parcel Numbers: 928-9996-009	Property Address: 31ST ST S (REAR)	Municipality: Franklin, City of
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Owner Name: MLG/FRANKLIN LLC	Mailing Address: 13400 BISHOPS LN BROOKFIELD, WI 53005	Land Use: Residential
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Property Photograph:	Legal Description: CERTIFIED SURVEY MAP NO 8316 SE 1/4 SEC 25-5-21 OUTLOT 2	Building Sketch:
<small>Describe/Map</small>	<small>Describe/Map</small>	<small>Describe/Map</small>
Parcel Sketch and Site Map obtained from the County GIS		
Neighborhood: 2501-Franklin		

Building Description

Dwelling #	
Year Built:	Exterior Wall:
Year Remodeled:	Bedrooms:
Remodeled/Effective Age:	Full Baths:
Building Type/Style:	Half Baths:
Story:	Rough-in: 0
Grade:	Room Count:
CDU/Overall Condition:	Basement Description:
Interior Condition:	Heating:
Kitchen Condition:	Type of Fuel:
Bath Condition:	Type of System:

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished: 0
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Attachment Description(s):	Area:	Attachment Value:
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Feature Description(s):	Area:	Feature Value:
Rec Room Condition:	Rec Room Area:	Rec Room Value:

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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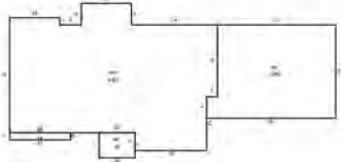
Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
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Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
D12-2ND Grade Tillable	0.586	Acreage				\$100
Acreage/Squarefoot Variables						
Acreage Variable 1 - 0.59 @ \$241.00						
Total of Above: 141.23						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
25,526	0.586			\$100		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Paved	Light			All Public	
Valuation/Explanation						
Dwelling #			Area		Value Amount	
Description			Area		Value Amount	
Living Area:						
First Story:						
Second Story:						
Additional Story:						
Attic/Finished Net:						
Half Story/Finished Net:						
Base Price						
Unfinished Living Area:						
Room/Unfinished:						
Unfinished Basement:						
Half Story/Unfinished:						
Structure Info, Features and Attachments:						
Heating/AC						
Plumbing			- Half Bath - Full Bath			
Finished Basement Living Area						
Features:						
Attachments:						
Adjusted Base Price					\$0.00	
Changes/Adjustments						
Grade Adjustment:			%			
Market Adjustment:						
CDU Adjustment:						
Complete:			100%			
Dollar Adjustments						
Dwelling Value						
Other Building Improvements			0		\$0.00	
Total Improvement Value					\$0.00	
Total Land Value					\$100.00	
Total Assessed Value					\$100.00	

Parcel Numbers: 928-9997-005 Property Address: 3472 OAKWOOD RD W Municipality: Franklin, City of

Owner Name: GADOWSKI, THOMAS S & W Mailing Address: 3472 W OAKWOOD RD FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	Building Sketch:
	CERTIFIED SURVEY MAP NO 2846 SE 25 5 21	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 2501-Franklin	

Building Description

Dwelling #	928 9997 005- 1		
Year Built:	1/1/1976	Exterior Wall:	07-Brick
Year Remodeled:	1/1/1976	Bedrooms:	3
Remodeled/Effective Age:	-46	Full Baths:	2
Building Type/Style:	01-Ranch	Half Baths:	1
Story:	1.00	Rough-in:	0
Grade:	B-	Room Count:	4
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
928 9997 005- 1	1,922	0	0	0	0	0	1,922

Attachment Description(s):	Area:	Attachment Value:
23-AMG	876	\$30,700
11-OPF	70	\$1,400

Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	1	\$300
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
03-Masonry Fireplace	1	\$5,500
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

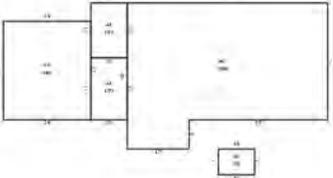
Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:

Permit / Construction History							
Date of Permit: 5/25/2006	Permit Number: 1705	Permit Amount: \$4,705.00	Details of Permit: AC/FURREPLAC				
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
Land Breakdown							
Land Class: A-Residential Primary Site	Acreage: 2.960	Unit of Measure: Gross	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value: \$109,500	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage: 128,938	Total Acreage: 2.960	Depth:	Act. Frontage:	Assessed Land Value: \$109,500			
General Information							
Topography: Rolling	Street/Road: Semi-Improved	Fronting Traffic: Light	Inspected By:	Inspected On:	Utilities: Well		
Valuation/Explanation							
Dwelling #	928 9997 005- 1						
Description	Area					Value Amount	
Living Area:							
First Story:	1,922					\$207,864.30	
Second Story:	0					\$0.00	
Additional Story:	0					\$0.00	
Attic/Finished Net:	0					\$0.00	
Half Story/Finished Net:	0					\$0.00	
Base Price							
						\$207,864.30	
Unfinished Living Area:							
Room/Unfinished:	0					\$0.00	
Unfinished Basement:	1,922					\$41,611.30	
Half Story/Unfinished:						\$0.00	
Structure Info, Features and Attachments:							
Heating/AC	Air Conditioning - Same Ducts					\$4,728.12	
Plumbing	1 - Half Bath 2 - Full Bath					\$12,203.00	
Finished Basement Living Area	0					\$0.00	
Features:	2					\$5,800.00	
Attachments:	946					\$32,100.00	
Adjusted Base Price							
						\$304,306.72	
Changes/Adjustments							
Grade Adjustment:	B- 120%					\$319,688.06	
Market Adjustment:	40%					\$447,563.29	
CDU Adjustment:	65					\$290,900.00	
Complete:	100					\$290,900.00	
Dollar Adjustments						\$700.00	
Dwelling Value							
						\$291,600.00	
Other Building Improvements	0					\$0.00	
Total Improvement Value							
						\$291,600.00	
Total Land Value							
						\$109,500.00	
Total Assessed Value							
						\$401,100.00	

Parcel Numbers: 928-9997-006 Property Address: 3410 OAKWOOD RD W Municipality: Franklin, City of

Owner Name: PINTAR, ALAN E & JILL A Mailing Address: 3410 W OAKWOOD RD FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	Building Sketch:
	CERTIFIED SURVEY MAP NO 4455 SE 25 5 21 PARCEL 1	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 2501-Franklin	

Building Description

Dwelling #	928 9997 006- 1		
Year Built:	1/1/1948	Exterior Wall:	08-Stone
Year Remodeled:	1/1/1975	Bedrooms:	3
Remodeled/Effective Age:	-47	Full Baths:	2
Building Type/Style:	04-Cape Cod	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	B-	Room Count:	8
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Hot Water

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
928 9997 006- 1	2,216	0	0	0	0	0	2,216

Attachment Description(s): 23-AMG	Area: 648	Attachment Value: \$22,700
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Feature Description(s): 22-Additional Fixture	Area: 1	Feature Value: \$300
Rec Room Condition: Average	Rec Room Area: 620	Rec Room Value: \$3,100
03-Masonry Fireplace	1	\$5,500
Rec Room Condition: Average	Rec Room Area: 620	Rec Room Value: \$3,100

Other Building Improvements

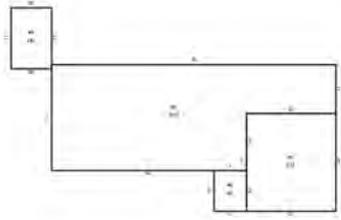
Structure Type: RG1-Detached Frame Garage	Year Built: 1/1/1948	Area: 384	Construction:	Condition: Average	Value: \$3,800.00
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Permit / Construction History							
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:				
1/1/2000	00-0029	\$6,000.00	REPL HTG/AC				
12/5/2016	16-2916	\$4,094.00	FURREPLAC				
6/1/1999	99-0775	\$75,000.00	FIRE /ATTIC				
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
12/1/1985		\$100,000.00	Valid		Land and Improvements		
5/1/2001		\$267,000.00	Invalid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	2.980	Gross				\$109,600	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
129,809	2.980				\$109,600		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Rolling	Paved	Light			Well		
Valuation/Explanation							
Dwelling #				928 9997 006- 1			
Description				Area		Value Amount	
Living Area:							
First Story:				2,216		\$211,738.80	
Second Story:				0		\$0.00	
Additional Story:				0		\$0.00	
Attic/Finished Net:				0		\$0.00	
Half Story/Finished Net:				0		\$0.00	
Base Price						\$211,738.80	
Unfinished Living Area:							
Room/Unfinished:				0		\$0.00	
Unfinished Basement:				2,066		\$44,129.76	
Half Story/Unfinished:						\$0.00	
Structure Info, Features and Attachments:							
Heating/AC				Air Conditioning - Same Ducts		\$5,451.36	
Plumbing				0 - Half Bath 2 - Full Bath		\$7,322.00	
Finished Basement Living Area				0		\$0.00	
Features:				2		\$5,800.00	
Attachments:				648		\$22,700.00	
Adjusted Base Price						\$297,141.92	
Changes/Adjustments							
Grade Adjustment:				B- 120%		\$322,370.30	
Market Adjustment:				57%		\$506,121.38	
CDU Adjustment:				65		\$329,000.00	
Complete:				100		\$329,000.00	
Dollar Adjustments						\$300.00	
Dwelling Value						\$329,300.00	

Other Building Improvements	0	\$3,800.00
Total Improvement Value		\$333,100.00
Total Land Value		\$109,600.00
Total Assessed Value		\$442,700.00

Parcel Numbers: 928-9998-001 Property Address: 3230 OAKWOOD RD W Municipality: Franklin, City of

Owner Name: HEINZEN, DERRICK Mailing Address: 3230 W OAKWOOD RD FRANKLIN, WI 53132 Land Use: Residential

Property Photograph:	Legal Description:	Building Sketch:
	S 290.50 FT OF W 150 FT OF E HALF OF W HALF OF SE 25 5 2	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood:	
	2501-Franklin	

Building Description

Dwelling #	928 9998 001- 1		
Year Built:	1/1/1961	Exterior Wall:	07-Brick
Year Remodeled:	1/1/1961	Bedrooms:	3
Remodeled/Effective Age:	-61	Full Baths:	1
Building Type/Style:	01-Ranch	Half Baths:	1
Story:	1.00	Rough-in:	0
Grade:	C+	Room Count:	4
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Good	Type of Fuel:	Gas
Bath Condition:	Good	Type of System:	Hot Water

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
928 9998 001- 1	1,512	0	0	0	0	0	1,512

Attachment Description(s):	Area:	Attachment Value:
23-AMG	528	\$18,500
11-OPF	80	\$1,600

Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	1	\$300
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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Permit / Construction History							
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:				
2/2/2012	12-1068	\$11,600.00	FURREPLAC				
6/14/2017	17-1348	\$2,000.00	BSMT EGRS WD X2				
4/18/2018	18-0885	\$9,500.00	HVAC				
4/18/2016	16-0774	\$13,000.00	KITCHREMOD				
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
11/27/2001		\$145,400.00	Invalid		Land and Improvements		
9/16/2013		\$71,053.00	Invalid		Land and Improvements		
10/23/2014		\$170,000.00	Valid		Land and Improvements		
5/23/2019		\$285,500.00	Valid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.800	Gross				\$74,100	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:			
34,848	0.800			\$74,100			
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Semi-Improved	Light			Well		

Valuation/Explanation		
Dwelling #	928 9998 001- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,512	\$188,924.40
Second Story:	0	\$0.00
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$188,924.40
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	1,512	\$34,110.72
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$3,719.52
Plumbing	1 - Half Bath 1 - Full Bath	\$4,881.00
Finished Basement Living Area	0	\$0.00
Features:	1	\$300.00
Attachments:	608	\$20,100.00
Adjusted Base Price		\$252,035.64
Changes/Adjustments		
Grade Adjustment:	C+ 110%	\$254,799.20
Market Adjustment:	45%	\$369,458.85
CDU Adjustment:	60	\$221,700.00
Complete:	100	\$221,700.00
Dollar Adjustments		\$200.00
Dwelling Value		\$221,900.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$221,900.00
Total Land Value		\$74,100.00
Total Assessed Value		\$296,000.00

Parcel Numbers: 928-9999-005	Property Address: 27TH ST S	Municipality: Franklin, City of
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Owner Name: WHEATON FRANCISCAN HEALTHCARE-SE WI INC	Mailing Address: P O BOX 320970 FRANKLIN, WI 53132	Land Use: Commercial
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Property Photograph:	Legal Description: CERTIFIED SURVEY MAP NO 8173 SE 25-5-21 LOT 2	Building Sketch:
<small>Describe/Draw</small>	Parcel Sketch and Site Map obtained from the County GIS	<small>Describe/Draw</small>
	Neighborhood: 999.3-Franklin	
	Zoning:	

Building Description

Building #	
Building Type/Style:	One Bedroom:
Stories:	Two Bedroom:
Year Built:	Three Bedroom:
Remodeled/Effective Age:	Total Unit Count:
Grade Factor:	Business Name:
Market Adjustment:	CDU/Overall Condition

Structure / Basement Data

Building #	Section #	Occupancy:	Year:	Area:	Framing:	Wall Hgt:	Rental:
Building #	Section #	Description:	Basement Area:	Total Area:	0		

Components

Components					Site Improvements				
Bldg #	Sec. #	Description:	Area:	Value:	Bldg #	Sec. #	Description:	Area:	Value:

Detached Improvements

Structure:	Year:	Sq Ft:	Grade:	Construction:	Condition:
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Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
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Ownership/Sales History

Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
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Land Breakdown

Land Class: B-Commercial Primary Site	Acreage: 9.190	Unit of Measure: Gross	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value: \$1,061,400.00
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Acreage/Squarefoot Variables

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Land Data & Computations					
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Total Land Value:	
400,316	9.190			\$1,061,400.00	
General Information					
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:
Level	Paved	Light			All Public
Assessment History					
Parcel Year:	Acres Total:	Land Total:	Improvement Total:		
Valuation/Explanation					
Building #					
Description			Area	Value Amount	
Structure:					
Commercial Building Base Price					
Basement:					
Components:					
Site Improvements:					
Adjusted Base Price				\$0.00	
Depreciation Adjustment:				\$0.00	
Adjusted Base Price with Depreciation				\$0.00	
Grade Adjustment:					
Market Adjustment:				\$0.00	
Local Modifier:				\$0.00	
Percent Complete:				\$0.00	
Dollar Adjustment:				\$0.00	
Commercial Building Value				\$0.00	
Total Dwelling Value				\$0	
Detached Improvements			0	\$0.00	
Total Improvement Value				\$0.00	
Total Land Value				\$1,061,400.00	
Total Assessed Value				\$1,061,400.00	

Parcel Numbers: 928-9999-007	Property Address: 10101 27TH ST S	Municipality: Franklin, City of
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Owner Name: WHEATON FRANCISCAN HEALTHCARE-SE WI INC	Mailing Address: P O BOX 320970 FRANKLIN, WI 53132	Land Use: Commercial
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Property Photograph: 	Legal Description: CERTIFIED SURVEY MAP NO 8173 SE 1/4 SEC 25-5-21 LOT 1	Building Sketch: 
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 999.3-Franklin	
	Zoning:	

Building Description

Building #	1
Building Type/Style:	341-Office, Medical Clinic
Stories:	One Bedroom:
Year Built:	2007
Remodeled/Effective Age:	Two Bedroom:
Grade Factor:	A+
Market Adjustment:	-96
	Three Bedroom:
	Total Unit Count:
	Business Name:
	CDU/Overall Condition
	Average

Structure / Basement Data

Building #	Section #	Occupancy:	Year:	Area:	Framing:	Wall Hgt:	Rental:
1	1	341-Office, Medical Clinic	2007	20,844	A Fireproof Masonary	10	
Building #	Section #	Description:	Basement Area:	Total Area:			
1				20,844			

Components					Site Improvements				
Bldg #	Sec. #	Description:	Area:	Value:	Bldg #	Sec. #	Description:	Area:	Value:
1	1	HVAC-Warmed and Cooled Air	20,844	\$31,300	1				

Detached Improvements

Structure:	Year:	Sq Ft:	Grade:	Construction:	Condition:

Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
2/17/2010	227	\$100,000.00	HVAC 3RD FLR
9/21/2010	1936	\$260,000.00	3RD FLR HVAC
7/16/2010	1449	\$64,000.00	HVAC 2ND FLR SU
6/30/2010	1277	\$900,000.00	2ND DAY SURGERY
8/12/2010	1666	\$950,000.00	3RD FLR 16 RMS
2/2/2010	152	\$600,000.00	3RD FLR 6 ROOMS

Ownership/Sales History

Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:

Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
B-Commercial Primary Site	0.000	Gross				\$91,600.00
X5-Exempt-Other	0.000	Gross			(\$100)	\$0.00
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Total Land Value:		
0	0.000			\$91,600.00		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Paved	Light			All Public	
Assessment History						
Parcel Year:	Acres Total:	Land Total:	Improvement Total:			
Valuation/Explanation						
Building #	1					
Description	Area		Value Amount			
Structure:	20,844		\$4,002,048.00			
Commercial Building Base Price			\$4,002,048.00			
Basement:	0		\$0.00			
Components:	0		\$0.00			
Site Improvements:	0		\$0.00			
Adjusted Base Price			\$4,002,048.00			
Depreciation Adjustment:	0		\$0.00			
Adjusted Base Price with Depreciation			\$4,002,048.00			
Grade Adjustment:	A+		3,025,011.00			
Market Adjustment:	-96		(\$6,745,976.64)			
Local Modifier:			\$0.00			
Percent Complete:			\$0.00			
Dollar Adjustment:			\$52,000.00			
Commercial Building Value			\$333,100.00			
Total Dwelling Value			\$0			
Detached Improvements	0		\$0.00			
Total Improvement Value			\$334,300.00			
Total Land Value			\$91,600.00			
Total Assessed Value			\$425,900.00			

Parcel Numbers: 929-9998-000 Property Address: 4236 OAKWOOD RD W Municipality: Franklin, City of

Owner Name: Jonathan Robinson Mailing Address: 4236 West Oakwood Road Franklin, WI 53132 Land Use: Residential

Property Photograph:	Legal Description:	Building Sketch:
	S 300 FT OF W 430 FT OF SW 25 5 21 CONT 2.96 ACS	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood:	
	2501-Franklin	

Building Description

Dwelling #	929 9998 000- 1		
Year Built:	12/31/1899	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	12/31/1899	Bedrooms:	4
Remodeled/Effective Age:	-123	Full Baths:	2
Building Type/Style:	10-Farmhouse	Half Baths:	0
Story:	2.00	Rough-in:	0
Grade:	C+	Room Count:	7
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
929 9998 000- 1	1,318	1,122	0	0	0	0	2,440

Attachment Description(s):	Area:	Attachment Value:
12-EFP	84	\$2,500
12-EFP	86	\$2,600
11-OFP	25	\$500

Feature Description(s):	Area:	Feature Value:
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
RG1-Detached Frame Garage	1/1/1940	832		Average	\$8,300.00
RP3-Reinforced Concrete Pool	1/1/1974	420		Average	\$0.00

Permit / Construction History			
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
2/1/2008	208	\$5,075.00	AC/FURREPLAC
7/1/1999	99-0862	\$4,710.00	HVAC
1/16/2008	95	\$70,000.00	FIRERPR

Ownership/Sales History					
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type: Sale Validation Source:
1/9/2013		\$142,500.00	Invalid		Land and Improvements
3/11/2002		\$179,800.00	Invalid		Land and Improvements
9/1/1991		\$81,600.00	Valid		Land and Improvements
7/6/2022	11263646	\$325,000.00	Valid	W/C D - Warrant/Condo Deed	Land and Improvements Other
7/6/2022	11263645	\$325,000.00	Invalid	O - Other	Land and Improvements Other
	11263646				
	11263645				

Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	2.640	Gross				\$106,700	

Acreage/Squarefoot Variables

Land Data & Computations				
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:
114,998	2.640			\$106,700

General Information					
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:
Level	Semi-Improved	Light			Well

Valuation/Explanation		
Dwelling #	929 9998 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,318	\$154,930.90
Second Story:	1,122	\$71,718.24
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$226,649.14
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	1,122	\$27,634.86
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$6,002.40
Plumbing	0 - Half Bath 2 - Full Bath	\$7,322.00
Finished Basement Living Area	0	\$0.00
Features:		
Attachments:	195	\$5,600.00
Adjusted Base Price		\$273,208.40
Changes/Adjustments		
Grade Adjustment:	C+ 110%	\$294,369.24
Market Adjustment:	15%	\$338,524.63
CDU Adjustment:	55	\$186,200.00
Complete:	100	\$186,200.00
Dollar Adjustments		\$200.00
Dwelling Value		\$186,400.00
Other Building Improvements	0	\$8,300.00
Total Improvement Value		\$194,700.00
Total Land Value		\$106,700.00
Total Assessed Value		\$301,400.00

Parcel Numbers: 930-0001-100	Property Address: 5100 FRANKLIN DR W	Municipality: Franklin, City of
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Owner Name: HERMLE PROPERTIES INC	Mailing Address: 5100 W FRANKLIN DR FRANKLIN, WI 53132	Land Use: Commercial
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Property Photograph:	Legal Description:	Building Sketch:
	FRANKLIN BUSINESS PARK BLK 3 LOT 3 EXCLUDING THE FRANKLIN	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 999.5-Franklin	
	Zoning:	

Building Description

Building #	1		
Building Type/Style:	344-Office Building	One Bedroom:	
Stories:		Two Bedroom:	
Year Built:	2019	Three Bedroom:	
Remodeled/Effective Age:		Total Unit Count:	
Grade Factor:	B+	Business Name:	HERMLE USA INC (BUILDING)_x0000__x0000__x0000__ x0000_
Market Adjustment:	517	CDU/Overall Condition	Average
Building #	3		
Building Type/Style:	406-Warehouse, Storage	One Bedroom:	
Stories:		Two Bedroom:	
Year Built:	2019	Three Bedroom:	
Remodeled/Effective Age:		Total Unit Count:	
Grade Factor:	B+	Business Name:	
Market Adjustment:	210	CDU/Overall Condition	Average
Building #	2		
Building Type/Style:	344-Office Building	One Bedroom:	
Stories:		Two Bedroom:	
Year Built:	2002	Three Bedroom:	
Remodeled/Effective Age:		Total Unit Count:	
Grade Factor:	B+	Business Name:	
Market Adjustment:	388	CDU/Overall Condition	Average
Building #	4		
Building Type/Style:	406-Warehouse, Storage	One Bedroom:	
Stories:		Two Bedroom:	
Year Built:	2002	Three Bedroom:	
Remodeled/Effective Age:		Total Unit Count:	
Grade Factor:	B+	Business Name:	
Market Adjustment:	250	CDU/Overall Condition	Average

Structure / Basement Data									
Building #	Section #	Occupancy:	Year:	Area:	Framing:	Wall Hgt:	Rental:		
1	1	344-Office Building	2019	1,600	C4-Masonry Average	15			
2	1	344-Office Building	2002	6,529	C4-Masonry Average	15			
3	2	406-Warehouse, Storage	2019	7,500	C4-Masonry Average	34			
4	2	406-Warehouse, Storage	2002	8,400	C4-Masonry Average	34			
Building #	Section #	Description:	Basement Area:		Total Area:				
1					1,600				
2					6,529				
3					7,500				
4					8,400				
Components					Site Improvements				
Bldg #	Sec. #	Description:	Area:	Value:	Bldg #	Sec. #	Description:	Area:	Value:
1	1	HVAC-Warmed and Cooled Air	1,600	\$2,400	1				
1	1	HVAC-Warmed and Cooled Air	1,600	\$2,400	3				
1	1	HVAC-Warmed and Cooled Air	1,600	\$2,400	2				
1	1	HVAC-Warmed and Cooled Air	1,600	\$2,400	4				
3									
2									
4									
Detached Improvements									
Structure:	Year:	Sq Ft:	Grade:	Construction:	Condition:				
PA-Paving	1/1/2002	19,100	C		Average				
Permit / Construction History									
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:						
4/16/2002	02-0278	\$1,130,000.00	OFC/WAREHOUSE						
8/6/2019	19-1973	\$1,998,083.00	BLDG ADDN						
Ownership/Sales History									
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:			
5/1/1997		\$201,067.00	Invalid		Land				
4/4/2002		\$221,000.00	Invalid		Land				
1/1/2019		\$1,650,000.00	Invalid		Land and Improvements				
Land Breakdown									
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:			
B-Commercial Primary Site	2.817	Gross				\$268,600.00			
Acreage/Squarefoot Variables									
Land Data & Computations									
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Total Land Value:					
122,709	2.817			\$268,600.00					
General Information									
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:				
Level	Paved	Light			All Public				
Assessment History									
Parcel Year:	Acres Total:	Land Total:	Improvement Total:						
Valuation/Explanation									

Building #	1	
Description	Area	Value Amount
Structure:	1,600	\$115,392.00
Commercial Building Base Price		\$115,392.00
Basement:	0	\$0.00
Components:	0	\$0.00
Site Improvements:	0	\$0.00
Adjusted Base Price		\$115,392.00
Depreciation Adjustment:	0	\$0.00
Adjusted Base Price with Depreciation		\$115,392.00
Grade Adjustment:	B+	19,465.60
Market Adjustment:	517	\$697,213.79
Local Modifier:		\$0.00
Percent Complete:		\$0.00
Dollar Adjustment:		\$400.00
Commercial Building Value		\$832,500.00
Building #	3	
Description	Area	Value Amount
Structure:	7,500	\$215,700.00
Commercial Building Base Price		\$215,700.00
Basement:	0	\$0.00
Components:	0	\$0.00
Site Improvements:	0	\$0.00
Adjusted Base Price		\$215,700.00
Depreciation Adjustment:	0	\$0.00
Adjusted Base Price with Depreciation		\$215,700.00
Grade Adjustment:	B+	75,495.00
Market Adjustment:	210	\$611,509.50
Local Modifier:		\$0.00
Percent Complete:		\$0.00
Dollar Adjustment:		\$2,700.00
Commercial Building Value		\$905,400.00
Building #	2	
Description	Area	Value Amount
Structure:	6,529	\$470,871.00
Commercial Building Base Price		\$470,871.00
Basement:	0	\$0.00
Components:	0	\$0.00
Site Improvements:	0	\$0.00
Adjusted Base Price		\$470,871.00
Depreciation Adjustment:	0	\$0.00
Adjusted Base Price with Depreciation		\$470,871.00
Grade Adjustment:	B+	65,720.91
Market Adjustment:	388	\$2,081,976.63
Local Modifier:		\$0.00
Percent Complete:		\$0.00
Dollar Adjustment:		\$1,900.00
Commercial Building Value		\$2,620,500.00
Building #	4	
Description	Area	Value Amount
Structure:	8,400	\$241,584.00

Commercial Building Base Price		\$241,584.00
Basement:	0	\$0.00
Components:	0	\$0.00
Site Improvements:	0	\$0.00
Adjusted Base Price		\$241,584.00
Depreciation Adjustment:	0	\$0.00
Adjusted Base Price with Depreciation		\$241,584.00
Grade Adjustment:	B+	84,554.40
Market Adjustment:	250	\$815,346.00
Local Modifier:		\$0.00
Percent Complete:		\$0.00
Dollar Adjustment:		\$2,700.00
Commercial Building Value		\$1,144,200.00
Total Dwelling Value		\$0
Detached Improvements	0	\$3,800.00
Total Improvement Value		\$3,756,100.00
Total Land Value		\$268,600.00
Total Assessed Value		\$4,024,700.00

Parcel Numbers: 930-0001-500	Property Address: 5100 FRANKLIN DR W	Municipality: Franklin, City of
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Owner Name: HERMLE PROPERTIES INC	Mailing Address: 5100 W FRANKLIN DR FRANKLIN, WI 53132	Land Use: Commercial
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Property Photograph:	Legal Description: FRANKLIN BUSINESS PARK BLK 3 LOT 3 EXCLUDING THE OAK CREEK	Building Sketch:
<small>Describe/Map</small>	Parcel Sketch and Site Map obtained from the County GIS	<small>Describe/Map</small>
	Neighborhood: 999.5-Franklin	
	Zoning:	

Building Description

Building #	
Building Type/Style:	One Bedroom:
Stories:	Two Bedroom:
Year Built:	Three Bedroom:
Remodeled/Effective Age:	Total Unit Count:
Grade Factor:	Business Name:
Market Adjustment:	CDU/Overall Condition

Structure / Basement Data

Building #	Section #	Occupancy:	Year:	Area:	Framing:	Wall Hgt:	Rental:
Building #	Section #	Description:	Basement Area:	Total Area:	0		

Components Site Improvements

Bldg #	Sec. #	Description:	Area:	Value:	Bldg #	Sec. #	Description:	Area:	Value:
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Detached Improvements

Structure:	Year:	Sq Ft:	Grade:	Construction:	Condition:
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Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
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Ownership/Sales History

Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
5/1/1997		\$201,067.00	Invalid		Land	
1/4/2002		\$221,000.00	Invalid		Land	
1/1/2019		\$1,650,000.00	Invalid		Land and Improvements	

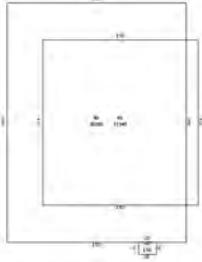
Land Breakdown

Land Class: B-Commercial Primary Site	Acreage: 1.416	Unit of Measure: Gross	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value: \$135,100.00
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Acreage/Squarefoot Variables					
Land Data & Computations					
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Total Land Value:	
61,681	1.416			\$135,100.00	
General Information					
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:
Level	Paved	Light			All Public
Assessment History					
Parcel Year:	Acres Total:	Land Total:	Improvement Total:		
Valuation/Explanation					
Building #		Area		Value Amount	
Description		Area		Value Amount	
Structure:					
Commercial Building Base Price					
Basement:					
Components:					
Site Improvements:					
Adjusted Base Price					\$0.00
Depreciation Adjustment:					\$0.00
Adjusted Base Price with Depreciation					\$0.00
Grade Adjustment:					
Market Adjustment:					\$0.00
Local Modifier:					\$0.00
Percent Complete:					\$0.00
Dollar Adjustment:					\$0.00
Commercial Building Value					\$0.00
Total Dwelling Value					\$0
Detached Improvements		0			\$0.00
Total Improvement Value					\$0.00
Total Land Value					\$135,100.00
Total Assessed Value					\$135,100.00

Parcel Numbers: 930-0004-003	Property Address: 4640 IRONWOOD DR W	Municipality: Franklin, City of
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Owner Name: CISKO LLC (A WI LLC)	Mailing Address: 4640 W IRONWOOD DR FRANKLIN, WI 53132	Land Use: Commercial
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Property Photograph:	Legal Description:	Building Sketch:
	CSM NO 6423 SE 26 5 21 PARCEL 2	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 999.5-Franklin	
	Zoning:	

Building Description	
Building #	1
Building Type/Style:	406-Warehouse, Storage
Stories:	One Bedroom:
Year Built:	2000
Remodeled/Effective Age:	Two Bedroom:
Grade Factor:	C+
Market Adjustment:	73
	Three Bedroom:
	Total Unit Count:
	Business Name:
	CDU/Overall Condition Average
Building #	2
Building Type/Style:	344-Office Building
Stories:	One Bedroom:
Year Built:	2000
Remodeled/Effective Age:	Two Bedroom:
Grade Factor:	C+
Market Adjustment:	104
	Three Bedroom:
	Total Unit Count:
	Business Name:
	CDU/Overall Condition Average
Building #	3
Building Type/Style:	344-Office Building
Stories:	One Bedroom:
Year Built:	2000
Remodeled/Effective Age:	Two Bedroom:
Grade Factor:	C+
Market Adjustment:	-84
	Three Bedroom:
	Total Unit Count:
	Business Name:
	CDU/Overall Condition Fair
Building #	4
Building Type/Style:	326-Storage Garage
Stories:	One Bedroom:
Year Built:	2000
Remodeled/Effective Age:	Two Bedroom:
Grade Factor:	C+
Market Adjustment:	-15
	Three Bedroom:
	Total Unit Count:
	Business Name:
	CDU/Overall Condition Average
Building #	5
Building Type/Style:	406-Warehouse, Storage
Stories:	One Bedroom:
Year Built:	2000
Remodeled/Effective Age:	Two Bedroom:
Grade Factor:	C+
Market Adjustment:	622
	Three Bedroom:
	Total Unit Count:
	Business Name:
	CDU/Overall Condition Average

Structure / Basement Data							
Building #	Section #	Occupancy:	Year:	Area:	Framing:	Wall Hgt:	Rental:
1	1	406-Warehouse, Storage	2000	30,000	C4-Masonry Average	24	
2	2	344-Office Building	2000	6,020	D4-Wood Average	8	
3	3	344-Office Building	2000	4,450	D4-Wood Average	12	
4	4	326-Storage Garage	2000	2,000	D4-Wood Average	12	
5	1	406-Warehouse, Storage	2000	150	C4-Masonry Average	24	
Building #	Section #	Description:			Basement Area:	Total Area:	
1						30,000	
2						6,020	
3						4,450	
4						2,000	
5						150	

Components					Site Improvements				
Bldg #	Sec. #	Description:	Area:	Value:	Bldg #	Sec. #	Description:	Area:	Value:
1	1	HVAC-Forced Air Unit	30,000	\$45,000	1				
1	1	HVAC-Warmed and Cooled Air	30,000	\$45,000	2				
1	1	HVAC-Forced Air Unit	30,000	\$45,000	3				
1	1	HVAC-Forced Air Unit	30,000	\$45,000	4				
2					5				
3									
4									
5									
Detached Improvements									
Structure:		Year:	Sq Ft:	Grade:	Construction:		Condition:		
PA-Paving		1/1/2000	37,000	C			Average		
Permit / Construction History									
Date of Permit:		Permit Number:		Permit Amount:		Details of Permit:			
10/24/2007		2603		\$50,000.00		ALTER			
2/1/2000		00-0167		\$0.00		HTG & A/C			
12/13/2007		3056		\$11,000.00		HVAC			
5/21/2008		1011		\$12,000.00		ALTER			
11/1/1999		99-1412		\$1,133,000.00		NEW CONST			
Ownership/Sales History									
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:		Sale Type:		Sale Validation Source:	
9/30/2015		\$2,000,000.00	Valid			Land and Improvements			
10/1/1999		\$196,800.00	Valid			Land			
Land Breakdown									
Land Class:		Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:		
B-Commercial Primary Site		3.290	Gross				\$342,200.00		
Acreage/Squarefoot Variables									
Land Data & Computations									
Total Square Footage:		Total Acreage:	Depth:	Act. Frontage:		Total Land Value:			
143,312		3.290				\$342,200.00			
General Information									
Topography:	Street/Road:	Fronting Traffic:		Inspected By:	Inspected On:	Utilities:			
Level	Paved	Light				All Public			
Assessment History									
Parcel Year:		Acres Total:		Land Total:		Improvement Total:			
Valuation/Explanation									
Building #					1				
Description					Area		Value Amount		
Structure:					30,000		\$862,800.00		
Commercial Building Base Price							\$862,800.00		
Basement:					0		\$0.00		
Components:					0		\$0.00		
Site Improvements:					0		\$0.00		
Adjusted Base Price							\$862,800.00		
Depreciation Adjustment:					0		\$0.00		

Adjusted Base Price with Depreciation		\$862,800.00
Grade Adjustment:	C+	104,280.00
Market Adjustment:	73	\$705,968.40
Local Modifier:		\$0.00
Percent Complete:		\$0.00
Dollar Adjustment:		\$6,600.00
Commercial Building Value		\$1,679,600.00
Building #	2	
Description	Area	Value Amount
Structure:	6,020	\$414,658.00
Commercial Building Base Price		\$414,658.00
Basement:	0	\$0.00
Components:	0	\$0.00
Site Improvements:	0	\$0.00
Adjusted Base Price		\$414,658.00
Depreciation Adjustment:	0	\$0.00
Adjusted Base Price with Depreciation		\$414,658.00
Grade Adjustment:	C+	15,718.22
Market Adjustment:	104	\$447,591.27
Local Modifier:		\$0.00
Percent Complete:		\$0.00
Dollar Adjustment:		\$600.00
Commercial Building Value		\$878,600.00
Building #	3	
Description	Area	Value Amount
Structure:	4,450	\$306,516.00
Commercial Building Base Price		\$306,516.00
Basement:	0	\$0.00
Components:	0	\$0.00
Site Improvements:	0	\$0.00
Adjusted Base Price		\$306,516.00
Depreciation Adjustment:	0	\$0.00
Adjusted Base Price with Depreciation		\$306,516.00
Grade Adjustment:	C+	11,618.95
Market Adjustment:	-84	(\$267,233.36)
Local Modifier:		\$0.00
Percent Complete:		\$0.00
Dollar Adjustment:		\$200.00
Commercial Building Value		\$51,100.00
Building #	4	
Description	Area	Value Amount
Structure:	2,000	\$68,240.00
Commercial Building Base Price		\$68,240.00
Basement:	0	\$0.00
Components:	0	\$0.00
Site Improvements:	0	\$0.00
Adjusted Base Price		\$68,240.00
Depreciation Adjustment:	0	\$0.00
Adjusted Base Price with Depreciation		\$68,240.00
Grade Adjustment:	C+	5,222.00
Market Adjustment:	-15	(\$11,019.30)

Local Modifier:		\$0.00
Percent Complete:		\$0.00
Dollar Adjustment:		\$300.00
Commercial Building Value		\$62,700.00
Building #	5	
Description	Area	Value Amount
Structure:	150	\$4,314.00
Commercial Building Base Price		\$4,314.00
Basement:	0	\$0.00
Components:	0	\$0.00
Site Improvements:	0	\$0.00
Adjusted Base Price		\$4,314.00
Depreciation Adjustment:	0	\$0.00
Adjusted Base Price with Depreciation		\$4,314.00
Grade Adjustment:	C+	431.40
Market Adjustment:	622	\$29,516.39
Local Modifier:		\$0.00
Percent Complete:		\$0.00
Dollar Adjustment:		\$0.00
Commercial Building Value		\$34,300.00
Total Dwelling Value		\$0
Detached Improvements	0	\$7,400.00
Total Improvement Value		\$2,455,700.00
Total Land Value		\$342,200.00
Total Assessed Value		\$2,797,900.00

Parcel Numbers: 930-0004-004 Property Address: 9935 OAKWOOD PARK DR S Municipality: Franklin, City of

Owner Name: BENICORP OAKWOOD PARK LLC Mailing Address: PO BOX 320522 FRANKLIN, WI 53132 Land Use: Commercial

	Legal Description:	Building Sketch:
	CERTIFIED SURVEY MAP NO 6563 SE 26 5 21 PARCEL 4	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 999.5-Franklin	
	Zoning:	

Building Description

Building #	1	
Building Type/Style:	406-Warehouse, Storage	One Bedroom:
Stories:		Two Bedroom:
Year Built:	2005	Three Bedroom:
Remodeled/Effective Age:		Total Unit Count:
Grade Factor:	C	Business Name:
		KRAFT MUSIC TENANT_x0000_x0000_x0000_x00 00_x0000_x0000_x0000_x0000_ x0000_x0000_x0000_x0000_
Market Adjustment:	-7	CDU/Overall Condition Average
Building #	3	
Building Type/Style:	344-Office Building	One Bedroom:
Stories:		Two Bedroom:
Year Built:	2005	Three Bedroom:
Remodeled/Effective Age:		Total Unit Count:
Grade Factor:	C	Business Name:
Market Adjustment:	129	CDU/Overall Condition Average
Building #	2	
Building Type/Style:	406-Warehouse, Storage	One Bedroom:
Stories:		Two Bedroom:
Year Built:	2002	Three Bedroom:
Remodeled/Effective Age:		Total Unit Count:
Grade Factor:	C	Business Name:
Market Adjustment:	160	CDU/Overall Condition Average
Building #	4	
Building Type/Style:	406-Warehouse, Storage	One Bedroom:
Stories:		Two Bedroom:
Year Built:	2002	Three Bedroom:
Remodeled/Effective Age:		Total Unit Count:
Grade Factor:	C	Business Name:
Market Adjustment:	122	CDU/Overall Condition Average
Building #	5	
Building Type/Style:	406-Warehouse, Storage	One Bedroom:

Stories:		Two Bedroom:	
Year Built:	2002	Three Bedroom:	
Remodeled/Effective Age:		Total Unit Count:	
Grade Factor:	C	Business Name:	
Market Adjustment:	172	CDU/Overall Condition	Average
Building #	6		
Building Type/Style:	344-Office Building	One Bedroom:	
Stories:		Two Bedroom:	
Year Built:	2002	Three Bedroom:	
Remodeled/Effective Age:		Total Unit Count:	
Grade Factor:	C	Business Name:	
Market Adjustment:	133	CDU/Overall Condition	Average
Building #	7		
Building Type/Style:	344-Office Building	One Bedroom:	
Stories:		Two Bedroom:	
Year Built:	2002	Three Bedroom:	
Remodeled/Effective Age:		Total Unit Count:	
Grade Factor:	C	Business Name:	
Market Adjustment:	146	CDU/Overall Condition	Average
Building #	8		
Building Type/Style:	344-Office Building	One Bedroom:	
Stories:		Two Bedroom:	
Year Built:	2002	Three Bedroom:	
Remodeled/Effective Age:		Total Unit Count:	
Grade Factor:	C	Business Name:	
Market Adjustment:	121	CDU/Overall Condition	Average

Structure / Basement Data

Building #	Section #	Occupancy:	Year:	Area:	Framing:	Wall Hgt:	Rental:
1	1	406-Warehouse, Storage	2005	44,084	C4-Masonry Average	26	
2	1	406-Warehouse, Storage	2002	7,285	C4-Masonry Average	16	
3	2	344-Office Building	2005	3,920	D4-Wood Average	8	
4	2	406-Warehouse, Storage	2002	7,285	D4-Wood Average	8	
5	3	406-Warehouse, Storage	2002	19,968	C4-Masonry Average	24	
6	4	344-Office Building	2002	4,180	D4-Wood Average	8	
7	5	344-Office Building	2002	900	D4-Wood Average	8	
8	6	344-Office Building	2002	2,400	D4-Wood Average	8	

Building #	Section #	Description:	Basement Area:	Total Area:
1				44,084
2				7,285
3				3,920
4				7,285
5				19,968
6				4,180
7				900
8				2,400

Components					Site Improvements				
Bldg #	Sec. #	Description:	Area:	Value:	Bldg #	Sec. #	Description:	Area:	Value:
1	1	HVAC-Warmed and Cooled Air	44,084	\$66,100	1				
1	1	HVAC-Warmed and Cooled Air	44,084	\$66,100	3				
1	1	HVAC-Forced Air Unit	44,084	\$66,100	2				
1	1	HVAC-Warmed and Cooled Air	44,084	\$66,100	4				
1	1	HVAC-Warmed and Cooled Air	44,084	\$66,100	5				
1	1	HVAC-Forced Air Unit	44,084	\$66,100	6				
1	1	HVAC-Warmed and Cooled Air	44,084	\$66,100	7				
1	1	HVAC-Forced Air Unit	44,084	\$66,100	8				
1	1	HVAC-Warmed and Cooled Air	44,084	\$66,100					
3									
2									
4									
5									
6									
7									
8									

Detached Improvements					
Structure:	Year:	Sq Ft:	Grade:	Construction:	Condition:
RS1-Frame Utility Shed	1/1/2013	192	C		Average
PA-Paving	1/1/2002	27,300	C		Average

Permit / Construction History			
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
6/1/2013	13-0991	\$7,000.00	NEW ACCBLD/MOVE
12/14/2017	17-2866	\$49,000.00	HVAC-KRAFT MUSI
8/29/2018	18-2177	\$13,500.00	ROOF LADDERS
6/14/2012	1185	\$4,500.00	ADD DAMPERS
6/27/2005	52383	\$49,000.00	ADDTN
6/27/2005	52382	\$49,000.00	ALTER
6/24/2005	52356	\$38,679.00	AC
10/18/2004	3500	\$68,722.00	FUR
6/14/2012	1187	\$6,000.00	INTREMOD
10/16/2017	17-2430	\$178,569.00	INT ALT-KRAFT M

Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
12/23/2016		\$3,385,000.00	Invalid		Land and Improvements	
8/12/2002		\$375,000.00	Valid		Land	
12/28/2004		\$2,725,000.00	Invalid		Land and Improvements	

Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
B-Commercial Primary Site	7.157	Gross				\$639,300.00

Acreage/Squarefoot Variables						

Land Data & Computations					
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Total Land Value:	
311,759	7.157			\$639,300.00	

General Information					
Topography: Level	Street/Road: Paved	Fronting Traffic: Light	Inspected By:	Inspected On:	Utilities: All Public
Assessment History					
Parcel Year:	Acres Total:	Land Total:	Improvement Total:		
Valuation/Explanation					
Building #	1				
Description	Area	Value Amount			
Structure:	44,084	\$1,267,856.00			
Commercial Building Base Price		\$1,267,856.00			
Basement:	0	\$0.00			
Components:	0	\$0.00			
Site Improvements:	0	\$0.00			
Adjusted Base Price		\$1,267,856.00			
Depreciation Adjustment:	0	\$0.00			
Adjusted Base Price with Depreciation		\$1,267,856.00			
Grade Adjustment:	C	0.00			
Market Adjustment:	-7	(\$88,749.92)			
Local Modifier:		\$0.00			
Percent Complete:		\$0.00			
Dollar Adjustment:		\$3,800.00			
Commercial Building Value		\$1,182,900.00			
Building #	3				
Description	Area	Value Amount			
Structure:	3,920	\$270,010.00			
Commercial Building Base Price		\$270,010.00			
Basement:	0	\$0.00			
Components:	0	\$0.00			
Site Improvements:	0	\$0.00			
Adjusted Base Price		\$270,010.00			
Depreciation Adjustment:	0	\$0.00			
Adjusted Base Price with Depreciation		\$270,010.00			
Grade Adjustment:	C	0.00			
Market Adjustment:	129	\$348,312.90			
Local Modifier:		\$0.00			
Percent Complete:		\$0.00			
Dollar Adjustment:		\$0.00			
Commercial Building Value		\$618,300.00			
Building #	2				
Description	Area	Value Amount			
Structure:	7,285	\$209,517.00			
Commercial Building Base Price		\$209,517.00			
Basement:	0	\$0.00			
Components:	0	\$0.00			
Site Improvements:	0	\$0.00			
Adjusted Base Price		\$209,517.00			
Depreciation Adjustment:	0	\$0.00			
Adjusted Base Price with Depreciation		\$209,517.00			
Grade Adjustment:	C	0.00			
Market Adjustment:	160	\$335,227.20			
Local Modifier:		\$0.00			

Percent Complete:		\$0.00
Dollar Adjustment:		\$2,000.00
Commercial Building Value		\$546,700.00
Building #	4	
Description	Area	Value Amount
Structure:	7,285	\$190,211.00
Commercial Building Base Price		\$190,211.00
Basement:	0	\$0.00
Components:	0	\$0.00
Site Improvements:	0	\$0.00
Adjusted Base Price		\$190,211.00
Depreciation Adjustment:	0	\$0.00
Adjusted Base Price with Depreciation		\$190,211.00
Grade Adjustment:	C	0.00
Market Adjustment:	122	\$232,057.42
Local Modifier:		\$0.00
Percent Complete:		\$0.00
Dollar Adjustment:		\$1,600.00
Commercial Building Value		\$423,900.00
Building #	5	
Description	Area	Value Amount
Structure:	19,968	\$574,280.00
Commercial Building Base Price		\$574,280.00
Basement:	0	\$0.00
Components:	0	\$0.00
Site Improvements:	0	\$0.00
Adjusted Base Price		\$574,280.00
Depreciation Adjustment:	0	\$0.00
Adjusted Base Price with Depreciation		\$574,280.00
Grade Adjustment:	C	0.00
Market Adjustment:	172	\$987,761.60
Local Modifier:		\$0.00
Percent Complete:		\$0.00
Dollar Adjustment:		\$2,300.00
Commercial Building Value		\$1,564,300.00
Building #	6	
Description	Area	Value Amount
Structure:	4,180	\$287,918.00
Commercial Building Base Price		\$287,918.00
Basement:	0	\$0.00
Components:	0	\$0.00
Site Improvements:	0	\$0.00
Adjusted Base Price		\$287,918.00
Depreciation Adjustment:	0	\$0.00
Adjusted Base Price with Depreciation		\$287,918.00
Grade Adjustment:	C	0.00
Market Adjustment:	133	\$382,930.94
Local Modifier:		\$0.00
Percent Complete:		\$0.00
Dollar Adjustment:		\$0.00
Commercial Building Value		\$670,800.00

Building #	7	
Description	Area	Value Amount
Structure:	900	\$61,992.00
Commercial Building Base Price		\$61,992.00
Basement:	0	\$0.00
Components:	0	\$0.00
Site Improvements:	0	\$0.00
Adjusted Base Price		\$61,992.00
Depreciation Adjustment:	0	\$0.00
Adjusted Base Price with Depreciation		\$61,992.00
Grade Adjustment:	C	0.00
Market Adjustment:	146	\$90,508.32
Local Modifier:		\$0.00
Percent Complete:		\$0.00
Dollar Adjustment:		\$100.00
Commercial Building Value		\$152,600.00
Building #	8	
Description	Area	Value Amount
Structure:	2,400	\$165,312.00
Commercial Building Base Price		\$165,312.00
Basement:	0	\$0.00
Components:	0	\$0.00
Site Improvements:	0	\$0.00
Adjusted Base Price		\$165,312.00
Depreciation Adjustment:	0	\$0.00
Adjusted Base Price with Depreciation		\$165,312.00
Grade Adjustment:	C	0.00
Market Adjustment:	121	\$200,027.52
Local Modifier:		\$0.00
Percent Complete:		\$0.00
Dollar Adjustment:		\$100.00
Commercial Building Value		\$365,400.00
Total Dwelling Value		\$0
Detached Improvements	0	\$6,700.00
Total Improvement Value		\$4,840,000.00
Total Land Value		\$639,300.00
Total Assessed Value		\$5,479,300.00

Parcel Numbers: 930-0005-001	Property Address: 4620 OAKWOOD PARK DR W	Municipality: Franklin, City of
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Owner Name: TI INVESTORS OF FRANKLIN II LLC	Mailing Address: 710 N PLANKINTON AVE, STE 1200 MILWAUKEE, WI 53203	Land Use: Commercial
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Property Photograph: 	Legal Description: FRANKLIN BUSINESS PARK ADDN NO 1 BLK 10 LOT 1	Building Sketch: 
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 999.5-Franklin	
	Zoning:	

Building Description

Building #	1		
Building Type/Style:	406-Warehouse, Storage	One Bedroom:	
Stories:		Two Bedroom:	
Year Built:	2017	Three Bedroom:	
Remodeled/Effective Age:		Total Unit Count:	
Grade Factor:	B-	Business Name:	QUAD GRAPHICS JUST LEASED
Market Adjustment:	62	CDU/Overall Condition	Average

Structure / Basement Data

Building #	Section #	Occupancy:	Year:	Area:	Framing:	Wall Hgt:	Rental:
1	1	406-Warehouse, Storage	2017	161,864	C4-Masonry Average	36	
Building #	Section #	Description:	Basement Area:	Total Area:			
1				161,864			

Components

Components					Site Improvements				
Bldg #	Sec. #	Description:	Area:	Value:	Bldg #	Sec. #	Description:	Area:	Value:
1	1	HVAC-Forced Air Unit	161,864	\$242,800	1				

Detached Improvements

Structure:	Year:	Sq Ft:	Grade:	Construction:	Condition:
PA-Paving	1/1/2017	94,000	C		Average
PAV-Paving-Concrete	1/1/2017	26,000	C		Average

Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
7/23/2018	18-1848	\$71,000.00	INT ALTER
5/15/2017	17-1055	\$5,039,000.00	NEW BLDG
2/28/2018	18-0380	\$13,700.00	HVAC
2/26/2018	18-0356	\$54,000.00	ALTER
4/16/2019	19-0763	\$17,350.00	HVAC X2-QUAD
8/9/2018	18-2006	\$18,040.00	HVAC

Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
4/8/2003		\$380,700.00	Invalid		Land	
4/8/2003		\$380,700.00	Invalid		Land	
5/28/2003		\$382,900.00	Valid		Land	
12/26/2013		\$300,000.00	Invalid		Land	
5/1/2017		\$905,500.00	Invalid		Land	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
B-Commercial Primary Site	12.450	Gross				\$1,079,200.00
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Total Land Value:		
542,322	12.450			\$1,079,200.00		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Paved	Light			All Public	
Assessment History						
Parcel Year:	Acres Total:	Land Total:	Improvement Total:			
Valuation/Explanation						
Building #	1					
Description	Area		Value Amount			
Structure:	161,864		\$4,655,209.00			
Commercial Building Base Price			\$4,655,209.00			
Basement:	0		\$0.00			
Components:	0		\$0.00			
Site Improvements:	0		\$0.00			
Adjusted Base Price			\$4,655,209.00			
Depreciation Adjustment:	0		\$0.00			
Adjusted Base Price with Depreciation			\$4,655,209.00			
Grade Adjustment:	B-		979,601.73			
Market Adjustment:	62		\$3,493,582.65			
Local Modifier:			\$0.00			
Percent Complete:			\$0.00			
Dollar Adjustment:			\$19,300.00			
Commercial Building Value			\$9,147,700.00			
Total Dwelling Value			\$0			
Detached Improvements	0		\$79,800.00			
Total Improvement Value			\$9,620,800.00			
Total Land Value			\$1,079,200.00			
Total Assessed Value			\$10,700,000.00			

3					3,276					
Components					Site Improvements					
Bldg #	Sec. #	Description:	Area:	Value:	Bldg #	Sec. #	Description:	Area:	Value:	
1	1	HVAC-Forced Air Unit	12,800	\$19,200	1					
1	1	HVAC-Warmed and Cooled Air	12,800	\$19,200	2					
1	1	HVAC-Forced Air Unit	12,800	\$19,200	3					
2										
3										
Detached Improvements										
Structure:		Year:		Sq Ft:		Grade:		Construction:		Condition:
PA-Paving		1/1/2009		12,000		C				Average
PA-Paving		1/1/2018		13,600		C				Average
Permit / Construction History										
Date of Permit:		Permit Number:			Permit Amount:			Details of Permit:		
9/4/2009		1677			\$960,000.00			NEWBLDG		
5/11/2018		18-1163			\$885,000.00			WAREHSE ADDN		
11/2/2009		2214			\$37,000.00			HVAC		
5/11/2018		18-1156			\$0.00			DUMPSTR ENCL		
Ownership/Sales History										
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:		Sale Type:		Sale Validation Source:		
9/9/2009		\$302,900.00	Valid			Land				
Land Breakdown										
Land Class:		Acreage:		Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:		
B-Commercial Primary Site		3.370		Gross				\$321,300.00		
Acreage/Squarefoot Variables										
Land Data & Computations										
Total Square Footage:		Total Acreage:		Depth:		Act. Frontage:		Total Land Value:		
146,797		3.370						\$321,300.00		
General Information										
Topography:	Street/Road:		Fronting Traffic:		Inspected By:		Inspected On:		Utilities:	
Level	Paved		Light						All Public	
Assessment History										
Parcel Year:		Acres Total:			Land Total:			Improvement Total:		

Valuation/Explanation		
Building #	1	
Description	Area	Value Amount
Structure:	12,800	\$368,128.00
Commercial Building Base Price		\$368,128.00
Basement:	0	\$0.00
Components:	0	\$0.00
Site Improvements:	0	\$0.00
Adjusted Base Price		\$368,128.00
Depreciation Adjustment:	0	\$0.00
Adjusted Base Price with Depreciation		\$368,128.00
Grade Adjustment:	C+	42,572.80
Market Adjustment:	63	\$258,741.50
Local Modifier:		\$0.00
Percent Complete:		\$0.00
Dollar Adjustment:		\$1,400.00
Commercial Building Value		\$670,800.00
Building #	2	
Description	Area	Value Amount
Structure:	9,600	\$276,096.00
Commercial Building Base Price		\$276,096.00
Basement:	0	\$0.00
Components:	0	\$0.00
Site Improvements:	0	\$0.00
Adjusted Base Price		\$276,096.00
Depreciation Adjustment:	0	\$0.00
Adjusted Base Price with Depreciation		\$276,096.00
Grade Adjustment:	C+	27,609.60
Market Adjustment:	163	\$495,040.13
Local Modifier:		\$0.00
Percent Complete:		\$0.00
Dollar Adjustment:		\$1,700.00
Commercial Building Value		\$800,400.00
Building #	3	
Description	Area	Value Amount
Structure:	3,276	\$236,265.00
Commercial Building Base Price		\$236,265.00
Basement:	0	\$0.00
Components:	0	\$0.00
Site Improvements:	0	\$0.00
Adjusted Base Price		\$236,265.00
Depreciation Adjustment:	0	\$0.00
Adjusted Base Price with Depreciation		\$236,265.00
Grade Adjustment:	C+	9,421.78
Market Adjustment:	514	\$1,262,830.03
Local Modifier:		\$0.00
Percent Complete:		\$0.00
Dollar Adjustment:		\$400.00
Commercial Building Value		\$1,508,900.00

Total Dwelling Value		\$0
Detached Improvements	0	\$10,600.00
Total Improvement Value		\$2,212,400.00
Total Land Value		\$321,300.00
Total Assessed Value		\$2,533,700.00

Parcel Numbers: 930-0009-000	Property Address: OAKWOOD PARK DR W	Municipality: Franklin, City of
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Owner Name: MLG DEVELOPMENT INC	Mailing Address: 13400 BISHOPS LN STE 100 BROOKFIELD, WI 53005	Land Use: Commercial
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Property Photograph:	Legal Description: FRANKLIN BUSINESS PARK ADDN NO 1 BLK 5 OUTLOT 2	Building Sketch:
<small>Descriptor/Usage</small>	Parcel Sketch and Site Map obtained from the County GIS	<small>Descriptor/Usage</small>
	Neighborhood: 999.5-Franklin	
	Zoning:	

Building Description

Building #	
Building Type/Style:	One Bedroom:
Stories:	Two Bedroom:
Year Built:	Three Bedroom:
Remodeled/Effective Age:	Total Unit Count:
Grade Factor:	Business Name:
Market Adjustment:	CDU/Overall Condition

Structure / Basement Data

Building #	Section #	Occupancy:	Year:	Area:	Framing:	Wall Hgt:	Rental:
Building #	Section #	Description:	Basement Area:	Total Area:	0		

Components Site Improvements

Bldg #	Sec. #	Description:	Area:	Value:	Bldg #	Sec. #	Description:	Area:	Value:
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Detached Improvements

Structure:	Year:	Sq Ft:	Grade:	Construction:	Condition:
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Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
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Ownership/Sales History

Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
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Land Breakdown

Land Class: B-Commercial Primary Site	Acreage: 0.380	Unit of Measure: Gross	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value: \$600.00
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Acreage/Squarefoot Variables

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Land Data & Computations					
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Total Land Value:	
16,553	0.380			\$600.00	
General Information					
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:
Level	Paved	Light			All Public
Assessment History					
Parcel Year:	Acres Total:	Land Total:	Improvement Total:		
Valuation/Explanation					
Building #					
Description	Area		Value Amount		
Structure:					
Commercial Building Base Price					
Basement:					
Components:					
Site Improvements:					
Adjusted Base Price					
Depreciation Adjustment:			\$0.00		
Adjusted Base Price with Depreciation					
Grade Adjustment:					
Market Adjustment:			\$0.00		
Local Modifier:			\$0.00		
Percent Complete:			\$0.00		
Dollar Adjustment:			\$0.00		
Commercial Building Value					
			\$0.00		
Total Dwelling Value					
			\$0		
Detached Improvements	0		\$0.00		
Total Improvement Value					
			\$0.00		
Total Land Value					
			\$600.00		
Total Assessed Value					
			\$600.00		

Detached Improvements						
Structure:	Year:	Sq Ft:	Grade:	Construction:	Condition:	
Permit / Construction History						
Date of Permit:	Permit Number:	Permit Amount:		Details of Permit:		
Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
8/26/2013	11272631	\$3,000,000.00	Invalid		Land and Improvements	
7/1/2019		\$2,935,200.00	Invalid		Land and Improvements	
7/19/2012		\$8,000,000.00	Invalid		Land and Improvements	
8/4/2022	11272631	\$9,459,800.00		W/C D - Warrant/Condo Deed	Land and Improvements	Other
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
B-Commercial Primary Site	2.645	Gross				\$252,200.00
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Total Land Value:		
115,216	2.645			\$252,200.00		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Paved	Light			All Public	
Assessment History						
Parcel Year:	Acres Total:	Land Total:		Improvement Total:		

Valuation/Explanation		
Building #	1	
Description	Area	Value Amount
Structure:	25,803	\$1,860,912.00
Commercial Building Base Price		\$1,860,912.00
Basement:	0	\$0.00
Components:	0	\$0.00
Site Improvements:	0	\$0.00
Adjusted Base Price		\$1,860,912.00
Depreciation Adjustment:	0	\$0.00
Adjusted Base Price with Depreciation		\$1,860,912.00
Grade Adjustment:	C	0.00
Market Adjustment:	69	\$1,284,029.28
Local Modifier:		\$0.00
Percent Complete:		\$0.00
Dollar Adjustment:		\$13,500.00
Commercial Building Value		\$3,158,400.00
Building #	2	
Description	Area	Value Amount
Structure:	625	\$17,975.00
Commercial Building Base Price		\$17,975.00
Basement:	0	\$0.00
Components:	0	\$0.00
Site Improvements:	0	\$0.00
Adjusted Base Price		\$17,975.00
Depreciation Adjustment:	0	\$0.00
Adjusted Base Price with Depreciation		\$17,975.00
Grade Adjustment:	C	0.00
Market Adjustment:	73	\$13,121.75
Local Modifier:		\$0.00
Percent Complete:		\$0.00
Dollar Adjustment:		\$0.00
Commercial Building Value		\$31,100.00
Total Dwelling Value		\$0
Detached Improvements	0	\$0.00
Total Improvement Value		\$3,367,200.00
Total Land Value		\$252,200.00
Total Assessed Value		\$3,619,400.00

Building Description									
Structure / Basement Data									
Building #	Section #	Occupancy:	Year:	Area:	Framing:	Wall Hgt:	Rental:		
Building #	Section #	Description:			Basement Area:	Total Area:			
Components				Site Improvements					
Bldg #	Sec. #	Description:	Area:	Value:	Bldg #	Sec. #	Description:	Area:	Value:
Detached Improvements									
Structure:	Year:	Sq Ft:	Grade:	Construction:	Condition:				
Permit / Construction History									
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:						
Ownership/Sales History									
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:			
Land Breakdown									
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:			
Acreage/Squarefoot Variables									
Land Data & Computations									
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Total Land Value:					
General Information									
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:				
Assessment History									
Parcel Year:	Acres Total:	Land Total:	Improvement Total:						
1/1/2022	7.66	\$730,200	\$0						
Valuation/Explanation									

Parcel Numbers: 930-1005-000 Property Address: OAKWOOD PARK DR W Municipality: Franklin, City of

Owner Name: MLG DEVELOPMENT LLC Mailing Address: 13400 BISHOPS LN STE 100 BROOKFIELD, WI 53005 Land Use: Commercial

Property Photograph:	Legal Description:	Building Sketch:
<small>Descriptor/Map</small>	CERTIFIED SURVEY MAP NO. 9342, SE 26-5-21, LOT 1	<small>Descriptor/Map</small>
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 999.5-Franklin	
	Zoning:	

Building Description

Building #	
Building Type/Style:	One Bedroom:
Stories:	Two Bedroom:
Year Built:	Three Bedroom:
Remodeled/Effective Age:	Total Unit Count:
Grade Factor:	Business Name:
Market Adjustment:	CDU/Overall Condition

Structure / Basement Data

Building #	Section #	Occupancy:	Year:	Area:	Framing:	Wall Hgt:	Rental:
Building #	Section #	Description:	Basement Area:	Total Area:	0		

Components Site Improvements

Bldg #	Sec. #	Description:	Area:	Value:	Bldg #	Sec. #	Description:	Area:	Value:
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Detached Improvements

Structure:	Year:	Sq Ft:	Grade:	Construction:	Condition:
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Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
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Ownership/Sales History

Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
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Land Breakdown

Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
B-Commercial Primary Site	2.630	Gross				\$274,800.00

Acreage/Squarefoot Variables

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Land Data & Computations					
Total Square Footage: 114,563	Total Acreage: 2.630	Depth:	Act. Frontage:	Total Land Value: \$274,800.00	
General Information					
Topography: Level	Street/Road: Paved	Fronting Traffic: Light	Inspected By:	Inspected On:	Utilities: All Public
Assessment History					
Parcel Year:	Acres Total:	Land Total:	Improvement Total:		
Valuation/Explanation					
Building #					
Description	Area	Value Amount			
Structure:					
Commercial Building Base Price					
Basement:					
Components:					
Site Improvements:					
Adjusted Base Price					
Depreciation Adjustment:		\$0.00			
Adjusted Base Price with Depreciation					
Grade Adjustment:					
Market Adjustment:		\$0.00			
Local Modifier:		\$0.00			
Percent Complete:		\$0.00			
Dollar Adjustment:		\$0.00			
Commercial Building Value					
		\$0.00			
Total Dwelling Value					
		\$0			
Detached Improvements	0	\$0.00			
Total Improvement Value					
		\$0.00			
Total Land Value					
		\$274,800.00			
Total Assessed Value					
		\$274,800.00			

Parcel Numbers: 930-1006-000 Property Address: OAKWOOD PARK DR W Municipality: Franklin, City of

Owner Name: MLG DEVELOPMENT LLC Mailing Address: 13400 BISHOPS LN STE 100 BROOKFIELD, WI 53005 Land Use: Commercial

Property Photograph:	Legal Description:	Building Sketch:
<small>Describe/Map</small>	CERTIFIED SURVEY MAP NO. 9342, SE 26-5-21, LOT 2	<small>Describe/Map</small>
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 999.5-Franklin	
	Zoning:	

Building Description

Building #	
Building Type/Style:	One Bedroom:
Stories:	Two Bedroom:
Year Built:	Three Bedroom:
Remodeled/Effective Age:	Total Unit Count:
Grade Factor:	Business Name:
Market Adjustment:	CDU/Overall Condition

Structure / Basement Data

Building #	Section #	Occupancy:	Year:	Area:	Framing:	Wall Hgt:	Rental:
Building #	Section #	Description:	Basement Area:	Total Area:	0		

Components Site Improvements

Bldg #	Sec. #	Description:	Area:	Value:	Bldg #	Sec. #	Description:	Area:	Value:
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Detached Improvements

Structure:	Year:	Sq Ft:	Grade:	Construction:	Condition:
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Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
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Ownership/Sales History

Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
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Land Breakdown

Land Class: B-Commercial Primary Site	Acreage: 5.030	Unit of Measure: Gross	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value: \$549,300.00
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Acreage/Squarefoot Variables

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Land Data & Computations					
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Total Land Value:	
219,107	5.030			\$549,300.00	
General Information					
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:
Level	Paved	Light			All Public
Assessment History					
Parcel Year:	Acres Total:	Land Total:	Improvement Total:		
Valuation/Explanation					
Building #					
Description	Area		Value Amount		
Structure:					
Commercial Building Base Price					
Basement:					
Components:					
Site Improvements:					
Adjusted Base Price					
Depreciation Adjustment:			\$0.00		
Adjusted Base Price with Depreciation					
Grade Adjustment:					
Market Adjustment:			\$0.00		
Local Modifier:			\$0.00		
Percent Complete:			\$0.00		
Dollar Adjustment:			\$0.00		
Commercial Building Value					
			\$0.00		
Total Dwelling Value					
			\$0		
Detached Improvements	0		\$0.00		
Total Improvement Value					
			\$0.00		
Total Land Value					
			\$549,300.00		
Total Assessed Value					
			\$549,300.00		

Parcel Numbers: 930-9995-004 Property Address: 4416 OAKWOOD RD W Municipality: Franklin, City of

Owner Name: MAZOS, JACKLYN G - REV TRUST 2017 Mailing Address: 4416 W OAKWOOD RD FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	
	PART OF THE E 60 ACS OF SE 26 5 21 COM AT A PT 33 FT N	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 2601-Franklin	

Building Description

Dwelling #	930 9995 004- 1		
Year Built:	1/1/1952	Exterior Wall:	08-Stone
Year Remodeled:	1/1/1952	Bedrooms:	3
Remodeled/Effective Age:	-70	Full Baths:	1
Building Type/Style:	01-Ranch	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	C+	Room Count:	5
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Basic Heating
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
930 9995 004- 1	1,344	0	0	0	0	0	1,344

Attachment Description(s): 12-EFP	Area: 168	Attachment Value: \$5,000
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Feature Description(s): 03-Masonry Fireplace	Area: 1	Feature Value: \$5,500
Rec Room Condition:	Rec Room Area: 0	Rec Room Value: \$0
22-Additional Fixture	2	\$600
Rec Room Condition:	Rec Room Area: 0	Rec Room Value: \$0

Other Building Improvements						
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:	
RS1-Frame Utility Shed	1/1/1900	252		Poor	\$200.00	
AL1-Lean-To Wood	1/1/1900	168		Poor	\$100.00	
AB5-Flat Barn Wood	1/1/1900	2,400		Poor	\$4,700.00	
AP2-Pole 4 Sides Closed Wood	1/1/1900	2,240		Poor	\$2,900.00	
AP2-Pole 4 Sides Closed Wood	1/1/1900	816		Poor	\$1,000.00	
AB5-Flat Barn Wood	1/1/1900	648		Poor	\$1,300.00	
RG1-Detached Frame Garage	1/1/1952	848		Average	\$8,500.00	
Permit / Construction History						
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:			
8/5/2008	1788	\$7,583.00	ROOF			
9/9/2013	13-2087	\$1,000.00	RAZE DWLG2			
Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
8/12/2019		\$253,900.00	Invalid		Land and Improvements	
2/3/2014		\$323,000.00	Invalid		Land and Improvements	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	4.490	Gross				\$122,600
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
195,584	4.490			\$122,600		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Semi-Improved	Light			Well	

Valuation/Explanation		
Dwelling #	930 9995 004- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,344	\$179,222.40
Second Story:	0	\$0.00
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$179,222.40
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	1,344	\$31,489.92
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Basic Heating	\$0.00
Plumbing	0 - Half Bath 1 - Full Bath	\$0.00
Finished Basement Living Area	0	\$0.00
Features:	3	\$6,100.00
Attachments:	168	\$5,000.00
Adjusted Base Price		\$221,812.32
Changes/Adjustments		
Grade Adjustment:	C+ 110%	\$231,783.55
Market Adjustment:	23%	\$285,093.77
CDU Adjustment:	60	\$171,100.00
Complete:	100	\$171,100.00
Dollar Adjustments		\$500.00
Dwelling Value		\$171,600.00
Other Building Improvements	0	\$18,700.00
Total Improvement Value		\$190,300.00
Total Land Value		\$122,600.00
Total Assessed Value		\$312,900.00

Parcel Numbers: 930-9996-001 Property Address: 4510 OAKWOOD RD W Municipality: Franklin, City of

Owner Name: MAZOS, NICHOLAS G & JUNE C - REV TRUST Mailing Address: 4510 W OAKWOOD RD FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	
	COM AT A PT 596.77 FT W OF SE COR OF SE 26 5 21 TH N 413.01	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 2601-Franklin	

Building Description

Dwelling #	930 9996 001- 1		
Year Built:	1/1/1957	Exterior Wall:	07-Brick
Year Remodeled:	1/1/1957	Bedrooms:	3
Remodeled/Effective Age:	-65	Full Baths:	2
Building Type/Style:	01-Ranch	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	C+	Room Count:	5
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
930 9996 001- 1	2,054	0	0	0	0	0	2,054

Attachment Description(s):	Area:	Attachment Value:
12-EFP	336	\$10,100
11-OPF	120	\$2,400
31-WD	280	\$2,800

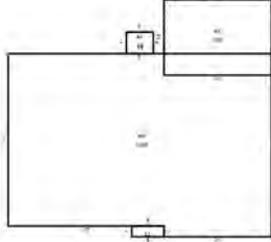
Feature Description(s):	Area:	Feature Value:
03-Masonry Fireplace	1	\$5,500
Rec Room Condition:	Rec Room Area:	Rec Room Value:
Average	1,541	\$7,705

Other Building Improvements						
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:	
OFP-Open Frame Porch	1/1/1980	288		Average	\$1,200.00	
RS1-Frame Utility Shed	1/1/1990	432		Average	\$900.00	
RS1-Frame Utility Shed	1/1/1975	324		Average	\$600.00	
RS1-Frame Utility Shed	1/1/1975	128		Average	\$300.00	
AP5-Pole 4 Sides Open Metal	1/1/1990	1,476		Good	\$3,800.00	
RG1-Detached Frame Garage	1/1/1990	1,584		Good	\$27,900.00	
RG1-Detached Frame Garage	1/1/1975	1,700		Good	\$24,500.00	
Permit / Construction History						
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:			
5/21/2007	1072	\$5,665.00	AC & FURREPLAC			
Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
6/21/2018		\$292,300.00	Invalid		Land and Improvements	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	3.460	Gross				\$113,800
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
150,718	3.460			\$113,800		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Semi-Improved	Light			Well	

Valuation/Explanation		
Dwelling #	930 9996 001- 1	
Description	Area	Value Amount
Living Area:		
First Story:	2,054	\$209,199.90
Second Story:	0	\$0.00
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$209,199.90
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	2,054	\$43,873.44
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$5,052.84
Plumbing	0 - Half Bath 2 - Full Bath	\$7,322.00
Finished Basement Living Area	0	\$0.00
Features:	1	\$5,500.00
Attachments:	736	\$15,300.00
Adjusted Base Price		\$286,248.18
Changes/Adjustments		
Grade Adjustment:	C+ 110%	\$291,993.00
Market Adjustment:	37%	\$400,030.41
CDU Adjustment:	60	\$240,000.00
Complete:	100	\$240,000.00
Dollar Adjustments		(\$600.00)
Dwelling Value		\$239,400.00
Other Building Improvements	0	\$59,200.00
Total Improvement Value		\$298,600.00
Total Land Value		\$113,800.00
Total Assessed Value		\$412,400.00

Parcel Numbers: 930-9997-002 Property Address: 4648 OAKWOOD RD W Municipality: Franklin, City of

Owner Name: BRUSS, ROBERT O Mailing Address: 4648 W OAKWOOD RD FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	Building Sketch:
	CERTIFIED SURVEY MAP 911 SE 26 5 21 LOT 1	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 2601-Franklin	

Building Description

Dwelling #	930 9997 002- 1		
Year Built:	1/1/1969	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/1969	Bedrooms:	3
Remodeled/Effective Age:	-53	Full Baths:	1
Building Type/Style:	01-Ranch	Half Baths:	1
Story:	1.00	Rough-in:	0
Grade:	C+	Room Count:	3
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
930 9997 002- 1	1,608	0	0	0	0	0	1,608

Attachment Description(s):	Area:	Attachment Value:
12-EFP	20	\$600
11-OFP	12	\$200

Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	1	\$300
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
RS1-Frame Utility Shed	1/1/1969	110		Fair	\$200.00
RG1-Detached Frame Garage	1/1/1985	1,368		Fair	\$17,100.00

Permit / Construction History							
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:				
2/12/2014	14-0295	\$5,699.00	AGPOOL				
11/23/2011	2507	\$6,000.00	FURN/AC				
8/18/2014	14-2003	\$1,700.00	DECK				
7/1/1994	94-0742	\$1,000.00	ADDN ACCESSO				
2/12/2014	14-0294	\$1,499.00	POOL HTR				
4/30/2012	12-0788	\$7,000.00	REROOF				
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
11/27/2013		\$228,600.00	Invalid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.930	Gross				\$91,300	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:			Assessed Land Value:	
40,511	0.930					\$91,300	
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Semi-Improved	Light			Well		

Valuation/Explanation		
Dwelling #	930 9997 002- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,608	\$181,655.76
Second Story:	0	\$0.00
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$181,655.76
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	1,608	\$35,681.52
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$3,955.68
Plumbing	1 - Half Bath 1 - Full Bath	\$4,881.00
Finished Basement Living Area	0	\$0.00
Features:	1	\$300.00
Attachments:	32	\$800.00
Adjusted Base Price		\$227,273.96
Changes/Adjustments		
Grade Adjustment:	C+ 110%	\$248,791.36
Market Adjustment:	27%	\$315,965.02
CDU Adjustment:	60	\$189,600.00
Complete:	100	\$189,600.00
Dollar Adjustments		(\$700.00)
Dwelling Value		\$188,900.00
Other Building Improvements	0	\$17,300.00
Total Improvement Value		\$206,200.00
Total Land Value		\$91,300.00
Total Assessed Value		\$297,500.00

Parcel Numbers: 930-9997-003 Property Address: 4722 OAKWOOD RD W Municipality: Franklin, City of

Owner Name: PACKARD, NICHOLAS Mailing Address: 4722 W OAKWOOD RD FRANKLIN, WI 53132 Land Use: Residential

Property Photograph:	Legal Description:	Building Sketch:
	PART OF THE E 50 ACS OF THE W 100 ACS OF SE 26 5 21 COM	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood:	
	2601-Franklin	

Building Description

Dwelling #	930 9997 003- 1		
Year Built:	1/1/2014	Exterior Wall:	09-Masonry/Frame
Year Remodeled:	1/1/2014	Bedrooms:	3
Remodeled/Effective Age:	-8	Full Baths:	2
Building Type/Style:	14-Modern Single Story	Half Baths:	1
Story:	1.00	Rough-in:	0
Grade:	A	Room Count:	3
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
930 9997 003- 1	3,084	0	0	0	0	0	3,084

Attachment Description(s):	Area:	Attachment Value:
13-AFG	1,199	\$36,000
11-OPF	401	\$8,000
11-OPF	140	\$2,800
33-Concrete Patio	520	\$2,600
33-Concrete Patio	720	\$3,600

Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	5	\$1,500
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
2/25/2014	14-0371	\$14,100.00	HTG & A/C
5/20/2020	20-1196	\$100.00	POOLACCES
4/1/1996	96-0288	\$100.00	RAZE GARAGE
10/9/2013	13-2406	\$300,000.00	NEWDWLG
4/1/1996	96-0284	\$100.00	RAZE DWELL'G
2/27/2020	20-0534	\$5,000.00	ABVPOOL
4/1/1996	96-0285	\$100.00	RAZE OUTBLDG

Ownership/Sales History

Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
2/28/2014		\$116,200.00	Invalid		Land and Improvements	
9/12/2013		\$146,300.00	Invalid		Land and Improvements	
4/1/1997		\$64,900.00	Valid		Land	

Land Breakdown

Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	6.040	Gross				\$131,500

Acreage/Squarefoot Variables

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Land Data & Computations

Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:
263,102	6.040			\$131,500

General Information

Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:
Level	Semi-Improved	Light			Well

Valuation/Explanation		
Dwelling #	930 9997 003- 1	
Description	Area	Value Amount
Living Area:		
First Story:	3,084	\$314,352.12
Second Story:	0	\$0.00
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$314,352.12
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	3,084	\$59,552.04
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$7,586.64
Plumbing	1 - Half Bath 2 - Full Bath	\$12,203.00
Finished Basement Living Area	0	\$0.00
Features:	6	\$3,500.00
Attachments:	2,980	\$53,000.00
Adjusted Base Price		\$450,193.80
Changes/Adjustments		
Grade Adjustment:	A 155%	\$610,225.39
Market Adjustment:	1%	\$616,327.64
CDU Adjustment:	93	\$573,200.00
Complete:	100	\$573,200.00
Dollar Adjustments		\$500.00
Dwelling Value		\$573,700.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$573,700.00
Total Land Value		\$131,500.00
Total Assessed Value		\$705,200.00

Parcel Numbers: 930-9999-000	Property Address: 5012 OAKWOOD RD W	Municipality: Franklin, City of
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Owner Name: PATRENETS, JOHN F	Mailing Address: 5012 W OAKWOOD RD FRANKLIN, WI 53132	Land Use: Residential
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Property Photograph: 	Legal Description: COM SW COR OF SE 26 5 21 TH N 413.1 FT E 828.6 FT S	Building Sketch: 
Parcel Sketch and Site Map obtained from the County GIS		
Neighborhood: 2601-Franklin		

Building Description

Dwelling #	930 9999 000- 1		
Year Built:	1/1/1856	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/1856	Bedrooms:	3
Remodeled/Effective Age:	-166	Full Baths:	1
Building Type/Style:	10-Farmhouse	Half Baths:	0
Story:	1.50	Rough-in:	0
Grade:	C	Room Count:	5
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Basic Heating
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
930 9999 000- 1	1,180	0	0	0	313	0	1,493

Attachment Description(s):	Area:	Attachment Value:
12-EFP	84	\$2,500
12-EFP	60	\$1,800

Feature Description(s):	Area:	Feature Value:
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

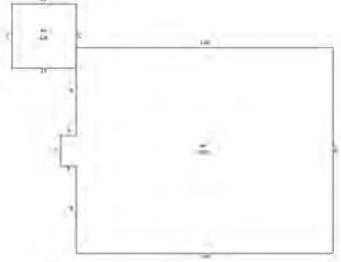
Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
RS1-Frame Utility Shed	1/1/1950	144		Unsound	\$100.00
RS1-Frame Utility Shed	1/1/1950	228		Poor	\$200.00
RS1-Frame Utility Shed	1/1/1950	180		Unsound	\$100.00
RG1-Detached Frame Garage	1/1/1980	720		Fair	\$6,300.00

Permit / Construction History							
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:				
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	7.900	Gross				\$139,500	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:			
344,124	7.900			\$139,500			
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Semi-Improved	Light			Well		
Valuation/Explanation							
Dwelling #				930 9999 000- 1			
Description				Area		Value Amount	
Living Area:							
First Story:				1,180		\$142,449.60	
Second Story:				0		\$0.00	
Additional Story:				0		\$0.00	
Attic/Finished Net:				0		\$0.00	
Half Story/Finished Net:				313		\$21,971.73	
Base Price						\$164,421.33	
Unfinished Living Area:							
Room/Unfinished:				0		\$0.00	
Unfinished Basement:				1,180		\$28,638.60	
Half Story/Unfinished:						\$0.00	
Structure Info, Features and Attachments:							
Heating/AC				Basic Heating		\$0.00	
Plumbing				0 - Half Bath 1 - Full Bath		\$0.00	
Finished Basement Living Area				0		\$0.00	
Features:							
Attachments:				144		\$4,300.00	
Adjusted Base Price						\$197,359.93	
Changes/Adjustments							
Grade Adjustment:				C 100%		\$193,059.93	
Market Adjustment:				57%		\$303,104.09	
CDU Adjustment:				55		\$166,700.00	
Complete:				100		\$166,700.00	
Dollar Adjustments						\$100.00	
Dwelling Value						\$166,800.00	
Other Building Improvements				0		\$6,700.00	
Total Improvement Value						\$173,500.00	
Total Land Value						\$139,500.00	
Total Assessed Value						\$313,000.00	

Parcel Numbers: 931-0001-000 Property Address: 10110 54TH ST S Municipality: Franklin, City of

Owner Name: JAN INVESTMENTS LLC Mailing Address: 10100 S 54TH ST FRANKLIN, WI 53132 Land Use: Commercial

Property Photograph:	Legal Description:	Building Sketch:
	FRANKLIN INDUSTRIAL PARK ADDN NO 1 BLK 4 LOT 5	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 999.5-Franklin	
	Zoning:	

Building Description

Building #	1	
Building Type/Style:	406-Warehouse, Storage	One Bedroom:
Stories:		Two Bedroom:
Year Built:	1992	Three Bedroom:
Remodeled/Effective Age:		Total Unit Count:
Grade Factor:	C	Business Name:
Market Adjustment:	53	CDU/Overall Condition Average
Building #	2	
Building Type/Style:	344-Office Building	One Bedroom:
Stories:		Two Bedroom:
Year Built:	1992	Three Bedroom:
Remodeled/Effective Age:		Total Unit Count:
Grade Factor:	C	Business Name:
Market Adjustment:	152	CDU/Overall Condition Average
Building #	3	
Building Type/Style:	344-Office Building	One Bedroom:
Stories:		Two Bedroom:
Year Built:	1992	Three Bedroom:
Remodeled/Effective Age:		Total Unit Count:
Grade Factor:	C	Business Name:
Market Adjustment:	166	CDU/Overall Condition Average

Structure / Basement Data

Building #	Section #	Occupancy:	Year:	Area:	Framing:	Wall Hgt:	Rental:
1	1	406-Warehouse, Storage	1992	8,072	S4-Metal Average	18	
2	2	344-Office Building	1992	1,360	S4-Metal Average	8	
3	3	344-Office Building	1992	1,360	S4-Metal Average	8	
Building #	Section #	Description:	Basement Area:		Total Area:		
1					8,072		
2					1,360		
3					1,360		

Components					Site Improvements				
Bldg #	Sec. #	Description:	Area:	Value:	Bldg #	Sec. #	Description:	Area:	Value:
1	1	HVAC-Warmed and Cooled Air	8,072	\$12,100	1				
1	1	HVAC-Warmed and Cooled Air	8,072	\$12,100	2				
1	1	HVAC-Warmed and Cooled Air	8,072	\$12,100	3				
2									
3									
Detached Improvements									
Structure:		Year:	Sq Ft:	Grade:	Construction:	Condition:			
PA-Paving		1/1/1992	14,300	C		Average			
PAV-Paving-Concrete		1/1/1992	2,000	C		Average			
Permit / Construction History									
Date of Permit:		Permit Number:		Permit Amount:		Details of Permit:			
Ownership/Sales History									
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:		Sale Validation Source:		
Land Breakdown									
Land Class:		Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:		
B-Commercial Primary Site		1.081	Gross				\$112,400.00		
Acreage/Squarefoot Variables									
Land Data & Computations									
Total Square Footage:		Total Acreage:	Depth:	Act. Frontage:		Total Land Value:			
47,088		1.081				\$112,400.00			
General Information									
Topography:		Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:			
Level		Paved	Light			All Public			
Assessment History									
Parcel Year:		Acres Total:		Land Total:		Improvement Total:			

Valuation/Explanation		
Building #	1	
Description	Area	Value Amount
Structure:	8,072	\$205,755.00
Commercial Building Base Price		\$205,755.00
Basement:	0	\$0.00
Components:	0	\$0.00
Site Improvements:	0	\$0.00
Adjusted Base Price		\$205,755.00
Depreciation Adjustment:	0	\$0.00
Adjusted Base Price with Depreciation		\$205,755.00
Grade Adjustment:	C	0.00
Market Adjustment:	53	\$109,050.15
Local Modifier:		\$0.00
Percent Complete:		\$0.00
Dollar Adjustment:		\$2,400.00
Commercial Building Value		\$317,200.00
Building #	2	
Description	Area	Value Amount
Structure:	1,360	\$85,816.00
Commercial Building Base Price		\$85,816.00
Basement:	0	\$0.00
Components:	0	\$0.00
Site Improvements:	0	\$0.00
Adjusted Base Price		\$85,816.00
Depreciation Adjustment:	0	\$0.00
Adjusted Base Price with Depreciation		\$85,816.00
Grade Adjustment:	C	0.00
Market Adjustment:	152	\$130,440.32
Local Modifier:		\$0.00
Percent Complete:		\$0.00
Dollar Adjustment:		\$200.00
Commercial Building Value		\$216,500.00
Building #	3	
Description	Area	Value Amount
Structure:	1,360	\$85,816.00
Commercial Building Base Price		\$85,816.00
Basement:	0	\$0.00
Components:	0	\$0.00
Site Improvements:	0	\$0.00
Adjusted Base Price		\$85,816.00
Depreciation Adjustment:	0	\$0.00
Adjusted Base Price with Depreciation		\$85,816.00
Grade Adjustment:	C	0.00
Market Adjustment:	166	\$142,454.56
Local Modifier:		\$0.00
Percent Complete:		\$0.00
Dollar Adjustment:		\$300.00
Commercial Building Value		\$228,600.00

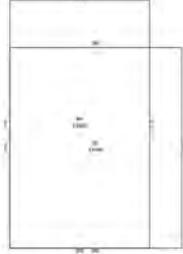
Total Dwelling Value		\$0
Detached Improvements	0	\$3,500.00
Total Improvement Value		\$556,300.00
Total Land Value		\$112,400.00
Total Assessed Value		\$668,700.00

Permit / Construction History						
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:			
6/28/2012	1304	\$20,000.00	DUCTWORK			
6/12/2012	1168	\$140,000.00	INTALTER-DRS OX			
5/9/2014	140983	\$16,000.00	HVAC			
Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
7/7/2010		\$1,400,000.00	Valid		Land and Improvements	
4/19/2012		\$1,200,000.00	Valid		Land and Improvements	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
B-Commercial Primary Site	2.346	Gross				\$223,700.00
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Total Land Value:		
102,192	2.346			\$223,700.00		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Rolling	Paved	Medium			All Public	
Assessment History						
Parcel Year:	Acres Total:	Land Total:	Improvement Total:			

Valuation/Explanation		
Building #	1	
Description	Area	Value Amount
Structure:	29,900	\$859,924.00
Commercial Building Base Price		\$859,924.00
Basement:	0	\$0.00
Components:	0	\$0.00
Site Improvements:	0	\$0.00
Adjusted Base Price		\$859,924.00
Depreciation Adjustment:	0	\$0.00
Adjusted Base Price with Depreciation		\$859,924.00
Grade Adjustment:	C+	94,972.40
Market Adjustment:	18	\$171,881.35
Local Modifier:		\$0.00
Percent Complete:		\$0.00
Dollar Adjustment:		\$4,900.00
Commercial Building Value		\$1,131,700.00
Building #	2	
Description	Area	Value Amount
Structure:	7,296	\$502,548.00
Commercial Building Base Price		\$502,548.00
Basement:	0	\$0.00
Components:	0	\$0.00
Site Improvements:	0	\$0.00
Adjusted Base Price		\$502,548.00
Depreciation Adjustment:	0	\$0.00
Adjusted Base Price with Depreciation		\$502,548.00
Grade Adjustment:	C+	19,049.86
Market Adjustment:	121	\$631,133.41
Local Modifier:		\$0.00
Percent Complete:		\$0.00
Dollar Adjustment:		\$400.00
Commercial Building Value		\$1,153,100.00
Total Dwelling Value		\$0
Detached Improvements	0	\$6,000.00
Total Improvement Value		\$1,707,100.00
Total Land Value		\$223,700.00
Total Assessed Value		\$1,930,800.00

Parcel Numbers: 931-0005-000 Property Address: 5500 OAKWOOD PARK DR W Municipality: Franklin, City of

Owner Name: HL INVESTMENT PROPERTIES LLP Mailing Address: 5500 W OAKWOOD PARK DR FRANKLIN, WI 53132 Land Use: Commercial

Property Photograph:	Legal Description:	Building Sketch:
	FRANKLIN INDUSTRIAL PARK ADDN NO 1 BLK 5 LOT 8	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 999.5-Franklin	
	Zoning: PDD7	

Building Description

Building #	1	
Building Type/Style:	406-Warehouse, Storage	One Bedroom:
Stories:		Two Bedroom:
Year Built:	1989	Three Bedroom:
Remodeled/Effective Age:		Total Unit Count:
Grade Factor:	C	Business Name:
		HARTER & MARSHALL IN ACCT._x0000__x0000__x0000__x0000 -
Market Adjustment:	25	CDU/Overall Condition
		Average

Building #	2	
Building Type/Style:	344-Office Building	One Bedroom:
Stories:		Two Bedroom:
Year Built:	1989	Three Bedroom:
Remodeled/Effective Age:		Total Unit Count:
Grade Factor:	C	Business Name:
Market Adjustment:	148	CDU/Overall Condition
		Average

Building #	3	
Building Type/Style:	344-Office Building	One Bedroom:
Stories:		Two Bedroom:
Year Built:	1989	Three Bedroom:
Remodeled/Effective Age:		Total Unit Count:
Grade Factor:	C	Business Name:
Market Adjustment:	-23	CDU/Overall Condition
		Average

Structure / Basement Data

Building #	Section #	Occupancy:	Year:	Area:	Framing:	Wall Hgt:	Rental:
1	1	406-Warehouse, Storage	1989	29,760	C4-Masonry Average	22	
2	2	344-Office Building	1989	5,760	D4-Wood Average	10	
3	3	344-Office Building	1989	5,760	D4-Wood Average	12	
Building #	Section #	Description:			Basement Area:	Total Area:	
1						29,760	
2						5,760	
3						5,760	

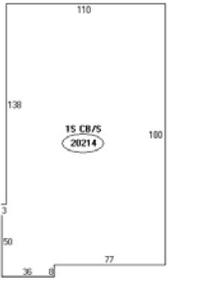
Components					Site Improvements				
Bldg #	Sec. #	Description:	Area:	Value:	Bldg #	Sec. #	Description:	Area:	Value:
1	1	HVAC-Forced Air Unit	29,760	\$44,600	1				
1	1	HVAC-Forced Air Unit	29,760	\$44,600	2				
1	1	HVAC-Warmed and Cooled Air	29,760	\$44,600	3				
2									
3									
Detached Improvements									
Structure:		Year:	Sq Ft:	Grade:	Construction:	Condition:			
PA-Paving		1/1/1989	40,000	C		Average			
Permit / Construction History									
Date of Permit:		Permit Number:		Permit Amount:		Details of Permit:			
4/13/2018		18-0847		\$21,750.00		HVAC			
Ownership/Sales History									
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:		Sale Validation Source:		
10/23/2013		\$1,300,000.00	Valid		Land and Improvements				
11/11/2002		\$950,000.00	Valid		Land and Improvements				
4/1/1993		\$1,030,000.00	Invalid		Land and Improvements				
Land Breakdown									
Land Class:		Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:		
B-Commercial Primary Site		3.710	Gross				\$353,800.00		
Acreage/Squarefoot Variables									
Land Data & Computations									
Total Square Footage:		Total Acreage:	Depth:	Act. Frontage:		Total Land Value:			
161,608		3.710				\$353,800.00			
General Information									
Topography:		Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:			
Rolling		Paved	Medium			All Public			
Assessment History									
Parcel Year:		Acres Total:		Land Total:		Improvement Total:			

Valuation/Explanation		
Building #	1	
Description	Area	Value Amount
Structure:	29,760	\$855,898.00
Commercial Building Base Price		\$855,898.00
Basement:	0	\$0.00
Components:	0	\$0.00
Site Improvements:	0	\$0.00
Adjusted Base Price		\$855,898.00
Depreciation Adjustment:	0	\$0.00
Adjusted Base Price with Depreciation		\$855,898.00
Grade Adjustment:	C	0.00
Market Adjustment:	25	\$213,974.50
Local Modifier:		\$0.00
Percent Complete:		\$0.00
Dollar Adjustment:		\$4,800.00
Commercial Building Value		\$1,074,700.00
Building #	2	
Description	Area	Value Amount
Structure:	5,760	\$396,749.00
Commercial Building Base Price		\$396,749.00
Basement:	0	\$0.00
Components:	0	\$0.00
Site Improvements:	0	\$0.00
Adjusted Base Price		\$396,749.00
Depreciation Adjustment:	0	\$0.00
Adjusted Base Price with Depreciation		\$396,749.00
Grade Adjustment:	C	0.00
Market Adjustment:	148	\$587,188.52
Local Modifier:		\$0.00
Percent Complete:		\$0.00
Dollar Adjustment:		\$700.00
Commercial Building Value		\$984,600.00
Building #	3	
Description	Area	Value Amount
Structure:	5,760	\$396,749.00
Commercial Building Base Price		\$396,749.00
Basement:	0	\$0.00
Components:	0	\$0.00
Site Improvements:	0	\$0.00
Adjusted Base Price		\$396,749.00
Depreciation Adjustment:	0	\$0.00
Adjusted Base Price with Depreciation		\$396,749.00
Grade Adjustment:	C	0.00
Market Adjustment:	-23	(\$91,252.27)
Local Modifier:		\$0.00
Percent Complete:		\$0.00
Dollar Adjustment:		\$1,200.00
Commercial Building Value		\$306,700.00

Total Dwelling Value		\$0
Detached Improvements	0	\$8,000.00
Total Improvement Value		\$1,740,600.00
Total Land Value		\$353,800.00
Total Assessed Value		\$2,094,400.00

Parcel Numbers: 931-0013-003	Property Address: 10125 52ND ST S	Municipality: Franklin, City of
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Owner Name: BRIDGESTONE REAL ESTATE I, LLC	Mailing Address: 10125 S 52ND ST FRANKLIN, WI 53132	Land Use: Commercial
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Property Photograph:	Legal Description:	Building Sketch:
	CSM NO 6382 SW 26 4 21 PARCEL 2	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 999.5-Franklin	
	Zoning:	

Building Description		
Building #	1	
Building Type/Style:	406-Warehouse, Storage	One Bedroom:
Stories:		Two Bedroom:
Year Built:	1998	Three Bedroom:
Remodeled/Effective Age:		Total Unit Count:
Grade Factor:	C+	Business Name: MULTI OCCUPANT_x0000_x0000_x0000_x 0000_x0000_x0000_x0000_x0000 _x0000_x0000_x0000_x0000_x0 000_x0000_x0000_x0000_
Market Adjustment:	-21	CDU/Overall Condition Average
Building #	2	
Building Type/Style:	344-Office Building	One Bedroom:
Stories:		Two Bedroom:
Year Built:	1998	Three Bedroom:
Remodeled/Effective Age:		Total Unit Count:
Grade Factor:	C+	Business Name:
Market Adjustment:	137	CDU/Overall Condition Average
Building #	3	
Building Type/Style:	344-Office Building	One Bedroom:
Stories:		Two Bedroom:
Year Built:	1998	Three Bedroom:
Remodeled/Effective Age:		Total Unit Count:
Grade Factor:	C+	Business Name:
Market Adjustment:	101	CDU/Overall Condition Average
Building #	4	
Building Type/Style:	344-Office Building	One Bedroom:
Stories:		Two Bedroom:
Year Built:	1998	Three Bedroom:
Remodeled/Effective Age:		Total Unit Count:
Grade Factor:	C+	Business Name:
Market Adjustment:	109	CDU/Overall Condition Average
Building #	5	
Building Type/Style:	326-Storage Garage	One Bedroom:
Stories:		Two Bedroom:
Year Built:	1998	Three Bedroom:
Remodeled/Effective Age:		Total Unit Count:
Grade Factor:	C+	Business Name:
Market Adjustment:	-82	CDU/Overall Condition Average
Building #	6	
Building Type/Style:	326-Storage Garage	One Bedroom:
Stories:		Two Bedroom:
Year Built:	1998	Three Bedroom:
Remodeled/Effective Age:		Total Unit Count:
Grade Factor:	C+	Business Name:
Market Adjustment:	-82	CDU/Overall Condition Average

Structure / Basement Data									
Building #	Section #	Occupancy:	Year:	Area:	Framing:	Wall Hgt:	Rental:		
1	1	406-Warehouse, Storage	1998	20,300	C4-Masonry Average	24			
2	2	344-Office Building	1998	1,886	D4-Wood Average	10			
3	3	344-Office Building	1998	1,886	D4-Wood Average	8			
4	4	344-Office Building	1998	8,294	D4-Wood Average	12			
5	5	326-Storage Garage	1998	1,344	D4-Wood Average	0			
6	6	326-Storage Garage	1998	1,296	D4-Wood Average	0			
Building #	Section #	Description:			Basement Area:	Total Area:			
1						20,300			
2						1,886			
3						1,886			
4						8,294			
5						1,344			
6						1,296			
Components					Site Improvements				
Bldg #	Sec. #	Description:	Area:	Value:	Bldg #	Sec. #	Description:	Area:	Value:
1	1	HVAC-Forced Air Unit	20,300	\$30,500	1				
1	1	HVAC-Warmed and Cooled Air	20,300	\$30,500	2				
1	1	HVAC-Warmed and Cooled Air	20,300	\$30,500	3				
1	1	HVAC-Warmed and Cooled Air	20,300	\$30,500	4				
2					5				
3					6				
4									
5									
6									
Detached Improvements									
Structure:	Year:	Sq Ft:	Grade:	Construction:	Condition:				
PA-Paving	1/1/1998	22,000	C		Average				
Permit / Construction History									
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:						
1/16/2007	109	\$17,700.00	FURREPLAC						
1/17/2007	115	\$22,300.00	REMOD						
4/24/2013	13-0645	\$53,965.00	HVAC						
12/10/2009	92499	\$55,000.00	ADD STORAGE MEZ						
12/5/2013	13-2887	\$70,222.00	MEZZ ADDN						
8/20/2002	02-0935	\$11,448.00	HTG/AC OFC ALTE						
12/12/2017	17-2853	\$105,986.00	HVAC X4						
3/28/2003	03-0714	\$315,000.00	ALTER						
2/24/2014	140369	\$7,765.00	HVAC						
4/16/2003	03-0820	\$17,352.00	ALTER						
Ownership/Sales History									
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:			
5/12/2021		\$13,654,700.00	Invalid		Land and Improvements				
7/25/2002		\$975,000.00	Valid		Land and Improvements				
8/1/1998		\$165,800.00	Valid		Land				
Land Breakdown									
Land Class:	Acreeage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:			
B-Commercial Primary Site	3.030	Gross				\$288,900.00			

Acreage/Squarefoot Variables					
Land Data & Computations					
Total Square Footage: 131,987	Total Acreage: 3.030	Depth:	Act. Frontage:	Total Land Value: \$288,900.00	
General Information					
Topography: Level	Street/Road: Paved	Fronting Traffic: Light	Inspected By:	Inspected On:	Utilities: All Public
Assessment History					
Parcel Year:	Acres Total:	Land Total:	Improvement Total:		
Valuation/Explanation					
Building #	1				
Description	Area	Value Amount			
Structure:	20,300	\$583,828.00			
Commercial Building Base Price		\$583,828.00			
Basement:	0	\$0.00			
Components:	0	\$0.00			
Site Improvements:	0	\$0.00			
Adjusted Base Price		\$583,828.00			
Depreciation Adjustment:	0	\$0.00			
Adjusted Base Price with Depreciation		\$583,828.00			
Grade Adjustment:	C+	70,582.80			
Market Adjustment:	-21	(\$137,426.27)			
Local Modifier:		\$0.00			
Percent Complete:		\$0.00			
Dollar Adjustment:		\$3,800.00			
Commercial Building Value		\$520,800.00			
Building #	2				
Description	Area	Value Amount			
Structure:	1,886	\$129,908.00			
Commercial Building Base Price		\$129,908.00			
Basement:	0	\$0.00			
Components:	0	\$0.00			
Site Improvements:	0	\$0.00			
Adjusted Base Price		\$129,908.00			
Depreciation Adjustment:	0	\$0.00			
Adjusted Base Price with Depreciation		\$129,908.00			
Grade Adjustment:	C+	4,924.35			
Market Adjustment:	137	\$184,720.31			
Local Modifier:		\$0.00			
Percent Complete:		\$0.00			
Dollar Adjustment:		\$100.00			
Commercial Building Value		\$319,700.00			
Building #	3				
Description	Area	Value Amount			
Structure:	1,886	\$129,908.00			
Commercial Building Base Price		\$129,908.00			
Basement:	0	\$0.00			
Components:	0	\$0.00			

Site Improvements:	0	\$0.00
Adjusted Base Price		\$129,908.00
Depreciation Adjustment:	0	\$0.00
Adjusted Base Price with Depreciation		\$129,908.00
Grade Adjustment:	C+	4,924.35
Market Adjustment:	101	\$136,180.67
Local Modifier:		\$0.00
Percent Complete:		\$0.00
Dollar Adjustment:		\$100.00
Commercial Building Value		\$271,100.00
Building #	4	
Description	Area	Value Amount
Structure:	8,294	\$571,291.00
Commercial Building Base Price		\$571,291.00
Basement:	0	\$0.00
Components:	0	\$0.00
Site Improvements:	0	\$0.00
Adjusted Base Price		\$571,291.00
Depreciation Adjustment:	0	\$0.00
Adjusted Base Price with Depreciation		\$571,291.00
Grade Adjustment:	C+	21,655.63
Market Adjustment:	109	\$646,311.83
Local Modifier:		\$0.00
Percent Complete:		\$0.00
Dollar Adjustment:		\$1,200.00
Commercial Building Value		\$1,240,500.00
Building #	5	
Description	Area	Value Amount
Structure:	1,344	\$45,857.00
Commercial Building Base Price		\$45,857.00
Basement:	0	\$0.00
Components:	0	\$0.00
Site Improvements:	0	\$0.00
Adjusted Base Price		\$45,857.00
Depreciation Adjustment:	0	\$0.00
Adjusted Base Price with Depreciation		\$45,857.00
Grade Adjustment:	C+	3,509.18
Market Adjustment:	-82	(\$40,480.27)
Local Modifier:		\$0.00
Percent Complete:		\$0.00
Dollar Adjustment:		\$300.00
Commercial Building Value		\$9,200.00
Building #	6	
Description	Area	Value Amount
Structure:	1,296	\$44,220.00
Commercial Building Base Price		\$44,220.00
Basement:	0	\$0.00
Components:	0	\$0.00
Site Improvements:	0	\$0.00
Adjusted Base Price		\$44,220.00
Depreciation Adjustment:	0	\$0.00

Adjusted Base Price with Depreciation		\$44,220.00
Grade Adjustment:	C+	3,383.86
Market Adjustment:	-82	(\$39,035.16)
Local Modifier:		\$0.00
Percent Complete:		\$0.00
Dollar Adjustment:		\$300.00
Commercial Building Value		\$8,900.00
Total Dwelling Value		\$0
Detached Improvements	0	\$4,400.00
Total Improvement Value		\$1,372,400.00
Total Land Value		\$288,900.00
Total Assessed Value		\$1,661,300.00

Parcel Numbers: 931-0013-004	Property Address: 10165 52ND ST S	Municipality: Franklin, City of
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Owner Name: S & C ELECTRIC COMPANY	Mailing Address: 6601 N RIDGE BLVD CHICAGO, IL 60626	Land Use: Commercial
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Property Photograph:	Legal Description: CSM NO 6382 SW 26 5 21 PARCEL 3	Building Sketch:
<small>Descriptor/Map</small>	Parcel Sketch and Site Map obtained from the County GIS	<small>Descriptor/Map</small>
	Neighborhood: 999.5-Franklin	
	Zoning:	

Building Description

Building #	
Building Type/Style:	One Bedroom:
Stories:	Two Bedroom:
Year Built:	Three Bedroom:
Remodeled/Effective Age:	Total Unit Count:
Grade Factor:	Business Name:
Market Adjustment:	CDU/Overall Condition

Structure / Basement Data

Building #	Section #	Occupancy:	Year:	Area:	Framing:	Wall Hgt:	Rental:
Building #	Section #	Description:	Basement Area:	Total Area:	0		

Components Site Improvements

Bldg #	Sec. #	Description:	Area:	Value:	Bldg #	Sec. #	Description:	Area:	Value:
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Detached Improvements

Structure:	Year:	Sq Ft:	Grade:	Construction:	Condition:
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Permit / Construction History

Date of Permit: 10/7/2022	Permit Number: PB21-0569	Permit Amount: \$1.00	Details of Permit: Occupancy Permit for New Commercial Building
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Ownership/Sales History

Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
2/2/2021		\$485,000.00	Valid		Land	
9/7/2017		\$105,000.00	Valid		Land	

Land Breakdown

Land Class: B-Commercial Primary Site	Acreage: 3.639	Unit of Measure: Gross	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value: \$113,500.00
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Acreage/Squarefoot Variables					
Land Data & Computations					
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Total Land Value:	
158,515	3.639			\$113,500.00	
General Information					
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:
Level	Paved	Medium			All Public
Assessment History					
Parcel Year:	Acres Total:	Land Total:	Improvement Total:		
Valuation/Explanation					
Building #		Area		Value Amount	
Description		Area		Value Amount	
Structure:					
Commercial Building Base Price					
Basement:					
Components:					
Site Improvements:					
Adjusted Base Price					\$0.00
Depreciation Adjustment:					\$0.00
Adjusted Base Price with Depreciation					\$0.00
Grade Adjustment:					
Market Adjustment:					\$0.00
Local Modifier:					\$0.00
Percent Complete:					\$0.00
Dollar Adjustment:					\$0.00
Commercial Building Value					\$0.00
Total Dwelling Value					\$0
Detached Improvements		0			\$0.00
Total Improvement Value					\$0.00
Total Land Value					\$113,500.00
Total Assessed Value					\$113,500.00

Parcel Numbers: 931-0019-100	Property Address: FRANKLIN DR W	Municipality: Franklin, City of
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Owner Name: WINTERGREEN INVESTMENTS LLC	Mailing Address: 19001 LA GRANGE RD, STE 300 MOKENA, IL 60448	Land Use: Commercial
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Property Photograph:	Legal Description: FRANKLIN BUSINESS PARK BLK 5 LOT 1 EXCLUDING FRANKLIN	Building Sketch:
<small>Describe/Map</small>	Parcel Sketch and Site Map obtained from the County GIS	<small>Describe/Map</small>
	Neighborhood: 999.5-Franklin	
	Zoning:	

Building Description

Building #	
Building Type/Style:	One Bedroom:
Stories:	Two Bedroom:
Year Built:	Three Bedroom:
Remodeled/Effective Age:	Total Unit Count:
Grade Factor:	Business Name:
Market Adjustment:	CDU/Overall Condition

Structure / Basement Data

Building #	Section #	Occupancy:	Year:	Area:	Framing:	Wall Hgt:	Rental:
Building #	Section #	Description:	Basement Area:	Total Area:	0		

Components Site Improvements

Bldg #	Sec. #	Description:	Area:	Value:	Bldg #	Sec. #	Description:	Area:	Value:
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Detached Improvements

Structure:	Year:	Sq Ft:	Grade:	Construction:	Condition:
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Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
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Ownership/Sales History

Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
12/8/2021		\$925,000.00	Invalid		Land and Improvements	
11/6/2015		\$625,000.00	Invalid		Land and Improvements	
12/27/2005		\$845,000.00	Invalid		Land and Improvements	
12/1/1999		\$920,200.00	Invalid		Land and Improvements	
5/1/1999		\$121,300.00	Invalid		Land	

Land Breakdown

Land Class: B-Commercial Primary Site	Acreage: 0.645	Unit of Measure: Gross	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value: \$13,400.00
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Acreage/Squarefoot Variables					
Land Data & Computations					
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Total Land Value:	
28,096	0.645			\$13,400.00	
General Information					
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:
Rolling	Paved	Light			All Public
Assessment History					
Parcel Year:	Acres Total:	Land Total:	Improvement Total:		
Valuation/Explanation					
Building #		Area		Value Amount	
Description		Area		Value Amount	
Structure:					
Commercial Building Base Price					
Basement:					
Components:					
Site Improvements:					
Adjusted Base Price					\$0.00
Depreciation Adjustment:					\$0.00
Adjusted Base Price with Depreciation					\$0.00
Grade Adjustment:					
Market Adjustment:					\$0.00
Local Modifier:					\$0.00
Percent Complete:					\$0.00
Dollar Adjustment:					\$0.00
Commercial Building Value					\$0.00
Total Dwelling Value					\$0
Detached Improvements		0			\$0.00
Total Improvement Value					\$0.00
Total Land Value					\$13,400.00
Total Assessed Value					\$13,400.00

Parcel Numbers: 931-0019-500 Property Address: 5129 FRANKLIN DR W Municipality: Franklin, City of

Owner Name: WINTERGREEN INVESTMENTS LLC Mailing Address: 19001 LA GRANGE RD, STE 300 MOKENA, IL 60448 Land Use: Commercial

Property Photograph:	Legal Description:	Building Sketch:
	FRANKLIN BUSINESS PARK BLK 5 LOT 1 EXCLUDING OAK	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 999.5-Franklin	
	Zoning:	

Building Description

Building #	1	
Building Type/Style:	344-Office Building	One Bedroom:
Stories:		Two Bedroom:
Year Built:	1999	Three Bedroom:
Remodeled/Effective Age:		Total Unit Count:
Grade Factor:	B-	Business Name:
Market Adjustment:	-24	CDU/Overall Condition Average
Building #	2	
Building Type/Style:	344-Office Building	One Bedroom:
Stories:		Two Bedroom:
Year Built:	1999	Three Bedroom:
Remodeled/Effective Age:		Total Unit Count:
Grade Factor:	B-	Business Name:
Market Adjustment:	73	CDU/Overall Condition Average

Structure / Basement Data

Building #	Section #	Occupancy:	Year:	Area:	Framing:	Wall Hgt:	Rental:
1	1	344-Office Building	1999	5,127	C4-Masonry Average	14	
2	2	344-Office Building	1999	2,197	C4-Masonry Average	14	
Building #	Section #	Description:	Basement Area:		Total Area:		
1					5,127		
2					2,197		

Components Site Improvements

Bldg #	Sec. #	Description:	Area:	Value:	Bldg #	Sec. #	Description:	Area:	Value:
1	1	HVAC-Warmed and Cooled Air	5,127	\$7,700	1				
1	1	HVAC-Warmed and Cooled Air	5,127	\$7,700	2				
2									

Detached Improvements

Structure:	Year:	Sq Ft:	Grade:	Construction:	Condition:
PA-Paving	1/1/1999	12,800	C		Average

Permit / Construction History							
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:				
12/30/2015	153079	\$5,000.00	INT DEMO PRNTS				
8/1/1999	99-1005	\$38,250.00	HTH & A/C				
2/4/2016	16-0196	\$80,000.00	INT ALTERATIONS				
4/14/2016	16-0752	\$2,250.00	DUCTWORK ALT				
6/1/1999	99-0693	\$350,000.00	NEW CONST				
1/1/2000	00-0020	\$12,000.00	TENANT ALTER				
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
6/1/1999		\$121,300.00	Invalid		Land		
12/1/1999		\$920,200.00	Invalid		Land and Improvements		
12/27/2005		\$845,000.00	Invalid		Land and Improvements		
11/6/2015		\$625,000.00	Invalid		Land and Improvements		
12/8/2021		\$925,000.00	Invalid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
B-Commercial Primary Site	2.181	Gross				\$302,500.00	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Total Land Value:			
95,004	2.181			\$302,500.00			
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Rolling	Paved	Light			All Public		
Assessment History							
Parcel Year:	Acres Total:	Land Total:	Improvement Total:				

Valuation/Explanation		
Building #	1	
Description	Area	Value Amount
Structure:	5,127	\$369,759.00
Commercial Building Base Price		\$369,759.00
Basement:	0	\$0.00
Components:	0	\$0.00
Site Improvements:	0	\$0.00
Adjusted Base Price		\$369,759.00
Depreciation Adjustment:	0	\$0.00
Adjusted Base Price with Depreciation		\$369,759.00
Grade Adjustment:	B-	77,031.85
Market Adjustment:	-24	(\$107,229.80)
Local Modifier:		\$0.00
Percent Complete:		\$0.00
Dollar Adjustment:		\$1,300.00
Commercial Building Value		\$340,900.00
Building #	2	
Description	Area	Value Amount
Structure:	2,197	\$158,448.00
Commercial Building Base Price		\$158,448.00
Basement:	0	\$0.00
Components:	0	\$0.00
Site Improvements:	0	\$0.00
Adjusted Base Price		\$158,448.00
Depreciation Adjustment:	0	\$0.00
Adjusted Base Price with Depreciation		\$158,448.00
Grade Adjustment:	B-	31,689.53
Market Adjustment:	73	\$138,800.40
Local Modifier:		\$0.00
Percent Complete:		\$0.00
Dollar Adjustment:		\$800.00
Commercial Building Value		\$329,700.00
Total Dwelling Value		\$0
Detached Improvements	0	\$2,600.00
Total Improvement Value		\$684,900.00
Total Land Value		\$302,500.00
Total Assessed Value		\$987,400.00

Parcel Numbers: 931-0020-000	Property Address: 5225 OAKWOOD PARK DR W	Municipality: Franklin, City of
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Owner Name: MLG DEVELOPMENT INC	Mailing Address: 13400 BISHOPS LN, STE 100 BROOKFIELD, WI 53005-6203	Land Use: Residential
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Property Photograph:	Legal Description: FRANKLIN BUSINESS PARK BLK 5 LOT 2	Building Sketch:
<small>Describe/Map</small>	Parcel Sketch and Site Map obtained from the County GIS	<small>Describe/Map</small>
	Neighborhood: 999.5-Franklin	

Building Description

Dwelling #	
Year Built:	Exterior Wall:
Year Remodeled:	Bedrooms:
Remodeled/Effective Age:	Full Baths:
Building Type/Style:	Half Baths:
Story:	Rough-in: 0
Grade:	Room Count:
CDU/Overall Condition:	Basement Description:
Interior Condition:	Heating:
Kitchen Condition:	Type of Fuel:
Bath Condition:	Type of System:

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
							0

Attachment Description(s):	Area:	Attachment Value:
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Feature Description(s):	Area:	Feature Value:
Rec Room Condition:	Rec Room Area:	Rec Room Value:

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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Permit / Construction History

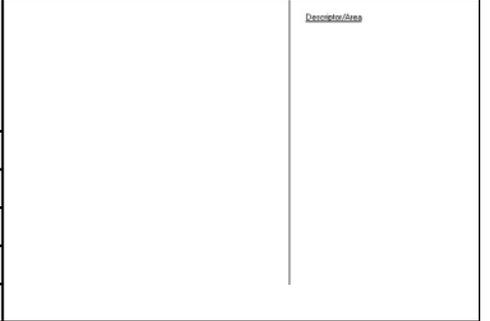
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
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Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
B-Commercial Primary Site	1.500	Gross				\$60,000
D12-2ND Grade Tillable	3.000	Acreage				\$700
E13-Undeveloped Low	1.500	Acreage				\$3,900
Acreage/Squarefoot Variables						
Acreage Variable 1 - 1.50 @ \$2,600.00 Total of Above: 3,900.00						
Acreage Variable 1 - 3.00 @ \$241.00 Total of Above: 723.00						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
261,360	6.000			\$64,600		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Rolling	Paved	Light			All Public	
Valuation/Explanation						
Dwelling #	Description			Area	Value Amount	
	Living Area:					
	First Story:					
	Second Story:					
	Additional Story:					
	Attic/Finished Net:					
	Half Story/Finished Net:					
	Base Price					
	Unfinished Living Area:					
	Room/Unfinished:					
	Unfinished Basement:					
	Half Story/Unfinished:					
	Structure Info, Features and Attachments:					
	Heating/AC					
	Plumbing			- Half Bath - Full Bath		
	Finished Basement Living Area					
	Features:					
	Attachments:					
	Adjusted Base Price				\$0.00	
	Changes/Adjustments					
	Grade Adjustment:			%		
	Market Adjustment:					
	CDU Adjustment:					
	Complete:			100%		
	Dollar Adjustments					
	Dwelling Value					

Other Building Improvements	0	\$0.00
Total Improvement Value		\$0.00
Total Land Value		\$64,600.00
Total Assessed Value		\$64,600.00

Parcel Numbers: 931-0021-000 Property Address: 5301 OAKWOOD PARK DR W Municipality: Franklin, City of

Owner Name: ALL GLASS AQUARIUM CO Mailing Address: 5401 W OAKWOOD PARK DR FRANKLIN, WI 53132 Land Use: Commercial

Property Photograph:  Legal Description: FRANKLIN BUSINESS PARK BLK 5 LOT 3
 Building Sketch: 

Parcel Sketch and Site Map obtained from the County GIS

Neighborhood: 999.5-Franklin

Zoning:

Building Description

Building #	
Building Type/Style:	One Bedroom:
Stories:	Two Bedroom:
Year Built:	Three Bedroom:
Remodeled/Effective Age:	Total Unit Count:
Grade Factor:	Business Name:
Market Adjustment:	CDU/Overall Condition

Structure / Basement Data

Building #	Section #	Occupancy:	Year:	Area:	Framing:	Wall Hgt:	Rental:
Building #	Section #	Description:	Basement Area:	Total Area:	0		

Components Site Improvements

Bldg #	Sec. #	Description:	Area:	Value:	Bldg #	Sec. #	Description:	Area:	Value:

Detached Improvements

Structure:	Year:	Sq Ft:	Grade:	Construction:	Condition:
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Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
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Ownership/Sales History

Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
3/1/1994		\$109,260.00	Valid		Land	

Land Breakdown

Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
B-Commercial Primary Site	2.590	Gross				\$247,000.00

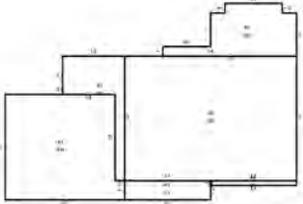
Acreage/Squarefoot Variables

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Land Data & Computations					
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Total Land Value:	
112,820	2.590			\$247,000.00	
General Information					
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:
Rolling	Paved	Light			All Public
Assessment History					
Parcel Year:	Acres Total:	Land Total:	Improvement Total:		
Valuation/Explanation					
Building #					
Description		Area		Value Amount	
Structure:					
Commercial Building Base Price					
Basement:					
Components:					
Site Improvements:					
Adjusted Base Price				\$0.00	
Depreciation Adjustment:				\$0.00	
Adjusted Base Price with Depreciation				\$0.00	
Grade Adjustment:					
Market Adjustment:				\$0.00	
Local Modifier:				\$0.00	
Percent Complete:				\$0.00	
Dollar Adjustment:				\$0.00	
Commercial Building Value				\$0.00	
Total Dwelling Value				\$0	
Detached Improvements		0		\$0.00	
Total Improvement Value				\$0.00	
Total Land Value				\$247,000.00	
Total Assessed Value				\$247,000.00	

Parcel Numbers: 931-9991-002 Property Address: 5120 OAKWOOD RD W Municipality: Franklin, City of

Owner Name: RIVARD, HEATHER S & RUSSELL H Mailing Address: 5120 W OAKWOOD RD FRANKLIN, WI 53132 Land Use: Residential

Property Photograph:	Legal Description:	Building Sketch:
	PART OF THE E 50 ACS OF SW 26 5 21 COM AT SE COR SD QTR	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood:	
	2601-Franklin	

Building Description

Dwelling #	931 9991 002- 1		
Year Built:	1/1/1995	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/1995	Bedrooms:	3
Remodeled/Effective Age:	-27	Full Baths:	2
Building Type/Style:	12-Colonial	Half Baths:	1
Story:	2.00	Rough-in:	0
Grade:	C+	Room Count:	4
CDU/Overall Condition:	Very Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
931 9991 002- 1	1,282	954	0	0	0	0	2,236

Attachment Description(s):	Area:	Attachment Value:
13-AFG	514	\$15,400
99-Additional Attachments	18	\$1,800
11-Ofp	72	\$1,400

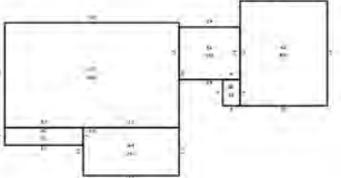
Feature Description(s):	Area:	Feature Value:
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
22-Additional Fixture	1	\$300
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements						
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:	
RS1-Frame Utility Shed	1/1/1996	120		Average	\$300.00	
RG1-Detached Frame Garage	1/1/1998	960		Average	\$14,400.00	
Permit / Construction History						
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:			
9/17/2007	2232	\$6,685.00	AC/FURREPLAC			
9/1/1996	96-1016	\$1,351.00	SHED 10X12'			
7/1/1998	B980844	\$1,200.00	GARAGE 24X40			
11/1/1995	95-1325	\$132,967.00	NEW CONST			
Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
5/1/1995		\$10,000.00	Valid		Land	
12/22/2017		\$350,000.00	Valid		Land and Improvements	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	1.270	Gross				\$94,900
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
55,321	1.270			\$94,900		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Semi-Improved	Light			Public Sewer	

Valuation/Explanation		
Dwelling #	931 9991 002- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,282	\$151,968.28
Second Story:	954	\$62,315.28
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$214,283.56
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	1,282	\$30,357.76
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$5,500.56
Plumbing	1 - Half Bath 2 - Full Bath	\$12,203.00
Finished Basement Living Area	0	\$0.00
Features:	2	\$2,300.00
Attachments:	604	\$18,600.00
Adjusted Base Price		\$283,244.88
Changes/Adjustments		
Grade Adjustment:	C+ 110%	\$288,579.37
Market Adjustment:	31%	\$378,038.97
CDU Adjustment:	80	\$302,400.00
Complete:	100	\$302,400.00
Dollar Adjustments		(\$600.00)
Dwelling Value		\$301,800.00
Other Building Improvements	0	\$14,700.00
Total Improvement Value		\$316,500.00
Total Land Value		\$94,900.00
Total Assessed Value		\$411,400.00

Parcel Numbers: 931-9991-003 Property Address: 5230 OAKWOOD RD W Municipality: Franklin, City of

Owner Name: BISHOP, TOM & DENISE Mailing Address: 5230 W OAKWOOD RD FRANKLIN, WI 53132 Land Use: Residential

Property Photograph:	Legal Description:	Building Sketch:
	PART OF THE E 50 ACS OF SW 26 5 21 COM AT A PT ON THE S	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood:	
	2601-Franklin	

Building Description

Dwelling #	931 9991 003- 1		
Year Built:	1/1/1955	Exterior Wall:	01-Wood
Year Remodeled:	1/1/1955	Bedrooms:	3
Remodeled/Effective Age:	-67	Full Baths:	1
Building Type/Style:	01-Ranch	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	C	Room Count:	4
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Basic Heating
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
931 9991 003- 1	960	0	0	0	0	0	960

Attachment Description(s):	Area:	Attachment Value:
12-EFP	168	\$5,000
13-AFG	480	\$14,400
11-OFP	24	\$500
31-WD	242	\$2,400

Feature Description(s):	Area:	Feature Value:
03-Masonry Fireplace	1	\$5,500
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements

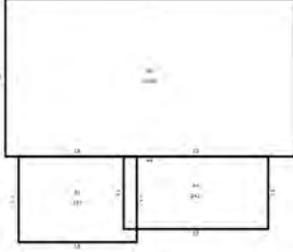
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
AB5-Flat Barn Wood	1/1/1900	1,680		Poor	\$3,300.00

Permit / Construction History						
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:			
Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
7/1/1994		\$67,000.00	Invalid		Land and Improvements	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	1.790	Gross				\$89,400
D12-2ND Grade Tillable	1.000	Acreage				\$200
Acreage/Squarefoot Variables						
Acreage Variable 1 - 1.00 @ \$241.00						
Total of Above: 241.00						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
121,532	2.790			\$89,600		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Semi-Improved	Light		6/27/2022	Well	
Valuation/Explanation						
Dwelling #	931 9991 003- 1					
Description	Area				Value Amount	
Living Area:						
First Story:	960				\$120,844.80	
Second Story:	0				\$0.00	
Additional Story:	0				\$0.00	
Attic/Finished Net:	0				\$0.00	
Half Story/Finished Net:	0				\$0.00	
Base Price					\$120,844.80	
Unfinished Living Area:						
Room/Unfinished:	0				\$0.00	
Unfinished Basement:	960				\$24,825.60	
Half Story/Unfinished:					\$0.00	
Structure Info, Features and Attachments:						
Heating/AC	Basic Heating				\$0.00	
Plumbing	0 - Half Bath 1 - Full Bath				\$0.00	
Finished Basement Living Area	0				\$0.00	
Features:	1				\$5,500.00	
Attachments:	914				\$22,300.00	
Adjusted Base Price					\$173,470.40	
Changes/Adjustments						
Grade Adjustment:	C 100%				\$145,670.40	
Market Adjustment:	68%				\$244,726.27	
CDU Adjustment:	60				\$146,800.00	
Complete:	100				\$146,800.00	
Dollar Adjustments					(\$300.00)	
Dwelling Value					\$146,500.00	

Other Building Improvements	0	\$3,300.00
Total Improvement Value		\$149,800.00
Total Land Value		\$89,600.00
Total Assessed Value		\$239,400.00

Parcel Numbers: 931-9993-000 Property Address: 5200 OAKWOOD RD W Municipality: Franklin, City of

Owner Name: VASQUEZ, IGNACIO Mailing Address: 5200 W OAKWOOD RD FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	Building Sketch:
	COM IN S LI 272.40 FT W OF SE COR OF SW 26 5 21 TH W	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 2601-Franklin	

Building Description

Dwelling #	931 9993 000- 1		
Year Built:	1/1/1956	Exterior Wall:	01-Wood
Year Remodeled:	1/1/1956	Bedrooms:	3
Remodeled/Effective Age:	-66	Full Baths:	1
Building Type/Style:	01-Ranch	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	C+	Room Count:	4
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Oil
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
931 9993 000- 1	1,056	0	0	0	0	0	1,056

Attachment Description(s): 31-WD	Area: 234	Attachment Value: \$2,300
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Feature Description(s): 22-Additional Fixture	Area: 1	Feature Value: \$300
Rec Room Condition:	Rec Room Area: 0	Rec Room Value: \$0
03-Masonry Fireplace	1	\$5,500
Rec Room Condition:	Rec Room Area: 0	Rec Room Value: \$0

Other Building Improvements

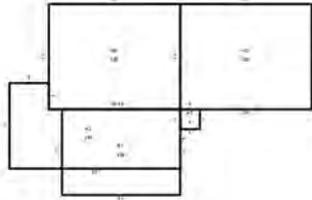
Structure Type: RG1-Detached Frame Garage	Year Built: 1/1/2013	Area: 576	Construction:	Condition: Average	Value: \$11,500.00
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Permit / Construction History							
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:				
5/21/2013	13-0873	\$1,000.00	RAZE GARAGE				
5/21/2013	13-0874	\$5,400.00	GARAGE (NEW)				
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
9/15/2015		\$160,200.00	Invalid		Land and Improvements		
9/29/2017		\$155,000.00	Valid		Land and Improvements		
7/25/2014		\$152,000.00	Valid		Land and Improvements		
10/24/2011		\$156,700.00	Invalid		Land and Improvements		
11/1/1994		\$70,000.00	Valid		Land and Improvements		
7/9/2012		\$0.00	Invalid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.620	Gross				\$81,000	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:			
27,007	0.620			\$81,000			
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Semi-Improved	Light			Well		

Valuation/Explanation		
Dwelling #	931 9993 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,056	\$129,940.80
Second Story:	0	\$0.00
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$129,940.80
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	1,056	\$26,410.56
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$2,597.76
Plumbing	0 - Half Bath 1 - Full Bath	\$0.00
Finished Basement Living Area	0	\$0.00
Features:	2	\$5,800.00
Attachments:	234	\$2,300.00
Adjusted Base Price		\$167,049.12
Changes/Adjustments		
Grade Adjustment:	C+ 110%	\$174,844.03
Market Adjustment:	51%	\$264,014.49
CDU Adjustment:	60	\$158,400.00
Complete:	100	\$158,400.00
Dollar Adjustments		(\$500.00)
Dwelling Value		\$157,900.00
Other Building Improvements	0	\$11,500.00
Total Improvement Value		\$169,400.00
Total Land Value		\$81,000.00
Total Assessed Value		\$250,400.00

Parcel Numbers: 931-9994-000 Property Address: 5206 OAKWOOD RD W Municipality: Franklin, City of

Owner Name: KOSTUCH, CYNTHIA M Mailing Address: 5206 W OAKWOOD RD FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	Building Sketch:
	W 108.90 FT OF E 495 FT OF S 200 FT OF SW 26 5 21 CONT	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 2601-Franklin	

Building Description

Dwelling #	931 9994 000- 1		
Year Built:	1/1/1936	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/1936	Bedrooms:	2
Remodeled/Effective Age:	-86	Full Baths:	1
Building Type/Style:	10-Farmhouse	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	C-	Room Count:	3
CDU/Overall Condition:	Good	Basement Description:	No Basement
Interior Condition:	Same	Heating:	None
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
931 9994 000- 1	898	0	0	0	0	0	898

Attachment Description(s): 11-OFP Area: 9 Attachment Value: \$200

Feature Description(s): 05-Metal Fireplace Area: 1 Feature Value: \$2,000

Rec Room Condition: Rec Room Area: 0 Rec Room Value: \$0

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
RG1-Detached Frame Garage	1/1/1936	816		Average	\$8,200.00
RS1-Frame Utility Shed	1/1/1960	280		Average	\$600.00

Permit / Construction History

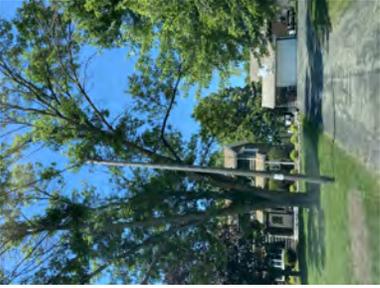
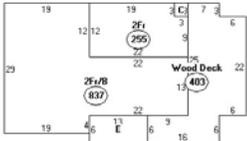
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
1/5/2011	29	\$500.00	REROOF
1/3/2017	17-0020	\$5,986.00	FURREPLAC+DUCTW

Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
7/26/2002		\$132,500.00	Invalid		Land and Improvements		
11/1/1992		\$48,500.00	Invalid		Land and Improvements		
9/1/2000		\$53,000.00	Invalid		Land and Improvements		
12/22/2010		\$42,500.00	Invalid		Land and Improvements		
5/10/2010		\$83,100.00	Invalid		Land and Improvements		
2/6/2013		\$42,500.00	Invalid		Land and Improvements		
9/18/2020		\$100,000.00	Valid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.420	Gross				\$63,000	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
18,295	0.420				\$63,000		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Semi-Improved	Light			Well		
Valuation/Explanation							
Dwelling #				931 9994 000- 1			
Description				Area		Value Amount	
Living Area:							
First Story:				898		\$116,165.28	
Second Story:				0		\$0.00	
Additional Story:				0		\$0.00	
Attic/Finished Net:				0		\$0.00	
Half Story/Finished Net:				0		\$0.00	
Base Price						\$116,165.28	
Unfinished Living Area:							
Room/Unfinished:				0		\$0.00	
Unfinished Basement:				0		\$0.00	
Half Story/Unfinished:						\$0.00	
Structure Info, Features and Attachments:							
Heating/AC				None		(\$3,843.44)	
Plumbing				0 - Half Bath 1 - Full Bath		\$0.00	
Finished Basement Living Area				0		\$0.00	
Features:				1		\$2,000.00	
Attachments:				9		\$200.00	
Adjusted Base Price						\$114,521.84	
Changes/Adjustments							
Grade Adjustment:				C- 95%		\$106,705.75	
Market Adjustment:				21%		\$129,113.96	
CDU Adjustment:				55		\$71,000.00	
Complete:				100		\$71,000.00	
Dollar Adjustments						(\$200.00)	
Dwelling Value						\$70,800.00	

Other Building Improvements	0	\$8,800.00
Total Improvement Value		\$79,600.00
Total Land Value		\$63,000.00
Total Assessed Value		\$142,600.00

Parcel Numbers: 931-9995-000 Property Address: 5316 OAKWOOD RD W Municipality: Franklin, City of

Owner Name: SCHMIDT, JACK W Mailing Address: 5316 W OAKWOOD RD FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	Building Sketch:
	S 200 FT OF W 108.90 FT OF E 50 ACS OF SW 26 5 21 CONT	
	Parcel Sketch and Site Map obtained from the County GIS	<p><small>Descriptor/Step</small></p> <p>A: 2Fr/B 152 sqft</p> <p>B: 2Fr 255 sqft</p> <p>C: 1Fr/0FP 5 sqft</p> <p>D: Wood Deck 403 sqft</p> <p>E: 0FP 78 sqft</p>
	Neighborhood: 2601-Franklin	

Building Description

Dwelling #	931 9995 000- 1		
Year Built:	12/31/1899	Exterior Wall:	01-Wood
Year Remodeled:	12/31/1899	Bedrooms:	3
Remodeled/Effective Age:	-123	Full Baths:	2
Building Type/Style:	10-Farmhouse	Half Baths:	1
Story:	2.00	Rough-in:	0
Grade:	C+	Room Count:	4
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
931 9995 000- 1	1,092	1,101	0	0	0	0	2,193

Attachment Description(s):	Area:	Attachment Value:
11-OFP	9	\$200
31-WD	403	\$4,000
11-OFP	78	\$1,600

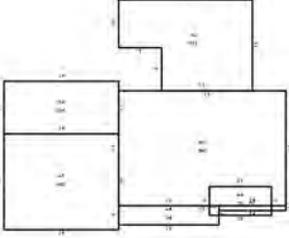
Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	1	\$300
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements							
Structure Type:		Year Built:	Area:	Construction:	Condition:	Value:	
RG1-Detached Frame Garage		1/1/1960	528		Average	\$5,300.00	
Permit / Construction History							
Date of Permit:		Permit Number:	Permit Amount:		Details of Permit:		
1/16/2014		14-0105	\$4,150.00		ACREPLACE		
9/15/2021		21-0637	\$12,925.00		FOUNDRPR		
11/3/2015		15-2676	\$6,500.00		FOUNDRPR		
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
7/31/2006		\$275,000.00	Invalid		Land and Improvements		
7/31/2007		\$150,000.00	Invalid		Land and Improvements		
10/23/2015		\$155,000.00	Valid		Land and Improvements		
9/22/2021		\$272,800.00	Valid		Land and Improvements		
Land Breakdown							
Land Class:		Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site		0.500	Gross				\$69,500
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:		Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:	
21,780		0.500				\$69,500	
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light		6/27/2022	Well		

Valuation/Explanation		
Dwelling #	931 9995 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,092	\$134,370.60
Second Story:	1,101	\$70,375.92
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$204,746.52
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	837	\$22,900.32
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$5,394.78
Plumbing	1 - Half Bath 2 - Full Bath	\$12,203.00
Finished Basement Living Area	0	\$0.00
Features:	2	\$2,300.00
Attachments:	490	\$5,800.00
Adjusted Base Price		\$253,344.62
Changes/Adjustments		
Grade Adjustment:	C+ 110%	\$269,769.08
Market Adjustment:	33%	\$358,792.88
CDU Adjustment:	55	\$197,300.00
Complete:	100	\$197,300.00
Dollar Adjustments		\$700.00
Dwelling Value		\$198,000.00
Other Building Improvements	0	\$5,300.00
Total Improvement Value		\$203,300.00
Total Land Value		\$69,500.00
Total Assessed Value		\$272,800.00

Parcel Numbers: 931-9997-011 Property Address: 5700 OAKWOOD RD W Municipality: Franklin, City of

Owner Name: ANDERSEN, JOHN E & LISA L Mailing Address: 9880 S 13TH ST OAK CREEK, WI 53154 Land Use: Residential

Property Photograph:	Legal Description:	Building Sketch:
	CERTIFIED SURVEY MAP NO 2694 SW 26 5 21 PARCEL 3	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood:	
	2601-Franklin	

Building Description

Dwelling #	931 9997 011- 1		
Year Built:	1/1/1986	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/1986	Bedrooms:	3
Remodeled/Effective Age:	-36	Full Baths:	2
Building Type/Style:	12-Colonial	Half Baths:	1
Story:	2.00	Rough-in:	0
Grade:	C+	Room Count:	4
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
931 9997 011- 1	1,104	854	0	0	0	0	1,958

Attachment Description(s):	Area:	Attachment Value:
31-WD	451	\$4,500
13-AFG	480	\$14,400
11-OFP	84	\$1,700
99-Additional Attachments	14	\$1,400

Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	1	\$300
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements

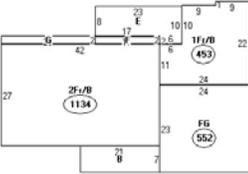
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
RG1-Detached Frame Garage	1/1/1991	720		Average	\$9,000.00

Permit / Construction History							
Date of Permit:		Permit Number:		Permit Amount:		Details of Permit:	
6/19/2014		14-1386		\$2,869.00		ACREPLACE	
3/24/2014		14-0564		\$6,639.00		FURREPLACE	
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
Land Breakdown							
Land Class:		Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site		1.070	Gross				\$93,200
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:		Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:	
46,609		1.070				\$93,200	
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			Public Sewer		
Valuation/Explanation							
Dwelling #				931 9997 011- 1			
Description				Area		Value Amount	
Living Area:							
First Story:				1,104		\$134,389.92	
Second Story:				854		\$56,773.92	
Additional Story:				0		\$0.00	
Attic/Finished Net:				0		\$0.00	
Half Story/Finished Net:				0		\$0.00	
Base Price						\$191,163.84	
Unfinished Living Area:							
Room/Unfinished:				0		\$0.00	
Unfinished Basement:				840		\$22,982.40	
Half Story/Unfinished:						\$0.00	
Structure Info, Features and Attachments:							
Heating/AC				Air Conditioning - Same Ducts		\$4,816.68	
Plumbing				1 - Half Bath 2 - Full Bath		\$12,203.00	
Finished Basement Living Area				0		\$0.00	
Features:				1		\$300.00	
Attachments:				1,029		\$22,000.00	
Adjusted Base Price						\$253,465.92	
Changes/Adjustments							
Grade Adjustment:				C+ 110%		\$254,282.51	
Market Adjustment:				52%		\$386,509.42	
CDU Adjustment:				70		\$270,600.00	
Complete:				100		\$270,600.00	
Dollar Adjustments						(\$800.00)	
Dwelling Value						\$269,800.00	

Other Building Improvements	0	\$9,000.00
Total Improvement Value		\$278,800.00
Total Land Value		\$93,200.00
Total Assessed Value		\$372,000.00

Parcel Numbers: 931-9997-012 Property Address: 5550 OAKWOOD RD W Municipality: Franklin, City of

Owner Name: BAKALAR, SHAWN Mailing Address: 5550 W OAKWOOD RD FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	Building Sketch:
	CERTIFIED SURVEY MAP NO 1409 SW 26 5 21 & LANDS ADJ IN S	
	Parcel Sketch and Site Map obtained from the County GIS	<p><small>Descriptor/Usage</small></p> <p>A: 2FV/B 1134 sqft B: DFP 147 sqft C: FG 552 sqft D: 1FV/B 453 sqft E: EFP 196 sqft F: FGH/EFP 34 sqft G: FGH - 50 sqft</p>
	Neighborhood: 2601-Franklin	

Building Description

Dwelling #	931 9997 012- 1		
Year Built:	1/1/1970	Exterior Wall:	01-Wood
Year Remodeled:	1/1/1970	Bedrooms:	3
Remodeled/Effective Age:	-52	Full Baths:	2
Building Type/Style:	12-Colonial	Half Baths:	1
Story:	2.00	Rough-in:	0
Grade:	C+	Room Count:	5
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
931 9997 012- 1	1,587	1,218	0	0	0	0	2,805

Attachment Description(s):	Area:	Attachment Value:
12-EFP	34	\$1,000
99-Additional Attachments	34	\$3,400
11-OFP	147	\$2,900
13-AFG	552	\$16,600
12-EFP	196	\$5,900
99-Additional Attachments	50	\$5,000

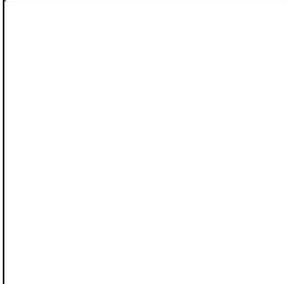
Feature Description(s):	Area:	Feature Value:
03-Masonry Fireplace	1	\$5,500
Rec Room Condition:	Rec Room Area:	Rec Room Value:
Average	780	\$3,900

Other Building Improvements						
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:	
RP1-Inground Pool - Plastic Lined Pool	1/1/1970	800		Average	\$1,600.00	
RS1-Frame Utility Shed	1/1/1970	560		Average	\$1,100.00	
Permit / Construction History						
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:			
10/2/2013	13-2348	\$7,506.00	FUR/ACREPLAC			
Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
9/23/2013		\$0.00	Invalid		Land and Improvements	
1/10/2013		\$355,500.00	Invalid		Land and Improvements	
9/1/2006		\$350,000.00	Invalid		Land and Improvements	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	1.870	Gross				\$100,100
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
81,457	1.870			\$100,100		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Semi-Improved	Light			Well	

Valuation/Explanation		
Dwelling #	931 9997 012- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,587	\$180,362.55
Second Story:	1,218	\$77,001.96
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$257,364.51
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	1,587	\$35,501.19
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$6,900.30
Plumbing	1 - Half Bath 2 - Full Bath	\$12,203.00
Finished Basement Living Area	0	\$0.00
Features:	1	\$5,500.00
Attachments:	1,013	\$34,800.00
Adjusted Base Price		\$352,269.00
Changes/Adjustments		
Grade Adjustment:	C+ 110%	\$343,165.90
Market Adjustment:	39%	\$477,000.60
CDU Adjustment:	60	\$286,200.00
Complete:	100	\$286,200.00
Dollar Adjustments		(\$300.00)
Dwelling Value		\$285,900.00
Other Building Improvements	0	\$2,700.00
Total Improvement Value		\$288,600.00
Total Land Value		\$100,100.00
Total Assessed Value		\$388,700.00

Parcel Numbers: 931-9997-013	Property Address: OAKWOOD RD W	Municipality: Franklin, City of
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Owner Name: KOEHLER, CHARLES R	Mailing Address: 901 W RYAN RD OAK CREEK, WI 53154	Land Use: Residential
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Property Photograph:	Legal Description: COM 610 FT E OF SW COR OF SW 26 5 21 TH E 411.56 FT N 31	Building Sketch:
	<small>Descriptor/Usage</small> <small>Acres</small> <small>Depth</small>	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 2601-Franklin	

Building Description

Dwelling #	
Year Built:	Exterior Wall:
Year Remodeled:	Bedrooms:
Remodeled/Effective Age:	Full Baths:
Building Type/Style:	Half Baths:
Story:	Rough-in: 0
Grade:	Room Count:
CDU/Overall Condition:	Basement Description:
Interior Condition:	Heating:
Kitchen Condition:	Type of Fuel:
Bath Condition:	Type of System:

Square Footage / Attachments

First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
						0

Attachment Description(s):	Area:	Attachment Value:
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Feature Description(s):	Area:	Feature Value:
Rec Room Condition:	Rec Room Area:	Rec Room Value:

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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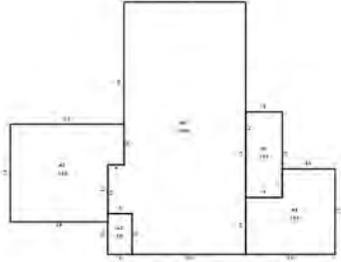
Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
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Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
7/1/1997		\$45,000.00	Valid		Land	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	2.400	Gross				\$20,600
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
104,544	2.400			\$20,600		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Paved	Light			Well	
Valuation/Explanation						
Dwelling #			Area		Value Amount	
Description			Area		Value Amount	
Living Area:						
First Story:						
Second Story:						
Additional Story:						
Attic/Finished Net:						
Half Story/Finished Net:						
Base Price						
Unfinished Living Area:						
Room/Unfinished:						
Unfinished Basement:						
Half Story/Unfinished:						
Structure Info, Features and Attachments:						
Heating/AC						
Plumbing			- Half Bath - Full Bath			
Finished Basement Living Area						
Features:						
Attachments:						
Adjusted Base Price					\$0.00	
Changes/Adjustments						
Grade Adjustment:			%			
Market Adjustment:						
CDU Adjustment:						
Complete:			100%			
Dollar Adjustments						
Dwelling Value						
Other Building Improvements			0		\$0.00	
Total Improvement Value					\$0.00	
Total Land Value					\$20,600.00	
Total Assessed Value					\$20,600.00	

Parcel Numbers: 931-9997-014	Property Address: 10260 60TH ST S	Municipality: Franklin, City of
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Owner Name: SCHUBEL, NATHAN P	Mailing Address: 10260 S 60TH ST FRANKLIN, WI 53132	Land Use: Residential
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Property Photograph: 	Legal Description: CSM NO 5574 SW 26 5 21 PARCEL 1	Building Sketch: 
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 2601-Franklin	

Building Description

Dwelling #	931 9997 014- 1		
Year Built:	1/1/1986	Exterior Wall:	01-Wood
Year Remodeled:	1/1/1986	Bedrooms:	3
Remodeled/Effective Age:	-36	Full Baths:	2
Building Type/Style:	01-Ranch	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	C+	Room Count:	5
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
931 9997 014- 1	1,888	0	0	0	0	0	1,888

Attachment Description(s):	Area:	Attachment Value:
13-AFG	616	\$18,500
11-OPF	60	\$1,200
12-EFP	189	\$5,700
31-WD	399	\$4,000

Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	1	\$300
Rec Room Condition:	Rec Room Area:	Rec Room Value:
Average	1,112	\$5,560

Other Building Improvements

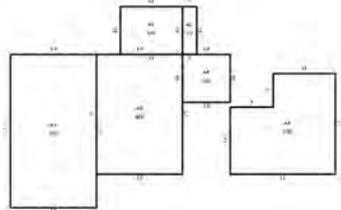
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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Permit / Construction History							
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:				
9/30/2008	2240	\$9,200.00	AC/FURREPLAC				
6/17/2015	15-1343	\$35,000.00	FOUNDRPR				
9/21/2016	16-2330	\$4,775.00	BSMT RECROOM				
9/26/2017	17-2273	\$1,350.00	DUCTWK				
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
1/26/2011		\$260,300.00	Invalid		Land and Improvements		
11/26/2012		\$262,200.00	Invalid		Land and Improvements		
12/18/2012		\$262,200.00	Invalid		Land and Improvements		
7/2/2015		\$247,500.00	Valid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.980	Gross				\$92,600	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:			
42,689	0.980			\$92,600			
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			Public Sewer		

Valuation/Explanation		
Dwelling #	931 9997 014- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,888	\$207,736.64
Second Story:	0	\$0.00
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$207,736.64
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	1,888	\$41,045.12
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$4,644.48
Plumbing	0 - Half Bath 2 - Full Bath	\$7,322.00
Finished Basement Living Area	0	\$0.00
Features:	1	\$300.00
Attachments:	1,264	\$29,400.00
Adjusted Base Price		\$290,448.24
Changes/Adjustments		
Grade Adjustment:	C+ 110%	\$286,823.06
Market Adjustment:	37%	\$392,947.60
CDU Adjustment:	70	\$275,100.00
Complete:	100	\$275,100.00
Dollar Adjustments		(\$300.00)
Dwelling Value		\$274,800.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$274,800.00
Total Land Value		\$92,600.00
Total Assessed Value		\$367,400.00

Parcel Numbers: 931-9997-015 Property Address: 5740 OAKWOOD RD W Municipality: Franklin, City of

Owner Name: ANDERSEN, JOHN E & LISA L Mailing Address: 5700 W OAKWOOD RD FRANKLIN, WI 53132 Land Use: Residential

Property Photograph:	Legal Description:	Building Sketch:
	CSM NO 5574 SW 26 5 21 PARCEL 2	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood:	
	2601-Franklin	

Building Description

Dwelling #	931 9997 015- 1		
Year Built:	1/1/1860	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/1860	Bedrooms:	2
Remodeled/Effective Age:	-162	Full Baths:	1
Building Type/Style:	10-Farmhouse	Half Baths:	0
Story:	2.00	Rough-in:	0
Grade:	C-	Room Count:	5
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Better	Heating:	Basic Heating
Kitchen Condition:	Average	Type of Fuel:	Oil
Bath Condition:	Average	Type of System:	Hot Water

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
931 9997 015- 1	1,126	450	0	0	0	0	1,576

Attachment Description(s):	Area:	Attachment Value:
12-EFP	130	\$3,900
11-OFP	30	\$600

Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	1	\$300
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
03-Masonry Fireplace	1	\$5,500
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
AL1-Lean-To Wood	1/1/1901	704		Average	\$700.00

Permit / Construction History							
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:				
3/1/1997	97-0148	\$650.00	REROOF				
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
9/1/1992		\$38,000.00	Invalid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.920	Gross				\$90,300	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:			
40,075	0.920			\$90,300			
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			Public Sewer		
Valuation/Explanation							
Dwelling #	931 9997 015- 1						
Description	Area			Value Amount			
Living Area:							
First Story:	1,126			\$137,067.98			
Second Story:	450			\$33,228.00			
Additional Story:	0			\$0.00			
Attic/Finished Net:	0			\$0.00			
Half Story/Finished Net:	0			\$0.00			
Base Price	\$170,295.98						
Unfinished Living Area:							
Room/Unfinished:	0			\$0.00			
Unfinished Basement:	1,126			\$27,733.38			
Half Story/Unfinished:				\$0.00			
Structure Info, Features and Attachments:							
Heating/AC	Basic Heating			\$0.00			
Plumbing	0 - Half Bath 1 - Full Bath			\$0.00			
Finished Basement Living Area	0			\$0.00			
Features:	2			\$5,800.00			
Attachments:	160			\$4,500.00			
Adjusted Base Price	\$208,329.36						
Changes/Adjustments							
Grade Adjustment:	C- 95%			\$188,127.89			
Market Adjustment:	33%			\$250,210.10			
CDU Adjustment:	55			\$137,600.00			
Complete:	100			\$137,600.00			
Dollar Adjustments				\$200.00			
Dwelling Value	\$137,800.00						
Other Building Improvements	0			\$700.00			
Total Improvement Value	\$138,500.00						
Total Land Value	\$90,300.00						
Total Assessed Value	\$228,800.00						

Parcel Numbers: 931-9997-016 Property Address: 5720 OAKWOOD RD W Municipality: Franklin, City of

Owner Name: KERSKI, BRIAN R & JODIE ANN - JT REV LIV Mailing Address: 5720 W OAKWOOD RD FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	
	CSM NO 5574 SW 26 5 21 PARCEL 3	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 2601-Franklin	

Building Description

Dwelling #	931 9997 016- 1		
Year Built:	1/1/1991	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/1991	Bedrooms:	3
Remodeled/Effective Age:	-31	Full Baths:	2
Building Type/Style:	13-Contemporary	Half Baths:	1
Story:	2.00	Rough-in:	0
Grade:	C+	Room Count:	3
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Basic Heating
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
931 9997 016- 1	1,380	572	0	0	0	0	1,952

Attachment Description(s):	Area:	Attachment Value:
11-OFP	59	\$1,200
13-AFG	576	\$17,300
31-WD	504	\$5,000

Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	1	\$300
Rec Room Condition:	Rec Room Area: 0	Rec Room Value: \$0

Other Building Improvements

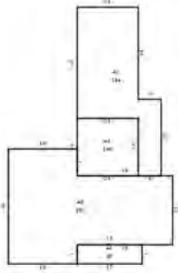
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:

Permit / Construction History							
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:				
1/15/2009	95	\$2,194.00	FURREPLAC				
7/15/2021	21-0304	\$8,840.00	FUR+ACREPLAC				
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
9/20/2011		\$266,400.00	Invalid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	1.070	Gross				\$93,200	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:			
46,609	1.070			\$93,200			
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			Public Sewer		
Valuation/Explanation							
Dwelling #				931 9997 016- 1			
Description				Area		Value Amount	
Living Area:							
First Story:				1,380		\$161,032.20	
Second Story:				572		\$40,749.28	
Additional Story:				0		\$0.00	
Attic/Finished Net:				0		\$0.00	
Half Story/Finished Net:				0		\$0.00	
Base Price						\$201,781.48	
Unfinished Living Area:							
Room/Unfinished:				0		\$0.00	
Unfinished Basement:				1,380		\$32,016.00	
Half Story/Unfinished:						\$0.00	
Structure Info, Features and Attachments:							
Heating/AC				Basic Heating		\$0.00	
Plumbing				1 - Half Bath 2 - Full Bath		\$12,203.00	
Finished Basement Living Area				0		\$0.00	
Features:				1		\$300.00	
Attachments:				1,139		\$23,500.00	
Adjusted Base Price						\$269,800.48	
Changes/Adjustments							
Grade Adjustment:				C+ 110%		\$270,600.53	
Market Adjustment:				39%		\$376,134.73	
CDU Adjustment:				75		\$282,100.00	
Complete:				100		\$282,100.00	
Dollar Adjustments						(\$100.00)	
Dwelling Value						\$282,000.00	

Other Building Improvements	0	\$0.00
Total Improvement Value		\$282,000.00
Total Land Value		\$93,200.00
Total Assessed Value		\$375,200.00

Parcel Numbers: 931-9999-000 Property Address: 5324 OAKWOOD RD W Municipality: Franklin, City of

Owner Name: DEE, PAUL Mailing Address: 5324 W OAKWOOD RD FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	Building Sketch:
	COM IN S LI 822.32 FT W OF SE COR OF SW 26 5 21 TH N	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 2601-Franklin	

Building Description

Dwelling #	931 9999 000- 1		
Year Built:	1/1/1907	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/1907	Bedrooms:	4
Remodeled/Effective Age:	-115	Full Baths:	2
Building Type/Style:	10-Farmhouse	Half Baths:	1
Story:	1.50	Rough-in:	0
Grade:	C	Room Count:	4
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
931 9999 000- 1	1,574	0	0	0	557	0	2,131

Attachment Description(s):	Area:	Attachment Value:
12-EFP	240	\$7,200
11-OFP	85	\$1,700

Feature Description(s):	Area:	Feature Value:
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
RG1-Detached Frame Garage	1/1/1950	720		Average	\$7,200.00
RS1-Frame Utility Shed	1/1/1910	160		Poor	\$200.00

Permit / Construction History							
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:				
1/1/1995	95-0018	\$40,000.00	43X18'				
8/21/2014	14-2012	\$9,800.00	ROOF				
1/12/2018	18-0069	\$1,500.00	RAZED				
11/6/2019	19-2882	\$3,375.00	FURREPLAC				
2/1/1995	95-0121	\$12,000.00	HTG & A/C				
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	2.000	Gross				\$101,200	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:			
87,120	2.000			\$101,200			
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Semi-Improved	Light			Well		
Valuation/Explanation							
Dwelling #	931 9999 000- 1						
Description	Area			Value Amount			
Living Area:							
First Story:	1,574			\$178,885.10			
Second Story:	0			\$0.00			
Additional Story:	0			\$0.00			
Attic/Finished Net:	0			\$0.00			
Half Story/Finished Net:	557			\$33,263.86			
Base Price				\$212,148.96			
Unfinished Living Area:							
Room/Unfinished:	0			\$0.00			
Unfinished Basement:	990			\$25,601.40			
Half Story/Unfinished:				\$0.00			
Structure Info, Features and Attachments:							
Heating/AC	Air Conditioning - Same Ducts			\$5,242.26			
Plumbing	1 - Half Bath 2 - Full Bath			\$12,203.00			
Finished Basement Living Area	0			\$0.00			
Features:							
Attachments:	325			\$8,900.00			
Adjusted Base Price				\$264,095.62			
Changes/Adjustments							
Grade Adjustment:	C 100%			\$255,195.62			
Market Adjustment:	24%			\$316,442.57			
CDU Adjustment:	55			\$174,000.00			
Complete:	100			\$174,000.00			
Dollar Adjustments				\$700.00			
Dwelling Value				\$174,700.00			

Other Building Improvements	0	\$7,400.00
Total Improvement Value		\$182,100.00
Total Land Value		\$101,200.00
Total Assessed Value		\$283,300.00

Parcel Numbers: 932-9993-000 Property Address: 9969 60TH ST S Municipality: Franklin, City of

Owner Name: ULIK, DANIEL R Mailing Address: 9969 S 60TH ST FRANKLIN, WI 53132 Land Use: Residential

Property Photograph:	Legal Description:	Building Sketch:
	COM AT INTER OF E QUAR LI & N LI OF S 15 ACS OF N 45 ACS	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood:	
	2701-Franklin	

Building Description

Dwelling #	932 9993 000- 1		
Year Built:	1/1/2004	Exterior Wall:	07-Brick
Year Remodeled:	1/1/2004	Bedrooms:	4
Remodeled/Effective Age:	-18	Full Baths:	4
Building Type/Style:	14-Modern Single Story	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	A-	Room Count:	4
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
932 9993 000- 1	2,430	0	0	0	0	0	2,430

Attachment Description(s):	Area:	Attachment Value:
23-AMG	960	\$33,600
21-OMP	56	\$1,400
22-EMP	1,200	\$42,000

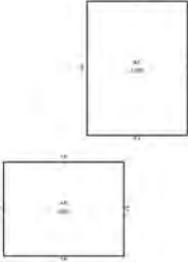
Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	7	\$2,100
Rec Room Condition: Very Good	Rec Room Area: 2,100	Rec Room Value: \$14,700
05-Metal Fireplace	1	\$2,000
Rec Room Condition: Very Good	Rec Room Area: 2,100	Rec Room Value: \$14,700

Other Building Improvements						
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:	
Permit / Construction History						
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:			
11/4/2004	3767	\$0.00	FURNEW/AC (2)			
9/28/2020	20-2756	\$10,500.00	HVAC			
7/6/2020	20-1736	\$75,000.00	ADDTN+INTREMOD			
7/6/2004	2183	\$460,000.00	NEWDWLG			
Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
10/30/2003		\$120,000.00	Valid		Land	
10/24/2008		\$470,000.00	Invalid		Land and Improvements	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	4.190	Gross				\$131,100
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
182,516	4.190			\$131,100		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Semi-Improved	Light			All Public	

Valuation/Explanation		
Dwelling #	932 9993 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	2,430	\$211,774.50
Second Story:	0	\$0.00
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$211,774.50
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	2,430	\$49,863.60
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$5,977.80
Plumbing	0 - Half Bath 4 - Full Bath	\$21,966.00
Finished Basement Living Area	0	\$0.00
Features:	8	\$4,100.00
Attachments:	2,216	\$77,000.00
Adjusted Base Price		\$370,681.90
Changes/Adjustments		
Grade Adjustment:	A- 145%	\$419,893.76
Market Adjustment:	54%	\$646,636.38
CDU Adjustment:	83	\$536,700.00
Complete:	100	\$536,700.00
Dollar Adjustments		\$1,100.00
Dwelling Value		\$537,800.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$537,800.00
Total Land Value		\$131,100.00
Total Assessed Value		\$668,900.00

Parcel Numbers: 932-9994-000 Property Address: 10001 60TH ST S Municipality: Franklin, City of

Owner Name: CSKF TRANSITION TRUST OF JUNE 13, 2013 Mailing Address: 1445 S 57TH ST WEST ALLIS, WI 53214 Land Use: Residential

	Legal Description:	Building Sketch:
	COM IN E LI 742.5 FT S OF NE COR OF SE 27 5 21 TH W 760	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 2701-Franklin	

Building Description

Dwelling #	932 9994 000- 1		
Year Built:	1/1/1955	Exterior Wall:	08-Stone
Year Remodeled:	1/1/1955	Bedrooms:	3
Remodeled/Effective Age:	-67	Full Baths:	1
Building Type/Style:	01-Ranch	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	C	Room Count:	4
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Basic Heating
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
932 9994 000- 1	1,008	0	0	0	0	0	1,008

Attachment Description(s): Area: Attachment Value:

Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	1	\$300
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
03-Masonry Fireplace	1	\$5,500
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements

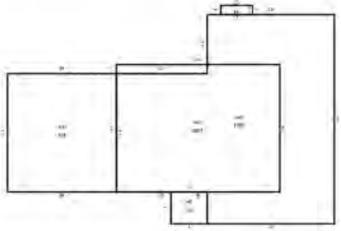
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
RG1-Detached Frame Garage	1/1/1960	528		Poor	\$3,300.00

Permit / Construction History							
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:				
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
12/4/2012		\$177,400.00	Invalid		Land and Improvements		
8/1/2013		\$293,100.00	Invalid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	1.430	Gross				\$96,300	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:			
62,291	1.430			\$96,300			
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Semi-Improved	Light			Well		
Valuation/Explanation							
Dwelling #				932 9994 000- 1			
Description				Area		Value Amount	
Living Area:							
First Story:				1,008		\$145,101.60	
Second Story:				0		\$0.00	
Additional Story:				0		\$0.00	
Attic/Finished Net:				0		\$0.00	
Half Story/Finished Net:				0		\$0.00	
Base Price						\$145,101.60	
Unfinished Living Area:							
Room/Unfinished:				0		\$0.00	
Unfinished Basement:				1,008		\$25,623.36	
Half Story/Unfinished:						\$0.00	
Structure Info, Features and Attachments:							
Heating/AC				Basic Heating		\$0.00	
Plumbing				0 - Half Bath 1 - Full Bath		\$0.00	
Finished Basement Living Area				0		\$0.00	
Features:				2		\$5,800.00	
Attachments:							
Adjusted Base Price						\$176,524.96	
Changes/Adjustments							
Grade Adjustment:				C 100%		\$170,724.96	
Market Adjustment:				37%		\$233,893.20	
CDU Adjustment:				60		\$140,300.00	
Complete:				100		\$140,300.00	
Dollar Adjustments						\$400.00	
Dwelling Value						\$140,700.00	

Other Building Improvements	0	\$3,300.00
Total Improvement Value		\$144,000.00
Total Land Value		\$96,300.00
Total Assessed Value		\$240,300.00

Parcel Numbers: 932-9995-000 Property Address: 10035 60TH ST S Municipality: Franklin, City of

Owner Name: BENNING, DONALD & LORRIE Mailing Address: 10035 S 60TH ST FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	
	COM IN E LI 825 FT S OF NE COR OF SE 27 5 21 TH W	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 2701-Franklin	

Building Description

Dwelling #	932 9995 000- 1		
Year Built:	1/1/1973	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/1973	Bedrooms:	3
Remodeled/Effective Age:	-49	Full Baths:	1
Building Type/Style:	01-Ranch	Half Baths:	1
Story:	1.00	Rough-in:	0
Grade:	C+	Room Count:	4
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Basic Heating
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
932 9995 000- 1	1,822	0	0	0	0	0	1,822

Attachment Description(s):	Area:	Attachment Value:
13-AFG	624	\$18,700
11-OPF	56	\$1,100

Feature Description(s):	Area:	Feature Value:
03-Masonry Fireplace	1	\$5,500
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
RG1-Detached Frame Garage	1/1/1973	624		Average	\$6,200.00

Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:

Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	2.820	Gross				\$108,300
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
122,839	2.820			\$108,300		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Semi-Improved	Light			Well	
Valuation/Explanation						
Dwelling #				932 9995 000- 1		
Description				Area		Value Amount
Living Area:						
First Story:				1,822		\$201,586.08
Second Story:				0		\$0.00
Additional Story:				0		\$0.00
Attic/Finished Net:				0		\$0.00
Half Story/Finished Net:				0		\$0.00
Base Price						\$201,586.08
Unfinished Living Area:						
Room/Unfinished:				0		\$0.00
Unfinished Basement:				1,808		\$39,450.56
Half Story/Unfinished:						\$0.00
Structure Info, Features and Attachments:						
Heating/AC				Basic Heating		\$0.00
Plumbing				1 - Half Bath 1 - Full Bath		\$4,881.00
Finished Basement Living Area				0		\$0.00
Features:				1		\$5,500.00
Attachments:				680		\$19,800.00
Adjusted Base Price						\$271,217.64
Changes/Adjustments						
Grade Adjustment:				C+ 110%		\$270,509.40
Market Adjustment:				20%		\$324,611.29
CDU Adjustment:				65		\$211,000.00
Complete:				100		\$211,000.00
Dollar Adjustments						\$700.00
Dwelling Value						\$211,700.00
Other Building Improvements				0		\$6,200.00
Total Improvement Value						\$217,900.00
Total Land Value						\$108,300.00
Total Assessed Value						\$326,200.00

Parcel Numbers: 932-9996-000 Property Address: 10073 60TH ST S Municipality: Franklin, City of

Owner Name: BENNING, ELDEN & BARBARA - REV TRUST Mailing Address: 10101 S 60TH ST FRANKLIN, WI 53132 Land Use: Residential

Property Photograph:	Legal Description:	Building Sketch:
	COM IN E LI 1292 FT S OF NE COR OF SE 27 5 21 TH W	
Parcel Sketch and Site Map obtained from the County GIS		
Neighborhood:		
2701-Franklin		

Building Description

Dwelling #	932 9996 000- 1		
Year Built:	1/1/1886	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/1886	Bedrooms:	5
Remodeled/Effective Age:	-136	Full Baths:	1
Building Type/Style:	10-Farmhouse	Half Baths:	0
Story:	1.50	Rough-in:	0
Grade:	C	Room Count:	7
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Basic Heating
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
932 9996 000- 1	1,175	0	0	0	613	0	1,788

Attachment Description(s):	Area:	Attachment Value:
11-0FP	72	\$1,400
99-Additional Attachments	2	\$200
99-Additional Attachments	2	\$200

Feature Description(s):	Area:	Feature Value:
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
RG1-Detached Frame Garage	1/1/1960	440		Average	\$4,400.00

Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:

Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
10/2/2020		\$190,400.00	Invalid		Land and Improvements		
12/1/1998		\$117,400.00	Invalid		Land and Improvements		
9/14/2006		\$150,000.00	Invalid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	5.080	Gross				\$127,700	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
221,285	5.080				\$127,700		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Semi-Improved	Light			Well		
Valuation/Explanation							
Dwelling #				932 9996 000- 1			
Description				Area		Value Amount	
Living Area:							
First Story:				1,175		\$141,846.00	
Second Story:				0		\$0.00	
Additional Story:				0		\$0.00	
Attic/Finished Net:				0		\$0.00	
Half Story/Finished Net:				613		\$35,400.61	
Base Price						\$177,246.61	
Unfinished Living Area:							
Room/Unfinished:				0		\$0.00	
Unfinished Basement:				1,107		\$27,265.41	
Half Story/Unfinished:						\$0.00	
Structure Info, Features and Attachments:							
Heating/AC				Basic Heating		\$0.00	
Plumbing				0 - Half Bath 1 - Full Bath		\$0.00	
Finished Basement Living Area				0		\$0.00	
Features:							
Attachments:				76		\$1,800.00	
Adjusted Base Price						\$206,312.02	
Changes/Adjustments							
Grade Adjustment:				C 100%		\$204,512.02	
Market Adjustment:				35%		\$276,091.23	
CDU Adjustment:				55		\$151,900.00	
Complete:				100		\$151,900.00	
Dollar Adjustments						\$100.00	
Dwelling Value						\$152,000.00	
Other Building Improvements				0		\$4,400.00	
Total Improvement Value						\$156,400.00	
Total Land Value						\$127,700.00	
Total Assessed Value						\$284,100.00	

Parcel Numbers: 932-9997-001		Property Address: 10101 60TH ST S		Municipality: Franklin, City of	
Owner Name: BENNING, ELDEN & BARBARA - REV TRUST		Mailing Address: 10101 S 60TH ST FRANKLIN, WI 53132		Land Use: Commercial	
Property Photograph:		Legal Description:		Building Sketch:	
		CERTIFIED SURVEY MAP NO 481 SE 27 5 21 LOT & LANDS ADJ			
		Parcel Sketch and Site Map obtained from the County GIS			
		Neighborhood: 999.3-Franklin			
		Zoning: M1			
		M1			

Components					Site Improvements				
Bldg #	Sec. #	Description:	Area:	Value:	Bldg #	Sec. #	Description:	Area:	Value:
1	1	HVAC-Hot Water	1,529	\$2,300	1				
1	1	HVAC-Hot Water	1,529	\$2,300	2				
2					3				
3					4				
4					5				
5									
Detached Improvements									
Structure:		Year:	Sq Ft:	Grade:	Construction:	Condition:			
RG1-Detached Frame Garage		1/1/1968	884	C		Average			
Permit / Construction History									
Date of Permit:		Permit Number:		Permit Amount:		Details of Permit:			
3/1/1998		B980203		\$40,000.00		115X43 BLDG			
6/1/1997		97-0495		\$45,000.00		STORAGE BLDG			
4/1/1999		99-0420		\$60,000.00		115X43 BLDG			
10/16/2018		18-2577		\$12,000.00		DETGARAGE			
Ownership/Sales History									
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:		Sale Validation Source:		
10/1/2020		\$679,700.00	Invalid		Land and Improvements				
Land Breakdown									
Land Class:		Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:		
B-Commercial Primary Site		4.000	Gross				\$152,400.00		
Acreage/Squarefoot Variables									
Land Data & Computations									
Total Square Footage:		Total Acreage:	Depth:	Act. Frontage:		Total Land Value:			
174,240		4.000				\$152,400.00			
General Information									
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:				
Level	Paved	Light			Well				
Assessment History									
Parcel Year:		Acres Total:		Land Total:		Improvement Total:			
Valuation/Explanation									
Building #				1					
Description				Area			Value Amount		
Structure:				4,945			\$112,746.00		
Commercial Building Base Price							\$112,746.00		
Basement:				0			\$0.00		
Components:				0			\$0.00		
Site Improvements:				0			\$0.00		
Adjusted Base Price							\$112,746.00		
Depreciation Adjustment:				0			\$0.00		
Adjusted Base Price with Depreciation							\$112,746.00		
Grade Adjustment:				C			0.00		
Market Adjustment:				20			\$22,549.20		
Local Modifier:							\$0.00		
Percent Complete:							\$0.00		
Dollar Adjustment:							\$100.00		

Commercial Building Value		\$135,400.00
Building #	2	
Description	Area	Value Amount
Structure:	4,945	\$112,746.00
Commercial Building Base Price		\$112,746.00
Basement:	0	\$0.00
Components:	0	\$0.00
Site Improvements:	0	\$0.00
Adjusted Base Price		\$112,746.00
Depreciation Adjustment:	0	\$0.00
Adjusted Base Price with Depreciation		\$112,746.00
Grade Adjustment:	C	0.00
Market Adjustment:	73	\$82,304.58
Local Modifier:		\$0.00
Percent Complete:		\$0.00
Dollar Adjustment:		\$300.00
Commercial Building Value		\$195,400.00
Building #	3	
Description	Area	Value Amount
Structure:	1,529	\$82,046.00
Commercial Building Base Price		\$82,046.00
Basement:	0	\$0.00
Components:	0	\$0.00
Site Improvements:	0	\$0.00
Adjusted Base Price		\$82,046.00
Depreciation Adjustment:	0	\$0.00
Adjusted Base Price with Depreciation		\$82,046.00
Grade Adjustment:	C	0.00
Market Adjustment:	167	\$137,016.82
Local Modifier:		\$0.00
Percent Complete:		\$0.00
Dollar Adjustment:		\$200.00
Commercial Building Value		\$219,300.00
Building #	4	
Description	Area	Value Amount
Structure:	650	\$34,879.00
Commercial Building Base Price		\$34,879.00
Basement:	0	\$0.00
Components:	0	\$0.00
Site Improvements:	0	\$0.00
Adjusted Base Price		\$34,879.00
Depreciation Adjustment:	0	\$0.00
Adjusted Base Price with Depreciation		\$34,879.00
Grade Adjustment:	C	0.00
Market Adjustment:	171	\$59,643.09
Local Modifier:		\$0.00
Percent Complete:		\$0.00
Dollar Adjustment:		\$200.00
Commercial Building Value		\$94,700.00
Building #	5	
Description	Area	Value Amount

Structure:	4,945	\$112,746.00
Commercial Building Base Price		\$112,746.00
Basement:	0	\$0.00
Components:	0	\$0.00
Site Improvements:	0	\$0.00
Adjusted Base Price		\$112,746.00
Depreciation Adjustment:	0	\$0.00
Adjusted Base Price with Depreciation		\$112,746.00
Grade Adjustment:	C	0.00
Market Adjustment:	-100	(\$112,746.00)
Local Modifier:		\$0.00
Percent Complete:		\$0.00
Dollar Adjustment:		\$100.00
Commercial Building Value		\$100.00
Total Dwelling Value		\$0
Detached Improvements	0	\$8,800.00
Total Improvement Value		\$659,200.00
Total Land Value		\$152,400.00
Total Assessed Value		\$811,600.00

Permit / Construction History						
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:			
Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
6/1/1990		\$6,800.00	Invalid		Land	
10/1/2020		\$290,300.00	Invalid		Land and Improvements	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
B-Commercial Primary Site	3.416	Gross				\$64,700.00
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Total Land Value:		
148,801	3.416			\$64,700.00		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Paved	Light			All Public	
Assessment History						
Parcel Year:	Acres Total:	Land Total:	Improvement Total:			

Valuation/Explanation		
Building #	1	
Description	Area	Value Amount
Structure:	4,945	\$112,746.00
Commercial Building Base Price		\$112,746.00
Basement:	0	\$0.00
Components:	0	\$0.00
Site Improvements:	0	\$0.00
Adjusted Base Price		\$112,746.00
Depreciation Adjustment:	0	\$0.00
Adjusted Base Price with Depreciation		\$112,746.00
Grade Adjustment:	C	0.00
Market Adjustment:	19	\$21,421.74
Local Modifier:		\$0.00
Percent Complete:		\$0.00
Dollar Adjustment:		\$1,000.00
Commercial Building Value		\$135,200.00
Building #	2	
Description	Area	Value Amount
Structure:	4,945	\$112,746.00
Commercial Building Base Price		\$112,746.00
Basement:	0	\$0.00
Components:	0	\$0.00
Site Improvements:	0	\$0.00
Adjusted Base Price		\$112,746.00
Depreciation Adjustment:	0	\$0.00
Adjusted Base Price with Depreciation		\$112,746.00
Grade Adjustment:	C	0.00
Market Adjustment:	21	\$23,676.66
Local Modifier:		\$0.00
Percent Complete:		\$0.00
Dollar Adjustment:		\$200.00
Commercial Building Value		\$136,600.00
Total Dwelling Value		\$0
Detached Improvements	0	\$0.00
Total Improvement Value		\$271,800.00
Total Land Value		\$64,700.00
Total Assessed Value		\$336,500.00

Parcel Numbers: 932-9998-004	Property Address: 60TH ST S	Municipality: Franklin, City of
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Owner Name: BENNING, ELDEN & BARBARA - REV TRUST	Mailing Address: 10101 S 60TH ST FRANKLIN, WI 53132	Land Use: Residential
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Property Photograph:	Legal Description: THE PT OF (COM AT SE COR OF N 60 ACS OF S 100 ACS OF SE	Building Sketch:
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood:	
	2701-Franklin	

Building Description

Dwelling # Year Built: Year Remodeled: Remodeled/Effective Age: Building Type/Style: Story: Grade: CDU/Overall Condition: Interior Condition: Kitchen Condition: Bath Condition:	Exterior Wall: Bedrooms: Full Baths: Half Baths: Rough-in: 0 Room Count: Basement Description: Heating: Type of Fuel: Type of System:
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Square Footage / Attachments

First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
						0

Attachment Description(s):	Area:	Attachment Value:
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Feature Description(s):	Area:	Feature Value:
Rec Room Condition:	Rec Room Area:	Rec Room Value:

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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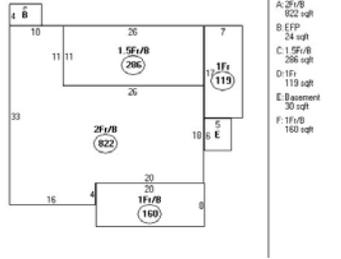
Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
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Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
10/1/2020		\$2,900.00	Invalid		Land	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
E13-Undeveloped Low	3.570	Acreage				\$9,300
Acreage/Squarefoot Variables						
Acreage Variable 1 - 3.57 @ \$2,600.00						
Total of Above: 9,282.00						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
155,509	3.570			\$9,300		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Rolling	Paved	Light			All Public	
Valuation/Explanation						
Dwelling #			Area		Value Amount	
Description			Area		Value Amount	
Living Area:						
First Story:						
Second Story:						
Additional Story:						
Attic/Finished Net:						
Half Story/Finished Net:						
Base Price						
Unfinished Living Area:						
Room/Unfinished:						
Unfinished Basement:						
Half Story/Unfinished:						
Structure Info, Features and Attachments:						
Heating/AC						
Plumbing			- Half Bath - Full Bath			
Finished Basement Living Area						
Features:						
Attachments:						
Adjusted Base Price					\$0.00	
Changes/Adjustments						
Grade Adjustment:			%			
Market Adjustment:						
CDU Adjustment:						
Complete:			100%			
Dollar Adjustments						
Dwelling Value						
Other Building Improvements			0		\$0.00	
Total Improvement Value					\$0.00	
Total Land Value					\$9,300.00	
Total Assessed Value					\$9,300.00	

Parcel Numbers: 932-9999-000 Property Address: 10267 60TH ST S Municipality: Franklin, City of

Owner Name: MARIAM SUNSET FARMS, LLC Mailing Address: 2S 560 MAPLE TERRACE WARRENSVILLE, IL 60555 Land Use: Residential

	Legal Description:	Building Sketch:
	COM AT SE COR OF SE 27 5 21 TH N TO NE COR OF S HALF OF	
	Parcel Sketch and Site Map obtained from the County GIS	
Neighborhood:	2701-Franklin	

Building Description

Dwelling #	932 9999 000- 1		
Year Built:	1/1/1905	Exterior Wall:	01-Wood
Year Remodeled:	1/1/1905	Bedrooms:	4
Remodeled/Effective Age:	-117	Full Baths:	2
Building Type/Style:	10-Farmhouse	Half Baths:	1
Story:	2.00	Rough-in:	0
Grade:	C	Room Count:	5
CDU/Overall Condition:	Average	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Oil
Bath Condition:		Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
932 9999 000- 1	1,387	1,037	0	0	0	0	2,424

Attachment Description(s):	Area:	Attachment Value:
12-EFP	24	\$700

Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	1	\$300
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
AB2-Bank Barn Wood	12/31/1904	2,432		Poor	\$0.00
AP2-Pole 4 Sides Closed Wood	12/31/1904	360		Fair	\$0.00
AP2-Pole 4 Sides Closed Wood	12/31/1904	448		Fair	\$0.00
RG1-Detached Frame Garage	1/1/1980	768		Average	\$7,700.00

Permit / Construction History						
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:			
8/18/2008	1902	\$100.00	FURREPLAC			
6/25/2021	21-0257	\$3,652.00	FURREPLAC			
Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
5/24/2016		\$218,900.00	Invalid		Land and Improvements	
6/30/2021		\$342,000.00	Valid		Land and Improvements	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
D12-2ND Grade Tillable	11.500	Acreage				\$2,800
G-Other Class	1.000	Gross				\$92,600
Acreage/Squarefoot Variables						
Acreage Variable 1 - 11.50 @ \$241.00						
Total of Above: 2,771.50						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
544,500	12.500			\$95,400		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Semi-Improved	Light		6/27/2022	Well	

Valuation/Explanation		
Dwelling #	932 9999 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,387	\$161,849.03
Second Story:	1,037	\$67,301.30
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$229,150.33
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	1,298	\$30,736.64
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$5,963.04
Plumbing	1 - Half Bath 2 - Full Bath	\$12,203.00
Finished Basement Living Area	0	\$0.00
Features:	1	\$300.00
Attachments:	24	\$700.00
Adjusted Base Price		\$279,053.01
Changes/Adjustments		
Grade Adjustment:	C 100%	\$278,053.01
Market Adjustment:	91%	\$531,081.25
CDU Adjustment:	45	\$239,000.00
Complete:	100	\$239,000.00
Dollar Adjustments		\$500.00
Dwelling Value		\$239,500.00
Other Building Improvements	0	\$7,700.00
Total Improvement Value		\$247,200.00
Total Land Value		\$95,400.00
Total Assessed Value		\$342,600.00

Parcel Numbers: 933-9990-001 Property Address: 9910 76TH ST S Municipality: Franklin, City of

Owner Name: HINZ, ROBERT S & RHONDA L Mailing Address: 9910 S 76TH ST FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	
	W 235 FT OF S 265.30 FT OF N 295.30 FT OF W HALF OF SW	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 2701-Franklin	

Building Description

Dwelling #	933 9990 001- 1		
Year Built:	1/1/1885	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/1885	Bedrooms:	4
Remodeled/Effective Age:	-137	Full Baths:	2
Building Type/Style:	22-Other	Half Baths:	0
Story:	1.50	Rough-in:	0
Grade:	C+	Room Count:	6
CDU/Overall Condition:	Average	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:		Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
933 9990 001- 1	912	0	0	0	513	0	1,425

Attachment Description(s): Area: Attachment Value:

Feature Description(s): Area: Feature Value:

Rec Room Condition: Rec Room Area: Rec Room Value:

Average 365 \$1,825

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
RG1-Detached Frame Garage	1/1/1950	1,520		Average	\$15,200.00

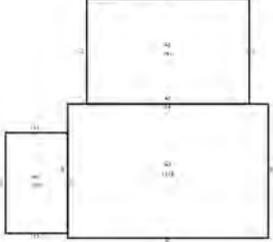
Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
8/1/1996	96-0966	\$1,908.00	REPL FURNACE
7/12/2016	16-1660	\$5,800.00	FURREPLAC+ACREP
7/1/1998	B980800	\$2,090.00	A/C

Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
9/6/2018		\$90,000.00	Invalid		Land and Improvements		
9/6/2017		\$179,400.00	Invalid		Land and Improvements		
8/1/1998		\$110,800.00	Invalid		Land and Improvements		
7/26/2016		\$182,900.00	Invalid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	1.070	Gross				\$74,700	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
46,609	1.070				\$74,700		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		
Valuation/Explanation							
Dwelling #	933 9990 001 - 1						
Description	Area			Value Amount			
Living Area:							
First Story:	912			\$116,179.68			
Second Story:	0			\$0.00			
Additional Story:	0			\$0.00			
Attic/Finished Net:	0			\$0.00			
Half Story/Finished Net:	513			\$31,210.92			
Base Price				\$147,390.60			
Unfinished Living Area:							
Room/Unfinished:	0			\$0.00			
Unfinished Basement:	912			\$24,003.84			
Half Story/Unfinished:				\$0.00			
Structure Info, Features and Attachments:							
Heating/AC	Air Conditioning - Same Ducts			\$3,505.50			
Plumbing	0 - Half Bath 2 - Full Bath			\$7,322.00			
Finished Basement Living Area	0			\$0.00			
Features:							
Attachments:							
Adjusted Base Price				\$182,221.94			
Changes/Adjustments							
Grade Adjustment:	C+ 110%			\$200,444.13			
Market Adjustment:	69%			\$338,750.59			
CDU Adjustment:	45			\$152,400.00			
Complete:	100			\$152,400.00			
Dollar Adjustments				(\$300.00)			
Dwelling Value				\$152,100.00			
Other Building Improvements	0			\$15,200.00			
Total Improvement Value				\$167,300.00			
Total Land Value				\$74,700.00			
Total Assessed Value				\$242,000.00			

Parcel Numbers: 933-9994-000 Property Address: 10100 76TH ST S Municipality: Franklin, City of

Owner Name: BOUWENS, MATTHEW & ANGELICA Mailing Address: 10100 S 76TH ST FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	
	COM 1006.50 FT N OF SW COR OF SW 27 5 21 TH N 419.23 FT	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 2701-Franklin	

Building Description

Dwelling #	933 9994 000- 1		
Year Built:	1/1/1957	Exterior Wall:	07-Brick
Year Remodeled:	1/1/1957	Bedrooms:	4
Remodeled/Effective Age:	-65	Full Baths:	2
Building Type/Style:	01-Ranch	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	C+	Room Count:	5
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
933 9994 000- 1	1,924	0	0	0	0	0	1,924

Attachment Description(s): 12-EFP	Area: 273	Attachment Value: \$8,200
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Feature Description(s): 02-Basement Garage	Area: 2	Feature Value: \$3,000
Rec Room Condition: Good	Rec Room Area: 300	Rec Room Value: \$1,800
03-Masonry Fireplace	1	\$5,500
Rec Room Condition: Good	Rec Room Area: 300	Rec Room Value: \$1,800

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
RG1-Detached Frame Garage	1/1/1957	720		Average	\$7,200.00
RS1-Frame Utility Shed	1/1/2003	150		Average	\$500.00

Permit / Construction History							
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:				
9/19/2003	281298	\$650.00	SHED				
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
11/27/2017		\$295,000.00	Valid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	2.920	Gross				\$99,800	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:			
127,195	2.920			\$99,800			
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Semi-Improved	Medium			Well		
Valuation/Explanation							
Dwelling #	933 9994 000- 1						
Description	Area					Value Amount	
Living Area:							
First Story:	1,924					\$208,080.60	
Second Story:	0					\$0.00	
Additional Story:	0					\$0.00	
Attic/Finished Net:	0					\$0.00	
Half Story/Finished Net:	0					\$0.00	
Base Price							
						\$208,080.60	
Unfinished Living Area:							
Room/Unfinished:	0					\$0.00	
Unfinished Basement:	1,924					\$41,654.60	
Half Story/Unfinished:						\$0.00	
Structure Info, Features and Attachments:							
Heating/AC	Air Conditioning - Same Ducts					\$4,733.04	
Plumbing	0 - Half Bath 2 - Full Bath					\$7,322.00	
Finished Basement Living Area	0					\$0.00	
Features:	3					\$8,500.00	
Attachments:	273					\$8,200.00	
Adjusted Base Price							
						\$278,490.24	
Changes/Adjustments							
Grade Adjustment:	C+ 110%					\$287,969.26	
Market Adjustment:	43%					\$411,796.05	
CDU Adjustment:	60					\$247,100.00	
Complete:	100					\$247,100.00	
Dollar Adjustments						\$300.00	
Dwelling Value							
						\$247,400.00	
Other Building Improvements	0					\$7,700.00	
Total Improvement Value							
						\$255,100.00	
Total Land Value							
						\$99,800.00	
Total Assessed Value							
						\$354,900.00	

Parcel Numbers: 934-0001-000 Property Address: 10116 CREEKVIEW CT S Municipality: Franklin, City of

Owner Name: TIM O'BRIEN HOMES INC. Mailing Address: N27 W24075 PAUL CT PEWAUKEE, WI 53072 Land Use: Residential

Property Photograph:	Legal Description:	Building Sketch:
	RYANWOOD MANOR SUBD, SE 1/4 SEC 28-5-21, LOT 1	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood:	
	2842-Franklin	

Building Description

Dwelling #	934 0001 000- 1		
Year Built:	1/1/2020	Exterior Wall:	01-Wood
Year Remodeled:	1/1/2020	Bedrooms:	4
Remodeled/Effective Age:	-2	Full Baths:	2
Building Type/Style:	12-Colonial	Half Baths:	1
Story:	2.00	Rough-in:	0
Grade:	B+	Room Count:	4
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
934 0001 000- 1	1,338	1,155	0	0	0	0	2,493

Attachment Description(s):	Area:	Attachment Value:
13-AFG	195	\$5,900
13-AFG	499	\$15,000
11-OFP	138	\$2,800
31-WD	182	\$1,800

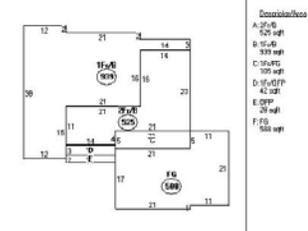
Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	2	\$600
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements						
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:	
Permit / Construction History						
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:			
10/18/2019	19-2677	\$10,000.00	NEW FURN/AC			
10/22/2019	19-2714	\$235,350.00	NEWDWLG			
Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
9/26/2019		\$379,700.00	Invalid		Land	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	0.425	Gross				\$128,300
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
18,513	0.425			\$128,300		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Paved	Light			All Public	
Valuation/Explanation						
Dwelling #	934 0001 000- 1					
Description	Area		Value Amount			
Living Area:						
First Story:	1,338	\$157,281.90				
Second Story:	1,155	\$73,469.55				
Additional Story:	0	\$0.00				
Attic/Finished Net:	0	\$0.00				
Half Story/Finished Net:	0	\$0.00				
Base Price			\$230,751.45			
Unfinished Living Area:						
Room/Unfinished:	0	\$0.00				
Unfinished Basement:	1,338	\$31,349.34				
Half Story/Unfinished:		\$0.00				
Structure Info, Features and Attachments:						
Heating/AC	Air Conditioning - Same Ducts		\$6,132.78			
Plumbing	1 - Half Bath 2 - Full Bath		\$12,203.00			
Finished Basement Living Area	0	\$0.00				
Features:	3	\$2,600.00				
Attachments:	1,014	\$25,500.00				
Adjusted Base Price			\$308,536.57			
Changes/Adjustments						
Grade Adjustment:	B+ 135%		\$378,589.37			
Market Adjustment:	19%		\$450,521.35			
CDU Adjustment:	97		\$437,000.00			
Complete:	100		\$437,000.00			
Dollar Adjustments			(\$1,100.00)			
Dwelling Value			\$435,900.00			

Other Building Improvements	0	\$0.00
Total Improvement Value		\$435,900.00
Total Land Value		\$128,300.00
Total Assessed Value		\$564,200.00

Parcel Numbers: 934-0002-000 Property Address: 10130 CREEKVIEW CT S Municipality: Franklin, City of

Owner Name: RIVERA, JANET MARIE Mailing Address: 5522 WILLOW VIEW RD RACINE, WI 53402 Land Use: Residential

	Legal Description:	Building Sketch:
	RYANWOOD MANOR SUBD, SE 1/4 SEC 28-5-21, LOT 2	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood:	

2842-Franklin

Building Description

Dwelling #	934 0002 000- 1		
Year Built:	1/1/2021	Exterior Wall:	01-Wood
Year Remodeled:	1/1/2021	Bedrooms:	4
Remodeled/Effective Age:	-1	Full Baths:	2
Building Type/Style:	13-Contemporary	Half Baths:	1
Story:	2.00	Rough-in:	0
Grade:	B	Room Count:	4
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
934 0002 000- 1	1,464	672	0	0	0	0	2,136

Attachment Description(s):	Area:	Attachment Value:
11-OFP	42	\$800
13-AFG	105	\$3,200
11-OFP	28	\$600
13-AFG	588	\$17,600

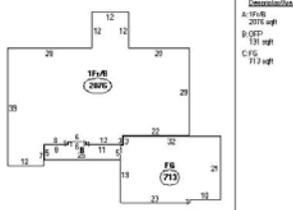
Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	2	\$600
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements							
Structure Type:		Year Built:	Area:	Construction:	Condition:	Value:	
Permit / Construction History							
Date of Permit:		Permit Number:	Permit Amount:		Details of Permit:		
8/10/2020		20-2117	\$337,424.00		NEWDWLG		
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
6/2/2020		\$122,900.00	Valid		Land		
Land Breakdown							
Land Class:		Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site		0.507	Gross				\$130,500
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:		Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:	
22,085		0.507				\$130,500	
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		
Valuation/Explanation							
Dwelling #				934 0002 000- 1			
Description				Area		Value Amount	
Living Area:							
First Story:				1,464		\$168,477.12	
Second Story:				672		\$46,522.56	
Additional Story:				0		\$0.00	
Attic/Finished Net:				0		\$0.00	
Half Story/Finished Net:				0		\$0.00	
Base Price						\$214,999.68	
Unfinished Living Area:							
Room/Unfinished:				0		\$0.00	
Unfinished Basement:				1,464		\$33,335.28	
Half Story/Unfinished:						\$0.00	
Structure Info, Features and Attachments:							
Heating/AC				Air Conditioning - Same Ducts		\$5,254.56	
Plumbing				1 - Half Bath 2 - Full Bath		\$12,203.00	
Finished Basement Living Area				0		\$0.00	
Features:				3		\$2,600.00	
Attachments:				763		\$22,200.00	
Adjusted Base Price						\$290,592.52	
Changes/Adjustments							
Grade Adjustment:				B 128%		\$340,214.43	
Market Adjustment:				23%		\$418,463.74	
CDU Adjustment:				97		\$405,900.00	
Complete:				100		\$405,900.00	
Dollar Adjustments						(\$100.00)	
Dwelling Value						\$405,800.00	

Other Building Improvements	0	\$0.00
Total Improvement Value		\$405,800.00
Total Land Value		\$130,500.00
Total Assessed Value		\$536,300.00

Parcel Numbers: 934-0003-000 Property Address: 10144 CREEKVIEW CT S Municipality: Franklin, City of

Owner Name: BELL, TONYA & BRIAN Mailing Address: 10144 S CREEKVIEW CT FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	Building Sketch:
	RYANWOOD MANOR SUBD, SE 1/4 SEC 28-5-21, LOT 3	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood:	

2842-Franklin

Building Description

Dwelling #	934 0003 000- 1		
Year Built:	1/1/2021	Exterior Wall:	09-Masonry/Frame
Year Remodeled:	1/1/2021	Bedrooms:	3
Remodeled/Effective Age:	-1	Full Baths:	2
Building Type/Style:	14-Modern Single Story	Half Baths:	
Story:	1.00	Rough-in:	0
Grade:	C+	Room Count:	6
CDU/Overall Condition:	Average	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
934 0003 000- 1	2,076	0	0			0	2,076

Attachment Description(s):	Area:	Attachment Value:
11-OFP	131	\$2,600
13-AFG	713	\$21,400

Feature Description(s):	Area:	Feature Value:
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
		\$0

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:

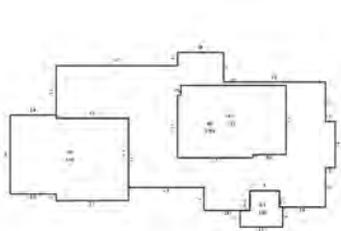
Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
11/17/2020	20-3339	\$247,150.00	NEWDWLG

Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
9/17/2021		\$536,000.00	Valid		Land and Improvements		
10/28/2020		\$122,900.00	Invalid		Land		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.425	Gross				\$128,200	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
18,513	0.425				\$128,200		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		
Valuation/Explanation							
Dwelling #				934 0003 000- 1			
Description				Area		Value Amount	
Living Area:							
First Story:				2,076		\$242,746.68	
Second Story:				0		\$0.00	
Additional Story:				0		\$0.00	
Attic/Finished Net:						\$0.00	
Half Story/Finished Net:						\$0.00	
Base Price						\$242,746.68	
Unfinished Living Area:							
Room/Unfinished:						\$0.00	
Unfinished Basement:				2,076		\$44,343.36	
Half Story/Unfinished:						\$0.00	
Structure Info, Features and Attachments:							
Heating/AC				Air Conditioning - Same Ducts		\$5,106.96	
Plumbing				- Half Bath 2 - Full Bath		\$7,322.00	
Finished Basement Living Area				0		\$0.00	
Features:				1		\$2,000.00	
Attachments:				844		\$24,000.00	
Adjusted Base Price						\$325,519.00	
Changes/Adjustments							
Grade Adjustment:				C+ 110%		\$329,470.90	
Market Adjustment:				32%		\$434,901.59	
CDU Adjustment:				94		\$408,800.00	
Complete:				100		\$408,800.00	
Dollar Adjustments						(\$1,000.00)	
Dwelling Value						\$407,800.00	
Other Building Improvements				0		\$0.00	
Total Improvement Value						\$407,800.00	
Total Land Value						\$128,200.00	
Total Assessed Value						\$536,000.00	

Parcel Numbers: 934-0004-000 Property Address: 10170 CREEKVIEW CT S Municipality: Franklin, City of

Owner Name: OSZUSCIK, MICHAEL G JR Mailing Address: 10170 S CREEKVIEW CT FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	
	RYANWOOD MANOR SUBD, SE 1/4 SEC 28-5-21, LOT 4	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 2842-Franklin	

Building Description

Dwelling #	934 0004 000- 1		
Year Built:	1/1/2020	Exterior Wall:	01-Wood
Year Remodeled:	1/1/2020	Bedrooms:	3
Remodeled/Effective Age:	-2	Full Baths:	2
Building Type/Style:	14-Modern Single Story	Half Baths:	1
Story:	1.00	Rough-in:	0
Grade:	A-	Room Count:	3
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
934 0004 000- 1	2,706	0	0	0	0	0	2,706

Attachment Description(s):	Area:	Attachment Value:
13-AFG	886	\$26,600
11-OFP	120	\$2,400

Feature Description(s):	Area:	Feature Value:
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
Average	800	\$4,000
22-Additional Fixture	2	\$600
Rec Room Condition:	Rec Room Area:	Rec Room Value:
Average	800	\$4,000

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:

Permit / Construction History							
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:				
3/25/2020	20-0753	\$489,849.00	NEWDWLG				
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
10/18/2019		\$124,900.00	Valid		Land		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.489	Gross				\$131,200	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
21,301	0.489				\$131,200		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		
Valuation/Explanation							
Dwelling #	934 0004 000- 1						
Description	Area					Value Amount	
Living Area:							
First Story:	2,706					\$280,043.94	
Second Story:	0					\$0.00	
Additional Story:	0					\$0.00	
Attic/Finished Net:	0					\$0.00	
Half Story/Finished Net:	0					\$0.00	
Base Price							
						\$280,043.94	
Unfinished Living Area:							
Room/Unfinished:	0					\$0.00	
Unfinished Basement:	2,706					\$53,903.52	
Half Story/Unfinished:						\$0.00	
Structure Info, Features and Attachments:							
Heating/AC	Air Conditioning - Same Ducts					\$6,656.76	
Plumbing	1 - Half Bath 2 - Full Bath					\$12,203.00	
Finished Basement Living Area	0					\$0.00	
Features:	3					\$2,600.00	
Attachments:	1,006					\$29,000.00	
Adjusted Base Price							
						\$384,407.22	
Changes/Adjustments							
Grade Adjustment:	A- 145%					\$511,570.47	
Market Adjustment:	10%					\$562,727.52	
CDU Adjustment:	97					\$545,800.00	
Complete:	100					\$545,800.00	
Dollar Adjustments						\$800.00	
Dwelling Value							
						\$546,600.00	
Other Building Improvements	0					\$0.00	
Total Improvement Value							
						\$546,600.00	
Total Land Value							
						\$131,200.00	
Total Assessed Value							
						\$677,800.00	

Parcel Numbers: 934-0005-000 Property Address: 10194 CREEKVIEW CT S Municipality: Franklin, City of

Owner Name: SZUKALSKI, KYLE Mailing Address: 9035 S PATRICIA BLVD OAK CREEK, WI 53154 Land Use: Residential

Property Photograph:	Legal Description: RYANWOOD MANOR SUBD, SE 1/4 SEC 28-5-21, LOT 5	Building Sketch: 
Parcel Sketch and Site Map obtained from the County GIS		
Neighborhood: 2842-Franklin		

Building Description

Dwelling #	934 0005 000- 1		
Year Built:	1/1/2021	Exterior Wall:	01-Wood
Year Remodeled:	1/1/2021	Bedrooms:	4
Remodeled/Effective Age:	-1	Full Baths:	2
Building Type/Style:	13-Contemporary	Half Baths:	1
Story:	2.00	Rough-in:	0
Grade:	C	Room Count:	7
CDU/Overall Condition:	Average	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
934 0005 000- 1	2,221	972	0	0	0	0	3,193

Attachment Description(s):	Area:	Attachment Value:
31-WD	180	\$3,400
11-0FP	32	\$1,200
13-AFG	822	\$46,400

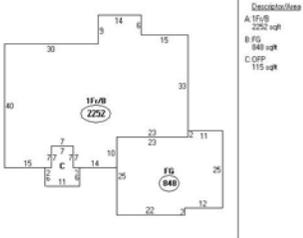
Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	5	\$1,500
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	56	\$0
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	56	\$0

Other Building Improvements						
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:	
Permit / Construction History						
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:			
4/22/2021	PB0212	\$439,040.00	NEWDWLG			
Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
4/30/2021		\$141,900.00	Valid		Land	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	0.468	Gross				\$139,700
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
20,386	0.468			\$139,700		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Paved	Light			All Public	
Valuation/Explanation						
Dwelling #			934 0005 000- 1			
Description			Area		Value Amount	
Living Area:						
First Story:			2,221			\$237,424.90
Second Story:			972			\$63,491.04
Additional Story:			0			\$0.00
Attic/Finished Net:			0			\$0.00
Half Story/Finished Net:			0			\$0.00
Base Price					\$300,915.94	
Unfinished Living Area:						
Room/Unfinished:			0			\$0.00
Unfinished Basement:			2,221			\$46,596.58
Half Story/Unfinished:						\$0.00
Structure Info, Features and Attachments:						
Heating/AC			Air Conditioning - Same Ducts		\$7,854.78	
Plumbing			1 - Half Bath 2 - Full Bath		\$12,203.00	
Finished Basement Living Area			0			\$0.00
Features:			6			\$3,500.00
Attachments:			1,034			\$51,000.00
Adjusted Base Price					\$422,070.30	
Changes/Adjustments						
Grade Adjustment:			C 100%		\$367,570.30	
Market Adjustment:			66%		\$610,166.70	
CDU Adjustment:			94		\$573,600.00	
Complete:			100		\$573,600.00	
Dollar Adjustments					\$1,100.00	
Dwelling Value					\$574,700.00	

Other Building Improvements	0	\$0.00
Total Improvement Value		\$574,700.00
Total Land Value		\$139,700.00
Total Assessed Value		\$714,400.00

Parcel Numbers: 934-0006-000 Property Address: 10191 CREEKVIEW CT S Municipality: Franklin, City of

Owner Name: SANCHEZ, ARMANDO Mailing Address: 6921 W RAWSON AVE FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	
	RYANWOOD MANOR SUBD, SE 1/4 SEC 28-5-21, LOT 6	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 2842-Franklin	

Building Description

Dwelling #	934 0006 000- 1		
Year Built:	1/1/2020	Exterior Wall:	01-Wood
Year Remodeled:	1/1/2020	Bedrooms:	4
Remodeled/Effective Age:	-2	Full Baths:	3
Building Type/Style:	14-Modern Single Story	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	B+	Room Count:	4
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
934 0006 000- 1	2,252	0	0	0	0	1,066	3,318

Attachment Description(s):	Area:	Attachment Value:
13-AFG	848	\$25,400
11-OFP	115	\$2,300

Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	3	\$900
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:

Permit / Construction History							
Date of Permit: 10/24/2022	Permit Number: PI20201503	Permit Amount: \$0.00	Details of Permit: NFSD 3 bed, 2 bath, finished bedroom, full bath, rec room				
6/16/2020	20-1503	\$494,977.00	NEWDWLG				
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
5/19/2020		\$141,900.00	Valid		Land		
Land Breakdown							
Land Class: A-Residential Primary Site	Acreage: 0.439	Unit of Measure: Gross	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value: \$144,200	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage: 19,123	Total Acreage: 0.439	Depth:	Act. Frontage:			Assessed Land Value: \$144,200	
General Information							
Topography: Level	Street/Road: Paved	Fronting Traffic: Light	Inspected By:	Inspected On:	Utilities: All Public		
Valuation/Explanation							
Dwelling #	934 0006 000- 1						
Description	Area					Value Amount	
Living Area:							
First Story:	2,252					\$239,747.92	
Second Story:	0					\$0.00	
Additional Story:	0					\$0.00	
Attic/Finished Net:	0					\$0.00	
Half Story/Finished Net:	0					\$0.00	
Base Price						\$239,747.92	
Unfinished Living Area:							
Room/Unfinished:	0					\$0.00	
Unfinished Basement:	1,186					\$28,784.22	
Half Story/Unfinished:						\$0.00	
Structure Info, Features and Attachments:							
Heating/AC	Air Conditioning - Same Ducts					\$8,162.28	
Plumbing	0 - Half Bath 3 - Full Bath					\$14,644.00	
Finished Basement Living Area	1,066					\$28,771.34	
Features:	4					\$2,900.00	
Attachments:	963					\$27,700.00	
Adjusted Base Price						\$350,709.76	
Changes/Adjustments							
Grade Adjustment:	B+ 135%					\$432,148.18	
Market Adjustment:	35%					\$583,400.04	
CDU Adjustment:	97					\$565,900.00	
Complete:	100					\$565,900.00	
Dollar Adjustments						(\$1,900.00)	
Dwelling Value						\$564,000.00	

Other Building Improvements	0	\$0.00
Total Improvement Value		\$564,000.00
Total Land Value		\$144,200.00
Total Assessed Value		\$708,200.00

Parcel Numbers: 934-0007-000 Property Address: 10177 CREEKVIEW CT S Municipality: Franklin, City of

Owner Name: BEAUDOIN, ERICK M Mailing Address: 10177 S CREEKVIEW CT FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	
	RYANWOOD MANOR SUBD, SE 1/4 SEC 28-5-21, LOT 7	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 2842-Franklin	

Building Description

Dwelling #	934 0007 000- 1		
Year Built:	1/1/2020	Exterior Wall:	01-Wood
Year Remodeled:	1/1/2020	Bedrooms:	3
Remodeled/Effective Age:	-2	Full Baths:	2
Building Type/Style:	14-Modern Single Story	Half Baths:	1
Story:	1.00	Rough-in:	0
Grade:	A+	Room Count:	3
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
934 0007 000- 1	2,031	0	0	0	0	0	2,031

Attachment Description(s):	Area:	Attachment Value:
11-OFP	32	\$600
13-AFG	694	\$20,800
31-WD	336	\$3,400

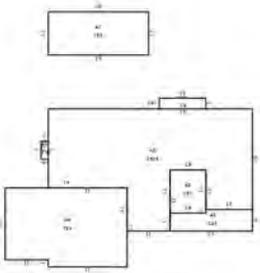
Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	2	\$600
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements						
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:	
Permit / Construction History						
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:			
12/5/2019	19-3150	\$10,000.00	NEW FURN/AC			
12/9/2019	19-3187	\$237,200.00	NEWDWLG			
	20-2626	\$5,000.00	WDDK			
Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
5/26/2020		\$571,500.00	Valid		Land and Improvements	
5/19/2021		\$617,500.00	Valid		Land and Improvements	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	0.368	Gross				\$139,600
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
16,030	0.368			\$139,600		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Paved	Light			All Public	

Valuation/Explanation		
Dwelling #	934 0007 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	2,031	\$220,586.91
Second Story:	0	\$0.00
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$220,586.91
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	2,031	\$43,666.50
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$4,996.26
Plumbing	1 - Half Bath 2 - Full Bath	\$12,203.00
Finished Basement Living Area	0	\$0.00
Features:	3	\$2,600.00
Attachments:	1,062	\$24,800.00
Adjusted Base Price		\$308,852.67
Changes/Adjustments		
Grade Adjustment:	A+ 175%	\$492,542.17
Market Adjustment:	0%	\$492,542.17
CDU Adjustment:	97	\$477,800.00
Complete:	100	\$477,800.00
Dollar Adjustments		\$100.00
Dwelling Value		\$477,900.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$477,900.00
Total Land Value		\$139,600.00
Total Assessed Value		\$617,500.00

Parcel Numbers: 934-0008-000 Property Address: 10153 CREEKVIEW CT S Municipality: Franklin, City of

Owner Name: CARLSON, ANDREW E Mailing Address: 10153 S CREEKVIEW CT FRANKLIN, WI 53132 Land Use: Residential

Property Photograph:	Legal Description:	Building Sketch:
	RYANWOOD MANOR SUBD, SE 1/4 SEC 28-5-21, LOT 8	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood:	
	2842-Franklin	

Building Description

Dwelling #	934 0008 000- 1		
Year Built:	1/1/2020	Exterior Wall:	01-Wood
Year Remodeled:	1/1/2020	Bedrooms:	4
Remodeled/Effective Age:	-2	Full Baths:	2
Building Type/Style:	12-Colonial	Half Baths:	1
Story:	2.00	Rough-in:	0
Grade:	B+	Room Count:	6
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
934 0008 000- 1	1,595	1,426	0	0	0	0	3,021

Attachment Description(s):	Area:	Attachment Value:
13-AFG	724	\$21,700
11-OPF	128	\$2,600

Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	3	\$900
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:

Permit / Construction History						
Date of Permit: 4/13/2020	Permit Number: 20-0873	Permit Amount: \$272,000.00	Details of Permit: NEWDWLG			
Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
10/2/2020		\$541,000.00	Valid		Land and Improvements	
10/25/2019		\$401,700.00	Invalid		Land	
Land Breakdown						
Land Class: A-Residential Primary Site	Acreage: 0.295	Unit of Measure: Gross	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value: \$123,500
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage: 12,850	Total Acreage: 0.295	Depth:	Act. Frontage:	Assessed Land Value: \$123,500		
General Information						
Topography: Level	Street/Road: Paved	Fronting Traffic: Light	Inspected By:	Inspected On:	Utilities: All Public	
Valuation/Explanation						
Dwelling #	934 0008 000- 1					
Description	Area		Value Amount			
Living Area:						
First Story:	1,595		\$181,271.75			
Second Story:	1,426		\$88,312.18			
Additional Story:	0		\$0.00			
Attic/Finished Net:	0		\$0.00			
Half Story/Finished Net:	0		\$0.00			
Base Price			\$269,583.93			
Unfinished Living Area:						
Room/Unfinished:	0		\$0.00			
Unfinished Basement:	1,595		\$35,680.15			
Half Story/Unfinished:			\$0.00			
Structure Info, Features and Attachments:						
Heating/AC	Air Conditioning - Same Ducts		\$7,431.66			
Plumbing	1 - Half Bath 2 - Full Bath		\$12,203.00			
Finished Basement Living Area	0		\$0.00			
Features:	4		\$2,900.00			
Attachments:	852		\$24,300.00			
Adjusted Base Price			\$352,098.74			
Changes/Adjustments						
Grade Adjustment:	B+ 135%		\$438,613.30			
Market Adjustment:	18%		\$517,563.69			
CDU Adjustment:	97		\$502,000.00			
Complete:	100		\$502,000.00			
Dollar Adjustments			\$1,200.00			
Dwelling Value			\$503,200.00			

Other Building Improvements	0	\$0.00
Total Improvement Value		\$503,200.00
Total Land Value		\$123,500.00
Total Assessed Value		\$626,700.00

Parcel Numbers: 934-0009-000	Property Address: 10139 CREEKVIEW CT S	Municipality: Franklin, City of
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Owner Name: PUFFER, SCOTT	Mailing Address: 8810 LORI LN STURTEVANT, WI 53177	Land Use: Residential
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Property Photograph:	Legal Description: RYANWOOD MANOR SUBD, SE 1/4 SEC 28-5-21, LOT 9	Building Sketch:
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood:	
	2842-Franklin	

Building Description

Dwelling #	934 0009 000- 1		
Year Built:	1/1/2021	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/2021	Bedrooms:	3
Remodeled/Effective Age:	-1	Full Baths:	2
Building Type/Style:	14-Modern Single Story	Half Baths:	1
Story:	1.00	Rough-in:	0
Grade:	C	Room Count:	6
CDU/Overall Condition:	Average	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
934 0009 000- 1	2,028	0	0	0	0	0	2,028

Attachment Description(s):	Area:	Attachment Value:
31-WD	192	\$3,600
11-OFP	104	\$3,900
13-AFG	875	\$49,400

Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	2	\$600
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements							
Structure Type:		Year Built:	Area:	Construction:	Condition:	Value:	
Permit / Construction History							
Date of Permit: 2/19/2021		Permit Number: PB0050		Permit Amount: \$254,450.00		Details of Permit: NEWDWLG	
Ownership/Sales History							
Date of Sale: 12/4/2020	Sale Document:	Purchase Amount: \$114,900.00	Sale Validity: Valid	Conveyance Type:	Sale Type: Land	Sale Validation Source:	
Land Breakdown							
Land Class: A-Residential Primary Site		Acreeage: 0.316	Unit of Measure: Gross	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value: \$126,600
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage: 13,765		Total Acreage: 0.316	Depth:	Act. Frontage:		Assessed Land Value: \$126,600	
General Information							
Topography: Level	Street/Road: Paved	Fronting Traffic: Light	Inspected By:	Inspected On:	Utilities: All Public		
Valuation/Explanation							
Dwelling #				934 0009 000- 1			
Description				Area		Value Amount	
Living Area:							
First Story:				2,028		\$220,261.08	
Second Story:				0		\$0.00	
Additional Story:				0		\$0.00	
Attic/Finished Net:				0		\$0.00	
Half Story/Finished Net:				0		\$0.00	
Base Price						\$220,261.08	
Unfinished Living Area:							
Room/Unfinished:				0		\$0.00	
Unfinished Basement:				2,028		\$43,602.00	
Half Story/Unfinished:						\$0.00	
Structure Info, Features and Attachments:							
Heating/AC				Air Conditioning - Same Ducts		\$4,988.88	
Plumbing				1 - Half Bath 2 - Full Bath		\$12,203.00	
Finished Basement Living Area				0		\$0.00	
Features:				3		\$2,600.00	
Attachments:				1,171		\$56,900.00	
Adjusted Base Price						\$340,554.96	
Changes/Adjustments							
Grade Adjustment:				C 100%		\$281,054.96	
Market Adjustment:				50%		\$421,582.44	
CDU Adjustment:				94		\$396,300.00	
Complete:				100		\$396,300.00	
Dollar Adjustments						\$1,200.00	
Dwelling Value						\$397,500.00	

Other Building Improvements	0	\$0.00
Total Improvement Value		\$397,500.00
Total Land Value		\$126,600.00
Total Assessed Value		\$524,100.00

Parcel Numbers: 934-0010-000	Property Address: 10108 RYAN CREEK CT S	Municipality: Franklin, City of
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Owner Name: David Antoine	Mailing Address: 10108 South Ryan Creek Court Franklin, WI 53132	Land Use: Residential
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Property Photograph: 	Legal Description: RYANWOOD MANOR SUBD, SE 1/4 SEC 28-5-21, LOT 10	Building Sketch: 
Parcel Sketch and Site Map obtained from the County GIS		
Neighborhood: 2842-Franklin		

Building Description

Dwelling #	934 0010 000- 1		
Year Built:	1/1/2020	Exterior Wall:	01-Wood
Year Remodeled:	1/1/2020	Bedrooms:	3
Remodeled/Effective Age:	-2	Full Baths:	2
Building Type/Style:	14-Modern Single Story	Half Baths:	1
Story:	1.00	Rough-in:	0
Grade:	A-	Room Count:	3
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
934 0010 000- 1	2,334	0	0	0	0	0	2,334

Attachment Description(s):	Area:	Attachment Value:
13-AFG	800	\$24,000
31-WD	160	\$1,600
11-OFP	75	\$1,500

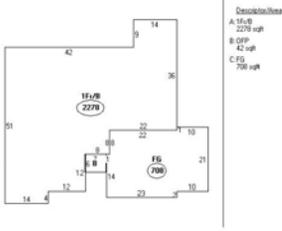
Feature Description(s):	Area:	Feature Value:
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
22-Additional Fixture	2	\$600
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements							
Structure Type:		Year Built:	Area:	Construction:	Condition:	Value:	
Permit / Construction History							
Date of Permit:		Permit Number:		Permit Amount:		Details of Permit:	
2/10/2020		20-0381		\$9,126.00		HVAC	
11/27/2019		19-3092		\$320,000.00		NEWDWLG	
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:		Sale Type:	Sale Validation Source:
10/8/2019		\$252,800.00	Invalid			Land	
1/7/2022	11208052	\$629,000.00	Valid	W/C D - Warrant/Condo Deed		Land and Improvements	Other
Land Breakdown							
Land Class:		Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site		0.350	Gross				\$133,600
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:		Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:	
15,246		0.350				\$133,600	
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		

Valuation/Explanation		
Dwelling #	934 0010 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	2,334	\$247,497.36
Second Story:	0	\$0.00
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$247,497.36
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	2,334	\$48,407.16
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$5,741.64
Plumbing	1 - Half Bath 2 - Full Bath	\$12,203.00
Finished Basement Living Area	0	\$0.00
Features:	3	\$2,600.00
Attachments:	1,035	\$27,100.00
Adjusted Base Price		\$343,549.16
Changes/Adjustments		
Grade Adjustment:	A- 145%	\$455,081.28
Market Adjustment:	9%	\$496,038.60
CDU Adjustment:	97	\$481,200.00
Complete:	100	\$481,200.00
Dollar Adjustments		\$700.00
Dwelling Value		\$481,900.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$481,900.00
Total Land Value		\$133,600.00
Total Assessed Value		\$615,500.00

Parcel Numbers: 934-0011-000 Property Address: 10094 RYAN CREEK CT S Municipality: Franklin, City of

Owner Name: CABALLERO, ROUINA A Mailing Address: 10094 S RYAN CREEK CT FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	
	RYANWOOD MANOR SUBD, SE 1/4 SEC 28-5-21, LOT 11	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 2842-Franklin	

Building Description

Dwelling #	934 0011 000- 1		
Year Built:	1/1/2020	Exterior Wall:	01-Wood
Year Remodeled:	1/1/2020	Bedrooms:	3
Remodeled/Effective Age:	-2	Full Baths:	2
Building Type/Style:	14-Modern Single Story	Half Baths:	1
Story:	1.00	Rough-in:	0
Grade:	A-	Room Count:	3
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
934 0011 000- 1	2,278	0	0	0	0	0	2,278

Attachment Description(s):	Area:	Attachment Value:
11-OFP	42	\$800
13-AFG	708	\$21,200

Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	1	\$300
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements

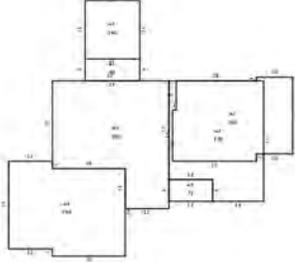
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:

Permit / Construction History							
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:				
8/18/2020	20-2262	\$257,650.00	NEWDWLG				
2/16/2021	21-0064	\$12,000.00	WDDK				
2/16/2021	21-0063	\$30,000.00	INTREMOD				
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
3/30/2021		\$620,000.00	Invalid		Land and Improvements		
8/27/2020		\$134,900.00	Valid		Land		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.333	Gross				\$131,300	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
14,505	0.333				\$131,300		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		
Valuation/Explanation							
Dwelling #				934 0011 000- 1			
Description				Area		Value Amount	
Living Area:							
First Story:				2,278		\$242,515.88	
Second Story:				0		\$0.00	
Additional Story:				0		\$0.00	
Attic/Finished Net:				0		\$0.00	
Half Story/Finished Net:				0		\$0.00	
Base Price						\$242,515.88	
Unfinished Living Area:							
Room/Unfinished:				0		\$0.00	
Unfinished Basement:				2,278		\$47,519.08	
Half Story/Unfinished:						\$0.00	
Structure Info, Features and Attachments:							
Heating/AC				Air Conditioning - Same Ducts		\$5,603.88	
Plumbing				1 - Half Bath 2 - Full Bath		\$12,203.00	
Finished Basement Living Area				0		\$0.00	
Features:				2		\$2,300.00	
Attachments:				750		\$22,000.00	
Adjusted Base Price						\$332,141.84	
Changes/Adjustments							
Grade Adjustment:				A- 145%		\$446,370.67	
Market Adjustment:				13%		\$504,398.86	
CDU Adjustment:				97		\$489,300.00	
Complete:				100		\$489,300.00	
Dollar Adjustments						(\$600.00)	
Dwelling Value						\$488,700.00	

Other Building Improvements	0	\$0.00
Total Improvement Value		\$488,700.00
Total Land Value		\$131,300.00
Total Assessed Value		\$620,000.00

Parcel Numbers: 934-0012-000 Property Address: 10030 RYAN CREEK CT S Municipality: Franklin, City of

Owner Name: KAUL, PATRICK RYAN Mailing Address: 10030 S RYAN CREEK CT FRANKLIN, WI 53132 Land Use: Residential

Property Photograph:	Legal Description:	Building Sketch:
	RYANWOOD MANOR SUBD, SE 1/4 SEC 28-5-21, LOT 12	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood:	
	2842-Franklin	

Building Description

Dwelling #	934 0012 000- 1		
Year Built:	1/1/2020	Exterior Wall:	01-Wood
Year Remodeled:	1/1/2020	Bedrooms:	4
Remodeled/Effective Age:	-2	Full Baths:	2
Building Type/Style:	13-Contemporary	Half Baths:	1
Story:	2.00	Rough-in:	0
Grade:	A	Room Count:	4
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
934 0012 000- 1	1,776	900	0	0	0	0	2,676

Attachment Description(s):	Area:	Attachment Value:
31-WD	240	\$2,400
13-AFG	768	\$23,000
11-OFP	72	\$1,400

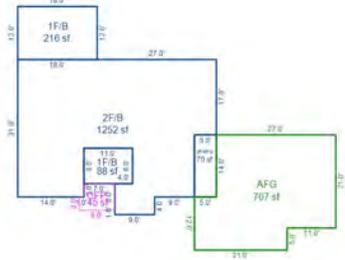
Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	3	\$900
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements							
Structure Type:		Year Built:	Area:	Construction:	Condition:	Value:	
Permit / Construction History							
Date of Permit:		Permit Number:	Permit Amount:		Details of Permit:		
4/21/2020		20-0966	\$472,909.00		NEWDWLG		
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
4/1/2020		\$146,900.00	Valid		Land		
Land Breakdown							
Land Class:		Acreeage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site		0.349	Gross				\$133,200
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:		Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:	
15,202		0.349				\$133,200	
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		
Valuation/Explanation							
Dwelling #				934 0012 000- 1			
Description				Area		Value Amount	
Living Area:							
First Story:				1,776		\$197,384.64	
Second Story:				900		\$59,211.00	
Additional Story:				0		\$0.00	
Attic/Finished Net:				0		\$0.00	
Half Story/Finished Net:				0		\$0.00	
Base Price						\$256,595.64	
Unfinished Living Area:							
Room/Unfinished:				0		\$0.00	
Unfinished Basement:				1,776		\$38,894.40	
Half Story/Unfinished:						\$0.00	
Structure Info, Features and Attachments:							
Heating/AC				Air Conditioning - Same Ducts		\$6,582.96	
Plumbing				1 - Half Bath 2 - Full Bath		\$12,203.00	
Finished Basement Living Area				0		\$0.00	
Features:				4		\$2,900.00	
Attachments:				1,080		\$26,800.00	
Adjusted Base Price						\$343,976.00	
Changes/Adjustments							
Grade Adjustment:				A 155%		\$487,127.80	
Market Adjustment:				10%		\$535,840.58	
CDU Adjustment:				97		\$519,800.00	
Complete:				100		\$519,800.00	
Dollar Adjustments						\$400.00	
Dwelling Value						\$520,200.00	

Other Building Improvements	0	\$0.00
Total Improvement Value		\$520,200.00
Total Land Value		\$133,200.00
Total Assessed Value		\$653,400.00

Parcel Numbers: 934-0013-000 Property Address: 10026 RYAN CREEK CT S Municipality: Franklin, City of

Owner Name: DOEDE, CHRISTOPHER Mailing Address: 4580 S SOMMERSET DR NEW BERLIN, WI 53151 Land Use: Residential

Property Photograph: Legal Description: RYANWOOD MANOR SUBD, SE 1/4 SEC 28-5-21, LOT 13 Building Sketch: 

Parcel Sketch and Site Map obtained from the County GIS

Neighborhood: 2842-Franklin

Building Description

Dwelling #	934 0013 000- 1		
Year Built:	1/1/2021	Exterior Wall:	01-Wood
Year Remodeled:	1/1/2021	Bedrooms:	5
Remodeled/Effective Age:	-1	Full Baths:	3
Building Type/Style:	12-Colonial	Half Baths:	1
Story:	2.00	Rough-in:	0
Grade:	B-	Room Count:	6
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
934 0013 000- 1	1,556	1,322	0	0	0	284	3,162

Attachment Description(s):	Area:	Attachment Value:
13-AFG	70	\$2,100
13-AFG	707	\$21,200
11-Ofp	45	\$900

Feature Description(s):	Area:	Feature Value:
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
Good	284	\$1,704
22-Additional Fixture	2	\$600
Rec Room Condition:	Rec Room Area:	Rec Room Value:
Good	284	\$1,704

Other Building Improvements							
Structure Type:		Year Built:	Area:	Construction:	Condition:	Value:	
Permit / Construction History							
Date of Permit:		Permit Number:	Permit Amount:		Details of Permit:		
1/22/2021		100	\$260,150.00		NEWDWLG		
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
1/15/2021		\$141,900.00	Valid		Land		
Land Breakdown							
Land Class:		Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site		0.388	Gross				\$137,000
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:		Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:	
16,901		0.388				\$137,000	
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		
Valuation/Explanation							
Dwelling #				934 0013 000- 1			
Description				Area		Value Amount	
Living Area:							
First Story:				1,556		\$176,839.40	
Second Story:				1,322		\$82,651.44	
Additional Story:				0		\$0.00	
Attic/Finished Net:				0		\$0.00	
Half Story/Finished Net:				0		\$0.00	
Base Price						\$259,490.84	
Unfinished Living Area:							
Room/Unfinished:				0		\$0.00	
Unfinished Basement:				1,272		\$30,120.96	
Half Story/Unfinished:						\$0.00	
Structure Info, Features and Attachments:							
Heating/AC				Air Conditioning - Same Ducts		\$7,079.88	
Plumbing				1 - Half Bath 3 - Full Bath		\$19,525.00	
Finished Basement Living Area				284		\$7,665.16	
Features:				3		\$2,600.00	
Attachments:				822		\$24,200.00	
Adjusted Base Price						\$350,681.84	
Changes/Adjustments							
Grade Adjustment:				B- 120%		\$388,658.21	
Market Adjustment:				49%		\$579,100.73	
CDU Adjustment:				97		\$561,700.00	
Complete:				0		\$561,700.00	
Dollar Adjustments						(\$700.00)	
Dwelling Value						\$561,000.00	

Other Building Improvements	0	\$0.00
Total Improvement Value		\$561,000.00
Total Land Value		\$137,000.00
Total Assessed Value		\$698,000.00

Parcel Numbers: 934-0014-000	Property Address: 10033 RYAN CREEK CT S	Municipality: Franklin, City of
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Owner Name: HERRO, JAMES	Mailing Address: 10033 S RYAN CREEK CT FRANKLIN, WI 53132	Land Use: Residential
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Property Photograph: 	Legal Description: RYANWOOD MANOR SUBD, SE 1/4 SEC 28-5-21, LOT 14	Building Sketch: 
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 2842-Franklin	

Building Description

Dwelling #	934 0014 000- 1		
Year Built:	1/1/2020	Exterior Wall:	01-Wood
Year Remodeled:	1/1/2020	Bedrooms:	4
Remodeled/Effective Age:	-2	Full Baths:	2
Building Type/Style:	12-Colonial	Half Baths:	1
Story:	2.00	Rough-in:	0
Grade:	B+	Room Count:	5
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
934 0014 000- 1	1,454	1,521	0	0	0	0	2,975

Attachment Description(s):	Area:	Attachment Value:
13-AFG	287	\$8,600
13-AFG	367	\$11,000
13-AFG	54	\$1,600
99-Additional Attachments	24	\$2,400
11-OFP	72	\$1,400

Feature Description(s): 05-Metal Fireplace	Area: 1	Feature Value: \$2,000
Rec Room Condition:	Rec Room Area: 0	Rec Room Value: \$0
22-Additional Fixture	4	\$1,200
Rec Room Condition:	Rec Room Area: 0	Rec Room Value: \$0

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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Permit / Construction History

Date of Permit: 3/9/2020	Permit Number: 20-0622	Permit Amount: \$350,000.00	Details of Permit: NEWDWLG
5/22/2020	20-1248	\$13,000.00	HVAC

Ownership/Sales History

Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
3/6/2020		\$141,900.00	Invalid		Land	
9/3/2020		\$564,900.00	Valid		Land and Improvements	
11/30/2021		\$700,000.00	Valid		Land and Improvements	

Land Breakdown

Land Class: A-Residential Primary Site	Acreage: 0.415	Unit of Measure: Gross	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value: \$142,300
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Acreage/Squarefoot Variables

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Land Data & Computations

Total Square Footage: 18,077	Total Acreage: 0.415	Depth:	Act. Frontage:	Assessed Land Value: \$142,300
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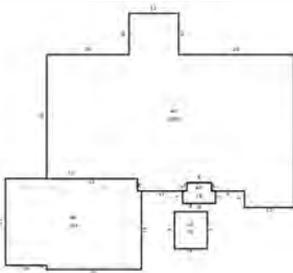
General Information

Topography: Level	Street/Road: Paved	Fronting Traffic: Light	Inspected By:	Inspected On:	Utilities: All Public
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Valuation/Explanation		
Dwelling #	934 0014 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,454	\$167,326.32
Second Story:	1,521	\$93,404.61
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$260,730.93
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	1,454	\$33,107.58
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$7,318.50
Plumbing	1 - Half Bath 2 - Full Bath	\$12,203.00
Finished Basement Living Area	0	\$0.00
Features:	5	\$3,200.00
Attachments:	804	\$25,000.00
Adjusted Base Price		\$341,560.01
Changes/Adjustments		
Grade Adjustment:	B+ 135%	\$423,036.01
Market Adjustment:	36%	\$575,328.98
CDU Adjustment:	97	\$558,100.00
Complete:	100	\$558,100.00
Dollar Adjustments		(\$400.00)
Dwelling Value		\$557,700.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$557,700.00
Total Land Value		\$142,300.00
Total Assessed Value		\$700,000.00

Parcel Numbers: 934-0015-000	Property Address: 10047 RYAN CREEK CT S	Municipality: Franklin, City of
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Owner Name: STONG, JASON	Mailing Address: 10047 S RYAN CREEK CT FRANKLIN, WI 53132	Land Use: Residential
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Property Photograph: 	Legal Description: RYANWOOD MANOR SUBD, SE 1/4 SEC 28-5-21, LOT 15	Building Sketch: 
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 2842-Franklin	

Building Description

Dwelling #	934 0015 000- 1		
Year Built:	1/1/2020	Exterior Wall:	01-Wood
Year Remodeled:	1/1/2020	Bedrooms:	3
Remodeled/Effective Age:	-2	Full Baths:	2
Building Type/Style:	14-Modern Single Story	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	A-	Room Count:	3
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
934 0015 000- 1	2,070	0	0	0	0	0	2,070

Attachment Description(s):	Area:	Attachment Value:
13-AFG	713	\$21,400
11-OFP	36	\$700

Feature Description(s):	Area:	Feature Value:
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:

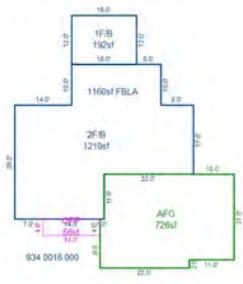
Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
5/26/2020	20-1260	\$10,000.00	HVAC
4/22/2020	20-09*6	\$237,500.00	NEWDWLG

Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
3/31/2020		\$266,800.00	Invalid		Land		
10/15/2020		\$499,900.00	Valid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.298	Gross				\$125,700	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
12,981	0.298				\$125,700		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		
Valuation/Explanation							
Dwelling #				934 0015 000- 1			
Description				Area		Value Amount	
Living Area:							
First Story:				2,070		\$223,746.30	
Second Story:				0		\$0.00	
Additional Story:				0		\$0.00	
Attic/Finished Net:				0		\$0.00	
Half Story/Finished Net:				0		\$0.00	
Base Price						\$223,746.30	
Unfinished Living Area:							
Room/Unfinished:				0		\$0.00	
Unfinished Basement:				2,070		\$44,215.20	
Half Story/Unfinished:						\$0.00	
Structure Info, Features and Attachments:							
Heating/AC				Air Conditioning - Same Ducts		\$5,092.20	
Plumbing				0 - Half Bath 2 - Full Bath		\$7,322.00	
Finished Basement Living Area				0		\$0.00	
Features:				1		\$2,000.00	
Attachments:				749		\$22,100.00	
Adjusted Base Price						\$304,475.70	
Changes/Adjustments							
Grade Adjustment:				A- 145%		\$406,544.77	
Market Adjustment:				8%		\$439,068.35	
CDU Adjustment:				97		\$425,900.00	
Complete:				100		\$425,900.00	
Dollar Adjustments						(\$300.00)	
Dwelling Value						\$425,600.00	
Other Building Improvements				0		\$0.00	
Total Improvement Value						\$425,600.00	
Total Land Value						\$125,700.00	
Total Assessed Value						\$551,300.00	

Parcel Numbers: 934-0016-000 Property Address: 10061 RYAN CREEK CT S Municipality: Franklin, City of

Owner Name: DEMLANG BUILDERS LLC Mailing Address: N67 W27770 MORaine DR SUSSEX, WI 53089 Land Use: Residential

Property Photograph: Legal Description: RYANWOOD MANOR SUBD, SE 1/4 SEC 28-5-21, LOT 16 Building Sketch: 

Parcel Sketch and Site Map obtained from the County GIS

Neighborhood: 2842-Franklin

Building Description

Dwelling #	934 0016 000- 1		
Year Built:	1/1/2021	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/2021	Bedrooms:	5
Remodeled/Effective Age:	-1	Full Baths:	2
Building Type/Style:	15-Modern Multi Story	Half Baths:	2
Story:	2.00	Rough-in:	0
Grade:	C+	Room Count:	10
CDU/Overall Condition:	Average	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
934 0016 000- 1	1,402	1,210	0			1,160	3,772

Attachment Description(s):	Area:	Attachment Value:
11-OFP	56	\$1,100
13-AFG	726	\$21,800

Feature Description(s):	Area:	Feature Value:
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
		\$0

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:

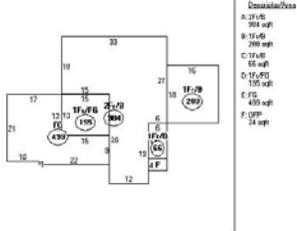
Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:

Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
10/8/2019		\$252,800.00	Invalid		Land	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	0.300	Gross				\$126,600
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
13,068	0.300			\$126,600		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Paved	Light			All Public	
Valuation/Explanation						
Dwelling #			934 0016 000- 1			
Description			Area		Value Amount	
Living Area:						
First Story:			1,402		\$162,393.66	
Second Story:			1,210		\$76,496.20	
Additional Story:			0		\$0.00	
Attic/Finished Net:					\$0.00	
Half Story/Finished Net:					\$0.00	
Base Price					\$238,889.86	
Unfinished Living Area:						
Room/Unfinished:					\$0.00	
Unfinished Basement:			242		\$0.00	
Half Story/Unfinished:					\$0.00	
Structure Info, Features and Attachments:						
Heating/AC			Air Conditioning - Same Ducts		\$9,279.12	
Plumbing			2 - Half Bath 2 - Full Bath		\$17,084.00	
Finished Basement Living Area			1,160		\$31,308.40	
Features:			1		\$2,000.00	
Attachments:			782		\$22,900.00	
Adjusted Base Price					\$321,461.38	
Changes/Adjustments						
Grade Adjustment:			C+ 110%		\$326,217.52	
Market Adjustment:			64%		\$534,996.73	
CDU Adjustment:			94		\$502,900.00	
Complete:			0		\$502,900.00	
Dollar Adjustments					(\$900.00)	
Dwelling Value					\$502,000.00	
Other Building Improvements			0		\$0.00	
Total Improvement Value					\$502,000.00	
Total Land Value					\$126,600.00	
Total Assessed Value					\$628,600.00	

Parcel Numbers: 934-0017-000 Property Address: 10079 RYAN CREEK CT S Municipality: Franklin, City of

Owner Name: BHIMA VARAPU, SRINIVASA Mailing Address: 10079 S RYAN CREEK CT FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	Building Sketch:
	RYANWOOD MANOR SUBD, SE 1/4 SEC 28-5-21, LOT 17	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood:	

2842-Franklin

Building Description

Dwelling #	934 0017 000- 1		
Year Built:	1/1/2021	Exterior Wall:	01-Wood
Year Remodeled:	1/1/2021	Bedrooms:	5
Remodeled/Effective Age:	-1	Full Baths:	3
Building Type/Style:	12-Colonial	Half Baths:	0
Story:	2.00	Rough-in:	0
Grade:	B-	Room Count:	5
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
934 0017 000- 1	1,338	1,179	0	0	0	0	2,517

Attachment Description(s):	Area:	Attachment Value:
13-AFG	195	\$5,900
13-AFG	499	\$15,000
11-OFP	24	\$500

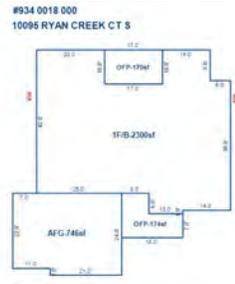
Feature Description(s):	Area:	Feature Value:
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
22-Additional Fixture	1	\$300
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements						
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:	
Permit / Construction History						
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:			
11/8/2019	19-2896	\$10,000.00	NEW FURN/AC			
10/22/2019	19-2711	\$224,200.00	NEWDWLG			
12/17/2020	20-3611	\$14,100.00	GAR ROOF			
6/11/2021	21-0212	\$37,121.00	FIRE DMG REPAIR			
Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
8/12/2020		\$529,900.00	Invalid		Land and Improvements	
9/26/2019		\$379,700.00	Invalid		Land	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	0.300	Gross				\$126,600
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
13,068	0.300			\$126,600		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Paved	Light			All Public	

Valuation/Explanation		
Dwelling #	934 0017 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,338	\$157,281.90
Second Story:	1,179	\$74,996.19
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$232,278.09
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	1,338	\$31,349.34
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$6,191.82
Plumbing	0 - Half Bath 3 - Full Bath	\$14,644.00
Finished Basement Living Area	0	\$0.00
Features:	2	\$2,300.00
Attachments:	718	\$21,400.00
Adjusted Base Price		\$308,163.25
Changes/Adjustments		
Grade Adjustment:	B- 120%	\$341,355.90
Market Adjustment:	-12%	\$300,393.19
CDU Adjustment:	97	\$291,400.00
Complete:	100	\$291,400.00
Dollar Adjustments		\$100.00
Dwelling Value		\$291,500.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$291,500.00
Total Land Value		\$126,600.00
Total Assessed Value		\$418,100.00

Parcel Numbers: 934-0018-000 Property Address: 10095 RYAN CREEK CT S Municipality: Franklin, City of

Owner Name: PRESTON CHYBOWSKI Mailing Address: 10095 SOUTH RYAN CREEK CT FRANKLIN, WI 53132 Land Use: Residential

Property Photograph: Legal Description: RYANWOOD MANOR SUBD, SE 1/4 SEC 28-5-21, LOT 18 Building Sketch: 

Parcel Sketch and Site Map obtained from the County GIS

Neighborhood: 2842-Franklin

Building Description

Dwelling #	934 0018 000- 1		
Year Built:	1/1/2021	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/2021	Bedrooms:	3
Remodeled/Effective Age:	-1	Full Baths:	2
Building Type/Style:	14-Modern Single Story	Half Baths:	1
Story:	1.00	Rough-in:	0
Grade:	C	Room Count:	6
CDU/Overall Condition:	Average	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
934 0018 000- 1	2,300	0	0	0	0	0	2,300

Attachment Description(s):	Area:	Attachment Value:
11-OFP	170	\$6,400
13-AFG	746	\$42,100
11-OFP	174	\$6,500

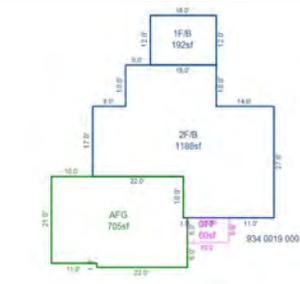
Feature Description(s):	Area:	Feature Value:
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
22-Additional Fixture	2	\$600
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements							
Structure Type:		Year Built:	Area:	Construction:	Condition:	Value:	
Permit / Construction History							
Date of Permit:		Permit Number:	Permit Amount:		Details of Permit:		
2/11/2021		21-0055	\$326,000.00		NEW DWLG		
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
12/9/2020		\$264,800.00	Invalid		Land		
2/2/2022	11216788	\$660,000.00	Valid	W/C D - Warrant/Condo Deed	Land and Improvements	Other	
Land Breakdown							
Land Class:		Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site		0.300	Gross				\$126,600
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:		Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:	
13,068		0.300				\$126,600	
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		

Valuation/Explanation		
Dwelling #	934 0018 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	2,300	\$243,892.00
Second Story:	0	\$0.00
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$243,892.00
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	2,300	\$47,702.00
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$5,658.00
Plumbing	1 - Half Bath 2 - Full Bath	\$12,203.00
Finished Basement Living Area	0	\$0.00
Features:	3	\$2,600.00
Attachments:	1,090	\$55,000.00
Adjusted Base Price		\$367,055.00
Changes/Adjustments		
Grade Adjustment:	C 100%	\$309,455.00
Market Adjustment:	33%	\$411,575.15
CDU Adjustment:	94	\$386,900.00
Complete:	100	\$386,900.00
Dollar Adjustments		(\$1,300.00)
Dwelling Value		\$385,600.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$385,600.00
Total Land Value		\$126,600.00
Total Assessed Value		\$512,200.00

Parcel Numbers: 934-0019-000 Property Address: 10113 RYAN CREEK CT S Municipality: Franklin, City of

Owner Name: BAILEY, DAVID Mailing Address: 10113 S RYAN CREEK CT FRANKLIN, WI 53132 Land Use: Residential

Property Photograph: Legal Description: RYANWOOD MANOR SUBD, SE 1/4 SEC 28-5-21, LOT 19 Building Sketch: 

Parcel Sketch and Site Map obtained from the County GIS

Neighborhood: 2842-Franklin

Building Description

Dwelling #	934 0019 000- 1		
Year Built:	1/1/2021	Exterior Wall:	01-Wood
Year Remodeled:	1/1/2021	Bedrooms:	4
Remodeled/Effective Age:	-1	Full Baths:	2
Building Type/Style:	12-Colonial	Half Baths:	1
Story:	2.00	Rough-in:	0
Grade:	B-	Room Count:	5
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
934 0019 000- 1	1,380	1,188	0	0	0	0	2,568

Attachment Description(s):	Area:	Attachment Value:
13-AFG	705	\$21,200
11-OFP	60	\$1,200

Feature Description(s):	Area:	Feature Value:
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
22-Additional Fixture	1	\$300
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:

Permit / Construction History						
Date of Permit: 1/21/2021	Permit Number: 21-0073	Permit Amount: \$235,850.00	Details of Permit: NEW DWLG			
Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
9/3/2021		\$565,700.00	Valid		Land and Improvements	
1/27/2021		\$119,000.00	Invalid		Land	
Land Breakdown						
Land Class: A-Residential Primary Site	Acreage: 0.350	Unit of Measure: Gross	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value: \$133,600
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage: 15,246	Total Acreage: 0.350	Depth:	Act. Frontage:	Assessed Land Value: \$133,600		
General Information						
Topography: Level	Street/Road: Paved	Fronting Traffic: Light	Inspected By:	Inspected On:	Utilities: All Public	
Valuation/Explanation						
Dwelling #			934 0019 000- 1			
Description			Area		Value Amount	
Living Area:						
First Story:			1,380			\$161,032.20
Second Story:			1,188			\$75,568.68
Additional Story:			0			\$0.00
Attic/Finished Net:			0			\$0.00
Half Story/Finished Net:			0			\$0.00
Base Price					\$236,600.88	
Unfinished Living Area:						
Room/Unfinished:			0			\$0.00
Unfinished Basement:			1,380			\$32,016.00
Half Story/Unfinished:						\$0.00
Structure Info, Features and Attachments:						
Heating/AC			Air Conditioning - Same Ducts		\$6,317.28	
Plumbing			1 - Half Bath 2 - Full Bath		\$12,203.00	
Finished Basement Living Area			0			\$0.00
Features:			2			\$2,300.00
Attachments:			765			\$22,400.00
Adjusted Base Price					\$311,837.16	
Changes/Adjustments						
Grade Adjustment:			B- 120%		\$344,564.59	
Market Adjustment:			29%		\$444,488.32	
CDU Adjustment:			97		\$431,200.00	
Complete:			0		\$431,200.00	
Dollar Adjustments					\$900.00	
Dwelling Value					\$432,100.00	

Other Building Improvements	0	\$0.00
Total Improvement Value		\$432,100.00
Total Land Value		\$133,600.00
Total Assessed Value		\$565,700.00

Parcel Numbers: 934-0020-000 Property Address: 10106 WOODSIDE CT S Municipality: Franklin, City of

Owner Name: SCHROEDER, PATRICIA A Mailing Address: 10106 S WOODSIDE CT FRANKLIN, WI 53132 Land Use: Residential

Property Photograph: Legal Description: RYANWOOD MANOR SUBD, SE 1/4 SEC 28-5-21, LOT 20 Building Sketch: 

Parcel Sketch and Site Map obtained from the County GIS

Neighborhood: 2842-Franklin

Building Description

Dwelling #	934 0020 000- 1		
Year Built:	1/1/2021	Exterior Wall:	01-Wood
Year Remodeled:	1/1/2021	Bedrooms:	3
Remodeled/Effective Age:	-1	Full Baths:	2
Building Type/Style:	14-Modern Single Story	Half Baths:	1
Story:	1.00	Rough-in:	0
Grade:	B-	Room Count:	3
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
934 0020 000- 1	1,868	0	0	0	0	0	1,868

Attachment Description(s):	Area:	Attachment Value:
11-OFP	32	\$600
13-AFG	480	\$14,400

Feature Description(s):	Area:	Feature Value:
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:

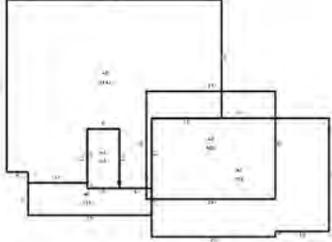
Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
4/14/2021	21-0161	\$208,800.00	NEW DWLG
6/11/2021	21-0212	\$0.00	HVAC

Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
9/26/2019		\$379,700.00	Invalid		Land		
3/3/2021		\$119,900.00	Valid		Land		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.350	Gross				\$133,600	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
15,246	0.350				\$133,600		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		
Valuation/Explanation							
Dwelling #				934 0020 000- 1			
Description				Area		Value Amount	
Living Area:							
First Story:				1,868		\$205,536.04	
Second Story:				0		\$0.00	
Additional Story:				0		\$0.00	
Attic/Finished Net:				0		\$0.00	
Half Story/Finished Net:				0		\$0.00	
Base Price						\$205,536.04	
Unfinished Living Area:							
Room/Unfinished:				0		\$0.00	
Unfinished Basement:				1,868		\$40,610.32	
Half Story/Unfinished:						\$0.00	
Structure Info, Features and Attachments:							
Heating/AC				Air Conditioning - Same Ducts		\$4,595.28	
Plumbing				1 - Half Bath 2 - Full Bath		\$12,203.00	
Finished Basement Living Area				0		\$0.00	
Features:				1		\$2,000.00	
Attachments:				512		\$15,000.00	
Adjusted Base Price						\$279,944.64	
Changes/Adjustments							
Grade Adjustment:				B- 120%		\$315,533.57	
Market Adjustment:				28%		\$403,882.97	
CDU Adjustment:				97		\$391,800.00	
Complete:				0		\$391,800.00	
Dollar Adjustments						\$500.00	
Dwelling Value						\$392,300.00	
Other Building Improvements				0		\$0.00	
Total Improvement Value						\$392,300.00	
Total Land Value						\$133,600.00	
Total Assessed Value						\$525,900.00	

Parcel Numbers: 934-0021-000 Property Address: 10092 WOODSIDE CT S Municipality: Franklin, City of

Owner Name: SINGH, HARJINDER & GURNAM Mailing Address: 10092 S WOODSIDE CT FRANKLIN, WI 53132 Land Use: Residential

Property Photograph:	Legal Description:	Building Sketch:
	RYANWOOD MANOR SUBD, SE 1/4 SEC 28-5-21, LOT 21	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood:	
	2842-Franklin	

Building Description

Dwelling #	934 0021 000- 1		
Year Built:	1/1/2020	Exterior Wall:	01-Wood
Year Remodeled:	1/1/2020	Bedrooms:	4
Remodeled/Effective Age:	-2	Full Baths:	2
Building Type/Style:	12-Colonial	Half Baths:	1
Story:	2.00	Rough-in:	0
Grade:	B+	Room Count:	4
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
934 0021 000- 1	1,208	1,142	0	0	0	0	2,350

Attachment Description(s):	Area:	Attachment Value:
13-AFG	716	\$21,500
11-OPF	126	\$2,500

Feature Description(s):	Area:	Feature Value:
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
22-Additional Fixture	1	\$300
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:

Permit / Construction History							
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:				
10/18/2019	19-2676	\$10,000.00	NEW FURN/AC				
10/22/2019	19-2718	\$216,950.00	NEWDWLG				
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
9/26/2019		\$379,700.00	Invalid		Land		
7/24/2020		\$499,900.00	Valid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.300	Gross				\$126,600	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
13,068	0.300				\$126,600		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		
Valuation/Explanation							
Dwelling #				934 0021 000- 1			
Description				Area		Value Amount	
Living Area:							
First Story:				1,208		\$144,464.72	
Second Story:				1,142		\$72,996.64	
Additional Story:				0		\$0.00	
Attic/Finished Net:				0		\$0.00	
Half Story/Finished Net:				0		\$0.00	
Base Price						\$217,461.36	
Unfinished Living Area:							
Room/Unfinished:				0		\$0.00	
Unfinished Basement:				1,208		\$28,907.44	
Half Story/Unfinished:						\$0.00	
Structure Info, Features and Attachments:							
Heating/AC				Air Conditioning - Same Ducts		\$5,781.00	
Plumbing				1 - Half Bath 2 - Full Bath		\$12,203.00	
Finished Basement Living Area				0		\$0.00	
Features:				2		\$2,300.00	
Attachments:				842		\$24,000.00	
Adjusted Base Price						\$290,652.80	
Changes/Adjustments							
Grade Adjustment:				B+ 135%		\$356,876.28	
Market Adjustment:				24%		\$442,526.59	
CDU Adjustment:				97		\$429,300.00	
Complete:				100		\$429,300.00	
Dollar Adjustments						\$1,200.00	
Dwelling Value						\$430,500.00	

Other Building Improvements	0	\$0.00
Total Improvement Value		\$430,500.00
Total Land Value		\$126,600.00
Total Assessed Value		\$557,100.00

Parcel Numbers: 934-0022-000 Property Address: 10074 WOODSIDE CT S Municipality: Franklin, City of

Owner Name: NIESEN, MELISSA Mailing Address: 10074 S WOODSIDE CT FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	
	RYANWOOD MANOR SUBD, SE 1/4 SEC 28-5-21, LOT 22	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 2842-Franklin	

Building Description

Dwelling #	934 0022 000- ---1		
Year Built:	12/31/2021	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/2022	Bedrooms:	3
Remodeled/Effective Age:	0	Full Baths:	2
Building Type/Style:	14-Modern Single Story	Half Baths:	
Story:	1.00	Rough-in:	0
Grade:	C	Room Count:	6
CDU/Overall Condition:	Average	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
934 0022 000- ---1	1,844	0	0			0	1,844

Attachment Description(s):	Area:	Attachment Value:
13-AFG	694	\$39,100
11-OFP	150	\$5,600

Feature Description(s):	Area:	Feature Value:
Rec Room Condition:	Rec Room Area:	Rec Room Value: \$0

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
10/7/2020	20-2895	\$325,000.00	NEWDWLG
8/16/2021	21-0574	\$8,500.00	FENCE

Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
5/18/2021		\$499,900.00	Valid		Land and Improvements		
10/2/2020		\$129,900.00	Valid		Land		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.300	Gross				\$126,600	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
13,068	0.300				\$126,600		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		
Valuation/Explanation							
Dwelling #				934 0022 000- ---1			
Description				Area		Value Amount	
Living Area:							
First Story:				1,844		\$204,020.16	
Second Story:				0		\$0.00	
Additional Story:				0		\$0.00	
Attic/Finished Net:						\$0.00	
Half Story/Finished Net:						\$0.00	
Base Price						\$204,020.16	
Unfinished Living Area:							
Room/Unfinished:						\$0.00	
Unfinished Basement:				1,844		\$40,236.08	
Half Story/Unfinished:						\$0.00	
Structure Info, Features and Attachments:							
Heating/AC				Air Conditioning - Same Ducts		\$4,536.24	
Plumbing				- Half Bath 2 - Full Bath		\$7,322.00	
Finished Basement Living Area				0		\$0.00	
Features:							
Attachments:				844		\$44,700.00	
Adjusted Base Price						\$300,814.48	
Changes/Adjustments							
Grade Adjustment:				C 100%		\$256,114.48	
Market Adjustment:				46%		\$373,927.14	
CDU Adjustment:				0		\$373,900.00	
Complete:				100		\$373,900.00	
Dollar Adjustments						(\$600.00)	
Dwelling Value						\$373,300.00	
Other Building Improvements				0		\$0.00	
Total Improvement Value						\$373,300.00	
Total Land Value						\$126,600.00	
Total Assessed Value						\$499,900.00	

Parcel Numbers: 934-0023-000 Property Address: 10068 WOODSIDE CT S Municipality: Franklin, City of

Owner Name: YESHWANTH VASA Mailing Address: 10068 S WOODSIDE COURT FRANKLIN, WI 53132 Land Use: Residential

Property Photograph:	Legal Description: RYANWOOD MANOR SUBD, SE 1/4 SEC 28-5-21, LOT 23	Building Sketch:
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood:	
	2842-Franklin	

Building Description

Dwelling #	934 0023 000- 1		
Year Built:	1/1/2021	Exterior Wall:	01-Wood
Year Remodeled:	1/1/2021	Bedrooms:	4
Remodeled/Effective Age:	-1	Full Baths:	3
Building Type/Style:	12-Colonial	Half Baths:	0
Story:	2.00	Rough-in:	0
Grade:	B-	Room Count:	4
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
934 0023 000- 1	1,335	1,173	0	0	0	0	2,508

Attachment Description(s):	Area:	Attachment Value:
13-AFG	180	\$5,400
13-AFG	519	\$15,600
11-OF	24	\$500

Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	3	\$900
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

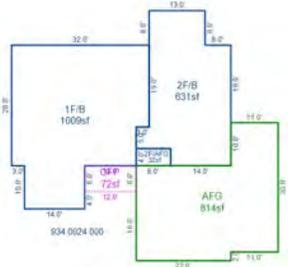
Other Building Improvements							
Structure Type:		Year Built:	Area:	Construction:	Condition:	Value:	
Permit / Construction History							
Date of Permit:		Permit Number:	Permit Amount:		Details of Permit:		
7/13/2021		21-0303	\$10,000.00		HVAC		
7/29/2021		21-0489	\$400,860.00		NEWDWLG		
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
6/22/2021		\$129,900.00	Valid		Land		
3/14/2022	11227399	\$589,300.00	Valid	W/C D - Warrant/Condo Deed	Land and Improvements	Other	
Land Breakdown							
Land Class:		Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site		0.300	Gross				\$126,600
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:		Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:	
13,068		0.300				\$126,600	
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		

Valuation/Explanation		
Dwelling #	934 0023 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,335	\$156,929.25
Second Story:	1,173	\$74,614.53
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$231,543.78
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	1,335	\$31,279.05
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$6,169.68
Plumbing	0 - Half Bath 3 - Full Bath	\$14,644.00
Finished Basement Living Area	0	\$0.00
Features:	4	\$2,900.00
Attachments:	723	\$21,500.00
Adjusted Base Price		\$308,036.51
Changes/Adjustments		
Grade Adjustment:	B- 120%	\$340,363.81
Market Adjustment:	29%	\$439,069.32
CDU Adjustment:	97	\$425,900.00
Complete:	0	\$425,900.00
Dollar Adjustments		\$500.00
Dwelling Value		\$426,400.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$426,400.00
Total Land Value		\$126,600.00
Total Assessed Value		\$553,000.00

Parcel Numbers: 934-0024-000 Property Address: 10042 WOODSIDE CT S Municipality: Franklin, City of

Owner Name: TILK, STEVEN Mailing Address: 7903 W BUR OAK DR FRANKLIN, WI 53132 Land Use: Residential

Property Photograph: Legal Description: RYANWOOD MANOR SUBD, SE 1/4 SEC 28-5-21, LOT 24 Building Sketch:



Parcel Sketch and Site Map obtained from the County GIS

Neighborhood: 2842-Franklin

Building Description

Dwelling #	934 0024 000- 1		
Year Built:	1/1/2021	Exterior Wall:	01-Wood
Year Remodeled:	1/1/2021	Bedrooms:	3
Remodeled/Effective Age:	-1	Full Baths:	2
Building Type/Style:	13-Contemporary	Half Baths:	1
Story:	2.00	Rough-in:	0
Grade:	B-	Room Count:	3
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
934 0024 000- 1	1,640	663	0	0	0	0	2,303

Attachment Description(s):	Area:	Attachment Value:
13-AFG	32	\$1,000
13-AFG	814	\$24,400
11-OFP	72	\$1,400

Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	2	\$600
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements							
Structure Type:		Year Built:	Area:	Construction:	Condition:	Value:	
Permit / Construction History							
Date of Permit:		Permit Number:	Permit Amount:		Details of Permit:		
9/1/2021		PB0392	\$401,049.00		NEWDWLG		
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
6/30/2020		\$131,900.00	Valid		Land		
Land Breakdown							
Land Class:		Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site		0.298	Gross				\$125,300
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:		Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:	
12,981		0.298				\$125,300	
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		
Valuation/Explanation							
Dwelling #				934 0024 000- 1			
Description				Area		Value Amount	
Living Area:							
First Story:				1,640		\$185,270.80	
Second Story:				663		\$45,899.49	
Additional Story:				0		\$0.00	
Attic/Finished Net:				0		\$0.00	
Half Story/Finished Net:				0		\$0.00	
Base Price						\$231,170.29	
Unfinished Living Area:							
Room/Unfinished:				0		\$0.00	
Unfinished Basement:				1,640		\$36,391.60	
Half Story/Unfinished:						\$0.00	
Structure Info, Features and Attachments:							
Heating/AC				Air Conditioning - Same Ducts		\$5,665.38	
Plumbing				1 - Half Bath 2 - Full Bath		\$12,203.00	
Finished Basement Living Area				0		\$0.00	
Features:				3		\$2,600.00	
Attachments:				918		\$26,800.00	
Adjusted Base Price						\$314,830.27	
Changes/Adjustments							
Grade Adjustment:				B- 120%		\$342,516.32	
Market Adjustment:				28%		\$438,420.90	
CDU Adjustment:				97		\$425,300.00	
Complete:				0		\$425,300.00	
Dollar Adjustments						\$700.00	
Dwelling Value						\$426,000.00	

Other Building Improvements	0	\$0.00
Total Improvement Value		\$426,000.00
Total Land Value		\$125,300.00
Total Assessed Value		\$551,300.00

Parcel Numbers: 934-0025-000 Property Address: 10034 WOODSIDE CT S Municipality: Franklin, City of

Owner Name: HANG, CHANG - REV LIV TRUST Mailing Address: 10034 S WOODSIDE CT FRANKLIN, WI 53132 Land Use: Residential

Property Photograph:	Legal Description:	Building Sketch:
	RYANWOOD MANOR SUBD, SE 1/4 SEC 28-5-21, LOT 25	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood:	
	2842-Franklin	

Building Description

Dwelling #	934 0025 000- 1		
Year Built:	1/1/2020	Exterior Wall:	01-Wood
Year Remodeled:	1/1/2020	Bedrooms:	4
Remodeled/Effective Age:	-2	Full Baths:	2
Building Type/Style:	13-Contemporary	Half Baths:	1
Story:	2.00	Rough-in:	0
Grade:	A-	Room Count:	4
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
934 0025 000- 1	2,060	897	0	0	0	0	2,957

Attachment Description(s):	Area:	Attachment Value:
13-AFG	694	\$20,800
11-OPF	32	\$600

Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	3	\$900
Rec Room Condition:	Rec Room Area:	Rec Room Value:
Good	1,151	\$6,906

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:

Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
11/14/2019	19-2958	\$10,000.00	NEW FURN/AC
11/18/2019	19-3001	\$286,350.00	NEWDWLG

Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
11/12/2019		\$141,900.00	Valid		Land		
10/13/2021		\$627,100.00	Invalid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.428	Gross				\$144,600	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
18,644	0.428				\$144,600		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		
Valuation/Explanation							
Dwelling #				934 0025 000- 1			
Description				Area		Value Amount	
Living Area:							
First Story:				2,060		\$222,665.40	
Second Story:				897		\$59,632.56	
Additional Story:				0		\$0.00	
Attic/Finished Net:				0		\$0.00	
Half Story/Finished Net:				0		\$0.00	
Base Price						\$282,297.96	
Unfinished Living Area:							
Room/Unfinished:				0		\$0.00	
Unfinished Basement:				2,060		\$44,001.60	
Half Story/Unfinished:						\$0.00	
Structure Info, Features and Attachments:							
Heating/AC				Air Conditioning - Same Ducts		\$7,274.22	
Plumbing				1 - Half Bath 2 - Full Bath		\$12,203.00	
Finished Basement Living Area				0		\$0.00	
Features:				3		\$900.00	
Attachments:				726		\$21,400.00	
Adjusted Base Price						\$368,076.78	
Changes/Adjustments							
Grade Adjustment:				A- 145%		\$501,376.33	
Market Adjustment:				10%		\$551,513.96	
CDU Adjustment:				97		\$535,000.00	
Complete:				100		\$535,000.00	
Dollar Adjustments						\$200.00	
Dwelling Value						\$535,200.00	
Other Building Improvements				0		\$0.00	
Total Improvement Value						\$535,200.00	
Total Land Value						\$144,600.00	
Total Assessed Value						\$679,800.00	

Parcel Numbers: 934-0026-000 Property Address: 10028 WOODSIDE CT S Municipality: Franklin, City of

Owner Name: MAGEED, AYMAN & ALLISON Mailing Address: 10028 S WOODSIDE CT FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	Building Sketch:
	RYANWOOD MANOR SUBD, SE 1/4 SEC 28-5-21, LOT 26	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood:	
2842-Franklin		

Building Description

Dwelling #	934 0026 000- 1		
Year Built:	1/1/2020	Exterior Wall:	01-Wood
Year Remodeled:	1/1/2020	Bedrooms:	5
Remodeled/Effective Age:	-2	Full Baths:	3
Building Type/Style:	12-Colonial	Half Baths:	1
Story:	2.00	Rough-in:	0
Grade:	A	Room Count:	8
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
934 0026 000- 1	1,268	1,462	0	0	0	150	2,880

Attachment Description(s):	Area:	Attachment Value:
13-AFG	354	\$10,600
13-AFG	405	\$12,200
11-OFP	96	\$1,900
11-OFP	114	\$2,300

Feature Description(s):	Area:	Feature Value:
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
Good	750	\$4,500
22-Additional Fixture	5	\$1,500
Rec Room Condition:	Rec Room Area:	Rec Room Value:
Good	750	\$4,500

Other Building Improvements						
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:	
Permit / Construction History						
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:			
4/7/2020	20-0836	\$243,200.00	NEWDWLG			
10/28/2020	20-3150	\$15,500.00	INTREMOD			
Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
10/25/2019		\$401,700.00	Invalid		Land	
10/27/2020		\$608,500.00	Valid		Land and Improvements	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	0.397	Gross				\$138,300
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
17,293	0.397			\$138,300		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Paved	Light		7/1/2022	All Public	

Valuation/Explanation		
Dwelling #	934 0026 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,268	\$150,308.72
Second Story:	1,462	\$90,146.92
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$240,455.64
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	1,268	\$30,026.24
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$7,084.80
Plumbing	1 - Half Bath 3 - Full Bath	\$19,525.00
Finished Basement Living Area	150	\$4,048.50
Features:	6	\$3,500.00
Attachments:	969	\$27,000.00
Adjusted Base Price		\$331,640.18
Changes/Adjustments		
Grade Adjustment:	A 155%	\$466,767.28
Market Adjustment:	28%	\$597,462.12
CDU Adjustment:	97	\$579,500.00
Complete:	100	\$579,500.00
Dollar Adjustments		\$2,300.00
Dwelling Value		\$581,800.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$581,800.00
Total Land Value		\$138,300.00
Total Assessed Value		\$720,100.00

Parcel Numbers: 934-0027-000 Property Address: 10031 WOODSIDE CT S Municipality: Franklin, City of

Owner Name: HRIBAR, STEVEN P Mailing Address: 10031 S WOODSIDE CT FRANKLIN, WI 53132 Land Use: Residential

Property Photograph:	Legal Description: RYANWOOD MANOR SUBD, SE 1/4 SEC 28-5-21, LOT 27	Building Sketch:
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood:	
	2842-Franklin	

Building Description

Dwelling #	934 0027 000- 1		
Year Built:	1/1/2021	Exterior Wall:	01-Wood
Year Remodeled:	1/1/2021	Bedrooms:	4
Remodeled/Effective Age:	-1	Full Baths:	3
Building Type/Style:	13-Contemporary	Half Baths:	1
Story:	2.00	Rough-in:	0
Grade:	B	Room Count:	4
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
934 0027 000- 1	2,079	882	0	0	0	0	2,961

Attachment Description(s):	Area:	Attachment Value:
11-OFP	32	\$600
13-AFG	744	\$22,300

Feature Description(s):	Area:	Feature Value:
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
Average	1,129	\$5,645
22-Additional Fixture	8	\$2,400
Rec Room Condition:	Rec Room Area:	Rec Room Value:
Average	1,129	\$5,645

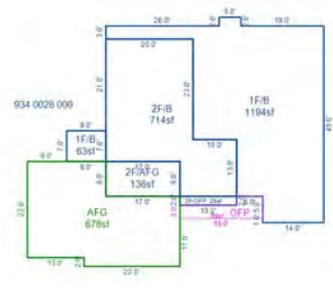
Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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Permit / Construction History							
Date of Permit: 1/5/2021	Permit Number: 21-0052	Permit Amount: \$285,900.00	Details of Permit: NEW DWLG				
Ownership/Sales History							
Date of Sale: 12/11/2020	Sale Document:	Purchase Amount: \$141,900.00	Sale Validity: Valid	Conveyance Type:	Sale Type: Land	Sale Validation Source:	
Land Breakdown							
Land Class: A-Residential Primary Site	Acreage: 0.428	Unit of Measure: Gross	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value: \$144,600	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage: 18,644	Total Acreage: 0.428	Depth:	Act. Frontage:	Assessed Land Value: \$144,600			
General Information							
Topography: Level	Street/Road: Paved	Fronting Traffic: Light	Inspected By:	Inspected On:	Utilities: All Public		
Valuation/Explanation							
Dwelling #	934 0027 000- 1						
Description	Area					Value Amount	
Living Area:							
First Story:	2,079					\$224,719.11	
Second Story:	882					\$58,635.36	
Additional Story:	0					\$0.00	
Attic/Finished Net:	0					\$0.00	
Half Story/Finished Net:	0					\$0.00	
Base Price	\$283,354.47						
Unfinished Living Area:							
Room/Unfinished:	0					\$0.00	
Unfinished Basement:	2,079					\$44,407.44	
Half Story/Unfinished:						\$0.00	
Structure Info, Features and Attachments:							
Heating/AC	Air Conditioning - Same Ducts					\$7,284.06	
Plumbing	1 - Half Bath 3 - Full Bath					\$19,525.00	
Finished Basement Living Area	0					\$0.00	
Features:	9					\$4,400.00	
Attachments:	776					\$22,900.00	
Adjusted Base Price	\$381,870.97						
Changes/Adjustments							
Grade Adjustment:	B 128%					\$453,850.84	
Market Adjustment:	33%					\$603,621.62	
CDU Adjustment:	97					\$585,500.00	
Complete:	0					\$585,500.00	
Dollar Adjustments						\$1,300.00	
Dwelling Value	\$586,800.00						
Other Building Improvements	0					\$0.00	
Total Improvement Value	\$586,800.00						
Total Land Value	\$144,600.00						
Total Assessed Value	\$731,400.00						

Parcel Numbers: 934-0028-000 Property Address: 10045 WOODSIDE CT S Municipality: Franklin, City of

Owner Name: MHATRE, SACHIN V Mailing Address: 7275 W AVIAN CT FRANKLIN, WI 53132 Land Use: Residential

Property Photograph: [Blank] Legal Description: RYANWOOD MANOR SUBD, SE 1/4 SEC 28-5-21, LOT 28 Building Sketch: 

Parcel Sketch and Site Map obtained from the County GIS

Neighborhood: 2842-Franklin

Building Description

Dwelling #	934 0028 000- 1		
Year Built:	1/1/2021	Exterior Wall:	01-Wood
Year Remodeled:	1/1/2021	Bedrooms:	4
Remodeled/Effective Age:	-1	Full Baths:	2
Building Type/Style:	13-Contemporary	Half Baths:	1
Story:	2.00	Rough-in:	0
Grade:	B-	Room Count:	4
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
934 0028 000- 1	1,971	876	0	0	0	0	2,847

Attachment Description(s):	Area:	Attachment Value:
11-OFP	26	\$500
13-AFG	136	\$4,100
13-AFG	678	\$20,300
11-OFP	69	\$1,400

Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	3	\$900
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements						
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:	
Permit / Construction History						
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:			
10/19/2021	21-0448	\$15,367.00	HVAC			
8/16/2021	21-0391	\$255,000.00	NEWDWLG			
9/13/2022	PB21-0391	\$1.00	Occupancy Permit for NSFD 4 bdrm, 2.5 bth, fireplace, covered front porch.			
Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
8/28/2020		\$134,900.00	Valid		Land	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	0.298	Gross				\$125,700
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
12,981	0.298			\$125,700		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Paved	Light			All Public	

Valuation/Explanation		
Dwelling #	934 0028 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,971	\$214,858.71
Second Story:	876	\$58,236.48
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$273,095.19
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	1,971	\$42,514.47
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$7,003.62
Plumbing	1 - Half Bath 2 - Full Bath	\$12,203.00
Finished Basement Living Area	0	\$0.00
Features:	4	\$2,900.00
Attachments:	909	\$26,300.00
Adjusted Base Price		\$364,016.28
Changes/Adjustments		
Grade Adjustment:	B- 120%	\$401,779.54
Market Adjustment:	46%	\$586,598.12
CDU Adjustment:	97	\$569,000.00
Complete:	0	\$569,000.00
Dollar Adjustments		\$400.00
Dwelling Value		\$569,400.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$569,400.00
Total Land Value		\$125,700.00
Total Assessed Value		\$695,100.00

Parcel Numbers: 934-0029-000 Property Address: 10063 WOODSIDE CT S Municipality: Franklin, City of

Owner Name: HORNER, DEBRA - REV TRUST Mailing Address: 10063 S WOODSIDE CT FRANKLIN, WI 53132 Land Use: Residential

Property Photograph:	Legal Description:	Building Sketch:
	RYANWOOD MANOR SUBD, SE 1/4 SEC 28-5-21, LOT 29	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood:	
	2842-Franklin	

Building Description

Dwelling #	934 0029 000- 1		
Year Built:	1/1/2020	Exterior Wall:	01-Wood
Year Remodeled:	1/1/2020	Bedrooms:	4
Remodeled/Effective Age:	-2	Full Baths:	2
Building Type/Style:	14-Modern Single Story	Half Baths:	1
Story:	1.00	Rough-in:	0
Grade:	C+	Room Count:	4
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
934 0029 000- 1	1,739	0	0	0	0	837	2,576

Attachment Description(s):	Area:	Attachment Value:
11-OFP	65	\$1,300
13-AFG	693	\$20,800

Feature Description(s):	Area:	Feature Value:
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:

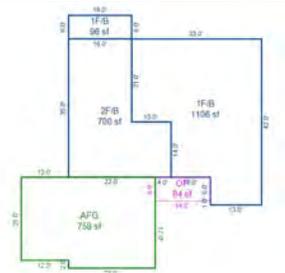
Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
7/23/2020	20-1946	\$205,300.00	NEWDWLG

Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
7/23/2020		\$134,900.00	Valid		Land		
9/25/2020		\$139,000.00	Invalid		Land		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.300	Gross				\$126,600	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
13,068	0.300				\$126,600		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		
Valuation/Explanation							
Dwelling #				934 0029 000- 1			
Description				Area		Value Amount	
Living Area:							
First Story:				1,739		\$194,194.13	
Second Story:				0		\$0.00	
Additional Story:				0		\$0.00	
Attic/Finished Net:				0		\$0.00	
Half Story/Finished Net:				0		\$0.00	
Base Price						\$194,194.13	
Unfinished Living Area:							
Room/Unfinished:				0		\$0.00	
Unfinished Basement:				902		\$23,740.64	
Half Story/Unfinished:						\$0.00	
Structure Info, Features and Attachments:							
Heating/AC				Air Conditioning - Same Ducts		\$6,336.96	
Plumbing				1 - Half Bath 2 - Full Bath		\$12,203.00	
Finished Basement Living Area				837		\$22,590.63	
Features:				1		\$2,000.00	
Attachments:				758		\$22,100.00	
Adjusted Base Price						\$283,165.36	
Changes/Adjustments							
Grade Adjustment:				C+ 110%		\$284,971.90	
Market Adjustment:				31%		\$373,313.18	
CDU Adjustment:				97		\$362,100.00	
Complete:				100		\$362,100.00	
Dollar Adjustments						(\$700.00)	
Dwelling Value						\$361,400.00	
Other Building Improvements				0		\$0.00	
Total Improvement Value						\$361,400.00	
Total Land Value						\$126,600.00	
Total Assessed Value						\$488,000.00	

Parcel Numbers: 934-0030-000 Property Address: 10075 WOODSIDE CT S Municipality: Franklin, City of

Owner Name: KIMMERLE, MAX Mailing Address: 10075 S WOODSIDE CT FRANKLIN, WI 53132 Land Use: Residential

Property Photograph: Legal Description: RYANWOOD MANOR SUBD, SE 1/4 SEC 28-5-21, LOT 30 Building Sketch: 

Parcel Sketch and Site Map obtained from the County GIS

Neighborhood: 2842-Franklin

Building Description

Dwelling #	934 0030 000- 1		
Year Built:	1/1/2021	Exterior Wall:	01-Wood
Year Remodeled:	1/1/2021	Bedrooms:	4
Remodeled/Effective Age:	-1	Full Baths:	2
Building Type/Style:	13-Contemporary	Half Baths:	1
Story:	2.00	Rough-in:	0
Grade:	B	Room Count:	4
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
934 0030 000- 1	1,902	700	0	0	0	0	2,602

Attachment Description(s):	Area:	Attachment Value:
13-AFG	758	\$22,700
11-OFP	84	\$1,700

Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	1	\$300
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements

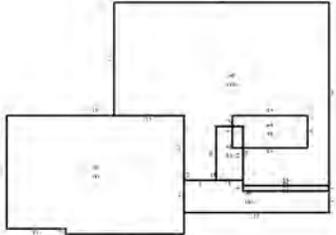
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:

Permit / Construction History						
Date of Permit: 12/9/2020	Permit Number: 20-3535	Permit Amount: \$263,750.00	Details of Permit: NEWDWLG			
Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
10/25/2019		\$401,700.00	Invalid		Land	
6/18/2021		\$579,000.00	Valid		Land and Improvements	
Land Breakdown						
Land Class: A-Residential Primary Site	Acreage: 0.300	Unit of Measure: Gross	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value: \$126,600
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage: 13,068	Total Acreage: 0.300	Depth:	Act. Frontage:	Assessed Land Value: \$126,600		
General Information						
Topography: Level	Street/Road: Paved	Fronting Traffic: Light	Inspected By:	Inspected On:	Utilities: All Public	
Valuation/Explanation						
Dwelling #	934 0030 000- 1					
Description	Area		Value Amount			
Living Area:						
First Story:	1,902		\$208,421.16			
Second Story:	700		\$47,978.00			
Additional Story:	0		\$0.00			
Attic/Finished Net:	0		\$0.00			
Half Story/Finished Net:	0		\$0.00			
Base Price			\$256,399.16			
Unfinished Living Area:						
Room/Unfinished:	0		\$0.00			
Unfinished Basement:	1,902		\$41,178.30			
Half Story/Unfinished:			\$0.00			
Structure Info, Features and Attachments:						
Heating/AC	Air Conditioning - Same Ducts		\$6,400.92			
Plumbing	1 - Half Bath 2 - Full Bath		\$12,203.00			
Finished Basement Living Area	0		\$0.00			
Features:	2		\$2,300.00			
Attachments:	842		\$24,400.00			
Adjusted Base Price			\$342,881.38			
Changes/Adjustments						
Grade Adjustment:	B 128%		\$404,712.17			
Market Adjustment:	15%		\$465,418.99			
CDU Adjustment:	97		\$451,500.00			
Complete:	0		\$451,500.00			
Dollar Adjustments			\$900.00			
Dwelling Value			\$452,400.00			

Other Building Improvements	0	\$0.00
Total Improvement Value		\$452,400.00
Total Land Value		\$126,600.00
Total Assessed Value		\$579,000.00

Parcel Numbers: 934-0031-000 Property Address: 10097 WOODSIDE CT S Municipality: Franklin, City of

Owner Name: ANGUIANO, JOSE J Mailing Address: 10097 S WOODSIDE CT FRANKLIN, WI 53132 Land Use: Residential

Property Photograph:	Legal Description:	Building Sketch:
	RYANWOOD MANOR SUBD, SE 1/4 SEC 28-5-21, LOT 31	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood:	
	2842-Franklin	

Building Description

Dwelling #	934 0031 000- 1		
Year Built:	1/1/2020	Exterior Wall:	01-Wood
Year Remodeled:	1/1/2020	Bedrooms:	4
Remodeled/Effective Age:	-2	Full Baths:	2
Building Type/Style:	12-Colonial	Half Baths:	1
Story:	2.00	Rough-in:	0
Grade:	B+	Room Count:	4
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
934 0031 000- 1	1,180	1,146	0	0	0	0	2,326

Attachment Description(s):	Area:	Attachment Value:
11-OFP	16	\$300
99-Additional Attachments	16	\$1,600
11-OFP	130	\$2,600
13-AFG	715	\$21,500

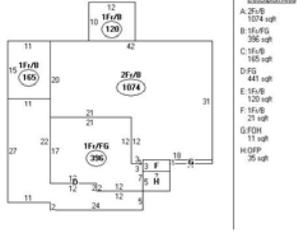
Feature Description(s):	Area:	Feature Value:
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
22-Additional Fixture	1	\$300
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements						
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:	
Permit / Construction History						
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:			
3/31/2020	20-0800	\$219,900.00	NEWDWLG			
12/7/2020	20-3506	\$6,000.00	BSMTALTER			
Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
3/31/2020		\$266,800.00	Invalid		Land	
11/25/2020		\$480,000.00	Valid		Land and Improvements	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	0.300	Gross				\$126,600
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
13,068	0.300			\$126,600		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Paved	Light			All Public	

Valuation/Explanation		
Dwelling #	934 0031 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,180	\$142,449.60
Second Story:	1,146	\$73,252.32
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$215,701.92
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	1,180	\$28,638.60
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$5,721.96
Plumbing	1 - Half Bath 2 - Full Bath	\$12,203.00
Finished Basement Living Area	0	\$0.00
Features:	2	\$2,300.00
Attachments:	877	\$26,000.00
Adjusted Base Price		\$290,565.48
Changes/Adjustments		
Grade Adjustment:	B+ 135%	\$354,058.40
Market Adjustment:	20%	\$424,870.08
CDU Adjustment:	97	\$412,100.00
Complete:	100	\$412,100.00
Dollar Adjustments		\$1,000.00
Dwelling Value		\$413,100.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$413,100.00
Total Land Value		\$126,600.00
Total Assessed Value		\$539,700.00

Parcel Numbers: 934-0032-000 Property Address: 10111 WOODSIDE CT S Municipality: Franklin, City of

Owner Name: KRISHNAMURTHY, BELAJI Mailing Address: 10111 S WOODSIDE CT FRANKLIN, WI 53132 Land Use: Residential

Property Photograph:	Legal Description:	Building Sketch:
	RYANWOOD MANOR SUBD, SE 1/4 SEC 28-5-21, LOT 32	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood:	
	2842-Franklin	

Building Description

Dwelling #	934 0032 000- 1		
Year Built:	1/1/2020	Exterior Wall:	01-Wood
Year Remodeled:	1/1/2020	Bedrooms:	4
Remodeled/Effective Age:	-2	Full Baths:	2
Building Type/Style:	12-Colonial	Half Baths:	1
Story:	2.00	Rough-in:	0
Grade:	B	Room Count:	4
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
934 0032 000- 1	1,380	1,481	0	0	0	0	2,861

Attachment Description(s):	Area:	Attachment Value:
13-AFG	396	\$11,900
13-AFG	441	\$13,200
99-Additional Attachments	11	\$1,100
11-OFP	35	\$700

Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	3	\$900
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements						
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:	
Permit / Construction History						
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:			
10/5/2020	20-2877	\$13,855.00	HVAC			
8/19/2020	20-2279	\$350,000.00	NEWDWLG			
Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
11/24/2021		\$658,000.00	Valid		Land and Improvements	
2/2/2021		\$549,900.00	Invalid		Land and Improvements	
8/14/2020		\$124,900.00	Invalid		Land	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	0.350	Gross				\$133,600
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
15,246	0.350			\$133,600		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Paved	Light			All Public	

Valuation/Explanation		
Dwelling #	934 0032 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,380	\$161,032.20
Second Story:	1,481	\$91,318.46
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$252,350.66
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	1,380	\$32,016.00
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$7,038.06
Plumbing	1 - Half Bath 2 - Full Bath	\$12,203.00
Finished Basement Living Area	0	\$0.00
Features:	4	\$2,900.00
Attachments:	883	\$26,900.00
Adjusted Base Price		\$333,407.72
Changes/Adjustments		
Grade Adjustment:	B 128%	\$388,617.88
Market Adjustment:	39%	\$540,178.86
CDU Adjustment:	97	\$524,000.00
Complete:	100	\$524,000.00
Dollar Adjustments		\$400.00
Dwelling Value		\$524,400.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$524,400.00
Total Land Value		\$133,600.00
Total Assessed Value		\$658,000.00

Parcel Numbers: 934-0100-000 Property Address: 10135 WOODSIDE CT S Municipality: Franklin, City of

Owner Name: STRAND, CHARLES W Mailing Address: 10135 S WOODSIDE CT FRANKLIN, WI 53132 Land Use: Residential

Property Photograph:	Legal Description: RYANWOOD MANOR ADDN NO.1, SE 1/4 SEC 28-5-21, LOT 33	Building Sketch:
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood:	
	2842-Franklin	

Building Description

Dwelling #	934 0100 000- 1		
Year Built:	1/1/2021	Exterior Wall:	01-Wood
Year Remodeled:	1/1/2021	Bedrooms:	4
Remodeled/Effective Age:	-1	Full Baths:	2
Building Type/Style:	12-Colonial	Half Baths:	1
Story:	2.00	Rough-in:	0
Grade:	B	Room Count:	4
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
934 0100 000- 1	1,296	1,146	0	0	0	0	2,442

Attachment Description(s):	Area:	Attachment Value:
13-AFG	180	\$5,400
13-AFG	534	\$16,000
11-OFP	126	\$2,500

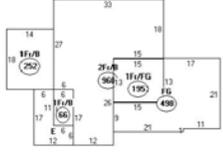
Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	1	\$300
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements							
Structure Type:		Year Built:	Area:	Construction:	Condition:	Value:	
Permit / Construction History							
Date of Permit:		Permit Number:	Permit Amount:		Details of Permit:		
2/19/2021		21-0051	\$224,750.00		NEW DWLG		
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
2/19/2021		\$126,900.00	Valid		Land		
Land Breakdown							
Land Class:		Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site		0.350	Gross				\$133,600
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:		Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:	
15,246		0.350				\$133,600	
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		
Valuation/Explanation							
Dwelling #				934 0100 000- 1			
Description				Area		Value Amount	
Living Area:							
First Story:				1,296		\$153,627.84	
Second Story:				1,146		\$73,252.32	
Additional Story:				0		\$0.00	
Attic/Finished Net:				0		\$0.00	
Half Story/Finished Net:				0		\$0.00	
Base Price						\$226,880.16	
Unfinished Living Area:							
Room/Unfinished:				0		\$0.00	
Unfinished Basement:				1,296		\$30,689.28	
Half Story/Unfinished:						\$0.00	
Structure Info, Features and Attachments:							
Heating/AC				Air Conditioning - Same Ducts		\$6,007.32	
Plumbing				1 - Half Bath 2 - Full Bath		\$12,203.00	
Finished Basement Living Area				0		\$0.00	
Features:				2		\$2,300.00	
Attachments:				840		\$23,900.00	
Adjusted Base Price						\$301,979.76	
Changes/Adjustments							
Grade Adjustment:				B 128%		\$352,998.09	
Market Adjustment:				27%		\$448,307.58	
CDU Adjustment:				97		\$434,900.00	
Complete:				0		\$434,900.00	
Dollar Adjustments						(\$200.00)	
Dwelling Value						\$434,700.00	

Other Building Improvements	0	\$0.00
Total Improvement Value		\$434,700.00
Total Land Value		\$133,600.00
Total Assessed Value		\$568,300.00

Parcel Numbers: 934-0101-000 Property Address: 10159 WOODSIDE CT S Municipality: Franklin, City of

Owner Name: EVENSON, THOMAS T Mailing Address: 10159 S WOODSIDE CT FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	 <p> <small>Description/Area</small> A: 2FyB 300 sqft B: 1FyAFG 150 sqft C: 1FyB 252 sqft D: 1FyB 50 sqft E: 0FyB 138 sqft F: FG 498 sqft </p>
	RYANWOOD MANOR ADDN NO.1, SE 1/4 SEC 28-5-21, LOT 34	
	Parcel Sketch and Site Map obtained from the County GIS	
Neighborhood:	2842-Franklin	

Building Description

Dwelling #	934 0101 000- 1		
Year Built:	1/1/2021	Exterior Wall:	01-Wood
Year Remodeled:	1/1/2021	Bedrooms:	4
Remodeled/Effective Age:	-1	Full Baths:	2
Building Type/Style:	12-Colonial	Half Baths:	1
Story:	2.00	Rough-in:	0
Grade:	B-	Room Count:	4
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
934 0101 000- 1	1,278	1,155	0	0	0	0	2,433

Attachment Description(s):	Area:	Attachment Value:
13-AFG	195	\$5,900
11-0FP	138	\$2,800
13-AFG	498	\$14,900

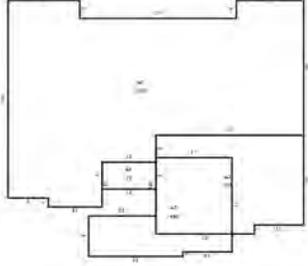
Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	1	\$300
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements							
Structure Type:		Year Built:	Area:	Construction:	Condition:	Value:	
Permit / Construction History							
Date of Permit:		Permit Number:	Permit Amount:		Details of Permit:		
9/21/2020		20-2680	\$225,550.00		NEWDWLG		
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
3/15/2021		\$571,300.00	Invalid		Land and Improvements		
9/25/2020		\$136,900.00	Valid		Land		
Land Breakdown							
Land Class:		Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site		0.300	Gross				\$126,600
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:		Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:	
13,068		0.300				\$126,600	
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		
Valuation/Explanation							
Dwelling #				934 0101 000- 1			
Description				Area		Value Amount	
Living Area:							
First Story:				1,278		\$151,494.12	
Second Story:				1,155		\$73,469.55	
Additional Story:				0		\$0.00	
Attic/Finished Net:				0		\$0.00	
Half Story/Finished Net:				0		\$0.00	
Base Price						\$224,963.67	
Unfinished Living Area:							
Room/Unfinished:				0		\$0.00	
Unfinished Basement:				1,278		\$30,263.04	
Half Story/Unfinished:						\$0.00	
Structure Info, Features and Attachments:							
Heating/AC				Air Conditioning - Same Ducts		\$5,985.18	
Plumbing				1 - Half Bath 2 - Full Bath		\$12,203.00	
Finished Basement Living Area				0		\$0.00	
Features:				2		\$2,300.00	
Attachments:				831		\$23,600.00	
Adjusted Base Price						\$299,314.89	
Changes/Adjustments							
Grade Adjustment:				B- 120%		\$328,097.87	
Market Adjustment:				40%		\$459,337.02	
CDU Adjustment:				97		\$445,600.00	
Complete:				100		\$445,600.00	
Dollar Adjustments						(\$900.00)	
Dwelling Value						\$444,700.00	

Other Building Improvements	0	\$0.00
Total Improvement Value		\$444,700.00
Total Land Value		\$126,600.00
Total Assessed Value		\$571,300.00

Parcel Numbers: 934-0102-000 Property Address: 10163 WOODSIDE CT S Municipality: Franklin, City of

Owner Name: JOSEPH, DAVID Mailing Address: 10163 S WOODSIDE CT FRANKLIN, WI 53132 Land Use: Residential

Property Photograph:	Legal Description:	Building Sketch:
	RYANWOOD MANOR ADDN NO.1, SE 1/4 SEC 28-5-21, LOT 35	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood:	
	2842-Franklin	

Building Description

Dwelling #	934 0102 000- 1		
Year Built:	1/1/2020	Exterior Wall:	01-Wood
Year Remodeled:	1/1/2020	Bedrooms:	4
Remodeled/Effective Age:	-2	Full Baths:	3
Building Type/Style:	14-Modern Single Story	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	A+	Room Count:	4
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
934 0102 000- 1	2,230	0	0	0	0	0	2,230

Attachment Description(s):	Area:	Attachment Value:
11-OFP	72	\$1,400
13-AFG	704	\$21,100

Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	2	\$600
Rec Room Condition:	Rec Room Area:	Rec Room Value:
Average	704	\$3,520
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
Average	704	\$3,520

Other Building Improvements

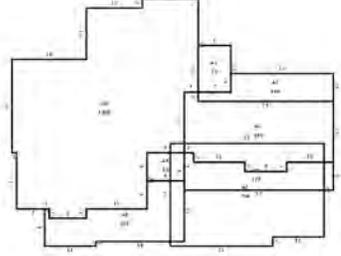
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:

Permit / Construction History							
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:				
4/2/2020	20-0820	\$9,594.00	HVAC				
1/16/2020	20-0159	\$310,000.00	NEWDWLG				
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
12/12/2019		\$136,900.00	Valid		Land		
4/9/2021		\$669,900.00	Invalid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.300	Gross				\$126,600	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
13,068	0.300				\$126,600		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		
Valuation/Explanation							
Dwelling #				934 0102 000- 1			
Description				Area		Value Amount	
Living Area:							
First Story:				2,230		\$238,387.00	
Second Story:				0		\$0.00	
Additional Story:				0		\$0.00	
Attic/Finished Net:				0		\$0.00	
Half Story/Finished Net:				0		\$0.00	
Base Price						\$238,387.00	
Unfinished Living Area:							
Room/Unfinished:				0		\$0.00	
Unfinished Basement:				2,230		\$46,785.40	
Half Story/Unfinished:						\$0.00	
Structure Info, Features and Attachments:							
Heating/AC				Air Conditioning - Same Ducts		\$5,485.80	
Plumbing				0 - Half Bath 3 - Full Bath		\$14,644.00	
Finished Basement Living Area				0		\$0.00	
Features:				3		\$2,600.00	
Attachments:				776		\$22,500.00	
Adjusted Base Price						\$330,402.20	
Changes/Adjustments							
Grade Adjustment:				A+ 175%		\$534,278.85	
Market Adjustment:				2%		\$544,964.43	
CDU Adjustment:				97		\$528,600.00	
Complete:				100		\$528,600.00	
Dollar Adjustments						\$1,300.00	
Dwelling Value						\$529,900.00	

Other Building Improvements	0	\$0.00
Total Improvement Value		\$529,900.00
Total Land Value		\$126,600.00
Total Assessed Value		\$656,500.00

Parcel Numbers: 934-0103-000 Property Address: 10171 WOODSIDE CT S Municipality: Franklin, City of

Owner Name: GARDE, KRIZELLE Mailing Address: 10171 S WOODSIDE CT FRANKLIN, WI 53132 Land Use: Residential

Property Photograph:	Legal Description:	Building Sketch:
	RYANWOOD MANOR ADDN NO.1, SE 1/4 SEC 28-5-21, LOT 36	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood:	
	2842-Franklin	

Building Description

Dwelling #	934 0103 000- 1		
Year Built:	1/1/2020	Exterior Wall:	01-Wood
Year Remodeled:	1/1/2020	Bedrooms:	4
Remodeled/Effective Age:	-2	Full Baths:	2
Building Type/Style:	12-Colonial	Half Baths:	1
Story:	2.00	Rough-in:	0
Grade:	A+	Room Count:	5
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
934 0103 000- 1	1,519	1,837	0	0	0	0	3,356

Attachment Description(s):	Area:	Attachment Value:
13-AFG	436	\$13,100
13-AFG	146	\$4,400
13-AFG	178	\$5,300
11-OFP	253	\$5,100

Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	3	\$900
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements						
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:	
Permit / Construction History						
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:			
5/8/2020	20-1105	\$17,000.00	HVAC			
11/30/2021	21-0827	\$22,171.00	INTREMOD			
3/4/2020	20-0583	\$380,000.00	NEWDWLG			
Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
3/11/2020		\$136,900.00	Valid		Land	
2/1/2021		\$700,000.00	Valid		Land and Improvements	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	0.300	Gross				\$126,600
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
13,068	0.300			\$126,600		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Paved	Light		7/1/2022	All Public	

Valuation/Explanation		
Dwelling #	934 0103 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,519	\$173,652.08
Second Story:	1,837	\$110,458.81
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$284,110.89
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	1,519	\$34,268.64
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$8,255.76
Plumbing	1 - Half Bath 2 - Full Bath	\$12,203.00
Finished Basement Living Area	0	\$0.00
Features:	4	\$2,900.00
Attachments:	1,013	\$27,900.00
Adjusted Base Price		\$369,638.29
Changes/Adjustments		
Grade Adjustment:	A+ 175%	\$592,967.01
Market Adjustment:	0%	\$592,967.01
CDU Adjustment:	97	\$575,200.00
Complete:	100	\$575,200.00
Dollar Adjustments		(\$1,800.00)
Dwelling Value		\$573,400.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$573,400.00
Total Land Value		\$126,600.00
Total Assessed Value		\$700,000.00

Parcel Numbers: 934-0104-000 Property Address: 10195 WOODSIDE CT S Municipality: Franklin, City of

Owner Name: Tarren K Waugh Mailing Address: 10195 South Woodside Ct. Franklin, WI 53132 Land Use: Residential

Property Photograph:	Legal Description:	Building Sketch:
	RYANWOOD MANOR ADDN NO.1, SE 1/4 SEC 28-5-21, LOT 37	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood:	
	2842-Franklin	

Building Description

Dwelling #	934 0104 000- 1		
Year Built:	1/1/2020	Exterior Wall:	01-Wood
Year Remodeled:	1/1/2020	Bedrooms:	4
Remodeled/Effective Age:	-2	Full Baths:	3
Building Type/Style:	12-Colonial	Half Baths:	1
Story:	2.00	Rough-in:	0
Grade:	A+	Room Count:	5
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
934 0104 000- 1	1,578	1,306	0	0	0	0	2,884

Attachment Description(s):	Area:	Attachment Value:
11-OFP	106	\$2,100
13-AFG	716	\$21,500

Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	5	\$1,500
Rec Room Condition:	Rec Room Area:	Rec Room Value:
Good	1,124	\$6,744
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
Good	1,124	\$6,744

Other Building Improvements

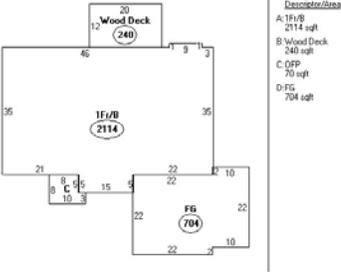
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:

Permit / Construction History							
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:				
12/30/2019	19-3360	\$730,000.00	NEWDWLG				
2/14/2020	20-0426	\$7,000.00	HVAC				
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
12/18/2019	11285618	\$136,900.00	Valid		Land		
7/21/2021		\$750,000.00	Valid		Land and Improvements		
9/16/2022	11285618	\$750,000.00		W/C D - Warrant/Condo Deed	Land and Improvements	Other	
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.300	Gross				\$126,600	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
13,068	0.300				\$126,600		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		

Valuation/Explanation		
Dwelling #	934 0104 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,578	\$179,339.70
Second Story:	1,306	\$81,651.12
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$260,990.82
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	1,578	\$35,299.86
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$7,094.64
Plumbing	1 - Half Bath 3 - Full Bath	\$19,525.00
Finished Basement Living Area	0	\$0.00
Features:	6	\$3,500.00
Attachments:	822	\$23,600.00
Adjusted Base Price		\$350,010.32
Changes/Adjustments		
Grade Adjustment:	A+ 175%	\$565,093.06
Market Adjustment:	14%	\$644,206.09
CDU Adjustment:	97	\$624,900.00
Complete:	100	\$624,900.00
Dollar Adjustments		(\$1,500.00)
Dwelling Value		\$623,400.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$623,400.00
Total Land Value		\$126,600.00
Total Assessed Value		\$750,000.00

Parcel Numbers: 934-0105-000 Property Address: 10217 WOODSIDE CT S Municipality: Franklin, City of

Owner Name: O'NEIL, WILLIAM J III Mailing Address: 10217 S WOODSIDE CT FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	
	RYANWOOD MANOR ADDN NO.1, SE 1/4 SEC 28-5-21, LOT 38	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 2842-Franklin	

Building Description

Dwelling #	934 0105 000- 1		
Year Built:	1/1/2020	Exterior Wall:	01-Wood
Year Remodeled:	1/1/2020	Bedrooms:	3
Remodeled/Effective Age:	-2	Full Baths:	2
Building Type/Style:	14-Modern Single Story	Half Baths:	1
Story:	1.00	Rough-in:	0
Grade:	A+	Room Count:	6
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
934 0105 000- 1	2,114	0	0	0	0	1,057	3,171

Attachment Description(s):	Area:	Attachment Value:
31-WD	240	\$2,400
11-OFP	70	\$1,400
13-AFG	704	\$21,100

Feature Description(s):	Area:	Feature Value:
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
22-Additional Fixture	2	\$600
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements						
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:	
Permit / Construction History						
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:			
2/10/2020	20-0380	\$6,500.00	HVAC			
12/30/2019	19-3363	\$575,000.00	NEWDWLG			
6/28/2021	21-0218	\$60,000.00	INTREMOD			
Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
12/20/2019		\$126,900.00	Valid		Land	
1/22/2021		\$679,900.00	Valid		Land and Improvements	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	0.350	Gross				\$133,600
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
15,246	0.350			\$133,600		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Paved	Light		7/1/2022	All Public	

Valuation/Explanation		
Dwelling #	934 0105 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	2,114	\$227,720.08
Second Story:	0	\$0.00
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$227,720.08
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	1,057	\$26,435.57
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$7,800.66
Plumbing	1 - Half Bath 2 - Full Bath	\$12,203.00
Finished Basement Living Area	1,057	\$28,528.43
Features:	3	\$2,600.00
Attachments:	1,014	\$24,900.00
Adjusted Base Price		\$330,187.74
Changes/Adjustments		
Grade Adjustment:	A+ 175%	\$529,703.55
Market Adjustment:	12%	\$593,267.97
CDU Adjustment:	97	\$575,500.00
Complete:	100	\$575,500.00
Dollar Adjustments		\$2,500.00
Dwelling Value		\$578,000.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$578,000.00
Total Land Value		\$133,600.00
Total Assessed Value		\$711,600.00

Parcel Numbers: 934-0106-000 Property Address: 7949 OAKWOOD WAY W Municipality: Franklin, City of

Owner Name: DRISCOLL, KELLY A & DONNA D Mailing Address: 6665 S PARKEDGE CIR FRANKLIN, WI 53132 Land Use: Residential

Property Photograph:	Legal Description: RYANWOOD MANOR ADDN NO.1, SE 1/4 SEC 28-5-21, LOT 39	Building Sketch:
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood:	
	2842-Franklin	

Building Description

Dwelling #	934 0106 000- 1		
Year Built:	1/1/2021	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/2021	Bedrooms:	5
Remodeled/Effective Age:	-1	Full Baths:	2
Building Type/Style:	15-Modern Multi Story	Half Baths:	2
Story:	2.00	Rough-in:	0
Grade:	C	Room Count:	8
CDU/Overall Condition:	Average	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
934 0106 000- 1	1,414	1,232	0	0	0	1,009	3,655

Attachment Description(s):	Area:	Attachment Value:
13-AFG	715	\$40,300
11-OFP	52	\$2,000

Feature Description(s):	Area:	Feature Value:
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
Average	1,009	\$5,045
22-Additional Fixture	4	\$1,200
Rec Room Condition:	Rec Room Area:	Rec Room Value:
Average	1,009	\$5,045

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:

Permit / Construction History							
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:				
9/16/2021	21-0460	\$423,900.00	NEWDWLG				
7/1/2021	21-0274	\$10,000.00	HVAC				
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
9/16/2021		\$134,500.00	Valid		Land		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.314	Gross				\$128,800	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:			
13,678	0.314			\$128,800			
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		
Valuation/Explanation							
Dwelling #				934 0106 000- 1			
Description				Area		Value Amount	
Living Area:							
First Story:				1,414		\$163,783.62	
Second Story:				1,232		\$77,887.04	
Additional Story:				0		\$0.00	
Attic/Finished Net:				0		\$0.00	
Half Story/Finished Net:				0		\$0.00	
Base Price						\$241,670.66	
Unfinished Living Area:							
Room/Unfinished:				0		\$0.00	
Unfinished Basement:				290		\$0.00	
Half Story/Unfinished:						\$0.00	
Structure Info, Features and Attachments:							
Heating/AC				Air Conditioning - Same Ducts		\$8,991.30	
Plumbing				2 - Half Bath 2 - Full Bath		\$17,084.00	
Finished Basement Living Area				1,009		\$27,232.91	
Features:				5		\$3,200.00	
Attachments:				767		\$42,300.00	
Adjusted Base Price						\$340,478.87	
Changes/Adjustments							
Grade Adjustment:				C 100%		\$294,978.87	
Market Adjustment:				124%		\$660,752.67	
CDU Adjustment:				94		\$621,100.00	
Complete:				100		\$621,100.00	
Dollar Adjustments						\$300.00	
Dwelling Value						\$621,400.00	

Other Building Improvements	0	\$0.00
Total Improvement Value		\$621,400.00
Total Land Value		\$128,800.00
Total Assessed Value		\$750,200.00

Parcel Numbers: 934-0107-000 Property Address: 7933 OAKWOOD WAY W Municipality: Franklin, City of

Owner Name: Tihun Zekanovic Mailing Address: 7933 W Oakwood Way Franklin, WI 53132 Land Use: Residential

Property Photograph:	Legal Description: RYANWOOD MANOR ADDN NO.1, SE 1/4 SEC 28-5-21, LOT 40	Building Sketch:
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 2842-Franklin	

Building Description

Dwelling #	934 0107 000- 1		
Year Built:	1/1/2021	Exterior Wall:	01-Wood
Year Remodeled:	1/1/2021	Bedrooms:	3
Remodeled/Effective Age:	-1	Full Baths:	2
Building Type/Style:	14-Modern Single Story	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	C+	Room Count:	3
CDU/Overall Condition:	Average	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:		Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
934 0107 000- 1	1,849	0	0	0	0	0	1,849

Attachment Description(s):	Area:	Attachment Value:
11-OFP	144	\$2,900
11-OFP	86	\$1,700
13-AFG	706	\$21,200

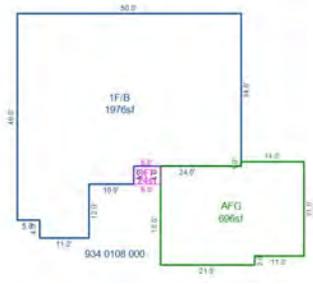
Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	1	\$300
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements							
Structure Type:		Year Built:	Area:	Construction:	Condition:	Value:	
Permit / Construction History							
Date of Permit:		Permit Number:	Permit Amount:		Details of Permit:		
1/7/2021		21-0060	\$265,000.00		NEW DWLG		
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
12/9/2020		\$264,800.00	Invalid		Land		
1/3/2022	11210172	\$558,000.00	Valid	W/C D - Warrant/Condo Deed	Land and Improvements	Other	
Land Breakdown							
Land Class:		Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site		0.310	Gross				\$127,800
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:		Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:	
13,504		0.310				\$127,800	
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		

Valuation/Explanation		
Dwelling #	934 0107 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,849	\$204,573.36
Second Story:	0	\$0.00
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$204,573.36
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	1,849	\$40,345.18
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$4,548.54
Plumbing	0 - Half Bath 2 - Full Bath	\$7,322.00
Finished Basement Living Area	0	\$0.00
Features:	2	\$2,300.00
Attachments:	936	\$25,800.00
Adjusted Base Price		\$284,889.08
Changes/Adjustments		
Grade Adjustment:	C+ 110%	\$282,467.99
Market Adjustment:	39%	\$392,630.50
CDU Adjustment:	94	\$369,100.00
Complete:	0	\$369,100.00
Dollar Adjustments		\$700.00
Dwelling Value		\$369,800.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$369,800.00
Total Land Value		\$127,800.00
Total Assessed Value		\$497,600.00

Parcel Numbers: 934-0108-000 Property Address: 7911 OAKWOOD WAY W Municipality: Franklin, City of

Owner Name: WANG, XUEJUN Mailing Address: 7911 W OAKWOOD WAY FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	Building Sketch:
	RYANWOOD MANOR ADDN NO.1, SE 1/4 SEC 28-5-21, LOT 41	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 2842-Franklin	

Building Description

Dwelling #	934 0108 000- 1		
Year Built:	1/1/2020	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/2020	Bedrooms:	3
Remodeled/Effective Age:	-2	Full Baths:	2
Building Type/Style:	14-Modern Single Story	Half Baths:	1
Story:	1.00	Rough-in:	0
Grade:	C+	Room Count:	3
CDU/Overall Condition:	Average	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
934 0108 000- 1	1,976	0	0	0	0	0	1,976

Attachment Description(s):	Area:	Attachment Value:
11-OFP	24	\$500
13-AFG	696	\$20,900

Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	1	\$300
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements

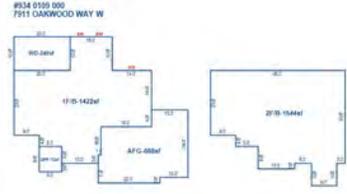
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:

Permit / Construction History						
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:			
8/18/2020	20-2267	\$226,600.00	NEWDWLG			
Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
4/30/2021		\$470,000.00	Invalid		Land and Improvements	
7/29/2020		\$134,900.00	Invalid		Land	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	0.308	Gross				\$127,600
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
13,416	0.308			\$127,600		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Paved	Light			All Public	
Valuation/Explanation						
Dwelling #	934 0108 000- 1					
Description	Area		Value Amount			
Living Area:						
First Story:	1,976		\$215,403.76			
Second Story:	0		\$0.00			
Additional Story:	0		\$0.00			
Attic/Finished Net:	0		\$0.00			
Half Story/Finished Net:	0		\$0.00			
Base Price			\$215,403.76			
Unfinished Living Area:						
Room/Unfinished:	0		\$0.00			
Unfinished Basement:	1,976		\$42,622.32			
Half Story/Unfinished:			\$0.00			
Structure Info, Features and Attachments:						
Heating/AC	Air Conditioning - Same Ducts		\$4,860.96			
Plumbing	1 - Half Bath 2 - Full Bath		\$12,203.00			
Finished Basement Living Area	0		\$0.00			
Features:	2		\$2,300.00			
Attachments:	720		\$21,400.00			
Adjusted Base Price			\$298,790.04			
Changes/Adjustments						
Grade Adjustment:	C+ 110%		\$302,599.04			
Market Adjustment:	35%		\$408,508.71			
CDU Adjustment:	94		\$384,000.00			
Complete:	100		\$384,000.00			
Dollar Adjustments			\$1,300.00			
Dwelling Value			\$385,300.00			

Other Building Improvements	0	\$0.00
Total Improvement Value		\$385,300.00
Total Land Value		\$127,600.00
Total Assessed Value		\$512,900.00

Parcel Numbers: 934-0109-000 Property Address: 7877 OAKWOOD WAY W Municipality: Franklin, City of

Owner Name: KAUSHIK KOURKANTI Mailing Address: 7877 W. OAKWOOD WAY FRANKLIN, WI 53132 Land Use: Residential

Property Photograph: Legal Description: RYANWOOD MANOR ADDN NO.1, SE 1/4 SEC 28-5-21, LOT 42 Building Sketch: 

Parcel Sketch and Site Map obtained from the County GIS

Neighborhood: 2842-Franklin

Building Description

Dwelling #	934 0109 000- 1		
Year Built:	12/31/2021	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/2022	Bedrooms:	4
Remodeled/Effective Age:	0	Full Baths:	2
Building Type/Style:	15-Modern Multi Story	Half Baths:	1
Story:	2.00	Rough-in:	0
Grade:	C	Room Count:	7
CDU/Overall Condition:	Average	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
934 0109 000- 1	1,422	1,544	0			0	2,966

Attachment Description(s):	Area:	Attachment Value:
13-AFG	688	\$38,800
11-OFP	72	\$2,700
31-WD	240	\$4,500

Feature Description(s):	Area:	Feature Value:
Rec Room Condition:	Rec Room Area:	Rec Room Value:
		\$0

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:

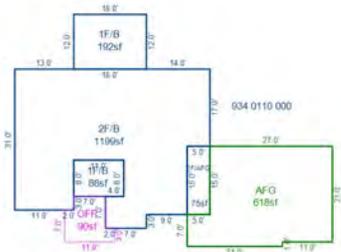
Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
11/1/2021	21-0764	\$500,000.00	NEWDWLG

Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
4/8/2021		\$134,900.00	Valid		Land		
5/17/2022	11253085	\$712,400.00		W/C D - Warrant/Condo Deed	Land and Improvements	Other	
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.304	Gross				\$127,100	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:			
13,242	0.304			\$127,100			
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		
Valuation/Explanation							
Dwelling #				934 0109 000- 1			
Description				Area		Value Amount	
Living Area:							
First Story:				1,422		\$164,710.26	
Second Story:				1,544		\$94,817.04	
Additional Story:				0		\$0.00	
Attic/Finished Net:						\$0.00	
Half Story/Finished Net:						\$0.00	
Base Price						\$259,527.30	
Unfinished Living Area:							
Room/Unfinished:						\$0.00	
Unfinished Basement:				1,422		\$32,677.56	
Half Story/Unfinished:						\$0.00	
Structure Info, Features and Attachments:							
Heating/AC				Air Conditioning - Same Ducts		\$7,296.36	
Plumbing				1 - Half Bath 2 - Full Bath		\$12,203.00	
Finished Basement Living Area				0		\$0.00	
Features:							
Attachments:				1,000		\$46,000.00	
Adjusted Base Price						\$357,704.22	
Changes/Adjustments							
Grade Adjustment:				C 100%		\$311,704.22	
Market Adjustment:				81%		\$564,184.64	
CDU Adjustment:				0		\$564,200.00	
Complete:				100		\$564,200.00	
Dollar Adjustments						(\$700.00)	
Dwelling Value						\$563,500.00	
Other Building Improvements				0		\$0.00	
Total Improvement Value						\$563,500.00	
Total Land Value						\$127,100.00	
Total Assessed Value						\$690,600.00	

Parcel Numbers: 934-0110-000 Property Address: 7855 OAKWOOD WAY W Municipality: Franklin, City of

Owner Name: BEHERA, JYOTI P Mailing Address: 5381 S TUCKAWAY CIR #8 GREENFIELD, WI 53221 Land Use: Residential

Property Photograph: Legal Description: RYANWOOD MANOR ADDN NO.1, SE 1/4 SEC 28-5-21, LOT 43 Building Sketch: 

Parcel Sketch and Site Map obtained from the County GIS

Neighborhood: 2842-Franklin

Building Description

Dwelling #	934 0110 000- 1		
Year Built:	1/1/2021	Exterior Wall:	01-Wood
Year Remodeled:	1/1/2021	Bedrooms:	4
Remodeled/Effective Age:	-1	Full Baths:	2
Building Type/Style:	12-Colonial	Half Baths:	1
Story:	2.00	Rough-in:	0
Grade:	B-	Room Count:	4
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
934 0110 000- 1	1,479	1,274	0	0	0	0	2,753

Attachment Description(s):	Area:	Attachment Value:
13-AFG	75	\$2,300
11-OPF	90	\$1,800
13-AFG	618	\$18,500

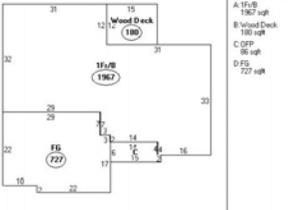
Feature Description(s):	Area:	Feature Value:
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
22-Additional Fixture	1	\$300
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements						
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:	
Permit / Construction History						
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:			
6/14/2021	21-0221	\$10,000.00	HVAC			
6/23/2021	21-0389	\$441,900.00	NEWDWLG			
Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
5/28/2021		\$134,900.00	Valid		Land	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	0.302	Gross				\$126,900
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
13,155	0.302			\$126,900		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Paved	Light			All Public	
Valuation/Explanation						
Dwelling #	934 0110 000- 1					
Description	Area			Value Amount		
Living Area:						
First Story:	1,479			\$170,203.32		
Second Story:	1,274			\$80,083.64		
Additional Story:	0			\$0.00		
Attic/Finished Net:	0			\$0.00		
Half Story/Finished Net:	0			\$0.00		
Base Price				\$250,286.96		
Unfinished Living Area:						
Room/Unfinished:	0			\$0.00		
Unfinished Basement:	1,479			\$33,676.83		
Half Story/Unfinished:				\$0.00		
Structure Info, Features and Attachments:						
Heating/AC	Air Conditioning - Same Ducts			\$6,772.38		
Plumbing	1 - Half Bath 2 - Full Bath			\$12,203.00		
Finished Basement Living Area	0			\$0.00		
Features:	2			\$2,300.00		
Attachments:	783			\$22,600.00		
Adjusted Base Price				\$327,839.17		
Changes/Adjustments						
Grade Adjustment:	B- 120%			\$363,527.00		
Market Adjustment:	-96%			\$14,541.08		
CDU Adjustment:	97			\$14,100.00		
Complete:	0			\$14,100.00		
Dollar Adjustments				\$200.00		
Dwelling Value				\$14,300.00		

Other Building Improvements	0	\$0.00
Total Improvement Value		\$14,300.00
Total Land Value		\$126,900.00
Total Assessed Value		\$141,200.00

Parcel Numbers: 934-0111-000 Property Address: 7821 OAKWOOD WAY W Municipality: Franklin, City of

Owner Name: POLACHEK, DAVID C - REV TRUST Mailing Address: 7821 W OAKWOOD WAY FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	
	RYANWOOD MANOR ADDN NO.1, SE 1/4 SEC 28-5-21, LOT 44	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 2842-Franklin	

Building Description

Dwelling #	934 0111 000- 1		
Year Built:	1/1/2021	Exterior Wall:	01-Wood
Year Remodeled:	1/1/2021	Bedrooms:	4
Remodeled/Effective Age:	-1	Full Baths:	3
Building Type/Style:	14-Modern Single Story	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	B-	Room Count:	4
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
934 0111 000- 1	1,967	0	0	0	0	1,225	3,192

Attachment Description(s):	Area:	Attachment Value:
31-WD	180	\$1,800
11-OFP	86	\$1,700
13-AFG	727	\$21,800

Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	1	\$300
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements							
Structure Type:		Year Built:	Area:	Construction:	Condition:	Value:	
Permit / Construction History							
Date of Permit:		Permit Number:	Permit Amount:	Details of Permit:			
8/5/2020		20-2072	\$239,408.00	NEWDWLG			
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
6/26/2020		\$134,900.00	Valid		Land		
6/14/2021		\$682,780.00	Valid		Land and Improvements		
Land Breakdown							
Land Class:		Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site		0.298	Gross				\$126,100
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:		Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
12,981		0.298			\$126,100		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		
Valuation/Explanation							
Dwelling #				934 0111 000- 1			
Description				Area		Value Amount	
Living Area:							
First Story:				1,967		\$214,422.67	
Second Story:				0		\$0.00	
Additional Story:				0		\$0.00	
Attic/Finished Net:				0		\$0.00	
Half Story/Finished Net:				0		\$0.00	
Base Price						\$214,422.67	
Unfinished Living Area:							
Room/Unfinished:				0		\$0.00	
Unfinished Basement:				742		\$21,236.04	
Half Story/Unfinished:						\$0.00	
Structure Info, Features and Attachments:							
Heating/AC				Air Conditioning - Same Ducts		\$7,852.32	
Plumbing				0 - Half Bath 3 - Full Bath		\$14,644.00	
Finished Basement Living Area				1,225		\$33,062.75	
Features:				2		\$2,300.00	
Attachments:				993		\$25,300.00	
Adjusted Base Price						\$318,817.78	
Changes/Adjustments							
Grade Adjustment:				B- 120%		\$349,461.34	
Market Adjustment:				64%		\$573,116.59	
CDU Adjustment:				97		\$555,900.00	
Complete:				100		\$555,900.00	
Dollar Adjustments						\$800.00	
Dwelling Value						\$556,700.00	

Other Building Improvements	0	\$0.00
Total Improvement Value		\$556,700.00
Total Land Value		\$126,100.00
Total Assessed Value		\$682,800.00

Parcel Numbers: 934-0112-000	Property Address: 7785 OAKWOOD WAY W	Municipality: Franklin, City of
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Owner Name: NGUYEN, TEE T	Mailing Address: 3227 W LAYTON AVE GREENFIELD, WI 53221	Land Use: Residential
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Property Photograph:	Legal Description: RYANWOOD MANOR ADDN NO.1, SE 1/4 SEC 28-5-21, LOT 45	Building Sketch:
<small>Describe/Map</small>	<small>Describe/Map</small>	<small>Describe/Map</small>
Parcel Sketch and Site Map obtained from the County GIS		
Neighborhood: 2842-Franklin		

Building Description

Dwelling # Year Built: Year Remodeled: Remodeled/Effective Age: Building Type/Style: Story: Grade: CDU/Overall Condition: Interior Condition: Kitchen Condition: Bath Condition:	Exterior Wall: Bedrooms: Full Baths: Half Baths: Rough-in: 0 Room Count: Basement Description: Heating: Type of Fuel: Type of System:
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Square Footage / Attachments

First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
						0

Attachment Description(s):	Area:	Attachment Value:
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Feature Description(s):	Area:	Feature Value:
Rec Room Condition:	Rec Room Area:	Rec Room Value:

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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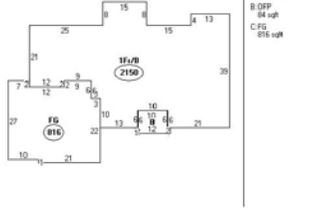
Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
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Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
6/12/2020		\$141,900.00	Valid		Land	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	0.554	Gross				\$129,200
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
24,132	0.554			\$129,200		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Paved	Light			All Public	
Valuation/Explanation						
Dwelling #			Area		Value Amount	
Description			Area		Value Amount	
Living Area:						
First Story:						
Second Story:						
Additional Story:						
Attic/Finished Net:						
Half Story/Finished Net:						
Base Price						
Unfinished Living Area:						
Room/Unfinished:						
Unfinished Basement:						
Half Story/Unfinished:						
Structure Info, Features and Attachments:						
Heating/AC						
Plumbing			- Half Bath - Full Bath			
Finished Basement Living Area						
Features:						
Attachments:						
Adjusted Base Price					\$0.00	
Changes/Adjustments						
Grade Adjustment:			%			
Market Adjustment:						
CDU Adjustment:						
Complete:			100%			
Dollar Adjustments						
Dwelling Value						
Other Building Improvements			0		\$0.00	
Total Improvement Value					\$0.00	
Total Land Value					\$129,200.00	
Total Assessed Value					\$129,200.00	

Parcel Numbers: 934-0113-000 Property Address: 7688 OAKWOOD WAY W Municipality: Franklin, City of

Owner Name: TILLMAN, THOMAS E & KIM M - REV TRUST Mailing Address: 7688 W OAKWOOD WAY MILWAUKEE, WI 53221 Land Use: Residential

	Legal Description:	Building Sketch:
	RYANWOOD MANOR ADDN NO.1, SE 1/4 SEC 28-5-21, LOT 46	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood:	
	2842-Franklin	

Building Description

Dwelling #	934 0113 000- 1		
Year Built:	1/1/2021	Exterior Wall:	01-Wood
Year Remodeled:	1/1/2021	Bedrooms:	3
Remodeled/Effective Age:	-1	Full Baths:	2
Building Type/Style:	14-Modern Single Story	Half Baths:	1
Story:	1.00	Rough-in:	0
Grade:	A-	Room Count:	3
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
934 0113 000- 1	2,150	0	0	0	0	0	2,150

Attachment Description(s):	Area:	Attachment Value:
11-OFP	84	\$1,700
13-AFG	816	\$24,500

Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	6	\$1,800
Rec Room Condition:	Rec Room Area:	Rec Room Value:
Average	1,050	\$5,250
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
Average	1,050	\$5,250

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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Permit / Construction History							
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:				
9/22/2020	20-2703	\$428,288.00	NEW DWLG				
6/7/2021	21-0211	\$60,000.00	INTREMOD				
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
7/29/2020		\$127,900.00	Valid		Land		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.335	Gross				\$131,200	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:			
14,593	0.335			\$131,200			
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		
Valuation/Explanation							
Dwelling #				934 0113 000- 1			
Description				Area		Value Amount	
Living Area:							
First Story:				2,150		\$230,587.50	
Second Story:				0		\$0.00	
Additional Story:				0		\$0.00	
Attic/Finished Net:				0		\$0.00	
Half Story/Finished Net:				0		\$0.00	
Base Price						\$230,587.50	
Unfinished Living Area:							
Room/Unfinished:				0		\$0.00	
Unfinished Basement:				2,150		\$45,386.50	
Half Story/Unfinished:						\$0.00	
Structure Info, Features and Attachments:							
Heating/AC				Air Conditioning - Same Ducts		\$5,289.00	
Plumbing				1 - Half Bath 2 - Full Bath		\$12,203.00	
Finished Basement Living Area				0		\$0.00	
Features:				7		\$3,800.00	
Attachments:				900		\$26,200.00	
Adjusted Base Price						\$323,466.00	
Changes/Adjustments							
Grade Adjustment:				A- 145%		\$425,525.70	
Market Adjustment:				20%		\$510,630.84	
CDU Adjustment:				97		\$495,300.00	
Complete:				100		\$495,300.00	
Dollar Adjustments						(\$800.00)	
Dwelling Value						\$494,500.00	

Other Building Improvements	0	\$0.00
Total Improvement Value		\$494,500.00
Total Land Value		\$131,200.00
Total Assessed Value		\$625,700.00

Parcel Numbers: 934-0114-000 Property Address: 7720 OAKWOOD WAY W Municipality: Franklin, City of

Owner Name: ALI, ABDEL M Mailing Address: 1420 W FOSTER AVE MILWAUKEE, WI 53221 Land Use: Residential

	Legal Description:	Building Sketch:
	RYANWOOD MANOR ADDN NO.1, SE 1/4 SEC 28-5-21, LOT 47	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 2842-Franklin	

Building Description

Dwelling #	934 0114 000- 1		
Year Built:	1/1/2021	Exterior Wall:	01-Wood
Year Remodeled:	1/1/2021	Bedrooms:	4
Remodeled/Effective Age:	-1	Full Baths:	2
Building Type/Style:	15-Modern Multi Story	Half Baths:	1
Story:	2.00	Rough-in:	0
Grade:	B-	Room Count:	7
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
934 0114 000- 1	1,294	1,152	0	0	0	0	2,446

Attachment Description(s):	Area:	Attachment Value:
13-AFG	150	\$4,500
13-AFG	425	\$12,800
11-OPF	138	\$2,800

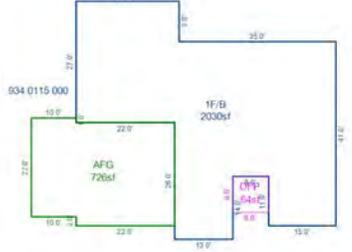
Feature Description(s):	Area:	Feature Value:
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
22-Additional Fixture	1	\$300
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements							
Structure Type:		Year Built:	Area:	Construction:	Condition:	Value:	
Permit / Construction History							
Date of Permit:		Permit Number:	Permit Amount:		Details of Permit:		
6/23/2021		PB0326	\$407,520.00		NEWDWLG		
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
6/15/2021		\$127,900.00	Valid		Land		
Land Breakdown							
Land Class:		Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site		0.392	Gross				\$139,200
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:		Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:	
17,076		0.392				\$139,200	
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light		7/1/2022	All Public		
Valuation/Explanation							
Dwelling #				934 0114 000- 1			
Description				Area		Value Amount	
Living Area:							
First Story:				1,294		\$153,390.76	
Second Story:				1,152		\$73,278.72	
Additional Story:				0		\$0.00	
Attic/Finished Net:				0		\$0.00	
Half Story/Finished Net:				0		\$0.00	
Base Price						\$226,669.48	
Unfinished Living Area:							
Room/Unfinished:				0		\$0.00	
Unfinished Basement:				1,330		\$31,161.90	
Half Story/Unfinished:						\$0.00	
Structure Info, Features and Attachments:							
Heating/AC				Air Conditioning - Same Ducts		\$6,017.16	
Plumbing				1 - Half Bath 2 - Full Bath		\$12,203.00	
Finished Basement Living Area				0		\$0.00	
Features:				2		\$2,300.00	
Attachments:				713		\$20,100.00	
Adjusted Base Price						\$298,451.54	
Changes/Adjustments							
Grade Adjustment:				B- 120%		\$331,261.85	
Market Adjustment:				41%		\$467,079.21	
CDU Adjustment:				97		\$453,100.00	
Complete:				0		\$453,100.00	
Dollar Adjustments						(\$600.00)	
Dwelling Value						\$452,500.00	

Other Building Improvements	0	\$0.00
Total Improvement Value		\$452,500.00
Total Land Value		\$139,200.00
Total Assessed Value		\$591,700.00

Parcel Numbers: 934-0115-000 Property Address: 7748 OAKWOOD WAY W Municipality: Franklin, City of

Owner Name: LAUREN HAWKINS Mailing Address: 7748 W OAKWOOD WAY FRANKLIN, WI 53132 Land Use: Residential

Property Photograph:	Legal Description:	Building Sketch:
	RYANWOOD MANOR ADDN NO.1, SE 1/4 SEC 28-5-21, LOT 48	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood:	
	2842-Franklin	

Building Description

Dwelling #	934 0115 000- 1		
Year Built:	1/1/2021	Exterior Wall:	01-Wood
Year Remodeled:	1/1/2021	Bedrooms:	3
Remodeled/Effective Age:	-1	Full Baths:	2
Building Type/Style:	14-Modern Single Story	Half Baths:	1
Story:	1.00	Rough-in:	0
Grade:	B-	Room Count:	3
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
934 0115 000- 1	2,030	0	0	0	0	0	2,030

Attachment Description(s):	Area:	Attachment Value:
11-OFP	64	\$1,300
13-AFG	726	\$21,800

Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	1	\$300
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements

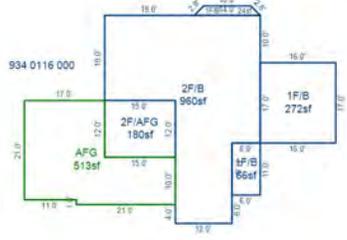
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:

Permit / Construction History							
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:				
7/21/2021	21-0322	\$10,000.00	HVAC				
7/15/2021	21-0459	\$434,070.00	NEWDWLG				
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
7/28/2021		\$127,900.00	Valid		Land		
4/15/2022	11241051	\$578,300.00	Valid	W/C D - Warrant/Condo Deed	Land and Improvements	Other	
Land Breakdown							
Land Class:	Acreeage:	Unit of Meassure:	Influence Reason:	Influence Factor:	Dollar Adjusment:	Land Value:	
A-Residential Primary Site	0.352	Gross				\$132,000	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:			
15,333	0.352			\$132,000			
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		
Valuation/Explanation							
Dwelling #				934 0115 000- 1			
Description				Area		Value Amount	
Living Area:							
First Story:				2,030		\$220,478.30	
Second Story:				0		\$0.00	
Additional Story:				0		\$0.00	
Attic/Finished Net:				0		\$0.00	
Half Story/Finished Net:				0		\$0.00	
Base Price						\$220,478.30	
Unfinished Living Area:							
Room/Unfinished:				0		\$0.00	
Unfinished Basement:				2,030		\$43,645.00	
Half Story/Unfinished:						\$0.00	
Structure Info, Features and Attachments:							
Heating/AC				Air Conditioning - Same Ducts		\$4,993.80	
Plumbing				1 - Half Bath 2 - Full Bath		\$12,203.00	
Finished Basement Living Area				0		\$0.00	
Features:				2		\$2,300.00	
Attachments:				790		\$23,100.00	
Adjusted Base Price						\$306,720.10	
Changes/Adjustments							
Grade Adjustment:				B- 120%		\$337,584.12	
Market Adjustment:				30%		\$438,859.36	
CDU Adjustment:				97		\$425,700.00	
Complete:				0		\$425,700.00	
Dollar Adjustments						\$600.00	
Dwelling Value						\$426,300.00	

Other Building Improvements	0	\$0.00
Total Improvement Value		\$426,300.00
Total Land Value		\$132,000.00
Total Assessed Value		\$558,300.00

Parcel Numbers: 934-0116-000 Property Address: 10216 RYAN CREEK CT S Municipality: Franklin, City of

Owner Name: KAISER, JOHN W Mailing Address: 3620 W MAPLECREST DR FRANKLIN, WI 53132 Land Use: Residential

Property Photograph:	Legal Description: RYANWOOD MANOR ADDN NO.1, SE 1/4 SEC 28-5-21, LOT 49	Building Sketch: 
Parcel Sketch and Site Map obtained from the County GIS		
Neighborhood: 2842-Franklin		

Building Description

Dwelling #	934 0116 000- 1		
Year Built:	1/1/2021	Exterior Wall:	01-Wood
Year Remodeled:	1/1/2021	Bedrooms:	4
Remodeled/Effective Age:	-1	Full Baths:	2
Building Type/Style:	12-Colonial	Half Baths:	1
Story:	2.00	Rough-in:	0
Grade:	B-	Room Count:	4
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
934 0116 000- 1	1,322	1,140	0	0	0	0	2,462

Attachment Description(s):	Area:	Attachment Value:
13-AFG	180	\$5,400
13-AFG	513	\$15,400

Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	1	\$300
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:

Permit / Construction History							
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:				
9/8/2021	21-0586	\$410,310.00	NEWDWLG				
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
7/30/2021		\$124,900.00	Valid		Land		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.394	Gross				\$137,700	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:			
17,163	0.394			\$137,700			
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		
Valuation/Explanation							
Dwelling #	934 0116 000- 1						
Description	Area					Value Amount	
Living Area:							
First Story:	1,322					\$155,401.10	
Second Story:	1,140					\$72,868.80	
Additional Story:	0					\$0.00	
Attic/Finished Net:	0					\$0.00	
Half Story/Finished Net:	0					\$0.00	
Base Price	\$228,269.90						
Unfinished Living Area:							
Room/Unfinished:	0					\$0.00	
Unfinished Basement:	1,322					\$30,974.46	
Half Story/Unfinished:						\$0.00	
Structure Info, Features and Attachments:							
Heating/AC	Air Conditioning - Same Ducts					\$6,056.52	
Plumbing	1 - Half Bath 2 - Full Bath					\$12,203.00	
Finished Basement Living Area	0					\$0.00	
Features:	2					\$2,300.00	
Attachments:	693					\$20,800.00	
Adjusted Base Price	\$300,603.88						
Changes/Adjustments							
Grade Adjustment:	B- 120%					\$333,004.66	
Market Adjustment:	36%					\$452,886.33	
CDU Adjustment:	97					\$439,300.00	
Complete:	0					\$439,300.00	
Dollar Adjustments						\$1,400.00	
Dwelling Value	\$440,700.00						
Other Building Improvements	0					\$0.00	
Total Improvement Value	\$440,700.00						
Total Land Value	\$137,700.00						
Total Assessed Value	\$578,400.00						

Parcel Numbers: 934-0117-000	Property Address: 10194 RYAN CREEK CT S	Municipality: Franklin, City of
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Owner Name: TIM O'BRIEN HOMES INC.	Mailing Address: N27 W24075 PAUL COURT, SUITE 100 PEWAUKEE, WI 53072	Land Use: Residential
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Property Photograph:	Legal Description: RYANWOOD MANOR ADDN NO.1, SE 1/4 SEC 28-5-21, LOT 50	Building Sketch:
<small>Describe/Map</small>	Parcel Sketch and Site Map obtained from the County GIS	<small>Describe/Map</small>
	Neighborhood: 2842-Franklin	

Building Description

Dwelling # Year Built: Year Remodeled: Remodeled/Effective Age: Building Type/Style: Story: Grade: CDU/Overall Condition: Interior Condition: Kitchen Condition: Bath Condition:	Exterior Wall: Bedrooms: Full Baths: Half Baths: Rough-in: 0 Room Count: Basement Description: Heating: Type of Fuel: Type of System:
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Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished: 0
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Attachment Description(s):	Area:	Attachment Value:
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Feature Description(s):	Area:	Feature Value:
Rec Room Condition:	Rec Room Area:	Rec Room Value:

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
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Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
7/22/2022	11271569 11271569	\$136,900.00		W/C D - Warrant/Condo Deed	Land	Other	
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.300	Gross				\$126,600	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
13,068	0.300				\$126,600		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		
Valuation/Explanation							
Dwelling #				Area		Value Amount	
Description				Area		Value Amount	
Living Area:							
First Story:							
Second Story:							
Additional Story:							
Attic/Finished Net:							
Half Story/Finished Net:							
Base Price							
Unfinished Living Area:							
Room/Unfinished:							
Unfinished Basement:							
Half Story/Unfinished:							
Structure Info, Features and Attachments:							
Heating/AC							
Plumbing				- Half Bath - Full Bath			
Finished Basement Living Area							
Features:							
Attachments:							
Adjusted Base Price						\$0.00	
Changes/Adjustments							
Grade Adjustment:				%			
Market Adjustment:							
CDU Adjustment:							
Complete:				100%			
Dollar Adjustments							
Dwelling Value							
Other Building Improvements				0		\$0.00	
Total Improvement Value						\$0.00	
Total Land Value						\$126,600.00	
Total Assessed Value						\$126,600.00	

Parcel Numbers: 934-0118-000 Property Address: 10178 RYAN CREEK CT S Municipality: Franklin, City of

Owner Name: FEIST, JEFFREY H Mailing Address: 1433 S 53RD ST WEST MILWAUKEE, WI 53214 Land Use: Residential

Property Photograph:	Legal Description:	Building Sketch:
<small>Describe/Map</small>	RYANWOOD MANOR ADDN NO.1, SE 1/4 SEC 28-5-21, LOT 51	<small>Describe/Map</small>
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood:	
	2842-Franklin	

Building Description

Dwelling #	
Year Built:	Exterior Wall:
Year Remodeled:	Bedrooms:
Remodeled/Effective Age:	Full Baths:
Building Type/Style:	Half Baths:
Story:	Rough-in: 0
Grade:	Room Count:
CDU/Overall Condition:	Basement Description:
Interior Condition:	Heating:
Kitchen Condition:	Type of Fuel:
Bath Condition:	Type of System:

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
							0

Attachment Description(s): Area: Attachment Value:

Feature Description(s): Area: Feature Value:

Rec Room Condition: Rec Room Area: Rec Room Value:

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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Permit / Construction History							
Date of Permit: 10/6/2022	Permit Number: PB21-0875	Permit Amount: \$1.00	Details of Permit: Occupancy Permit for NSFD --- NEW SINGLE FAMILY HOME. THIS DWELLING HAS 3 BEDROOMS, 3 FULL BATHROOMS, A FIRE PLACE, FINISHED BASEMENT AND FRONT COVERED PORCH.				
Ownership/Sales History							
Date of Sale: 10/29/2021	Sale Document:	Purchase Amount: \$136,900.00	Sale Validity: Valid	Conveyance Type:	Sale Type: Land	Sale Validation Source:	
Land Breakdown							
Land Class: A-Residential Primary Site	Acreage: 0.300	Unit of Measure: Gross	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value: \$126,600	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage: 13,068	Total Acreage: 0.300	Depth:	Act. Frontage:	Assessed Land Value: \$126,600			
General Information							
Topography: Level	Street/Road: Paved	Fronting Traffic: Light	Inspected By:	Inspected On:	Utilities: All Public		
Valuation/Explanation							
Dwelling #	Description			Area	Value Amount		
Living Area:							
	First Story:						
	Second Story:						
	Additional Story:						
	Attic/Finished Net:						
	Half Story/Finished Net:						
Base Price							
Unfinished Living Area:							
	Room/Unfinished:						
	Unfinished Basement:						
	Half Story/Unfinished:						
Structure Info, Features and Attachments:							
	Heating/AC						
	Plumbing				- Half Bath - Full Bath		
	Finished Basement Living Area						
	Features:						
	Attachments:						
Adjusted Base Price							
Changes/Adjustments							
	Grade Adjustment:				%		
	Market Adjustment:						
	CDU Adjustment:						
	Complete:				100%		
	Dollar Adjustments						
Dwelling Value							

Other Building Improvements	0	\$0.00
Total Improvement Value		\$0.00
Total Land Value		\$126,600.00
Total Assessed Value		\$126,600.00

Parcel Numbers: 934-0119-000	Property Address: 10186 RYAN CREEK CT S	Municipality: Franklin, City of
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Owner Name: TIM O'BRIEN HOMES INC.	Mailing Address: N27 W24075 PAUL COURT, SUITE 100 PEWAUKEE, WI 53072	Land Use: Residential
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Property Photograph:	Legal Description: RYANWOOD MANOR ADDN NO.1, SE 1/4 SEC 28-5-21, LOT 52	Building Sketch:
<small>Describe/Map</small>	<small>Describe/Map</small>	<small>Describe/Map</small>
Parcel Sketch and Site Map obtained from the County GIS		
Neighborhood: 2842-Franklin		

Building Description

Dwelling # Year Built: Year Remodeled: Remodeled/Effective Age: Building Type/Style: Story: Grade: CDU/Overall Condition: Interior Condition: Kitchen Condition: Bath Condition:	Exterior Wall: Bedrooms: Full Baths: Half Baths: Rough-in: 0 Room Count: Basement Description: Heating: Type of Fuel: Type of System:
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Square Footage / Attachments

First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
						0

Attachment Description(s):	Area:	Attachment Value:
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Feature Description(s):	Area:	Feature Value:
Rec Room Condition:	Rec Room Area:	Rec Room Value:

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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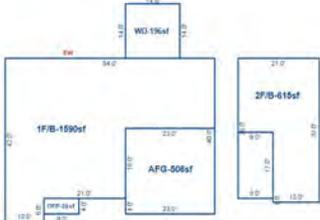
Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
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Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
6/22/2022	11260853	\$136,900.00	Valid	W/C D - Warrant/Condo Deed	Land	Other	
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.300	Gross				\$126,600	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
13,068	0.300				\$126,600		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		
Valuation/Explanation							
Dwelling #				Area		Value Amount	
Description				Area		Value Amount	
Living Area:				Area		Value Amount	
First Story:							
Second Story:							
Additional Story:							
Attic/Finished Net:							
Half Story/Finished Net:							
Base Price				Area		Value Amount	
Unfinished Living Area:				Area		Value Amount	
Room/Unfinished:							
Unfinished Basement:							
Half Story/Unfinished:							
Structure Info, Features and Attachments:				Area		Value Amount	
Heating/AC							
Plumbing				- Half Bath - Full Bath			
Finished Basement Living Area							
Features:							
Attachments:							
Adjusted Base Price				Area		Value Amount	
Adjusted Base Price						\$0.00	
Changes/Adjustments				Area		Value Amount	
Grade Adjustment:				%			
Market Adjustment:							
CDU Adjustment:							
Complete:				100%			
Dollar Adjustments							
Dwelling Value				Area		Value Amount	
Other Building Improvements				0		\$0.00	
Total Improvement Value				Area		Value Amount	
Total Improvement Value						\$0.00	
Total Land Value				Area		Value Amount	
Total Land Value						\$126,600.00	
Total Assessed Value				Area		Value Amount	
Total Assessed Value						\$126,600.00	

Parcel Numbers: 934-0120-000 Property Address: 10152 RYAN CREEK CT S Municipality: Franklin, City of

Owner Name: HARI, RAGHURAM Mailing Address: 8843 S OAK PARK DR, APT #11 OAK CREEK, WI 53154 Land Use: Residential

Property Photograph:	Legal Description: RYANWOOD MANOR ADDN NO.1, SE 1/4 SEC 28-5-21, LOT 53	Building Sketch: #934 0120 000 10152 RYAN CREEK CT S 
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 2842-Franklin	

Building Description

Dwelling #	934 0120 000- 1		
Year Built:	12/31/2021	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/2022	Bedrooms:	4
Remodeled/Effective Age:	0	Full Baths:	3
Building Type/Style:	15-Modern Multi Story	Half Baths:	1
Story:	2.00	Rough-in:	0
Grade:	C	Room Count:	7
CDU/Overall Condition:	Average	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
934 0120 000- 1	1,590	615	0			901	3,106

Attachment Description(s):	Area:	Attachment Value:
13-AFG	506	\$28,500
11-OFP	36	\$1,400
31-WD	196	\$3,700

Feature Description(s):	Area:	Feature Value:
Rec Room Condition:	Rec Room Area:	Rec Room Value: \$0

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:

Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
11/17/2021	21-0793	\$403,470.00	NEWDWLG

Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
11/24/2021		\$136,900.00	Valid		Land	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	0.300	Gross				\$126,600
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
13,068	0.300			\$126,600		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Paved	Light			All Public	
Valuation/Explanation						
Dwelling #			934 0120 000- 1			
Description			Area		Value Amount	
Living Area:						
First Story:			1,590		\$180,703.50	
Second Story:			615		\$43,209.90	
Additional Story:			0		\$0.00	
Attic/Finished Net:					\$0.00	
Half Story/Finished Net:					\$0.00	
Base Price					\$223,913.40	
Unfinished Living Area:						
Room/Unfinished:					\$0.00	
Unfinished Basement:			580		\$18,038.00	
Half Story/Unfinished:					\$0.00	
Structure Info, Features and Attachments:						
Heating/AC			Air Conditioning - Same Ducts		\$7,640.76	
Plumbing			1 - Half Bath 3 - Full Bath		\$19,525.00	
Finished Basement Living Area			901		\$24,317.99	
Features:						
Attachments:			738		\$33,600.00	
Adjusted Base Price					\$327,035.15	
Changes/Adjustments						
Grade Adjustment:			C 100%		\$293,435.15	
Market Adjustment:			51%		\$443,087.08	
CDU Adjustment:			0		\$443,100.00	
Complete:			100		\$443,100.00	
Dollar Adjustments					(\$1,100.00)	
Dwelling Value					\$442,000.00	
Other Building Improvements			0		\$0.00	
Total Improvement Value					\$442,000.00	
Total Land Value					\$126,600.00	
Total Assessed Value					\$568,600.00	

Parcel Numbers: 934-0121-000 Property Address: 10134 RYAN CREEK CT S Municipality: Franklin, City of

Owner Name: JAIN, ASHISH K Mailing Address: 9185 W ELM CT #A FRANKLIN, WI 53132 Land Use: Residential

Property Photograph:	Legal Description: RYANWOOD MANOR ADDN NO.1, SE 1/4 SEC 28-5-21, LOT 54	Building Sketch:
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood:	
	2842-Franklin	

Building Description

Dwelling #	934 0121 000- 1		
Year Built:	12/31/2021	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/2022	Bedrooms:	4
Remodeled/Effective Age:	0	Full Baths:	2
Building Type/Style:	15-Modern Multi Story	Half Baths:	2
Story:	2.00	Rough-in:	0
Grade:	C	Room Count:	7
CDU/Overall Condition:	Average	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
934 0121 000- 1	1,868	884	0			1,290	4,042

Attachment Description(s):	Area:	Attachment Value:
13-AFG	715	\$40,300
11-OFP	59	\$2,200

Feature Description(s):	Area:	Feature Value:
Rec Room Condition:	Rec Room Area:	Rec Room Value:
		\$0

Other Building Improvements

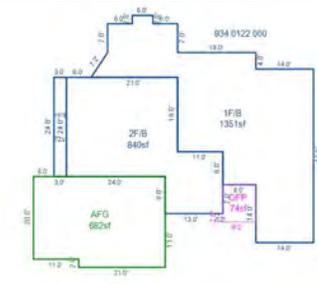
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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Permit / Construction History							
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:				
9/22/2022	PB21-0858	\$1.00	Occupancy Permit for NSFD 4 bdrm, 2 full bth, 2 hlf bth, finished basement, fireplace and covered front porch.				
12/22/2021	21-0579	\$19,000.00	HVAC				
12/22/2021	21-0858	\$476,820.00	NEWDWLG				
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
11/30/2021		\$129,900.00	Valid		Land		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.350	Gross				\$133,600	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
15,246	0.350				\$133,600		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		
Valuation/Explanation							
Dwelling #	934 0121 000- 1						
Description	Area			Value Amount			
Living Area:							
First Story:	1,868			\$205,536.04			
Second Story:	884			\$58,768.32			
Additional Story:	0			\$0.00			
Attic/Finished Net:				\$0.00			
Half Story/Finished Net:				\$0.00			
Base Price				\$264,304.36			
Unfinished Living Area:							
Room/Unfinished:				\$0.00			
Unfinished Basement:	467			\$15,509.07			
Half Story/Unfinished:				\$0.00			
Structure Info, Features and Attachments:							
Heating/AC	Air Conditioning - Same Ducts			\$9,943.32			
Plumbing	2 - Half Bath 2 - Full Bath			\$17,084.00			
Finished Basement Living Area	1,290			\$34,817.10			
Features:							
Attachments:	774			\$42,500.00			
Adjusted Base Price				\$384,157.85			
Changes/Adjustments							
Grade Adjustment:	C 100%			\$341,657.85			
Market Adjustment:	-100%			\$0.00			
CDU Adjustment:	0			\$0.00			
Complete:	100			\$0.00			
Dollar Adjustments				\$0.00			
Dwelling Value				\$0.00			

Other Building Improvements	0	\$0.00
Total Improvement Value		\$0.00
Total Land Value		\$133,600.00
Total Assessed Value		\$133,600.00

Parcel Numbers: 934-0122-000 Property Address: 10137 RYAN CREEK CT S Municipality: Franklin, City of

Owner Name: SUNKARI, ARCHANA Mailing Address: 2395 W APPLEBROOK LN #101 OAK CREEK, WI 53154 Land Use: Residential

Property Photograph: Legal Description: RYANWOOD MANOR ADDN NO.1, SE 1/4 SEC 28-5-21, LOT 55 Building Sketch: 

Parcel Sketch and Site Map obtained from the County GIS

Neighborhood: 2842-Franklin

Building Description

Dwelling #	934 0122 000- 1		
Year Built:	1/1/2021	Exterior Wall:	01-Wood
Year Remodeled:	1/1/2021	Bedrooms:	3
Remodeled/Effective Age:	-1	Full Baths:	2
Building Type/Style:	13-Contemporary	Half Baths:	1
Story:	2.00	Rough-in:	0
Grade:	B	Room Count:	4
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
934 0122 000- 1	2,263	840	0	0	0	0	3,103

Attachment Description(s):	Area:	Attachment Value:
11-OFP	74	\$1,500
13-AFG	682	\$20,500

Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	6	\$1,800
Rec Room Condition:	Rec Room Area:	Rec Room Value:
Average	60	\$300
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
Average	60	\$300

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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Permit / Construction History							
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:				
1/21/2021	20-4094	\$301,800.00	NEWDWLG				
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
12/31/2020		\$122,900.00	Valid		Land		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.350	Gross				\$133,600	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:			
15,246	0.350			\$133,600			
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		
Valuation/Explanation							
Dwelling #				934 0122 000- 1			
Description				Area		Value Amount	
Living Area:							
First Story:				2,263		\$240,918.98	
Second Story:				840		\$57,052.80	
Additional Story:				0		\$0.00	
Attic/Finished Net:				0		\$0.00	
Half Story/Finished Net:				0		\$0.00	
Base Price						\$297,971.78	
Unfinished Living Area:							
Room/Unfinished:				0		\$0.00	
Unfinished Basement:				2,263		\$47,206.18	
Half Story/Unfinished:						\$0.00	
Structure Info, Features and Attachments:							
Heating/AC				Air Conditioning - Same Ducts		\$7,633.38	
Plumbing				1 - Half Bath 2 - Full Bath		\$12,203.00	
Finished Basement Living Area				0		\$0.00	
Features:				7		\$3,800.00	
Attachments:				756		\$22,000.00	
Adjusted Base Price						\$390,814.34	
Changes/Adjustments							
Grade Adjustment:				B 128%		\$467,218.36	
Market Adjustment:				20%		\$560,662.03	
CDU Adjustment:				97		\$543,800.00	
Complete:				0		\$543,800.00	
Dollar Adjustments						(\$800.00)	
Dwelling Value						\$543,000.00	
Other Building Improvements				0		\$0.00	
Total Improvement Value						\$543,000.00	
Total Land Value						\$133,600.00	
Total Assessed Value						\$676,600.00	

Parcel Numbers: 934-0123-000	Property Address: 10151 RYAN CREEK CT S	Municipality: Franklin, City of
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Owner Name: DHILLON, GURDIP S	Mailing Address: 830 DEER RIDGE PASS OAK CREEK, WI 53154	Land Use: Residential
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Property Photograph:	Legal Description: RYANWOOD MANOR ADDN NO.1, SE 1/4 SEC 28-5-21, LOT 56	Building Sketch:
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood:	
	2842-Franklin	

Building Description

Dwelling #	934 0123 000- 1		
Year Built:	12/31/2021	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/2022	Bedrooms:	4
Remodeled/Effective Age:	0	Full Baths:	2
Building Type/Style:	15-Modern Multi Story	Half Baths:	
Story:	2.00	Rough-in:	0
Grade:	C	Room Count:	7
CDU/Overall Condition:	Average	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
934 0123 000- 1	2,125	943	0			0	3,068

Attachment Description(s):	Area:	Attachment Value:
13-AFG	506	\$28,500
11-OFP	32	\$1,200

Feature Description(s):	Area:	Feature Value:
Rec Room Condition:	Rec Room Area:	Rec Room Value:
		\$0

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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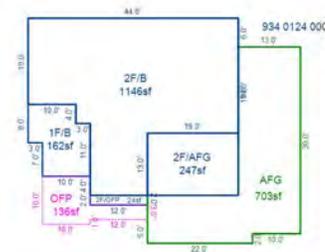
Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
11/3/2021	21-0700	\$494,100.00	NEWDWLG

Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
10/14/2021		\$132,900.00	Valid		Land	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	0.300	Gross				\$126,600
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
13,068	0.300			\$126,600		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Paved	Light			All Public	
Valuation/Explanation						
Dwelling #			934 0123 000- 1			
Description			Area		Value Amount	
Living Area:						
First Story:			2,125		\$228,905.00	
Second Story:			943		\$62,039.97	
Additional Story:			0		\$0.00	
Attic/Finished Net:					\$0.00	
Half Story/Finished Net:					\$0.00	
Base Price					\$290,944.97	
Unfinished Living Area:						
Room/Unfinished:					\$0.00	
Unfinished Basement:			2,125		\$45,113.75	
Half Story/Unfinished:					\$0.00	
Structure Info, Features and Attachments:						
Heating/AC			Air Conditioning - Same Ducts		\$7,547.28	
Plumbing			- Half Bath 2 - Full Bath		\$7,322.00	
Finished Basement Living Area			0		\$0.00	
Features:						
Attachments:			538		\$29,700.00	
Adjusted Base Price					\$380,628.00	
Changes/Adjustments						
Grade Adjustment:			C 100%		\$350,928.00	
Market Adjustment:			49%		\$522,882.72	
CDU Adjustment:			0		\$522,900.00	
Complete:			100		\$522,900.00	
Dollar Adjustments					(\$1,300.00)	
Dwelling Value					\$521,600.00	
Other Building Improvements			0		\$0.00	
Total Improvement Value					\$521,600.00	
Total Land Value					\$126,600.00	
Total Assessed Value					\$648,200.00	

Parcel Numbers: 934-0124-000 Property Address: 10169 RYAN CREEK CT S Municipality: Franklin, City of

Owner Name: ZHU, ZINXIANG Mailing Address: 10169 S RYAN CREEK CT FRANKLIN, WI 53132 Land Use: Residential

Property Photograph: Legal Description: RYANWOOD MANOR ADDN NO.1, SE 1/4 SEC 28-5-21, LOT 57 Building Sketch: 

Parcel Sketch and Site Map obtained from the County GIS

Neighborhood: 2842-Franklin

Building Description

Dwelling #	934 0124 000- 1		
Year Built:	1/1/2021	Exterior Wall:	01-Wood
Year Remodeled:	1/1/2021	Bedrooms:	4
Remodeled/Effective Age:	-1	Full Baths:	2
Building Type/Style:	12-Colonial	Half Baths:	1
Story:	2.00	Rough-in:	0
Grade:	B	Room Count:	4
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
934 0124 000- 1	1,332	1,417	0	0	0	0	2,749

Attachment Description(s):	Area:	Attachment Value:
11-OFP	24	\$500
13-AFG	247	\$7,400
13-AFG	703	\$21,100
11-OFP	136	\$2,700

Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	4	\$1,200
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements							
Structure Type:		Year Built:	Area:	Construction:	Condition:	Value:	
Permit / Construction History							
Date of Permit:		Permit Number:	Permit Amount:		Details of Permit:		
3/5/2021		PB0077	\$450,000.00		NEWDWLG		
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
10/7/2021		\$615,400.00	Valid		Land and Improvements		
3/5/2021		\$132,900.00	Valid		Land		
Land Breakdown							
Land Class:		Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site		0.300	Gross				\$126,600
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:		Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:	
13,068		0.300				\$126,600	
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		
Valuation/Explanation							
Dwelling #				934 0124 000- 1			
Description				Area		Value Amount	
Living Area:							
First Story:				1,332		\$156,576.60	
Second Story:				1,417		\$87,754.81	
Additional Story:				0		\$0.00	
Attic/Finished Net:				0		\$0.00	
Half Story/Finished Net:				0		\$0.00	
Base Price						\$244,331.41	
Unfinished Living Area:							
Room/Unfinished:				0		\$0.00	
Unfinished Basement:				1,308		\$30,646.44	
Half Story/Unfinished:						\$0.00	
Structure Info, Features and Attachments:							
Heating/AC				Air Conditioning - Same Ducts		\$6,762.54	
Plumbing				1 - Half Bath 2 - Full Bath		\$12,203.00	
Finished Basement Living Area				0		\$0.00	
Features:				5		\$3,200.00	
Attachments:				1,110		\$31,700.00	
Adjusted Base Price						\$328,843.39	
Changes/Adjustments							
Grade Adjustment:				B 128%		\$376,247.54	
Market Adjustment:				34%		\$504,171.70	
CDU Adjustment:				97		\$489,000.00	
Complete:				0		\$489,000.00	
Dollar Adjustments						(\$200.00)	
Dwelling Value						\$488,800.00	

Other Building Improvements	0	\$0.00
Total Improvement Value		\$488,800.00
Total Land Value		\$126,600.00
Total Assessed Value		\$615,400.00

Parcel Numbers: 934-0125-000 Property Address: 10175 RYAN CREEK CT S Municipality: Franklin, City of

Owner Name: KOONER, KULWANT SINGH Mailing Address: 9104 S CHICAGO RD OAK CREEK, WI 53154 Land Use: Residential

Property Photograph:	Legal Description: RYANWOOD MANOR ADDN NO.1, SE 1/4 SEC 28-5-21, LOT 58	Building Sketch:
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood:	
	2842-Franklin	

Building Description

Dwelling #	934 0125 000- ---1		
Year Built:	12/31/2021	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/2022	Bedrooms:	4
Remodeled/Effective Age:	0	Full Baths:	2
Building Type/Style:	15-Modern Multi Story	Half Baths:	1
Story:	2.00	Rough-in:	0
Grade:	C	Room Count:	7
CDU/Overall Condition:	Average	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
934 0125 000- ---1	1,769	892	0			0	2,661

Attachment Description(s):	Area:	Attachment Value:
13-AFG	737	\$41,600
11-OFP	59	\$2,200

Feature Description(s):	Area:	Feature Value:
Rec Room Condition:	Rec Room Area:	Rec Room Value:
		\$0

Other Building Improvements

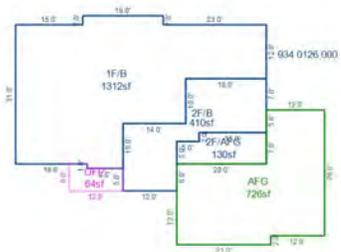
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:

Permit / Construction History							
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:				
9/14/2022	PB21-0829	\$1.00	Occupancy Permit for NSFD 4 bdrm, 2.5 bth, fireplace, unfinished bsmt and covered front porch.				
12/2/2021	21-0829	\$461,700.00	NEWDWLG				
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
10/25/2021		\$132,900.00	Valid		Land		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.300	Gross				\$126,600	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
13,068	0.300				\$126,600		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		
Valuation/Explanation							
Dwelling #				934 0125 000- ---1			
Description				Area		Value Amount	
Living Area:							
First Story:				1,769		\$196,606.66	
Second Story:				892		\$59,300.16	
Additional Story:				0		\$0.00	
Attic/Finished Net:						\$0.00	
Half Story/Finished Net:						\$0.00	
Base Price						\$255,906.82	
Unfinished Living Area:							
Room/Unfinished:						\$0.00	
Unfinished Basement:				1,769		\$38,741.10	
Half Story/Unfinished:						\$0.00	
Structure Info, Features and Attachments:							
Heating/AC				Air Conditioning - Same Ducts		\$6,546.06	
Plumbing				1 - Half Bath 2 - Full Bath		\$12,203.00	
Finished Basement Living Area				0		\$0.00	
Features:							
Attachments:				796		\$43,800.00	
Adjusted Base Price						\$357,196.98	
Changes/Adjustments							
Grade Adjustment:				C 100%		\$313,396.98	
Market Adjustment:				47%		\$460,693.56	
CDU Adjustment:				0		\$460,700.00	
Complete:				100		\$460,700.00	
Dollar Adjustments						(\$300.00)	
Dwelling Value						\$460,400.00	

Other Building Improvements	0	\$0.00
Total Improvement Value		\$460,400.00
Total Land Value		\$126,600.00
Total Assessed Value		\$587,000.00

Parcel Numbers: 934-0126-000 Property Address: 10197 RYAN CREEK CT S Municipality: Franklin, City of

Owner Name: MACHE, MATTHEW J Mailing Address: 1825 N COMMERCE ST #100 MILWAUKEE, WI 53212 Land Use: Residential

Property Photograph: Legal Description: RYANWOOD MANOR ADDN NO.1, SE 1/4 SEC 28-5-21, LOT 59 Building Sketch: 

Parcel Sketch and Site Map obtained from the County GIS

Neighborhood: 2842-Franklin

Building Description

Dwelling #	934 0126 000- 1		
Year Built:	1/1/2021	Exterior Wall:	01-Wood
Year Remodeled:	1/1/2021	Bedrooms:	3
Remodeled/Effective Age:	-1	Full Baths:	2
Building Type/Style:	13-Contemporary	Half Baths:	1
Story:	2.00	Rough-in:	0
Grade:	B	Room Count:	3
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
934 0126 000- 1	1,722	540	0	0	0	0	2,262

Attachment Description(s):	Area:	Attachment Value:
13-AFG	130	\$3,900
13-AFG	726	\$21,800
11-OPF	64	\$1,300

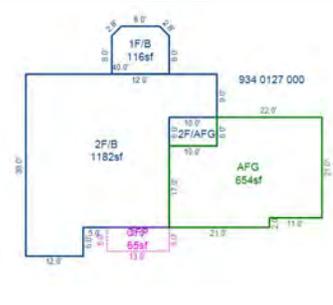
Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	6	\$1,800
Rec Room Condition:	Rec Room Area:	Rec Room Value:
Average	1,095	\$5,475
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
Average	1,095	\$5,475

Other Building Improvements						
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:	
Permit / Construction History						
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:			
11/10/2021	21-0495	\$2,000.00	HEATER			
5/11/2021	21-0256	\$530,000.00	NEWDWLG			
Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
3/31/2021		\$132,900.00	Valid		Land	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	0.300	Gross				\$126,600
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
13,068	0.300			\$126,600		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Paved	Light			All Public	
Valuation/Explanation						
Dwelling #	934 0126 000- 1					
Description	Area			Value Amount		
Living Area:						
First Story:	1,722			\$192,295.74		
Second Story:	540			\$39,101.40		
Additional Story:	0			\$0.00		
Attic/Finished Net:	0			\$0.00		
Half Story/Finished Net:	0			\$0.00		
Base Price				\$231,397.14		
Unfinished Living Area:						
Room/Unfinished:	0			\$0.00		
Unfinished Basement:	1,689			\$37,310.01		
Half Story/Unfinished:				\$0.00		
Structure Info, Features and Attachments:						
Heating/AC	Air Conditioning - Same Ducts			\$5,564.52		
Plumbing	1 - Half Bath 2 - Full Bath			\$12,203.00		
Finished Basement Living Area	0			\$0.00		
Features:	7			\$3,800.00		
Attachments:	920			\$27,000.00		
Adjusted Base Price				\$317,274.67		
Changes/Adjustments						
Grade Adjustment:	B 128%			\$366,687.58		
Market Adjustment:	21%			\$443,691.97		
CDU Adjustment:	97			\$430,400.00		
Complete:	0			\$430,400.00		
Dollar Adjustments				(\$600.00)		
Dwelling Value				\$429,800.00		

Other Building Improvements	0	\$0.00
Total Improvement Value		\$429,800.00
Total Land Value		\$126,600.00
Total Assessed Value		\$556,400.00

Parcel Numbers: 934-0127-000 Property Address: 10213 RYAN CREEK CT S Municipality: Franklin, City of

Owner Name: UMALE, SAGAR Mailing Address: 10213 S RYAN CREEK CT FRANKLIN, WI 53132 Land Use: Residential

Property Photograph: Legal Description: RYANWOOD MANOR ADDN NO.1, SE 1/4 SEC 28-5-21, LOT 60 Building Sketch: 

Parcel Sketch and Site Map obtained from the County GIS

Neighborhood: 2842-Franklin

Building Description

Dwelling #	934 0127 000- 1		
Year Built:	1/1/2021	Exterior Wall:	01-Wood
Year Remodeled:	1/1/2021	Bedrooms:	4
Remodeled/Effective Age:	-1	Full Baths:	2
Building Type/Style:	12-Colonial	Half Baths:	1
Story:	2.00	Rough-in:	0
Grade:	B	Room Count:	5
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
934 0127 000- 1	1,238	1,182	0	0	0	0	2,420

Attachment Description(s):	Area:	Attachment Value:
13-AFG	60	\$1,800
13-AFG	654	\$19,600
11-OFP	65	\$1,300

Feature Description(s):	Area:	Feature Value:
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
22-Additional Fixture	1	\$300
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements							
Structure Type:		Year Built:	Area:	Construction:	Condition:	Value:	
Permit / Construction History							
Date of Permit:		Permit Number:	Permit Amount:		Details of Permit:		
4/2/2021		21-0074	\$217,900.00		NEWDWLG		
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
9/30/2021		\$569,900.00	Valid		Land and Improvements		
2/25/2021		\$122,900.00	Valid		Land		
Land Breakdown							
Land Class:		Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site		0.350	Gross				\$133,600
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:		Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:	
15,246		0.350				\$133,600	
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		
Valuation/Explanation							
Dwelling #				934 0127 000- 1			
Description				Area		Value Amount	
Living Area:							
First Story:				1,238		\$148,052.42	
Second Story:				1,182		\$75,187.02	
Additional Story:				0		\$0.00	
Attic/Finished Net:				0		\$0.00	
Half Story/Finished Net:				0		\$0.00	
Base Price						\$223,239.44	
Unfinished Living Area:							
Room/Unfinished:				0		\$0.00	
Unfinished Basement:				1,238		\$29,625.34	
Half Story/Unfinished:						\$0.00	
Structure Info, Features and Attachments:							
Heating/AC				Air Conditioning - Same Ducts		\$5,953.20	
Plumbing				1 - Half Bath 2 - Full Bath		\$12,203.00	
Finished Basement Living Area				0		\$0.00	
Features:				2		\$2,300.00	
Attachments:				779		\$22,700.00	
Adjusted Base Price						\$296,020.98	
Changes/Adjustments							
Grade Adjustment:				B 128%		\$346,906.85	
Market Adjustment:				30%		\$450,978.91	
CDU Adjustment:				97		\$437,400.00	
Complete:				0		\$437,400.00	
Dollar Adjustments						(\$1,100.00)	
Dwelling Value						\$436,300.00	

Other Building Improvements	0	\$0.00
Total Improvement Value		\$436,300.00
Total Land Value		\$133,600.00
Total Assessed Value		\$569,900.00

Parcel Numbers: 934-0128-000	Property Address: 10214 WOODSIDE CT S	Municipality: Franklin, City of
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Owner Name: TIM O'BRIEN HOMES INC.	Mailing Address: N27 W24075 PAUL COURT, SUITE 100 PEWAUKEE, WI 53072	Land Use: Residential
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Property Photograph:	Legal Description: RYANWOOD MANOR ADDN NO.1, SE 1/4 SEC 28-5-21, LOT 61	Building Sketch:
<small>Describe/Map</small>	Parcel Sketch and Site Map obtained from the County GIS	<small>Describe/Map</small>
	Neighborhood: 2842-Franklin	

Building Description

Dwelling #	
Year Built:	Exterior Wall:
Year Remodeled:	Bedrooms:
Remodeled/Effective Age:	Full Baths:
Building Type/Style:	Half Baths:
Story:	Rough-in: 0
Grade:	Room Count:
CDU/Overall Condition:	Basement Description:
Interior Condition:	Heating:
Kitchen Condition:	Type of Fuel:
Bath Condition:	Type of System:

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
							0

Attachment Description(s):	Area:	Attachment Value:
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Feature Description(s):	Area:	Feature Value:
Rec Room Condition:	Rec Room Area:	Rec Room Value:

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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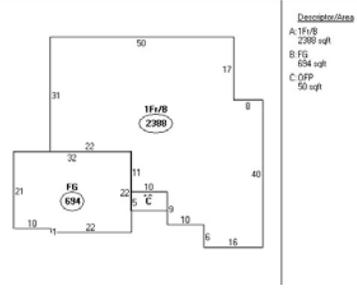
Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
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Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
5/24/2022	11251979	\$122,900.00	Valid	W/C D - Warrant/Condo Deed	Land	Other	
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.350	Gross				\$133,600	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
15,246	0.350				\$133,600		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		
Valuation/Explanation							
Dwelling #							
Description				Area		Value Amount	
Living Area:							
First Story:							
Second Story:							
Additional Story:							
Attic/Finished Net:							
Half Story/Finished Net:							
Base Price							
Unfinished Living Area:							
Room/Unfinished:							
Unfinished Basement:							
Half Story/Unfinished:							
Structure Info, Features and Attachments:							
Heating/AC							
Plumbing				- Half Bath - Full Bath			
Finished Basement Living Area							
Features:							
Attachments:							
Adjusted Base Price						\$0.00	
Changes/Adjustments							
Grade Adjustment:				%			
Market Adjustment:							
CDU Adjustment:							
Complete:				100%			
Dollar Adjustments							
Dwelling Value							
Other Building Improvements				0		\$0.00	
Total Improvement Value						\$0.00	
Total Land Value						\$133,600.00	
Total Assessed Value						\$133,600.00	

Parcel Numbers: 934-0129-000 Property Address: 10190 WOODSIDE CT S Municipality: Franklin, City of

Owner Name: GOVINDEN, NARELLE Mailing Address: 10190 S WOODSIDE CT FRANKLIN, WI 53132 Land Use: Residential

	Legal Description: RYANWOOD MANOR ADDN NO.1, SE 1/4 SEC 28-5-21, LOT 62	Building Sketch: 
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 2842-Franklin	

Building Description

Dwelling #	934 0129 000- 1		
Year Built:	1/1/2020	Exterior Wall:	01-Wood
Year Remodeled:	1/1/2020	Bedrooms:	3
Remodeled/Effective Age:	-2	Full Baths:	2
Building Type/Style:	14-Modern Single Story	Half Baths:	1
Story:	1.00	Rough-in:	0
Grade:	A+	Room Count:	3
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
934 0129 000- 1	2,388	0	0	0	0	0	2,388

Attachment Description(s):	Area:	Attachment Value:
13-AFG	694	\$20,800
11-OFP	50	\$1,000

Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	3	\$900
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements

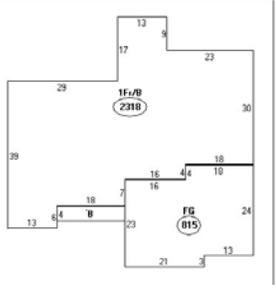
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:

Permit / Construction History							
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:				
1/20/2020	20-0184	\$10,000.00	HVAC				
1/14/2020	20-0126	\$274,000.00	NEWDWLG				
7/15/2021	21-0306	\$4,000.00	DUCTWORK				
7/2/2021	21-0375	\$17,000.00	INTREM0D				
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
12/18/2019		\$132,900.00	Valid		Land		
10/9/2020		\$598,300.00	Invalid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.300	Gross				\$126,600	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
13,068	0.300				\$126,600		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light		7/1/2022	All Public		
Valuation/Explanation							
Dwelling #				934 0129 000- 1			
Description				Area		Value Amount	
Living Area:							
First Story:				2,388		\$252,626.52	
Second Story:				0		\$0.00	
Additional Story:				0		\$0.00	
Attic/Finished Net:				0		\$0.00	
Half Story/Finished Net:				0		\$0.00	
Base Price						\$252,626.52	
Unfinished Living Area:							
Room/Unfinished:				0		\$0.00	
Unfinished Basement:				2,388		\$49,288.32	
Half Story/Unfinished:						\$0.00	
Structure Info, Features and Attachments:							
Heating/AC				Air Conditioning - Same Ducts		\$5,874.48	
Plumbing				1 - Half Bath 2 - Full Bath		\$12,203.00	
Finished Basement Living Area				0		\$0.00	
Features:				4		\$2,900.00	
Attachments:				744		\$21,800.00	
Adjusted Base Price						\$344,692.32	
Changes/Adjustments							
Grade Adjustment:				A+ 175%		\$559,986.56	
Market Adjustment:				-1%		\$554,386.69	
CDU Adjustment:				97		\$537,800.00	
Complete:				100		\$537,800.00	
Dollar Adjustments						\$700.00	
Dwelling Value						\$538,500.00	

Other Building Improvements	0	\$0.00
Total Improvement Value		\$538,500.00
Total Land Value		\$126,600.00
Total Assessed Value		\$665,100.00

Parcel Numbers: 934-0130-000 Property Address: 10174 WOODSIDE CT S Municipality: Franklin, City of

Owner Name: NICHOLAS, ALEXANDER J Mailing Address: 10174 S WOODSIDE CT FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	
	RYANWOOD MANOR ADDN NO.1, SE 1/4 SEC 28-5-21, LOT 63	
	Parcel Sketch and Site Map obtained from the County GIS	
Neighborhood:	2842-Franklin	

Building Description

Dwelling #	934 0130 000- 1		
Year Built:	1/1/2020	Exterior Wall:	01-Wood
Year Remodeled:	1/1/2020	Bedrooms:	3
Remodeled/Effective Age:	-2	Full Baths:	2
Building Type/Style:	14-Modern Single Story	Half Baths:	1
Story:	1.00	Rough-in:	0
Grade:	A+	Room Count:	3
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
934 0130 000- 1	2,318	0	0	0	0	0	2,318

Attachment Description(s):	Area:	Attachment Value:
11-OFP	72	\$1,400
13-AFG	815	\$24,500

Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	2	\$600
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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Permit / Construction History							
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:				
3/3/2020	20-0580	\$8,400.00	HVAC				
2/15/2021	21-0061	\$20,000.00	INTREMOD				
12/23/2019	19-3323	\$350,000.00	NEW DWLG				
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
12/20/2019		\$132,900.00	Valid		Land		
5/17/2021		\$645,000.00	Invalid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.300	Gross				\$126,600	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
13,068	0.300				\$126,600		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		
Valuation/Explanation							
Dwelling #				934 0130 000- 1			
Description				Area		Value Amount	
Living Area:							
First Story:				2,318		\$245,800.72	
Second Story:				0		\$0.00	
Additional Story:				0		\$0.00	
Attic/Finished Net:				0		\$0.00	
Half Story/Finished Net:				0		\$0.00	
Base Price						\$245,800.72	
Unfinished Living Area:							
Room/Unfinished:				0		\$0.00	
Unfinished Basement:				2,318		\$48,075.32	
Half Story/Unfinished:						\$0.00	
Structure Info, Features and Attachments:							
Heating/AC				Air Conditioning - Same Ducts		\$5,702.28	
Plumbing				1 - Half Bath 2 - Full Bath		\$12,203.00	
Finished Basement Living Area				0		\$0.00	
Features:				3		\$2,600.00	
Attachments:				887		\$25,900.00	
Adjusted Base Price						\$340,281.32	
Changes/Adjustments							
Grade Adjustment:				A+ 175%		\$545,617.31	
Market Adjustment:				0%		\$545,617.31	
CDU Adjustment:				97		\$529,200.00	
Complete:				100		\$529,200.00	
Dollar Adjustments						\$1,200.00	
Dwelling Value						\$530,400.00	

Other Building Improvements	0	\$0.00
Total Improvement Value		\$530,400.00
Total Land Value		\$126,600.00
Total Assessed Value		\$657,000.00

Parcel Numbers: 934-0131-000 Property Address: 10162 WOODSIDE CT S Municipality: Franklin, City of

Owner Name: VEBER, MATO Mailing Address: 10162 S WOODSIDE CT FRANKLIN, WI 53132 Land Use: Residential

Property Photograph:	Legal Description:	Building Sketch:
	RYANWOOD MANOR ADDN NO.1, SE 1/4 SEC 28-5-21, LOT 64	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood:	
	2842-Franklin	

Building Description

Dwelling #	934 0131 000- 1		
Year Built:	1/1/2020	Exterior Wall:	01-Wood
Year Remodeled:	1/1/2020	Bedrooms:	3
Remodeled/Effective Age:	-2	Full Baths:	2
Building Type/Style:	14-Modern Single Story	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	A-	Room Count:	3
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
934 0131 000- 1	1,955	0	0	0	0	0	1,955

Attachment Description(s):	Area:	Attachment Value:
11-OFP	164	\$3,300
13-AFG	776	\$23,300
11-OFP	219	\$4,400

Feature Description(s):	Area:	Feature Value:
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
22-Additional Fixture	1	\$300
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements						
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:	
Permit / Construction History						
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:			
2/5/2020	20-0349	\$355,900.00	NEWDWLG			
1/24/2020	20-0229	\$10,643.00	HVAC			
Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
2/6/2020		\$132,900.00	Invalid		Land	
3/19/2021		\$514,800.00	Invalid		Land and Improvements	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	0.300	Gross				\$126,600
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
13,068	0.300			\$126,600		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Paved	Light			All Public	

Valuation/Explanation		
Dwelling #	934 0131 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,955	\$213,114.55
Second Story:	0	\$0.00
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$213,114.55
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	1,955	\$42,169.35
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$4,809.30
Plumbing	0 - Half Bath 2 - Full Bath	\$7,322.00
Finished Basement Living Area	0	\$0.00
Features:	2	\$2,300.00
Attachments:	1,159	\$31,000.00
Adjusted Base Price		\$300,715.20
Changes/Adjustments		
Grade Adjustment:	A- 145%	\$387,752.04
Market Adjustment:	9%	\$422,649.72
CDU Adjustment:	97	\$410,000.00
Complete:	100	\$410,000.00
Dollar Adjustments		\$200.00
Dwelling Value		\$410,200.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$410,200.00
Total Land Value		\$126,600.00
Total Assessed Value		\$536,800.00

Parcel Numbers: 934-0132-000 Property Address: 10156 WOODSIDE CT S Municipality: Franklin, City of

Owner Name: ZANI AND JEHONA ZEQRIRI Mailing Address: 10156 S. WOODSIDE COURT FRANKLIN, WI 53132 Land Use: Residential

Property Photograph:	Legal Description: RYANWOOD MANOR ADDN NO.1, SE 1/4 SEC 28-5-21, LOT 65	Building Sketch:
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood:	
	2842-Franklin	

Building Description

Dwelling #	934 0132 000- 1		
Year Built:	1/1/2021	Exterior Wall:	01-Wood
Year Remodeled:	1/1/2021	Bedrooms:	4
Remodeled/Effective Age:	-1	Full Baths:	2
Building Type/Style:	12-Colonial	Half Baths:	1
Story:	2.00	Rough-in:	0
Grade:	B	Room Count:	4
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
934 0132 000- 1	1,453	1,437	0	0	0	0	2,890

Attachment Description(s):	Area:	Attachment Value:
13-AFG	298	\$8,900
13-AFG	358	\$10,700
13-AFG	63	\$1,900
11-OPF	80	\$1,600

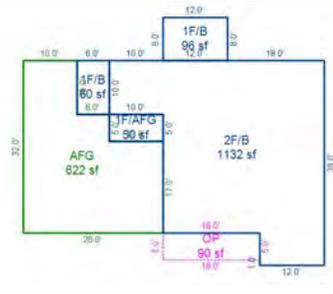
Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	4	\$1,200
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements							
Structure Type:		Year Built:	Area:	Construction:	Condition:	Value:	
Permit / Construction History							
Date of Permit:		Permit Number:	Permit Amount:		Details of Permit:		
6/3/2021		21-0343	\$450,000.00		NEW DWLG		
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
4/8/2021		\$132,900.00	Valid		Land		
1/5/2022	11214105	\$664,900.00	Valid	W/C D - Warrant/Condo Deed	Land and Improvements	Other	
Land Breakdown							
Land Class:		Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site		0.300	Gross				\$126,600
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:		Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:	
13,068		0.300				\$126,600	
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		

Valuation/Explanation		
Dwelling #	934 0132 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,453	\$167,211.24
Second Story:	1,437	\$88,993.41
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$256,204.65
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	1,453	\$33,084.81
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$7,109.40
Plumbing	1 - Half Bath 2 - Full Bath	\$12,203.00
Finished Basement Living Area	0	\$0.00
Features:	5	\$3,200.00
Attachments:	799	\$23,100.00
Adjusted Base Price		\$334,901.86
Changes/Adjustments		
Grade Adjustment:	B 128%	\$395,010.38
Market Adjustment:	39%	\$549,064.43
CDU Adjustment:	97	\$532,600.00
Complete:	0	\$532,600.00
Dollar Adjustments		(\$800.00)
Dwelling Value		\$531,800.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$531,800.00
Total Land Value		\$126,600.00
Total Assessed Value		\$658,400.00

Parcel Numbers: 934-0133-000 Property Address: 10138 WOODSIDE CT S Municipality: Franklin, City of

Owner Name: KOSTOWICZ, MICHAEL Mailing Address: 10138 S WOODSIDE CT FRANKLIN, WI 53132 Land Use: Residential

Property Photograph: Legal Description: RYANWOOD MANOR ADDN NO.1, SE 1/4 SEC 28-5-21, LOT 66 Building Sketch: 

Parcel Sketch and Site Map obtained from the County GIS

Neighborhood: 2842-Franklin

Building Description

Dwelling #	934 0133 000- 1		
Year Built:	1/1/2021	Exterior Wall:	01-Wood
Year Remodeled:	1/1/2021	Bedrooms:	4
Remodeled/Effective Age:	-1	Full Baths:	2
Building Type/Style:	12-Colonial	Half Baths:	1
Story:	2.00	Rough-in:	0
Grade:	B-	Room Count:	4
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
934 0133 000- 1	1,338	1,132	0	0	0	0	2,470

Attachment Description(s):	Area:	Attachment Value:
13-AFG	672	\$20,200
11-OPF	90	\$1,800

Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	2	\$600
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:

Permit / Construction History							
Date of Permit: 4/14/2021	Permit Number: PB0270	Permit Amount: \$351,920.00	Details of Permit: NEWDWLG				
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
11/10/2021		\$572,400.00	Valid		Land and Improvements		
4/29/2021		\$122,900.00	Valid		Land		
Land Breakdown							
Land Class: A-Residential Primary Site	Acreage: 0.350	Unit of Measure: Gross	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value: \$133,600	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage: 15,246	Total Acreage: 0.350	Depth:	Act. Frontage:	Assessed Land Value: \$133,600			
General Information							
Topography: Level	Street/Road: Paved	Fronting Traffic: Light	Inspected By:	Inspected On:	Utilities: All Public		
Valuation/Explanation							
Dwelling #				934 0133 000- 1			
Description				Area		Value Amount	
Living Area:							
First Story:				1,338		\$157,281.90	
Second Story:				1,132		\$72,357.44	
Additional Story:				0		\$0.00	
Attic/Finished Net:				0		\$0.00	
Half Story/Finished Net:				0		\$0.00	
Base Price						\$229,639.34	
Unfinished Living Area:							
Room/Unfinished:				0		\$0.00	
Unfinished Basement:				1,288		\$30,499.84	
Half Story/Unfinished:						\$0.00	
Structure Info, Features and Attachments:							
Heating/AC				Air Conditioning - Same Ducts		\$6,076.20	
Plumbing				1 - Half Bath 2 - Full Bath		\$12,203.00	
Finished Basement Living Area				0		\$0.00	
Features:				3		\$2,600.00	
Attachments:				812		\$23,500.00	
Adjusted Base Price						\$304,518.38	
Changes/Adjustments							
Grade Adjustment:				B- 120%		\$334,102.06	
Market Adjustment:				35%		\$451,037.78	
CDU Adjustment:				97		\$437,500.00	
Complete:				0		\$437,500.00	
Dollar Adjustments						\$1,300.00	
Dwelling Value						\$438,800.00	

Other Building Improvements	0	\$0.00
Total Improvement Value		\$438,800.00
Total Land Value		\$133,600.00
Total Assessed Value		\$572,400.00

Parcel Numbers: 934-9989-000 Property Address: 9913 76TH ST S Municipality: Franklin, City of

Owner Name: DULDULAE, DANIEL M Mailing Address: 9913 S 76TH ST FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	
	E 260 FT OF N 330 FT OF SE 28 5 21 EXC E 60 FT FOR ST &	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 2801-Franklin	

Building Description

Dwelling #	934 9989 000- 1		
Year Built:	1/1/1965	Exterior Wall:	07-Brick
Year Remodeled:	1/1/1965	Bedrooms:	3
Remodeled/Effective Age:	-57	Full Baths:	1
Building Type/Style:	01-Ranch	Half Baths:	1
Story:	1.00	Rough-in:	0
Grade:	C+	Room Count:	4
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Good	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
934 9989 000- 1	1,346	0	0	0	0	0	1,346

Attachment Description(s):	Area:	Attachment Value:
33-Concrete Patio	336	\$1,700
13-AFG	420	\$12,600
11-OFP	32	\$600

Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	1	\$300
Rec Room Condition:	Rec Room Area:	Rec Room Value:
Fair	538	\$2,152

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
RS1-Frame Utility Shed	1/1/1965	308		Average	\$600.00

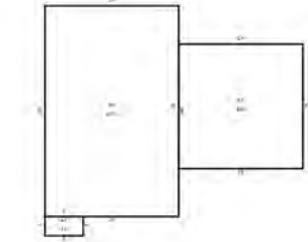
Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:

Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
5/25/2016		\$220,000.00	Valid		Land and Improvements		
6/1/1984		\$72,000.00	Invalid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	1.520	Gross				\$78,600	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
66,211	1.520				\$78,600		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Semi-Improved	Medium			Well		
Valuation/Explanation							
Dwelling #				934 9989 000- 1			
Description				Area		Value Amount	
Living Area:							
First Story:				1,346		\$179,489.10	
Second Story:				0		\$0.00	
Additional Story:				0		\$0.00	
Attic/Finished Net:				0		\$0.00	
Half Story/Finished Net:				0		\$0.00	
Base Price						\$179,489.10	
Unfinished Living Area:							
Room/Unfinished:				0		\$0.00	
Unfinished Basement:				1,346		\$31,536.78	
Half Story/Unfinished:						\$0.00	
Structure Info, Features and Attachments:							
Heating/AC				Air Conditioning - Same Ducts		\$3,311.16	
Plumbing				1 - Half Bath 1 - Full Bath		\$4,881.00	
Finished Basement Living Area				0		\$0.00	
Features:				1		\$300.00	
Attachments:				788		\$14,900.00	
Adjusted Base Price						\$234,418.04	
Changes/Adjustments							
Grade Adjustment:				C+ 110%		\$241,139.84	
Market Adjustment:				45%		\$349,652.77	
CDU Adjustment:				60		\$209,800.00	
Complete:				100		\$209,800.00	
Dollar Adjustments						(\$600.00)	
Dwelling Value						\$209,200.00	
Other Building Improvements				0		\$600.00	
Total Improvement Value						\$209,800.00	
Total Land Value						\$78,600.00	
Total Assessed Value						\$288,400.00	

Parcel Numbers: 934-9990-000 Property Address: 9909 76TH ST S Municipality: Franklin, City of

Owner Name: MORGAN, CHARLES R & CHRISTINE Mailing Address: 9909 S 76TH ST FRANKLIN, WI 53132 Land Use: Residential

Property Photograph:	Legal Description:	Building Sketch:
	W 150 FT OF E 410 FT OF N 330 FT OF SE 28 5 21 INCLDG	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood:	
	2801-Franklin	

Building Description

Dwelling #	934 9990 000- 1		
Year Built:	1/1/1958	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/1958	Bedrooms:	3
Remodeled/Effective Age:	-64	Full Baths:	1
Building Type/Style:	01-Ranch	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	C+	Room Count:	4
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Oil
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
934 9990 000- 1	1,232	0	0	0	0	0	1,232

Attachment Description(s):	Area:	Attachment Value:
33-Concrete Patio	676	\$3,400

Feature Description(s):	Area:	Feature Value:
03-Masonry Fireplace	1	\$5,500
Rec Room Condition:	Rec Room Area:	Rec Room Value:
Average	739	\$3,695
22-Additional Fixture	1	\$300
Rec Room Condition:	Rec Room Area:	Rec Room Value:
Average	739	\$3,695

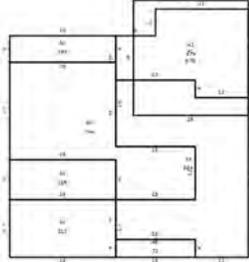
Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
RS1-Frame Utility Shed	1/1/1958	180		Average	\$400.00
RG1-Detached Frame Garage	1/1/1958	528		Average	\$5,300.00

Permit / Construction History							
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:				
9/26/2018	18-2411	\$7,550.00	FUR+ACREPLAC				
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
10/1/1990		\$90,000.00	Valid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	1.140	Gross				\$75,300	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:			
49,658	1.140			\$75,300			
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Semi-Improved	Medium			Well		
Valuation/Explanation							
Dwelling #	934 9990 000- 1						
Description	Area					Value Amount	
Living Area:							
First Story:	1,232					\$147,334.88	
Second Story:	0					\$0.00	
Additional Story:	0					\$0.00	
Attic/Finished Net:	0					\$0.00	
Half Story/Finished Net:	0					\$0.00	
Base Price	\$147,334.88						
Unfinished Living Area:							
Room/Unfinished:	0					\$0.00	
Unfinished Basement:	1,232					\$29,481.76	
Half Story/Unfinished:						\$0.00	
Structure Info, Features and Attachments:							
Heating/AC	Air Conditioning - Same Ducts					\$3,030.72	
Plumbing	0 - Half Bath 1 - Full Bath					\$0.00	
Finished Basement Living Area	0					\$0.00	
Features:	2					\$5,800.00	
Attachments:	676					\$3,400.00	
Adjusted Base Price	\$189,047.36						
Changes/Adjustments							
Grade Adjustment:	C+ 110%					\$197,832.10	
Market Adjustment:	37%					\$271,029.97	
CDU Adjustment:	60					\$162,600.00	
Complete:	100					\$162,600.00	
Dollar Adjustments						(\$200.00)	
Dwelling Value	\$162,400.00						
Other Building Improvements	0					\$5,700.00	
Total Improvement Value	\$168,100.00						
Total Land Value	\$75,300.00						
Total Assessed Value	\$243,400.00						

Parcel Numbers: 934-9991-003	Property Address: 9905 76TH ST S	Municipality: Franklin, City of
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Owner Name: BRANBACK VALERIE L	Mailing Address: 9905 S 76TH ST FRANKLIN, WI 53132	Land Use: Residential
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Property Photograph: 	Legal Description: CSM NO 6115 NE & SE 28 5 21 PARCEL 2	Building Sketch: 
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 2801-Franklin	

Building Description

Dwelling #	934 9991 003- 1		
Year Built:	1/1/1992	Exterior Wall:	01-Wood
Year Remodeled:	1/1/1992	Bedrooms:	3
Remodeled/Effective Age:	-30	Full Baths:	2
Building Type/Style:	13-Contemporary	Half Baths:	1
Story:	2.00	Rough-in:	0
Grade:	B	Room Count:	4
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
934 9991 003- 1	1,608	960	0	0	0	0	2,568

Attachment Description(s):	Area:	Attachment Value:
13-AFG	216	\$6,500
31-WD	144	\$1,400
31-WD	474	\$4,700
13-AFG	312	\$9,400
11-OFP	72	\$1,400

Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	3	\$900
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
RG1-Detached Frame Garage	1/1/2000	480		Average	\$7,200.00

Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
6/1/2000	00-0764	\$400.00	REROOF GARAG
6/1/2000	00-0765	\$800.00	RESID GARAGE
8/1/2000	00-0918	\$4,000.00	GARAGE 20X20
9/30/2009	1878	\$8,660.00	EXTREMOD ROOF

Ownership/Sales History

Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
3/17/2005		\$188,500.00	Invalid		Land and Improvements	

Land Breakdown

Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	8.648	Gross				\$124,200

Acreage/Squarefoot Variables

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Land Data & Computations

Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:
376,707	8.648			\$124,200

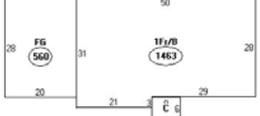
General Information

Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:
Rolling	Paved	Medium			Well

Valuation/Explanation		
Dwelling #	934 9991 003- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,608	\$181,655.76
Second Story:	960	\$62,707.20
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$244,362.96
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	1,608	\$35,681.52
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$6,317.28
Plumbing	1 - Half Bath 2 - Full Bath	\$12,203.00
Finished Basement Living Area	0	\$0.00
Features:	4	\$2,900.00
Attachments:	1,218	\$23,400.00
Adjusted Base Price		\$324,864.76
Changes/Adjustments		
Grade Adjustment:	B 128%	\$382,162.89
Market Adjustment:	32%	\$504,455.02
CDU Adjustment:	75	\$378,300.00
Complete:	100	\$378,300.00
Dollar Adjustments		\$300.00
Dwelling Value		\$378,600.00
Other Building Improvements	0	\$7,200.00
Total Improvement Value		\$385,800.00
Total Land Value		\$124,200.00
Total Assessed Value		\$510,000.00

Parcel Numbers: 934-9992-002 Property Address: 10225 76TH ST S Municipality: Franklin, City of

Owner Name: SPENCER, KENNETH & LOIS Mailing Address: 10225 S 76TH ST FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	Building Sketch:
	CERTIFIED SURVEY MAP NO 1911 SE 28 5 21 PARCEL 1	
	Parcel Sketch and Site Map obtained from the County GIS	<p><small>Descriptor/Usage</small></p> <p>A: 1 1/2 BR 1463 sqft</p> <p>B: FG 560 sqft</p> <p>C: OFF 48 sqft</p>
	Neighborhood: 2801-Franklin	

Building Description

Dwelling #	934 9992 002- 1		
Year Built:	1/1/1973	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/1973	Bedrooms:	3
Remodeled/Effective Age:	-49	Full Baths:	1
Building Type/Style:	01-Ranch	Half Baths:	1
Story:	1.00	Rough-in:	0
Grade:	C+	Room Count:	4
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Basic Heating
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
934 9992 002- 1	1,463	0	0	0	0	0	1,463

Attachment Description(s):	Area:	Attachment Value:
13-AFG	560	\$16,800
11-OFP	48	\$1,000

Feature Description(s):	Area:	Feature Value:
Rec Room Condition:	Rec Room Area:	Rec Room Value:
Average	730	\$3,650

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
RS1-Frame Utility Shed	1/1/1950	168		Fair	\$300.00

Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
1/23/2009	141	\$1,300.00	FURREPLAC

Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
6/1/1985		\$40,000.00	Valid		Land and Improvements	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	1.000	Gross				\$74,100
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
43,560	1.000			\$74,100		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Semi-Improved	Medium			Well	
Valuation/Explanation						
Dwelling #				934 9992 002- 1		
Description				Area		Value Amount
Living Area:						
First Story:				1,463		\$168,362.04
Second Story:				0		\$0.00
Additional Story:				0		\$0.00
Attic/Finished Net:				0		\$0.00
Half Story/Finished Net:				0		\$0.00
Base Price						\$168,362.04
Unfinished Living Area:						
Room/Unfinished:				0		\$0.00
Unfinished Basement:				1,463		\$33,312.51
Half Story/Unfinished:						\$0.00
Structure Info, Features and Attachments:						
Heating/AC				Basic Heating		\$0.00
Plumbing				1 - Half Bath 1 - Full Bath		\$4,881.00
Finished Basement Living Area				0		\$0.00
Features:						
Attachments:				608		\$17,800.00
Adjusted Base Price						\$224,355.55
Changes/Adjustments						
Grade Adjustment:				C+ 110%		\$227,211.11
Market Adjustment:				47%		\$334,000.32
CDU Adjustment:				65		\$217,100.00
Complete:				100		\$217,100.00
Dollar Adjustments						\$500.00
Dwelling Value						\$217,600.00
Other Building Improvements				0		\$300.00
Total Improvement Value						\$217,900.00
Total Land Value						\$74,100.00
Total Assessed Value						\$292,000.00

Parcel Numbers: 934-9992-004 Property Address: 7912 OAKWOOD RD W Municipality: Franklin, City of

Owner Name: SCHWEITZER, KATHLEEN Mailing Address: 7912 W OAKWOOD RD FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	Building Sketch:
	CERTIFIED SURVEY MAP NO 2190 SE 28 5 21 PARCEL 1	
	Parcel Sketch and Site Map obtained from the County GIS	<small>Descriptor/Map</small> A: 25x/B 816 sqft B: FG 504 sqft C: 15x/B 312 sqft
	Neighborhood: 2801-Franklin	

Building Description

Dwelling #	934 9992 004- 1		
Year Built:	1/1/1973	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/1973	Bedrooms:	4
Remodeled/Effective Age:	-49	Full Baths:	1
Building Type/Style:	12-Colonial	Half Baths:	1
Story:	2.00	Rough-in:	0
Grade:	C+	Room Count:	6
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Basic Heating
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
934 9992 004- 1	1,128	816	0	0	0	0	1,944

Attachment Description(s): 13-AFG	Area: 504	Attachment Value: \$15,100
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Feature Description(s): 22-Additional Fixture	Area: 1	Feature Value: \$300
Rec Room Condition:	Rec Room Area: 0	Rec Room Value: \$0
03-Masonry Fireplace	1	\$5,500
Rec Room Condition:	Rec Room Area: 0	Rec Room Value: \$0

Other Building Improvements

Structure Type: RG1-Detached Frame Garage	Year Built: 1/1/2000	Area: 384	Construction:	Condition: Average	Value: \$5,800.00
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Permit / Construction History			
Date of Permit: 11/1/1999 6/1/2000	Permit Number: 99-1435 00-0700	Permit Amount: \$0.00 \$2,000.00	Details of Permit: FNDTN PERMIT GARAGE 16X24
Ownership/Sales History			
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity: Conveyance Type: Sale Type: Sale Validation Source:
Land Breakdown			
Land Class: A-Residential Primary Site	Acreage: 1.000	Unit of Measure: Gross	Influence Reason: Influence Factor: Dollar Adjustment: Land Value: \$92,600
Acreage/Squarefoot Variables			
Land Data & Computations			
Total Square Footage: 43,560	Total Acreage: 1.000	Depth:	Act. Frontage: Assessed Land Value: \$92,600
General Information			
Topography: Level	Street/Road: Semi-Improved	Fronting Traffic: Light	Inspected By: Inspected On: Utilities: Well
Valuation/Explanation			
Dwelling #	934 9992 004- 1		
Description	Area	Value Amount	
Living Area:			
First Story:	1,128	\$137,311.44	
Second Story:	816	\$55,422.72	
Additional Story:	0	\$0.00	
Attic/Finished Net:	0	\$0.00	
Half Story/Finished Net:	0	\$0.00	
Base Price		\$192,734.16	
Unfinished Living Area:			
Room/Unfinished:	0	\$0.00	
Unfinished Basement:	1,128	\$27,782.64	
Half Story/Unfinished:		\$0.00	
Structure Info, Features and Attachments:			
Heating/AC	Basic Heating	\$0.00	
Plumbing	1 - Half Bath 1 - Full Bath	\$4,881.00	
Finished Basement Living Area	0	\$0.00	
Features:	2	\$5,800.00	
Attachments:	504	\$15,100.00	
Adjusted Base Price		\$246,297.80	
Changes/Adjustments			
Grade Adjustment:	C+ 110%	\$247,937.58	
Market Adjustment:	56%	\$386,782.63	
CDU Adjustment:	65	\$251,400.00	
Complete:	100	\$251,400.00	
Dollar Adjustments		\$0.00	
Dwelling Value		\$251,400.00	

Other Building Improvements	0	\$5,800.00
Total Improvement Value		\$257,200.00
Total Land Value		\$92,600.00
Total Assessed Value		\$349,800.00

Parcel Numbers: 934-9992-006	Property Address: 0 76TH ST S	Municipality: Franklin, City of
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Owner Name: J & G FARM LLC	Mailing Address: 20 WATTERS CT RIVER RIDGE, LA 70123	Land Use: Residential
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Property Photograph:	Legal Description: CERTIFIED SURVEY MAP NO 4108 SE 28 5 21 OUTLOT 1	Building Sketch:
	<p>Parcel Sketch and Site Map obtained from the County GIS</p> <p>Neighborhood: 2801-Franklin</p>	

Building Description

Dwelling # Year Built: Year Remodeled: Remodeled/Effective Age: Building Type/Style: Story: Grade: CDU/Overall Condition: Interior Condition: Kitchen Condition: Bath Condition:	Exterior Wall: Bedrooms: Full Baths: Half Baths: Rough-in: 0 Room Count: Basement Description: Heating: Type of Fuel: Type of System:
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Square Footage / Attachments

First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
						0

Attachment Description(s):	Area:	Attachment Value:
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Feature Description(s):	Area:	Feature Value:
Rec Room Condition:	Rec Room Area:	Rec Room Value:

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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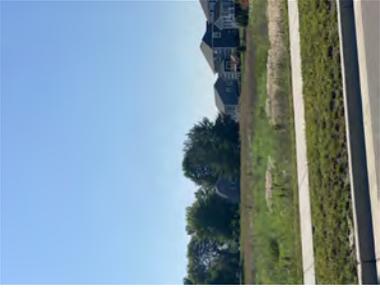
Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
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Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
5/1/1982		\$1,800.00	Invalid		Land		
6/8/2021		\$8,200.00	Invalid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	1.000	Gross				\$8,600	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
43,560	1.000				\$8,600		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Semi-Improved	Medium			All Public		
Valuation/Explanation							
Dwelling #		Area		Value Amount			
Description		Area		Value Amount			
Living Area:							
First Story:							
Second Story:							
Additional Story:							
Attic/Finished Net:							
Half Story/Finished Net:							
Base Price							
Unfinished Living Area:							
Room/Unfinished:							
Unfinished Basement:							
Half Story/Unfinished:							
Structure Info, Features and Attachments:							
Heating/AC							
Plumbing				- Half Bath - Full Bath			
Finished Basement Living Area							
Features:							
Attachments:							
Adjusted Base Price				\$0.00			
Changes/Adjustments							
Grade Adjustment:				%			
Market Adjustment:							
CDU Adjustment:							
Complete:				100%			
Dollar Adjustments							
Dwelling Value							
Other Building Improvements		0		\$0.00			
Total Improvement Value				\$0.00			
Total Land Value				\$8,600.00			
Total Assessed Value				\$8,600.00			

Parcel Numbers: 934-9992-007 Property Address: 10205 76TH ST S Municipality: Franklin, City of

Owner Name: SCHWEITZER, ROY R Mailing Address: 10205 S 76TH ST FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	Building Sketch:
	CERTIFIED SURVEY MAP NO 4109 SE 28 5 21 OUTLOT 1	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 2801-Franklin	

Building Description

Dwelling #	
Year Built:	Exterior Wall:
Year Remodeled:	Bedrooms:
Remodeled/Effective Age:	Full Baths:
Building Type/Style:	Half Baths:
Story:	Rough-in: 0
Grade:	Room Count:
CDU/Overall Condition:	Basement Description:
Interior Condition:	Heating:
Kitchen Condition:	Type of Fuel:
Bath Condition:	Type of System:

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
							0

Attachment Description(s): Area: Attachment Value:

Feature Description(s): Area: Feature Value:

Rec Room Condition: Rec Room Area: Rec Room Value:

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
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Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
2/1/1982		\$1,880.00	Invalid		Land	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
E13-Undeveloped Low	1.000	Gross				\$200
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
43,560	1.000			\$200		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Semi-Improved	Light		6/29/2022	All Public	
Valuation/Explanation						
Dwelling #						
Description		Area		Value Amount		
Living Area:						
First Story:						
Second Story:						
Additional Story:						
Attic/Finished Net:						
Half Story/Finished Net:						
Base Price						
Unfinished Living Area:						
Room/Unfinished:						
Unfinished Basement:						
Half Story/Unfinished:						
Structure Info, Features and Attachments:						
Heating/AC						
Plumbing				- Half Bath - Full Bath		
Finished Basement Living Area						
Features:						
Attachments:						
Adjusted Base Price				\$0.00		
Changes/Adjustments						
Grade Adjustment:				%		
Market Adjustment:						
CDU Adjustment:						
Complete:				100%		
Dollar Adjustments						
Dwelling Value						
Other Building Improvements		0		\$0.00		
Total Improvement Value				\$0.00		
Total Land Value				\$200.00		
Total Assessed Value				\$200.00		

Parcel Numbers: 934-9992-008	Property Address: 7800 OAKWOOD RD W	Municipality: Franklin, City of
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Owner Name: STEFANEC, DALE S & LYNETTE M	Mailing Address: 4907 S 84TH ST GREENFIELD, WI 53228	Land Use: Residential
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Property Photograph: 	Legal Description: CERTIFIED SURVEY MAP NO 4110 SE 28 5 21 OUTLOT 1	Building Sketch: 
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 2801-Franklin	

Building Description

Dwelling #	
Year Built:	Exterior Wall:
Year Remodeled:	Bedrooms:
Remodeled/Effective Age:	Full Baths:
Building Type/Style:	Half Baths:
Story:	Rough-in: 0
Grade:	Room Count:
CDU/Overall Condition:	Basement Description:
Interior Condition:	Heating:
Kitchen Condition:	Type of Fuel:
Bath Condition:	Type of System:

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
							0

Attachment Description(s):	Area:	Attachment Value:
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Feature Description(s):	Area:	Feature Value:
Rec Room Condition:	Rec Room Area:	Rec Room Value:

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
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Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
5/16/2006		\$80,000.00	Valid		Land		
8/1/1982		\$1,800.00	Invalid		Land		
3/17/2004		\$49,900.00	Valid		Land		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
E13-Undeveloped Low	0.980	Gross				\$200	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
42,689	0.980				\$200		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Semi-Improved	Light		6/29/2022	All Public		
Valuation/Explanation							
Dwelling #							
Description	Area			Value Amount			
Living Area:							
First Story:							
Second Story:							
Additional Story:							
Attic/Finished Net:							
Half Story/Finished Net:							
Base Price							
Unfinished Living Area:							
Room/Unfinished:							
Unfinished Basement:							
Half Story/Unfinished:							
Structure Info, Features and Attachments:							
Heating/AC							
Plumbing				- Half Bath - Full Bath			
Finished Basement Living Area							
Features:							
Attachments:							
Adjusted Base Price						\$0.00	
Changes/Adjustments							
Grade Adjustment:				%			
Market Adjustment:							
CDU Adjustment:							
Complete:				100%			
Dollar Adjustments							
Dwelling Value							
Other Building Improvements				0		\$0.00	
Total Improvement Value						\$0.00	
Total Land Value						\$200.00	
Total Assessed Value						\$200.00	

Parcel Numbers: 934-9992-011	Property Address: 10205 76TH ST S	Municipality: Franklin, City of
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Owner Name: SCHWEITZER, ROY R	Mailing Address: 10205 S 76TH ST FRANKLIN, WI 53132	Land Use: Residential
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Property Photograph: 	Legal Description: COM 520 FT N & 60.01 FT W OF SE COR OF SE 28 5 21 TH W	Building Sketch: 
Parcel Sketch and Site Map obtained from the County GIS		
Neighborhood: 2801-Franklin		

Building Description

Dwelling #	934 9992 011- 1		
Year Built:	1/1/1907	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/1907	Bedrooms:	4
Remodeled/Effective Age:	-115	Full Baths:	2
Building Type/Style:	22-Other	Half Baths:	0
Story:	2.00	Rough-in:	0
Grade:	C+	Room Count:	7
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Basic Heating
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
934 9992 011- 1	1,248	1,088	0	0	0	0	2,336

Attachment Description(s):	Area:	Attachment Value:
11-OFP	54	\$1,100
12-EFP	24	\$700
11-OFP	85	\$1,700
99-Additional Attachments	16	\$1,600

Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	3	\$900
Rec Room Condition:	Rec Room Area:	Rec Room Value:
Average	435	\$2,175

Other Building Improvements

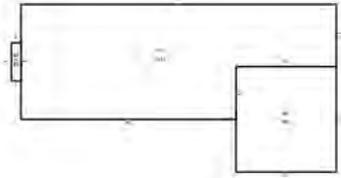
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
RG1-Detached Frame Garage	1/1/1950	528		Average	\$5,300.00
AP2-Pole 4 Sides Closed Wood	1/1/1907	800		Fair	\$1,500.00

Permit / Construction History						
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:			
Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
6/1/2000		\$100,000.00	Invalid		Land and Improvements	
2/1/2001		\$100,000.00	Invalid		Land and Improvements	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	1.410	Gross				\$77,600
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
61,420	1.410			\$77,600		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Semi-Improved	Medium			Well	
Valuation/Explanation						
Dwelling #			934 9992 011- 1			
Description			Area		Value Amount	
Living Area:						
First Story:			1,248			\$149,248.32
Second Story:			1,088			\$70,056.32
Additional Story:			0			\$0.00
Attic/Finished Net:			0			\$0.00
Half Story/Finished Net:			0			\$0.00
Base Price					\$219,304.64	
Unfinished Living Area:						
Room/Unfinished:			0			\$0.00
Unfinished Basement:			1,088			\$27,210.88
Half Story/Unfinished:						\$0.00
Structure Info, Features and Attachments:						
Heating/AC			Basic Heating			\$0.00
Plumbing			0 - Half Bath 2 - Full Bath			\$7,322.00
Finished Basement Living Area			0			\$0.00
Features:			3			\$900.00
Attachments:			179			\$5,100.00
Adjusted Base Price					\$259,837.52	
Changes/Adjustments						
Grade Adjustment:			C+ 110%			\$279,221.27
Market Adjustment:			33%			\$371,364.29
CDU Adjustment:			55			\$204,300.00
Complete:			100			\$204,300.00
Dollar Adjustments						(\$200.00)
Dwelling Value					\$204,100.00	

Other Building Improvements	0	\$6,800.00
Total Improvement Value		\$210,900.00
Total Land Value		\$77,600.00
Total Assessed Value		\$288,500.00

Parcel Numbers: 934-9993-001 Property Address: 9991 76TH ST S Municipality: Franklin, City of

Owner Name: SCHWEITZER TRUST DTD 1/30/12 Mailing Address: 4000 E ELM RD OAK CREEK, WI 53154 Land Use: Residential

	Legal Description:	
	COM 330 FT S OF NE COR OF SE 28 5 21 TH S 360 FT W	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 2801-Franklin	

Building Description

Dwelling #	934 9993 001- 1		
Year Built:	1/1/1964	Exterior Wall:	07-Brick
Year Remodeled:	1/1/1964	Bedrooms:	3
Remodeled/Effective Age:	-58	Full Baths:	1
Building Type/Style:	01-Ranch	Half Baths:	1
Story:	1.00	Rough-in:	0
Grade:	C+	Room Count:	4
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
934 9993 001- 1	1,353	0	0	0	0	0	1,353

Attachment Description(s): 23-AMG Area: 462 Attachment Value: \$16,200

Feature Description(s): 22-Additional Fixture Area: 1 Feature Value: \$300

Rec Room Condition: Average Rec Room Area: 406 Rec Room Value: \$2,030

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
AP1-Pole 4 Sides Closed Metal	1/1/1975	840		Average	\$2,500.00
RS1-Frame Utility Shed	1/1/1960	352		Fair	\$500.00

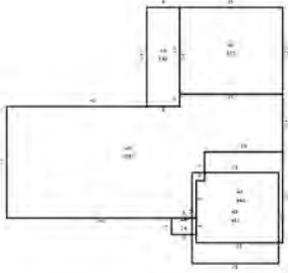
Permit / Construction History

Date of Permit: Permit Number: Permit Amount: Details of Permit:

Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
1/30/2012		\$262,300.00	Invalid		Land and Improvements	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	10.470	Gross				\$132,000
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
456,073	10.470			\$132,000		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Semi-Improved	Medium			Well	
Valuation/Explanation						
Dwelling #	934 9993 001- 1					
Description	Area			Value Amount		
Living Area:						
First Story:	1,353			\$177,581.25		
Second Story:	0			\$0.00		
Additional Story:	0			\$0.00		
Attic/Finished Net:	0			\$0.00		
Half Story/Finished Net:	0			\$0.00		
Base Price				\$177,581.25		
Unfinished Living Area:						
Room/Unfinished:	0			\$0.00		
Unfinished Basement:	1,353			\$31,389.60		
Half Story/Unfinished:				\$0.00		
Structure Info, Features and Attachments:						
Heating/AC	Air Conditioning - Same Ducts			\$3,328.38		
Plumbing	1 - Half Bath 1 - Full Bath			\$4,881.00		
Finished Basement Living Area	0			\$0.00		
Features:	1			\$300.00		
Attachments:	462			\$16,200.00		
Adjusted Base Price				\$233,680.23		
Changes/Adjustments						
Grade Adjustment:	C+ 110%			\$238,898.25		
Market Adjustment:	42%			\$339,235.52		
CDU Adjustment:	60			\$203,500.00		
Complete:	100			\$203,500.00		
Dollar Adjustments				(\$100.00)		
Dwelling Value				\$203,400.00		
Other Building Improvements	0			\$3,000.00		
Total Improvement Value				\$206,400.00		
Total Land Value				\$132,000.00		
Total Assessed Value				\$338,400.00		

Parcel Numbers: 934-9994-001 Property Address: 10007 76TH ST S Municipality: Franklin, City of

Owner Name: KOOPING, DARYL J & ANN Mailing Address: 10007 S 76TH ST FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	
	COM 690 FT S OF NE COR OF SE 28 5 21 TH S 330 FT TH W 21	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 2801-Franklin	

Building Description

Dwelling #	934 9994 001- 1		
Year Built:	1/1/1968	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/1968	Bedrooms:	4
Remodeled/Effective Age:	-54	Full Baths:	1
Building Type/Style:	01-Ranch	Half Baths:	1
Story:	1.00	Rough-in:	0
Grade:	C+	Room Count:	5
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
934 9994 001- 1	2,087	0	0	0	0	0	2,087

Attachment Description(s):	Area:	Attachment Value:
11-OFP	192	\$3,800
13-AFG	448	\$13,400
11-OFP	24	\$500

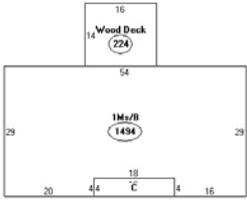
Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	1	\$300
Rec Room Condition: Average	Rec Room Area: 640	Rec Room Value: \$3,200
03-Masonry Fireplace	1	\$5,500
Rec Room Condition: Average	Rec Room Area: 640	Rec Room Value: \$3,200

Other Building Improvements								
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:			
RS1-Frame Utility Shed	1/1/1968	168		Average	\$300.00			
Permit / Construction History								
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:					
Ownership/Sales History								
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:		
9/1/1985		\$95,000.00	Valid		Land and Improvements			
Land Breakdown								
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:		
A-Residential Primary Site	1.710	Gross				\$65,400		
Acreage/Squarefoot Variables								
Land Data & Computations								
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:				
74,488	1.710			\$65,400				
General Information								
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:			
Level	Semi-Improved	Medium			Well			
Valuation/Explanation								
Dwelling #				934 9994 001- 1				
Description				Area		Value Amount		
Living Area:								
First Story:				2,087		\$225,583.83		
Second Story:				0		\$0.00		
Additional Story:				0		\$0.00		
Attic/Finished Net:				0		\$0.00		
Half Story/Finished Net:				0		\$0.00		
Base Price						\$225,583.83		
Unfinished Living Area:								
Room/Unfinished:				0		\$0.00		
Unfinished Basement:				1,562		\$34,941.94		
Half Story/Unfinished:						\$0.00		
Structure Info, Features and Attachments:								
Heating/AC				Air Conditioning - Same Ducts		\$5,134.02		
Plumbing				1 - Half Bath 1 - Full Bath		\$4,881.00		
Finished Basement Living Area				0		\$0.00		
Features:				2		\$5,800.00		
Attachments:				664		\$17,700.00		
Adjusted Base Price						\$294,040.79		
Changes/Adjustments								
Grade Adjustment:				C+ 110%		\$297,594.87		
Market Adjustment:				24%		\$369,017.64		
CDU Adjustment:				60		\$221,400.00		
Complete:				100		\$221,400.00		
Dollar Adjustments						\$900.00		
Dwelling Value						\$222,300.00		

Other Building Improvements	0	\$300.00
Total Improvement Value		\$222,600.00
Total Land Value		\$65,400.00
Total Assessed Value		\$288,000.00

Parcel Numbers: 934-9995-000 Property Address: 10165 76TH ST S Municipality: Franklin, City of

Owner Name: SCHWEITZER, DAVID & KAREN Mailing Address: 10165 S 76TH ST FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	Building Sketch:
	E 242 FT OF N 180 FT OF S 1283.12 FT OF SE 28 5 21 EXC	
	Parcel Sketch and Site Map obtained from the County GIS	<p><small>Descriptor/Step</small></p> <p>A: 14x8 1494 sqft</p> <p>B: Wood Deck 224 sqft</p> <p>C: GFP 72 sqft</p>
	Neighborhood: 2801-Franklin	

Building Description

Dwelling #	934 9995 000- 1		
Year Built:	1/1/1955	Exterior Wall:	07-Brick
Year Remodeled:	1/1/1955	Bedrooms:	3
Remodeled/Effective Age:	-67	Full Baths:	1
Building Type/Style:	01-Ranch	Half Baths:	1
Story:	1.00	Rough-in:	0
Grade:	C+	Room Count:	3
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Basic Heating
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
934 9995 000- 1	1,494	0	0	0	0	0	1,494

Attachment Description(s):	Area:	Attachment Value:
31-WD	224	\$2,200
11-OFP	72	\$1,400

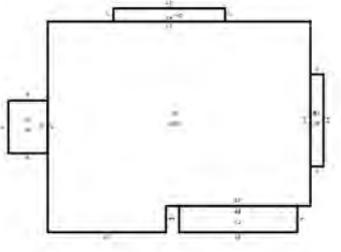
Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	1	\$300
Rec Room Condition:	Rec Room Area:	Rec Room Value:
Average	896	\$4,480
03-Masonry Fireplace	1	\$5,500
Rec Room Condition:	Rec Room Area:	Rec Room Value:
Average	896	\$4,480

Other Building Improvements						
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:	
RG1-Detached Frame Garage	1/1/1955	1,012		Average	\$10,100.00	
RS1-Frame Utility Shed	1/1/1955	96		Average	\$200.00	
Permit / Construction History						
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:			
10/9/2018	18-2508	\$6,175.00	FUR+ACREPLAC			
Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	0.750	Gross				\$72,900
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
32,670	0.750			\$72,900		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Semi-Improved	Medium			Well	
Valuation/Explanation						
Dwelling #	934 9995 000- 1					
Description	Area			Value Amount		
Living Area:						
First Story:	1,494			\$189,812.70		
Second Story:	0			\$0.00		
Additional Story:	0			\$0.00		
Attic/Finished Net:	0			\$0.00		
Half Story/Finished Net:	0			\$0.00		
Base Price				\$189,812.70		
Unfinished Living Area:						
Room/Unfinished:	0			\$0.00		
Unfinished Basement:	1,494			\$34,018.38		
Half Story/Unfinished:				\$0.00		
Structure Info, Features and Attachments:						
Heating/AC	Basic Heating			\$0.00		
Plumbing	1 - Half Bath 1 - Full Bath			\$4,881.00		
Finished Basement Living Area	0			\$0.00		
Features:	2			\$5,800.00		
Attachments:	296			\$3,600.00		
Adjusted Base Price				\$238,112.08		
Changes/Adjustments						
Grade Adjustment:	C+ 110%			\$251,583.29		
Market Adjustment:	19%			\$299,384.11		
CDU Adjustment:	60			\$179,600.00		
Complete:	100			\$179,600.00		
Dollar Adjustments				(\$100.00)		
Dwelling Value				\$179,500.00		

Other Building Improvements	0	\$10,300.00
Total Improvement Value		\$189,800.00
Total Land Value		\$72,900.00
Total Assessed Value		\$262,700.00

Parcel Numbers: 934-9996-000 Property Address: 10131 76TH ST S Municipality: Franklin, City of

Owner Name: SEIFERT, THOMAS V Mailing Address: 10131 S 76TH ST FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	
	COM IN E LI 903.13 FT N OF SE COR OF SE 28 5 21 TH N	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 2801-Franklin	

Building Description

Dwelling #	934 9996 000- 1		
Year Built:	1/1/1960	Exterior Wall:	07-Brick
Year Remodeled:	1/1/1960	Bedrooms:	3
Remodeled/Effective Age:	-62	Full Baths:	1
Building Type/Style:	01-Ranch	Half Baths:	1
Story:	1.00	Rough-in:	0
Grade:	C+	Room Count:	3
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Very Good	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
934 9996 000- 1	1,254	0	0	0	0	0	1,254

Attachment Description(s): 12-EFP	Area: 48	Attachment Value: \$1,400
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Feature Description(s): 22-Additional Fixture	Area: 1	Feature Value: \$300
Rec Room Condition: Average	Rec Room Area: 477	Rec Room Value: \$2,385

Other Building Improvements

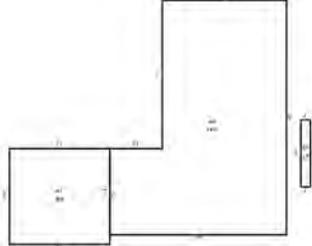
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
RS1-Frame Utility Shed	1/1/1975	64		Average	\$100.00
RS1-Frame Utility Shed	1/1/1960	100		Fair	\$200.00
RS1-Frame Utility Shed	1/1/1960	36		Average	\$100.00
RG1-Detached Frame Garage	1/1/1960	576		Average	\$5,800.00
RS1-Frame Utility Shed	1/1/1960	112		Average	\$200.00

Permit / Construction History							
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:				
6/9/2010	1050	\$5,000.00	A/C				
4/13/2021	21-0209	\$2,500.00	FENCE				
9/28/2018	18-2425	\$22,588.00	EXTREMOD				
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
12/18/2020		\$253,800.00	Valid		Land and Improvements		
7/1/1992		\$95,000.00	Valid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.750	Gross				\$72,900	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
32,670	0.750				\$72,900		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Semi-Improved	Medium			Well		
Valuation/Explanation							
Dwelling #				934 9996 000- 1			
Description				Area		Value Amount	
Living Area:							
First Story:				1,254	\$169,854.30		
Second Story:				0	\$0.00		
Additional Story:				0	\$0.00		
Attic/Finished Net:				0	\$0.00		
Half Story/Finished Net:				0	\$0.00		
Base Price						\$169,854.30	
Unfinished Living Area:							
Room/Unfinished:				0	\$0.00		
Unfinished Basement:				1,192	\$28,929.84		
Half Story/Unfinished:					\$0.00		
Structure Info, Features and Attachments:							
Heating/AC				Air Conditioning - Same Ducts	\$3,084.84		
Plumbing				1 - Half Bath 1 - Full Bath	\$4,881.00		
Finished Basement Living Area				0	\$0.00		
Features:				1	\$300.00		
Attachments:				48	\$1,400.00		
Adjusted Base Price						\$208,449.98	
Changes/Adjustments							
Grade Adjustment:				C+ 110%	\$227,424.98		
Market Adjustment:				50%	\$341,137.47		
CDU Adjustment:				60	\$204,700.00		
Complete:				100	\$204,700.00		
Dollar Adjustments					\$500.00		
Dwelling Value						\$205,200.00	

Other Building Improvements	0	\$6,400.00
Total Improvement Value		\$211,600.00
Total Land Value		\$72,900.00
Total Assessed Value		\$284,500.00

Parcel Numbers: 934-9997-000	Property Address: 7930 OAKWOOD RD W	Municipality: Franklin, City of
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Owner Name: KONOPKA, EDWARD C & JEAN	Mailing Address: 7930 W OAKWOOD RD FRANKLIN, WI 53132	Land Use: Residential
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Property Photograph: 	Legal Description: CERTIFIED SURVEY MAP 436 SE 28 5 21	Building Sketch: 
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 2801-Franklin	

Building Description

Dwelling #	934 9997 000- 1		
Year Built:	1/1/1965	Exterior Wall:	07-Brick
Year Remodeled:	1/1/1965	Bedrooms:	3
Remodeled/Effective Age:	-57	Full Baths:	2
Building Type/Style:	01-Ranch	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	C+	Room Count:	4
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
934 9997 000- 1	1,472	0	0	0	0	0	1,472

Attachment Description(s): 23-AMG	Area: 420	Attachment Value: \$14,700
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Feature Description(s): 22-Additional Fixture	Area: 1	Feature Value: \$300
Rec Room Condition:	Rec Room Area: 0	Rec Room Value: \$0

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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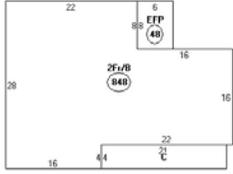
Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
8/28/2013	13-1995	\$18,000.00	FOUNDRPR
10/28/2014	2628	\$3,682.00	FURRREPLAC
7/12/2019	19-1715	\$3,450.00	ACREPLACE

Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	1.000	Gross				\$92,600
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
43,560	1.000			\$92,600		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Semi-Improved	Light			Well	
Valuation/Explanation						
Dwelling #			934 9997 000- 1			
Description			Area		Value Amount	
Living Area:						
First Story:			1,472			\$187,017.60
Second Story:			0			\$0.00
Additional Story:			0			\$0.00
Attic/Finished Net:			0			\$0.00
Half Story/Finished Net:			0			\$0.00
Base Price					\$187,017.60	
Unfinished Living Area:						
Room/Unfinished:			0			\$0.00
Unfinished Basement:			1,472			\$33,517.44
Half Story/Unfinished:						\$0.00
Structure Info, Features and Attachments:						
Heating/AC			Air Conditioning - Same Ducts		\$3,621.12	
Plumbing			0 - Half Bath 2 - Full Bath		\$7,322.00	
Finished Basement Living Area			0			\$0.00
Features:			1			\$300.00
Attachments:			420			\$14,700.00
Adjusted Base Price					\$246,478.16	
Changes/Adjustments						
Grade Adjustment:			C+ 110%		\$254,625.98	
Market Adjustment:			34%		\$341,198.81	
CDU Adjustment:			60		\$204,700.00	
Complete:			100		\$204,700.00	
Dollar Adjustments					\$200.00	
Dwelling Value					\$204,900.00	
Other Building Improvements			0			\$0.00
Total Improvement Value					\$204,900.00	
Total Land Value					\$92,600.00	
Total Assessed Value					\$297,500.00	

Parcel Numbers: 934-9998-001 Property Address: 8032 OAKWOOD RD W Municipality: Franklin, City of

Owner Name: HOLTERMAN, JOSEPH Mailing Address: S110 W14718 UNION CHURCH DR MUSKEGO, WI 53150 Land Use: Residential

	Legal Description:	 <div style="font-size: small;"> <p>Descriptor/Usage</p> <p>A: 21x8 348 sqft</p> <p>B: EFP 48 sqft</p> <p>C: OFP 84 sqft</p> </div>
	E 60 ACS OF W HALF OF SE 28 5 21 EXC CSM NO 3106 CONT	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 2801-Franklin	

Building Description

Dwelling #	934 9998 001- 1		
Year Built:	1/1/1890	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/1890	Bedrooms:	3
Remodeled/Effective Age:	-132	Full Baths:	2
Building Type/Style:	10-Farmhouse	Half Baths:	0
Story:	2.00	Rough-in:	0
Grade:	C	Room Count:	5
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Basic Heating
Kitchen Condition:	Average	Type of Fuel:	Oil
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
934 9998 001- 1	848	848	0	0	0	0	1,696

Attachment Description(s):	Area:	Attachment Value:
12-EFP	48	\$1,400
11-OFP	84	\$1,700

Feature Description(s):	Area:	Feature Value:
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements						
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:	
AB5-Flat Barn Wood	12/31/1899	1,500		Fair		\$0.00
AM1-Milkhouse Attached Block	12/31/1899	168		Fair		\$0.00
AS5-Silo Concrete Poured w/Roof	12/31/1919	1				\$0.00
AP1-Pole 4 Sides Closed Metal	12/31/1989	4,608		Average		\$0.00
AP1-Pole 4 Sides Closed Metal	12/31/1979	4,860		Average		\$0.00
RG1-Detached Frame Garage	1/1/1960	704		Average		\$7,000.00

Permit / Construction History			
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
10/21/2008	2445	\$1,200.00	FURREPLAC

Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
1/1/2014		\$350,000.00	Invalid		Land and Improvements	
1/10/2014		\$350,000.00	Invalid		Land and Improvements	

Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
D12-2ND Grade Tillable	55.000	Acreage				\$13,300	
E13-Undeveloped Low	2.860	Acreage				\$7,400	
G-Other Class	1.000	Gross				\$74,100	

Acreage/Squarefoot Variables	
Acreage Variable 1 - 2.86 @ \$2,600.00 Total of Above: 7,436.00	
Acreage Variable 1 - 55.00 @ \$241.00 Total of Above: 13,255.00	

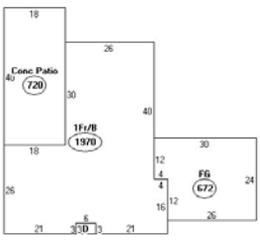
Land Data & Computations				
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:
2,563,942	58.860			\$94,800

General Information					
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:
Level	Semi-Improved	Light		6/30/2022	Well

Valuation/Explanation		
Dwelling #	934 9998 001- 1	
Description	Area	Value Amount
Living Area:		
First Story:	848	\$111,333.92
Second Story:	848	\$57,596.16
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$168,930.08
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	848	\$23,201.28
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Basic Heating	\$0.00
Plumbing	0 - Half Bath 2 - Full Bath	\$7,322.00
Finished Basement Living Area	0	\$0.00
Features:		
Attachments:	132	\$3,100.00
Adjusted Base Price		\$202,553.36
Changes/Adjustments		
Grade Adjustment:	C 100%	\$199,453.36
Market Adjustment:	48%	\$295,190.97
CDU Adjustment:	55	\$162,400.00
Complete:	100	\$162,400.00
Dollar Adjustments		(\$300.00)
Dwelling Value		\$162,100.00
Other Building Improvements	0	\$7,000.00
Total Improvement Value		\$169,100.00
Total Land Value		\$94,800.00
Total Assessed Value		\$263,900.00

Parcel Numbers: 934-9998-002 Property Address: 8180 OAKWOOD RD W Municipality: Franklin, City of

Owner Name: WALLRATH, RICHARD J IV Mailing Address: 8180 W OAKWOOD RD FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	Building Sketch:
	CERTIFIED SURVEY MAP NO 3106 SE 28 5 21	
	Parcel Sketch and Site Map obtained from the County GIS	<p><small>Descriptor/Usage</small></p> <p>A: 1F1/B 1970 sqft</p> <p>B: Conc Patio 720 sqft</p> <p>C: FG 672 sqft</p> <p>D: OFP 18 sqft</p>
	Neighborhood:	

2801-Franklin

Building Description

Dwelling #	934 9998 002- 1		
Year Built:	1/1/1977	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/1977	Bedrooms:	3
Remodeled/Effective Age:	-45	Full Baths:	1
Building Type/Style:	01-Ranch	Half Baths:	1
Story:	1.00	Rough-in:	0
Grade:	C+	Room Count:	5
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Electric
Bath Condition:	Average	Type of System:	Electric

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
934 9998 002- 1	1,970	0	0	0	0	0	1,970

Attachment Description(s):	Area:	Attachment Value:
33-Concrete Patio	720	\$3,600
13-AFG	672	\$20,200
11-OFP	18	\$400

Feature Description(s):	Area:	Feature Value:
03-Masonry Fireplace	1	\$5,500
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements

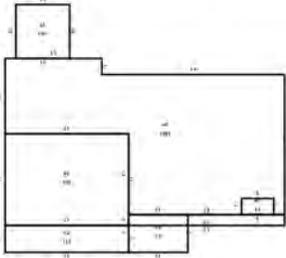
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
RG1-Detached Frame Garage	1/1/1982	816		Average	\$9,200.00

Permit / Construction History							
Date of Permit:		Permit Number:		Permit Amount:		Details of Permit:	
7/28/2021		21-0509		\$5,650.00		AGPOOL	
10/5/2021		21-0685		\$4,500.00		FENCE	
Ownership/Sales History							
Date of Sale:		Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
11/8/2013			\$220,000.00	Valid		Land and Improvements	
Land Breakdown							
Land Class:		Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site		1.440	Gross				\$96,400
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:		Total Acreage:		Depth:		Assessed Land Value:	
62,726		1.440				\$96,400	
General Information							
Topography:		Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level		Semi-Improved	Light			Well	
Valuation/Explanation							
Dwelling #				934 9998 002- 1			
Description				Area		Value Amount	
Living Area:							
First Story:				1,970		\$214,749.70	
Second Story:				0		\$0.00	
Additional Story:				0		\$0.00	
Attic/Finished Net:				0		\$0.00	
Half Story/Finished Net:				0		\$0.00	
Base Price						\$214,749.70	
Unfinished Living Area:							
Room/Unfinished:				0		\$0.00	
Unfinished Basement:				1,970		\$42,492.90	
Half Story/Unfinished:						\$0.00	
Structure Info, Features and Attachments:							
Heating/AC				Air Conditioning - Same Ducts		\$4,846.20	
Plumbing				1 - Half Bath 1 - Full Bath		\$4,881.00	
Finished Basement Living Area				0		\$0.00	
Features:				1		\$5,500.00	
Attachments:				1,410		\$24,200.00	
Adjusted Base Price						\$296,669.80	
Changes/Adjustments							
Grade Adjustment:				C+ 110%		\$293,666.78	
Market Adjustment:				39%		\$408,196.82	
CDU Adjustment:				65		\$265,300.00	
Complete:				100		\$265,300.00	
Dollar Adjustments						(\$700.00)	
Dwelling Value						\$264,600.00	

Other Building Improvements	0	\$9,200.00
Total Improvement Value		\$273,800.00
Total Land Value		\$96,400.00
Total Assessed Value		\$370,200.00

Parcel Numbers: 935-9994-002 Property Address: 8600 OAKWOOD RD W Municipality: Franklin, City of

Owner Name: RYNDERS, ELROY & KATHLEEN G Mailing Address: 8600 W OAKWOOD RD FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	
	W 206.50 FT OF E 785.09 FT OF S 1056 FT OF SW 28 5 21	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 2801-Franklin	

Building Description

Dwelling #	935 9994 002- 1		
Year Built:	1/1/1972	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/1972	Bedrooms:	4
Remodeled/Effective Age:	-50	Full Baths:	1
Building Type/Style:	12-Colonial	Half Baths:	1
Story:	2.00	Rough-in:	0
Grade:	C+	Room Count:	5
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
935 9994 002- 1	1,061	1,510	0	0	0	0	2,571

Attachment Description(s):	Area:	Attachment Value:
13-AFG	391	\$11,700
13-AFG	115	\$3,500
11-OPF	77	\$1,500
99-Additional Attachments	58	\$5,800
31-WD	100	\$1,000

Feature Description(s):	Area:	Feature Value:
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
Average	530	\$2,650

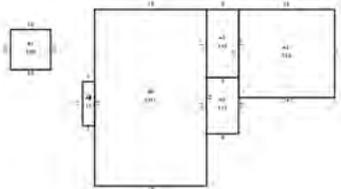
Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
AP1-Pole 4 Sides Closed Metal	1/1/1975	2,160		Average	\$6,500.00

Permit / Construction History							
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:				
9/9/2008	2080	\$5,300.00	FOUNDRPR				
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	4.890	Gross				\$126,100	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:			
213,008	4.890			\$126,100			
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Semi-Improved	Light			Well		
Valuation/Explanation							
Dwelling #	935 9994 002- 1						
Description	Area					Value Amount	
Living Area:							
First Story:	1,061					\$130,556.05	
Second Story:	1,510					\$92,729.10	
Additional Story:	0					\$0.00	
Attic/Finished Net:	0					\$0.00	
Half Story/Finished Net:	0					\$0.00	
Base Price	\$223,285.15						
Unfinished Living Area:							
Room/Unfinished:	0					\$0.00	
Unfinished Basement:	1,061					\$26,535.61	
Half Story/Unfinished:						\$0.00	
Structure Info, Features and Attachments:							
Heating/AC	Air Conditioning - Same Ducts					\$6,324.66	
Plumbing	1 - Half Bath 1 - Full Bath					\$4,881.00	
Finished Basement Living Area	0					\$0.00	
Features:	1					\$2,000.00	
Attachments:	741					\$23,500.00	
Adjusted Base Price	\$286,526.42						
Changes/Adjustments							
Grade Adjustment:	C+ 110%					\$287,129.06	
Market Adjustment:	37%					\$393,366.82	
CDU Adjustment:	65					\$255,700.00	
Complete:	100					\$255,700.00	
Dollar Adjustments						\$400.00	
Dwelling Value	\$256,100.00						
Other Building Improvements	0					\$6,500.00	
Total Improvement Value	\$262,600.00						
Total Land Value	\$126,100.00						
Total Assessed Value	\$388,700.00						

Parcel Numbers: 935-9994-004 Property Address: 8674 OAKWOOD RD W Municipality: Franklin, City of

Owner Name: GAULKE JOINT REVOCABLE TRUST Mailing Address: 8674 W OAKWOOD RD FRANKLIN, WI 53132 Land Use: Residential

Property Photograph:	Legal Description:	Building Sketch:
	COM 785.09 FT W OF SE COR OF SW 28 5 21 TH W 206.50 FT N	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood:	
	2801-Franklin	

Building Description

Dwelling #	935 9994 004- 1		
Year Built:	1/1/1975	Exterior Wall:	01-Wood
Year Remodeled:	1/1/1975	Bedrooms:	3
Remodeled/Effective Age:	-47	Full Baths:	2
Building Type/Style:	13-Contemporary	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	B-	Room Count:	5
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Basic Heating
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Hot Water

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
935 9994 004- 1	1,401	0	0	0	0	0	1,401

Attachment Description(s):	Area:	Attachment Value:
13-AFG	528	\$15,800
12-EFP	112	\$3,400

Feature Description(s):	Area:	Feature Value:
03-Masonry Fireplace	1	\$5,500
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
RG1-Detached Frame Garage	1/1/1975	676		Average	\$6,800.00
RG1-Detached Frame Garage	1/1/1975	800		Average	\$8,000.00

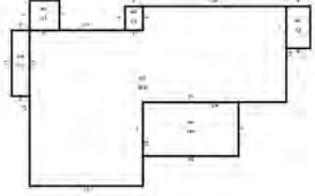
Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
5/25/2021	21-0172	\$14,000.00	FURREPLAC

Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
8/1/1982		\$55,000.00	Valid		Land		
3/29/2011		\$318,600.00	Invalid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	4.890	Gross				\$126,100	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
213,008	4.890				\$126,100		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Semi-Improved	Light			Well		
Valuation/Explanation							
Dwelling #				935 9994 004- 1			
Description				Area		Value Amount	
Living Area:							
First Story:				1,401		\$162,277.83	
Second Story:				0		\$0.00	
Additional Story:				0		\$0.00	
Attic/Finished Net:				0		\$0.00	
Half Story/Finished Net:				0		\$0.00	
Base Price						\$162,277.83	
Unfinished Living Area:							
Room/Unfinished:				0		\$0.00	
Unfinished Basement:				1,368		\$31,737.60	
Half Story/Unfinished:						\$0.00	
Structure Info, Features and Attachments:							
Heating/AC				Basic Heating		\$0.00	
Plumbing				0 - Half Bath 2 - Full Bath		\$7,322.00	
Finished Basement Living Area				0		\$0.00	
Features:				1		\$5,500.00	
Attachments:				640		\$19,200.00	
Adjusted Base Price						\$226,037.43	
Changes/Adjustments							
Grade Adjustment:				B- 120%		\$241,604.92	
Market Adjustment:				86%		\$449,385.14	
CDU Adjustment:				65		\$292,100.00	
Complete:				100		\$292,100.00	
Dollar Adjustments						(\$700.00)	
Dwelling Value						\$291,400.00	
Other Building Improvements				0		\$14,800.00	
Total Improvement Value						\$306,200.00	
Total Land Value						\$126,100.00	
Total Assessed Value						\$432,300.00	

Parcel Numbers: 935-9994-008	Property Address: 8502 OAKWOOD RD W	Municipality: Franklin, City of
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Owner Name: LAACK, JEROME E	Mailing Address: 8502 W OAKWOOD RD FRANKLIN, WI 53132	Land Use: Residential
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Property Photograph: 	Legal Description: CERTIFIED SURVEY MAP NO 8142 SE & SW 28-5-21 LOT 1	Building Sketch: 
Parcel Sketch and Site Map obtained from the County GIS		
Neighborhood: 2801-Franklin		

Building Description

Dwelling #	935 9994 008- 1		
Year Built:	1/1/1860	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/1860	Bedrooms:	3
Remodeled/Effective Age:	-162	Full Baths:	2
Building Type/Style:	10-Farmhouse	Half Baths:	0
Story:	2.00	Rough-in:	0
Grade:	C	Room Count:	4
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Basic Heating
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Hot Water

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
935 9994 008- 1	1,034	878	0	0	0	0	1,912

Attachment Description(s):	Area:	Attachment Value:
12-EFP	25	\$800
12-EFP	28	\$800

Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	1	\$300
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements

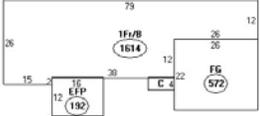
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
RS1-Frame Utility Shed	1/1/2017	96		Average	\$800.00
AP1-Pole 4 Sides Closed Metal	1/1/2019	5,200		Average	\$62,400.00

Permit / Construction History							
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:				
10/1/1994	94-1022	\$3,000.00	RESID'G BARN				
4/1/1999	99-0411	\$200.00	REPL WINDOW				
7/1/1998	98-0726	\$600.00	WINDOWS				
7/9/2015	15-1546	\$1,500.00	FENCE				
9/13/2017	17-2159	\$500.00	SHED 8X12				
11/23/2016	16-2869	\$25,000.00	RENEW PERMIT				
11/23/2015	15-2820	\$25,000.00	POLE BARN 50 X				
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
6/17/2015		\$175,000.00	Valid		Land and Improvements		
4/27/2012		\$174,000.00	Invalid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	2.000	Gross				\$73,400	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:			Assessed Land Value:	
87,120	2.000					\$73,400	
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Semi-Improved	Light			Well		

Valuation/Explanation		
Dwelling #	935 9994 008- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,034	\$128,795.04
Second Story:	878	\$58,369.44
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$187,164.48
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	878	\$23,547.96
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Basic Heating	\$0.00
Plumbing	0 - Half Bath 2 - Full Bath	\$7,322.00
Finished Basement Living Area	0	\$0.00
Features:	1	\$300.00
Attachments:	53	\$1,600.00
Adjusted Base Price		\$219,934.44
Changes/Adjustments		
Grade Adjustment:	C 100%	\$218,034.44
Market Adjustment:	5%	\$228,936.16
CDU Adjustment:	55	\$125,900.00
Complete:	100	\$125,900.00
Dollar Adjustments		\$200.00
Dwelling Value		\$126,100.00
Other Building Improvements	0	\$63,200.00
Total Improvement Value		\$189,300.00
Total Land Value		\$73,400.00
Total Assessed Value		\$262,700.00

Parcel Numbers: 935-9994-009 Property Address: 8400 OAKWOOD RD W Municipality: Franklin, City of

Owner Name: WOLFF, MARVIN W & ALICE L - REV TRUST Mailing Address: 8400 W OAKWOOD RD FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	Building Sketch:
	CERTIFIED SURVEY MAP NO 8142 SE & SW 28-5-21 LOT 2	
	Parcel Sketch and Site Map obtained from the County GIS	<p><small>Descriptor/Step</small></p> <p>A: TRV/B 1614 sqft</p> <p>B: FG 572 sqft</p> <p>C: OFP 32 sqft</p> <p>D: EFP 192 sqft</p>
	Neighborhood:	
	2801-Franklin	

Building Description

Dwelling #	935 9994 009- 1		
Year Built:	1/1/1975	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/1975	Bedrooms:	2
Remodeled/Effective Age:	-47	Full Baths:	1
Building Type/Style:	01-Ranch	Half Baths:	1
Story:	1.00	Rough-in:	0
Grade:	C+	Room Count:	3
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Basic Heating
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Hot Water

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
935 9994 009- 1	1,614	0	0	0	0	0	1,614

Attachment Description(s):	Area:	Attachment Value:
13-AFG	572	\$17,200
11-OFP	32	\$600
12-EFP	192	\$5,800

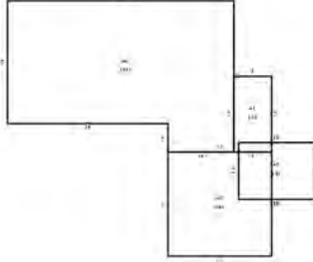
Feature Description(s):	Area:	Feature Value:
Rec Room Condition:	Rec Room Area:	Rec Room Value:
Average	646	\$3,230

Other Building Improvements						
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:	
AP1-Pole 4 Sides Closed Metal	1/1/2015	2,646		Average	\$23,800.00	
AB2-Bank Barn Wood	1/1/1900	2,016		Average	\$16,200.00	
RG1-Detached Frame Garage	1/1/1980	1,320		Average	\$13,200.00	
AP1-Pole 4 Sides Closed Metal	1/1/1965	1,080		Average	\$3,200.00	
RS1-Frame Utility Shed	1/1/1980	144		Fair	\$200.00	
Permit / Construction History						
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:			
8/6/2020	20-2104	\$5,600.00	BOILER			
10/25/2007	2616	\$2,750.00	REROOF			
11/16/2015	15-2769	\$58,000.00	POLEBLDG 42 X 6			
Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
4/27/2012		\$295,400.00	Invalid		Land and Improvements	
8/10/2016		\$271,400.00	Invalid		Land and Improvements	
1/16/2018		\$314,100.00	Invalid		Land and Improvements	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
D12-2ND Grade Tillable	52.140	Acreage				\$12,600
F12-Forest Medium	14.000	Acreage				\$158,200
G-Other Class	1.000	Gross				\$74,100
Acreage/Squarefoot Variables						
Acreage Variable 1 - 52.14 @ \$241.00 Total of Above: 12,565.74						
Acreage Variable 1 - 14.00 @ \$11,300.00 Total of Above: 158,200.00						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
2,924,618	67.140			\$244,900		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Semi-Improved	Light		6/30/2022	Well	

Valuation/Explanation		
Dwelling #	935 9994 009- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,614	\$182,333.58
Second Story:	0	\$0.00
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$182,333.58
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	1,614	\$35,814.66
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Basic Heating	\$0.00
Plumbing	1 - Half Bath 1 - Full Bath	\$4,881.00
Finished Basement Living Area	0	\$0.00
Features:		
Attachments:	796	\$23,600.00
Adjusted Base Price		\$246,629.24
Changes/Adjustments		
Grade Adjustment:	C+ 110%	\$245,332.16
Market Adjustment:	47%	\$360,638.28
CDU Adjustment:	65	\$234,400.00
Complete:	100	\$234,400.00
Dollar Adjustments		(\$100.00)
Dwelling Value		\$234,300.00
Other Building Improvements	0	\$56,600.00
Total Improvement Value		\$290,900.00
Total Land Value		\$244,900.00
Total Assessed Value		\$535,800.00

Parcel Numbers: 935-9995-000 Property Address: 8910 BOSCH LN W Municipality: Franklin, City of

Owner Name: WOELBING, ERIC D - LIVING TRUST Mailing Address: 5619 NICHOLSON RD FRANKSVILLE, WI 53126 Land Use: Residential

	Legal Description:	Building Sketch:
	COM 900 FT S 520.60 FT E & 140.72 FTN 70D41M E OF NW	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 2801-Franklin	

Building Description

Dwelling #	935 9995 000- 1		
Year Built:	1/1/1963	Exterior Wall:	01-Wood
Year Remodeled:	1/1/1963	Bedrooms:	3
Remodeled/Effective Age:	-59	Full Baths:	2
Building Type/Style:	01-Ranch	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	C+	Room Count:	3
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Basic Heating
Kitchen Condition:	Average	Type of Fuel:	Oil
Bath Condition:	Average	Type of System:	Hot Water

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
935 9995 000- 1	1,332	0	0	0	0	0	1,332

Attachment Description(s):	Area:	Attachment Value:
11-OFP	128	\$2,600
13-AFG	484	\$14,500

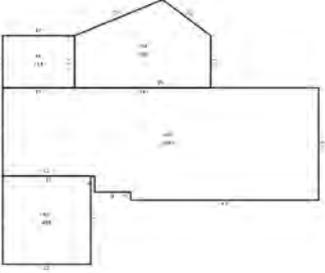
Feature Description(s):	Area:	Feature Value:
03-Masonry Fireplace	1	\$5,500
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
22-Additional Fixture	1	\$300
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements						
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:	
AB2-Bank Barn Wood	1/1/1970	1,100		Average	\$10,400.00	
RS1-Frame Utility Shed	1/1/1970	224		Average	\$400.00	
RS1-Frame Utility Shed	1/1/1970	80		Average	\$200.00	
RS1-Frame Utility Shed	1/1/1970	660		Average	\$1,300.00	
Permit / Construction History						
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:			
Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
2/20/2017		\$249,700.00	Invalid		Land and Improvements	
5/30/2017		\$255,500.00	Invalid		Land and Improvements	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	3.790	Gross				\$116,600
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
165,092	3.790			\$116,600		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Semi-Improved	Light			Well	

Valuation/Explanation		
Dwelling #	935 9995 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,332	\$156,576.60
Second Story:	0	\$0.00
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$156,576.60
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	1,332	\$31,208.76
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Basic Heating	\$0.00
Plumbing	0 - Half Bath 2 - Full Bath	\$7,322.00
Finished Basement Living Area	0	\$0.00
Features:	2	\$5,800.00
Attachments:	612	\$17,100.00
Adjusted Base Price		\$218,007.36
Changes/Adjustments		
Grade Adjustment:	C+ 110%	\$214,618.10
Market Adjustment:	79%	\$384,166.39
CDU Adjustment:	60	\$230,500.00
Complete:	100	\$230,500.00
Dollar Adjustments		(\$500.00)
Dwelling Value		\$230,000.00
Other Building Improvements	0	\$12,300.00
Total Improvement Value		\$242,300.00
Total Land Value		\$116,600.00
Total Assessed Value		\$358,900.00

Parcel Numbers: 935-9996-000	Property Address: 9010 BOSCH LN W	Municipality: Franklin, City of
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Owner Name: GUZNICZAK,VIVIAN - REV TRUST 2016	Mailing Address: 9010 W BOSCH LN FRANKLIN, WI 53132	Land Use: Residential
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Property Photograph: 	Legal Description: COM 500 FT S & 435.60 FT E OF NW COR OF SW 28 5 21 TH S	Building Sketch: 
Parcel Sketch and Site Map obtained from the County GIS		
Neighborhood: 2801-Franklin		

Building Description

Dwelling #	935 9996 000- 1		
Year Built:	1/1/1963	Exterior Wall:	01-Wood
Year Remodeled:	1/1/1963	Bedrooms:	2
Remodeled/Effective Age:	-59	Full Baths:	2
Building Type/Style:	01-Ranch	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	C+	Room Count:	4
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Very Good	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
935 9996 000- 1	2,056	0	0	0	0	0	2,056

Attachment Description(s):	Area:	Attachment Value:
12-EFP	234	\$7,000
33-Concrete Patio	595	\$3,000

Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	1	\$300
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
03-Masonry Fireplace	2	\$11,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements						
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:	
RG1-Detached Frame Garage	1/1/1970	720		Average	\$7,200.00	
RS1-Frame Utility Shed	1/1/1975	80		Average	\$200.00	
Permit / Construction History						
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:			
4/1/1999	99-0352	\$0.00	REPLACE ROOF			
1/17/2007	128	\$4,965.00	AC/FURREPLAC			
12/14/2018	18-3132	\$20,000.00	EXTREMOD			
7/3/2007	1548	\$8,210.00	AC/FURREPLAC			
Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
8/25/2021		\$345,400.00	Invalid		Land and Improvements	
6/18/2016		\$242,000.00	Invalid		Land and Improvements	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	2.000	Gross				\$101,200
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
87,120	2.000			\$101,200		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Semi-Improved	Light			Well	

Valuation/Explanation		
Dwelling #	935 9996 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	2,056	\$222,233.04
Second Story:	0	\$0.00
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$222,233.04
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	2,056	\$43,916.16
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$5,057.76
Plumbing	0 - Half Bath 2 - Full Bath	\$7,322.00
Finished Basement Living Area	0	\$0.00
Features:	3	\$11,300.00
Attachments:	829	\$10,000.00
Adjusted Base Price		\$299,828.96
Changes/Adjustments		
Grade Adjustment:	C+ 110%	\$306,381.86
Market Adjustment:	49%	\$456,508.97
CDU Adjustment:	60	\$273,900.00
Complete:	100	\$273,900.00
Dollar Adjustments		(\$500.00)
Dwelling Value		\$273,400.00
Other Building Improvements	0	\$7,400.00
Total Improvement Value		\$280,800.00
Total Land Value		\$101,200.00
Total Assessed Value		\$382,000.00

Parcel Numbers: 935-9997-000	Property Address: 9110 BOSCH LN W	Municipality: Franklin, City of
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Owner Name: LUDWIG, SCOTT A & SANDRA L - REVOC TRUST	Mailing Address: 9110 W BOSCH LN FRANKLIN, WI 53132	Land Use: Residential
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Property Photograph: 	Legal Description: COM IN W LI 500 FT S OF NW COR OF SW 28 5 21 TH E	Building Sketch: 
Parcel Sketch and Site Map obtained from the County GIS		
Neighborhood: 2801-Franklin		

Building Description

Dwelling #	935 9997 000- 1		
Year Built:	1/1/1961	Exterior Wall:	09-Masonry/Frame
Year Remodeled:	1/1/1961	Bedrooms:	4
Remodeled/Effective Age:	-61	Full Baths:	2
Building Type/Style:	03-Split Level	Half Baths:	1
Story:	1.00	Rough-in:	0
Grade:	C+	Room Count:	4
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
935 9997 000- 1	1,768	0	0	0	0	764	2,532

Attachment Description(s):	Area:	Attachment Value:
13-AFG	1,127	\$33,800
13-AFG	240	\$7,200

Feature Description(s):	Area:	Feature Value:
03-Masonry Fireplace	1	\$5,500
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements

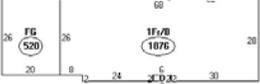
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
RP2-Prefabricated Vinyl Pool	1/1/1980	450		Average	\$0.00
RG1-Detached Frame Garage	1/1/2005	672		Average	\$10,900.00
RS1-Frame Utility Shed	1/1/1975	216		Average	\$400.00

Permit / Construction History							
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:				
2/25/2014	14-0372	\$3,500.00	FURNACE FOR ADD				
10/11/2005	53940	\$5,000.00	DETGARAGE				
11/6/2013	13-2670	\$15,000.00	ADDN				
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
12/4/2006		\$245,900.00	Invalid		Land and Improvements		
10/1/1986		\$125,000.00	Valid		Land and Improvements		
11/1/1997		\$250,000.00	Invalid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	4.000	Gross				\$118,400	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
174,240	4.000				\$118,400		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Semi-Improved	Light			Well		
Valuation/Explanation							
Dwelling #	935 9997 000- 1						
Description	Area			Value Amount			
Living Area:							
First Story:	1,768			\$214,688.24			
Second Story:	0			\$0.00			
Additional Story:	0			\$0.00			
Attic/Finished Net:	0			\$0.00			
Half Story/Finished Net:	0			\$0.00			
Base Price				\$214,688.24			
Unfinished Living Area:							
Room/Unfinished:	0			\$0.00			
Unfinished Basement:	1,004			\$25,521.68			
Half Story/Unfinished:				\$0.00			
Structure Info, Features and Attachments:							
Heating/AC	Air Conditioning - Same Ducts			\$6,228.72			
Plumbing	1 - Half Bath 2 - Full Bath			\$12,203.00			
Finished Basement Living Area	764			\$20,620.36			
Features:	1			\$5,500.00			
Attachments:	1,367			\$41,000.00			
Adjusted Base Price				\$325,762.00			
Changes/Adjustments							
Grade Adjustment:	C+ 110%			\$307,188.20			
Market Adjustment:	59%			\$488,429.24			
CDU Adjustment:	60			\$293,100.00			
Complete:	100			\$293,100.00			
Dollar Adjustments				(\$500.00)			
Dwelling Value				\$292,600.00			

Other Building Improvements	0	\$11,300.00
Total Improvement Value		\$303,900.00
Total Land Value		\$118,400.00
Total Assessed Value		\$422,300.00

Parcel Numbers: 935-9998-000 Property Address: 9930 92ND ST S Municipality: Franklin, City of

Owner Name: SCHULTZ, PATRICIA F Mailing Address: 9930 S 92ND ST FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	Building Sketch:
	COM IN W LI 60 FT S OF NW COR OF SW 28 5 21 TH S 440 FT	
	Parcel Sketch and Site Map obtained from the County GIS	<p><small>Descriptor/Step</small></p> <p>A: 1FV/B 1076 sqft</p> <p>B: FG 520 sqft</p> <p>C: FPH 64 sqft</p> <p>D: OFP 12 sqft</p>
	Neighborhood:	
	2801-Franklin	

Building Description

Dwelling #	935 9998 000- 1		
Year Built:	1/1/1965	Exterior Wall:	01-Wood
Year Remodeled:	1/1/1965	Bedrooms:	5
Remodeled/Effective Age:	-57	Full Baths:	2
Building Type/Style:	03-Split Level	Half Baths:	2
Story:	1.00	Rough-in:	0
Grade:	C+	Room Count:	6
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
935 9998 000- 1	1,940	0	0	0	0	892	2,832

Attachment Description(s):	Area:	Attachment Value:
13-AFG	520	\$15,600
99-Additional Attachments	64	\$6,400
11-OFP	12	\$200

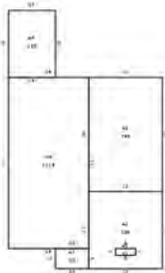
Feature Description(s):	Area:	Feature Value:
03-Masonry Fireplace	1	\$5,500
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
22-Additional Fixture	1	\$300
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements						
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:	
RS1-Frame Utility Shed	1/1/1975	1,080		Fair	\$1,600.00	
Permit / Construction History						
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:			
4/12/2021	20-3151	\$42,000.00	INTREMOD			
6/25/2021	21-0258	\$14,000.00	ACREPLAC			
3/23/2021	21-0097	\$9,100.00	FURREPLAC			
Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	4.020	Gross				\$118,600
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
175,111	4.020			\$118,600		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Semi-Improved	Light		7/1/2022	Well	

Valuation/Explanation		
Dwelling #	935 9998 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,940	\$212,585.20
Second Story:	0	\$0.00
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$212,585.20
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	984	\$25,446.24
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$6,966.72
Plumbing	2 - Half Bath 2 - Full Bath	\$17,084.00
Finished Basement Living Area	892	\$24,075.08
Features:	2	\$5,800.00
Attachments:	596	\$22,200.00
Adjusted Base Price		\$314,157.24
Changes/Adjustments		
Grade Adjustment:	C+ 110%	\$314,772.96
Market Adjustment:	43%	\$450,125.34
CDU Adjustment:	60	\$270,100.00
Complete:	100	\$270,100.00
Dollar Adjustments		(\$700.00)
Dwelling Value		\$269,400.00
Other Building Improvements	0	\$1,600.00
Total Improvement Value		\$271,000.00
Total Land Value		\$118,600.00
Total Assessed Value		\$389,600.00

Parcel Numbers: 935-9999-002 Property Address: 9910 92ND ST S Municipality: Franklin, City of

Owner Name: PASNIAK, DARLENE M - FRANKLIN IRREV TR Mailing Address: 9910 S 92ND ST FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	
	COM NW COR OF SW 28 5 21 TH S 60 FT E 393.45 FT S 445.78	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 2801-Franklin	

Building Description

Dwelling #	935 9999 002- 1		
Year Built:	1/1/1973	Exterior Wall:	01-Wood
Year Remodeled:	1/1/1973	Bedrooms:	3
Remodeled/Effective Age:	-49	Full Baths:	1
Building Type/Style:	01-Ranch	Half Baths:	1
Story:	1.00	Rough-in:	0
Grade:	C+	Room Count:	5
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Basic Heating
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
935 9999 002- 1	1,972	0	0	0	0	0	1,972

Attachment Description(s):	Area:	Attachment Value:
13-AFG	506	\$15,200
11-OPF	60	\$1,200
12-EFP	280	\$8,400

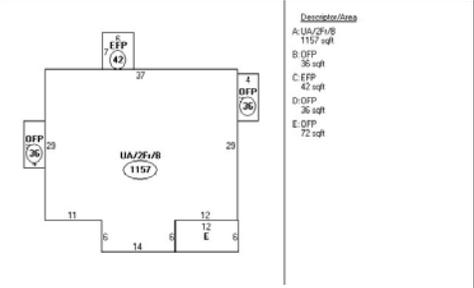
Feature Description(s):	Area:	Feature Value:
03-Masonry Fireplace	1	\$5,500
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
22-Additional Fixture	1	\$300
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements							
Structure Type:		Year Built:	Area:	Construction:	Condition:	Value:	
Permit / Construction History							
Date of Permit:		Permit Number:	Permit Amount:		Details of Permit:		
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
8/19/2010		\$350,000.00	Invalid		Land and Improvements		
11/20/2018		\$299,900.00	Invalid		Land and Improvements		
11/21/2018		\$299,900.00	Invalid		Land and Improvements		
Land Breakdown							
Land Class:		Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site		6.640	Gross				\$134,100
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:		Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:	
289,238		6.640				\$134,100	
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Semi-Improved	Light			Well		

Valuation/Explanation		
Dwelling #	935 9999 002- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,972	\$214,967.72
Second Story:	0	\$0.00
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$214,967.72
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	1,224	\$29,290.32
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Basic Heating	\$0.00
Plumbing	1 - Half Bath 1 - Full Bath	\$4,881.00
Finished Basement Living Area	0	\$0.00
Features:	2	\$5,800.00
Attachments:	846	\$24,800.00
Adjusted Base Price		\$279,739.04
Changes/Adjustments		
Grade Adjustment:	C+ 110%	\$274,052.94
Market Adjustment:	46%	\$400,117.30
CDU Adjustment:	65	\$260,100.00
Complete:	100	\$260,100.00
Dollar Adjustments		\$0.00
Dwelling Value		\$260,100.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$260,100.00
Total Land Value		\$134,100.00
Total Assessed Value		\$394,200.00

Parcel Numbers: 935-9999-007 Property Address: 8830 OAKWOOD RD W Municipality: Franklin, City of

Owner Name: BOSCH, DOROTHY - REV TRUST - ET AL Mailing Address: 8830 W OAKWOOD RD FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	
	W 100 ACS SW 28 5 21 EXC COM NW COR SD QUAR TH E 1658.11	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 2801-Franklin	

Building Description

Dwelling #	935 9999 007- 1		
Year Built:	1/1/1915	Exterior Wall:	09-Masonry/Frame
Year Remodeled:	1/1/1915	Bedrooms:	4
Remodeled/Effective Age:	-107	Full Baths:	2
Building Type/Style:	19-Duplex	Half Baths:	0
Story:	2.00	Rough-in:	0
Grade:	B-	Room Count:	7
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Basic Heating
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
935 9999 007- 1	1,157	1,157	0	0	0	0	2,314

Attachment Description(s):	Area:	Attachment Value:
11-OFP	36	\$700
12-EFP	42	\$1,300
11-OFP	36	\$700
11-OFP	72	\$1,400

Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	1	\$300
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
AP2-Pole 4 Sides Closed Wood	12/31/1914	1,120		Fair	\$0.00
AR1-Granary Wood	12/31/1914	384		Fair	\$0.00
RS1-Frame Utility Shed	12/31/1914	280		Poor	\$0.00

Permit / Construction History							
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:				
9/1/1999	99-1165	\$3,000.00	REROOF				
7/13/2021	21-0483	\$9,000.00	EXTREMOD				
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
8/18/2011	11250873	\$231,550.00	Invalid	O - Other	Land and Improvements		
6/10/2013		\$77,183.00	Invalid		Land and Improvements	Other	
6/10/2013		\$38,592.00	Invalid		Land and Improvements		
6/10/2013		\$77,183.00	Invalid		Land and Improvements		
6/14/2013		\$38,592.00	Invalid		Land and Improvements		
11/28/2012		\$77,183.00	Invalid		Land and Improvements		
12/11/2012		\$77,183.00	Invalid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
D12-2ND Grade Tillable	60.960	Acreage				\$14,700	
G-Other Class	1.000	Gross				\$74,100	
Acreage/Squarefoot Variables							
Acreage Variable 1 - 60.96 @ \$241.00							
Total of Above: 14,691.36							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:			
2,698,978	61.960			\$88,800			
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Semi-Improved	Light		6/27/2022	Well		

Valuation/Explanation		
Dwelling #	935 9999 007- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,157	\$150,907.51
Second Story:	1,157	\$84,541.99
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$235,449.50
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	1,157	\$28,080.39
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Basic Heating	\$0.00
Plumbing	0 - Half Bath 2 - Full Bath	\$7,322.00
Finished Basement Living Area	0	\$0.00
Features:	1	\$300.00
Attachments:	186	\$4,100.00
Adjusted Base Price		\$275,251.89
Changes/Adjustments		
Grade Adjustment:	B- 120%	\$325,022.27
Market Adjustment:	34%	\$435,529.84
CDU Adjustment:	55	\$239,500.00
Complete:	100	\$239,500.00
Dollar Adjustments		(\$100.00)
Dwelling Value		\$239,400.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$239,400.00
Total Land Value		\$88,800.00
Total Assessed Value		\$328,200.00

Parcel Numbers: 935-9999-009 Property Address: 8850 BOSCH LN W Municipality: Franklin, City of

Owner Name: RYBACKI, JAMES R Mailing Address: 8850 W BOSCH LN FRANKLIN, WI 53132 Land Use: Residential

Property Photograph:	Legal Description:	Building Sketch:
	COM 970.30 FT E OF NW COR OF SW 28 5 21 TH ELY 687.81 FT	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 2801-Franklin	

Building Description

Dwelling #	935 9999 009- 1		
Year Built:	1/1/1987	Exterior Wall:	08-Stone
Year Remodeled:	1/1/1987	Bedrooms:	4
Remodeled/Effective Age:	-35	Full Baths:	3
Building Type/Style:	12-Colonial	Half Baths:	1
Story:	2.00	Rough-in:	0
Grade:	A	Room Count:	5
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Hot Water

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
935 9999 009- 1	2,756	1,584	0	0	0	0	4,340

Attachment Description(s):	Area:	Attachment Value:
11-OFP	144	\$2,900
23-AMG	696	\$24,400
11-OFP	320	\$6,400
11-OFP	276	\$5,500

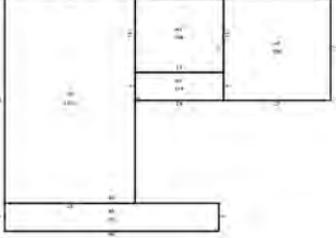
Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	2	\$600
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
03-Masonry Fireplace	3	\$16,500
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements						
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:	
RG2-Detached Masonary Garage	1/1/1988	567		Good	\$12,000.00	
AP2-Pole 4 Sides Closed Wood	1/1/1996	1,218		Good	\$7,000.00	
RG1-Detached Frame Garage	1/1/1999	926		Good	\$19,300.00	
Permit / Construction History						
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:			
1/1/1996	565	\$10,000.00	MOVE CABIN			
3/1/1999	284	\$35,000.00	22X56 BLDG			
9/19/2002	1058	\$150,000.00	ADDN			
8/11/2017	17-1896	\$4,750.00	FURREPLAC			
Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
11/16/2015		\$805,000.00	Valid		Land and Improvements	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	16.620	Gross				\$202,900
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
723,967	16.620			\$202,900		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Semi-Improved	Light			Well	

Valuation/Explanation		
Dwelling #	935 9999 009- 1	
Description	Area	Value Amount
Living Area:		
First Story:	2,756	\$199,672.20
Second Story:	1,584	\$125,326.08
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$324,998.28
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	2,756	\$54,623.92
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$10,676.40
Plumbing	1 - Half Bath 3 - Full Bath	\$19,525.00
Finished Basement Living Area	0	\$0.00
Features:	5	\$17,100.00
Attachments:	1,436	\$39,200.00
Adjusted Base Price		\$466,123.60
Changes/Adjustments		
Grade Adjustment:	A 155%	\$635,226.58
Market Adjustment:	26%	\$800,385.49
CDU Adjustment:	70	\$560,300.00
Complete:	100	\$560,300.00
Dollar Adjustments		(\$2,000.00)
Dwelling Value		\$558,300.00
Other Building Improvements	0	\$38,300.00
Total Improvement Value		\$596,600.00
Total Land Value		\$202,900.00
Total Assessed Value		\$799,500.00

Parcel Numbers: 936-9995-000 Property Address: 9911 92ND ST S Municipality: Franklin, City of

Owner Name: MUDGETT, DAVID E & MADELYN C Mailing Address: 9911 S 92ND ST FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	Building Sketch:
	N 170 FT OF E 60 ACS OF SE 29 5 21 ALSO S 20 FT OF N	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 2901-Franklin	

Building Description

Dwelling #	936 9995 000- 1		
Year Built:	1/1/1963	Exterior Wall:	01-Wood
Year Remodeled:	1/1/1963	Bedrooms:	3
Remodeled/Effective Age:	-59	Full Baths:	2
Building Type/Style:	01-Ranch	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	C+	Room Count:	5
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Oil
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
936 9995 000- 1	1,536	0	0	0	0	0	1,536

Attachment Description(s):	Area:	Attachment Value:
11-OFP	114	\$2,300
13-AFG	506	\$15,200

Feature Description(s):	Area:	Feature Value:
03-Masonry Fireplace	1	\$5,500
Rec Room Condition:	Rec Room Area:	Rec Room Value:
Average	216	\$1,080

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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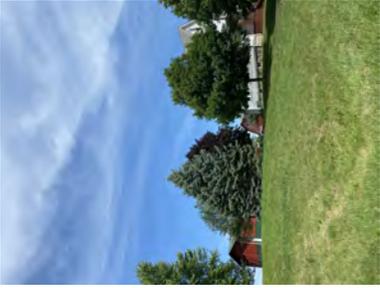
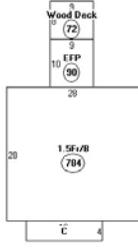
Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
10/7/2013	13-2388	\$4,000.00	WDDK
8/30/2018	18-2187	\$13,000.00	DETGARAGE

Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
9/30/2002		\$190,000.00	Valid		Land and Improvements	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	4.000	Gross				\$118,400
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
174,240	4.000			\$118,400		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Semi-Improved	Light			Well	
Valuation/Explanation						
Dwelling #			936 9995 000- 1			
Description			Area		Value Amount	
Living Area:						
First Story:			1,536			\$175,595.52
Second Story:			0			\$0.00
Additional Story:			0			\$0.00
Attic/Finished Net:			0			\$0.00
Half Story/Finished Net:			0			\$0.00
Base Price					\$175,595.52	
Unfinished Living Area:						
Room/Unfinished:			0			\$0.00
Unfinished Basement:			1,232			\$29,481.76
Half Story/Unfinished:						\$0.00
Structure Info, Features and Attachments:						
Heating/AC			Air Conditioning - Same Ducts		\$3,778.56	
Plumbing			0 - Half Bath 2 - Full Bath		\$7,322.00	
Finished Basement Living Area			0			\$0.00
Features:			1			\$5,500.00
Attachments:			620			\$17,500.00
Adjusted Base Price					\$239,177.84	
Changes/Adjustments						
Grade Adjustment:			C+ 110%		\$237,795.62	
Market Adjustment:			46%		\$347,181.61	
CDU Adjustment:			60		\$208,300.00	
Complete:			100		\$208,300.00	
Dollar Adjustments					\$600.00	
Dwelling Value					\$208,900.00	
Other Building Improvements			0			\$0.00
Total Improvement Value					\$208,900.00	
Total Land Value					\$118,400.00	
Total Assessed Value					\$327,300.00	

Parcel Numbers: 936-9996-000 Property Address: 10023 92ND ST S Municipality: Franklin, City of

Owner Name: Hintz Real Estate Development Company, LLC Mailing Address: 7108 Highway 38 Caledonia, WI 53108 Land Use: Residential

	Legal Description:	 <p><small>Descriptor/Area</small> A: 1.5Fv/B 784 sqft B: EFP 90 sqft C: OFP 64 sqft D: Wood Deck 72 sqft</p>
	E 60 ACS OF SE 29 5 21 EXC N 170 FT & EXC S 20 FT OF N	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 2901-Franklin	

Building Description

Dwelling #	936 9996 000- 1		
Year Built:	12/31/1899	Exterior Wall:	01-Wood
Year Remodeled:	12/31/1899	Bedrooms:	4
Remodeled/Effective Age:	-123	Full Baths:	1
Building Type/Style:	10-Farmhouse	Half Baths:	1
Story:	1.50	Rough-in:	0
Grade:	C+	Room Count:	5
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Basic Heating
Kitchen Condition:	Good	Type of Fuel:	Oil
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
936 9996 000- 1	784	0	0	0	441	0	1,225

Attachment Description(s):	Area:	Attachment Value:
12-EFP	90	\$2,700
11-OFP	64	\$1,300
31-WD	72	\$700

Feature Description(s):	Area:	Feature Value:
Rec Room Condition:	Rec Room Area: 0	Rec Room Value: \$0

Other Building Improvements

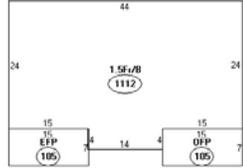
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
AB2-Bank Barn Wood	12/31/1899	1,232		Poor	\$0.00
AP1-Pole 4 Sides Closed Metal	1/1/2007	2,520		Average	\$17,000.00

Permit / Construction History							
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:				
10/1/1999	99-1308	\$500.00	KITCHREMOD				
7/26/2007	1771	\$17,500.00	POLEBLDG				
7/19/2007	1700	\$0.00	RAZE				
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
6/22/2020		\$201,400.00	Invalid		Land and Improvements		
9/11/2018		\$191,400.00	Invalid		Land and Improvements		
4/7/2011		\$196,300.00	Invalid		Land and Improvements		
11/1/1989		\$20,000.00	Invalid		Land and Improvements		
9/12/2022	11287752	\$990,000.00		W/C D - Warrant/Condo Deed	Land and Improvements	Other	
	11287752						
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
D12-2ND Grade Tillable	45.000	Acreage				\$10,800	
E13-Undeveloped Low	10.000	Acreage				\$26,000	
G-Other Class	1.000	Gross				\$74,100	
Acreage/Squarefoot Variables							
Acreage Variable 1 - 45.00 @ \$241.00 Total of Above: 10,845.00							
Acreage Variable 1 - 10.00 @ \$2,600.00 Total of Above: 26,000.00							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:			Assessed Land Value:	
2,439,360	56.000					\$110,900	
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Semi-Improved	Light		6/30/2022	Well		

Valuation/Explanation		
Dwelling #	936 9996 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	784	\$104,577.76
Second Story:	0	\$0.00
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	441	\$28,100.52
Base Price		\$132,678.28
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	784	\$0.00
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Basic Heating	\$0.00
Plumbing	1 - Half Bath 1 - Full Bath	\$4,881.00
Finished Basement Living Area	0	\$0.00
Features:		
Attachments:	226	\$4,700.00
Adjusted Base Price		\$142,259.28
Changes/Adjustments		
Grade Adjustment:	C+ 110%	\$151,315.21
Market Adjustment:	72%	\$260,262.16
CDU Adjustment:	55	\$143,100.00
Complete:	100	\$143,100.00
Dollar Adjustments		(\$300.00)
Dwelling Value		\$142,800.00
Other Building Improvements	0	\$17,000.00
Total Improvement Value		\$159,800.00
Total Land Value		\$110,900.00
Total Assessed Value		\$270,700.00

Parcel Numbers: 936-9997-000 Property Address: 9612 OAKWOOD RD W Municipality: Franklin, City of

Owner Name: William Hinkel Mailing Address: 9612 W Oakwood Road Franklin, WI 53132 Land Use: Residential

	Legal Description:	Building Sketch:
	W 60 ACS OF E 120 ACS OF SE 29 5 21 CONT 60 ACS	
	Parcel Sketch and Site Map obtained from the County GIS	<p><small>Description/Usage</small></p> <p>A: 1.5F1/B 1112 sqft</p> <p>B: EFP 105 sqft</p> <p>C: OFP 105 sqft</p>
	Neighborhood:	
	2901-Franklin	

Building Description

Dwelling #	936 9997 000- 1	
Year Built:	1/1/1875	Exterior Wall: 01-Wood
Year Remodeled:	1/1/1875	Bedrooms: 4
Remodeled/Effective Age:	-147	Full Baths: 1
Building Type/Style:	10-Farmhouse	Half Baths: 0
Story:	1.50	Rough-in: 0
Grade:	C-	Room Count: 6
CDU/Overall Condition:	Good	Basement Description: Full Basement
Interior Condition:	Same	Heating: Basic Heating
Kitchen Condition:	Fair	Type of Fuel: Gas
Bath Condition:	Fair	Type of System: Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
936 9997 000- 1	1,112	0	0	0	626	0	1,738

Attachment Description(s):	Area:	Attachment Value:
12-EFP	105	\$3,200
11-OFP	105	\$2,100

Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	1	\$300
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
AP1-Pole 4 Sides Closed Metal	1/1/1994	7,200		Average	\$21,600.00
AP2-Pole 4 Sides Closed Wood	1/1/1901	420		Unsound	\$300.00
RG1-Detached Frame Garage	1/1/1950	780		Good	\$11,200.00

Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
12/1/1993	93-1205	\$36,525.00	POLEBLDG
1/1/1996	96-0061	\$1,200.00	FURREPLAC
10/5/2010	2071	\$3,600.00	ACCBLDG
8/20/2008	1919	\$100.00	RAZED-RG1

Ownership/Sales History

Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
12/1/1992		\$171,200.00	Valid		Land and Improvements	
1/25/2022	11259361	\$168,600.00	Invalid	O - Other	Land and Improvements	Other

Land Breakdown

Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
D12-2ND Grade Tillable	59.000	Acreage				\$14,200
G-Other Class	1.000	Gross				\$74,100

Acreage/Squarefoot Variables

Acreage Variable 1 - 59.00 @ \$241.00 Total of Above: 14,219.00						
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Land Data & Computations

Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:
2,613,600	60.000			\$88,300

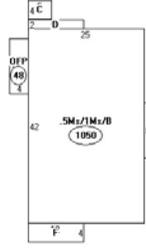
General Information

Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:
Level	Semi-Improved	Light			Well

Valuation/Explanation		
Dwelling #	936 9997 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,112	\$135,363.76
Second Story:	0	\$0.00
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	626	\$36,137.22
Base Price		\$171,500.98
Unfinished Living Area:		
Room/Unfinished:	136	\$3,385.04
Unfinished Basement:	1,112	\$27,388.56
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Basic Heating	\$0.00
Plumbing	0 - Half Bath 1 - Full Bath	\$0.00
Finished Basement Living Area	0	\$0.00
Features:	1	\$300.00
Attachments:	210	\$5,300.00
Adjusted Base Price		\$207,874.58
Changes/Adjustments		
Grade Adjustment:	C- 95%	\$192,160.85
Market Adjustment:	-23%	\$147,963.86
CDU Adjustment:	55	\$81,400.00
Complete:	100	\$81,400.00
Dollar Adjustments		(\$100.00)
Dwelling Value		\$81,300.00
Other Building Improvements	0	\$33,100.00
Total Improvement Value		\$114,400.00
Total Land Value		\$88,300.00
Total Assessed Value		\$202,700.00

Parcel Numbers: 936-9998-003 Property Address: 9808 OAKWOOD RD W Municipality: Franklin, City of

Owner Name: Doreen L. Hinkel Mailing Address: 9808 West Oakwood Road Franklin, WI 53132 Land Use: Residential

	Legal Description:	Building Sketch:
	COM 330.50 FT E OF SW COR OF SE 29 5 21 TH N 1028.73 FT	
	Parcel Sketch and Site Map obtained from the County GIS	<p>Description:</p> <ul style="list-style-type: none"> A: 5Mx7M: 1090 sqft B: OFP: 48 sqft C: OFP: 20 sqft D: 1Mx/B: 24 sqft E: 1Mx/B: 24 sqft F: N/A: 48 sqft
Neighborhood:	2901-Franklin	

Building Description

Dwelling #	936 9998 003- 1		
Year Built:	1/1/1931	Exterior Wall:	07-Brick
Year Remodeled:	1/1/1931	Bedrooms:	4
Remodeled/Effective Age:	-91	Full Baths:	2
Building Type/Style:	10-Farmhouse	Half Baths:	0
Story:	1.50	Rough-in:	0
Grade:	C+	Room Count:	7
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Oil
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
936 9998 003- 1	1,098	0	0	0	591	0	1,689

Attachment Description(s):	Area:	Attachment Value:
11-OFP	48	\$1,000
11-OFP	20	\$400
22-EMP	48	\$1,700

Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	1	\$300
Rec Room Condition:	Rec Room Area: 0	Rec Room Value: \$0

Other Building Improvements

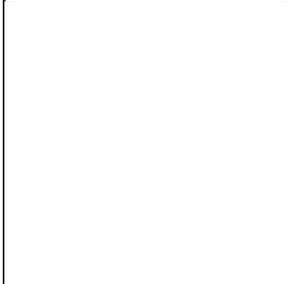
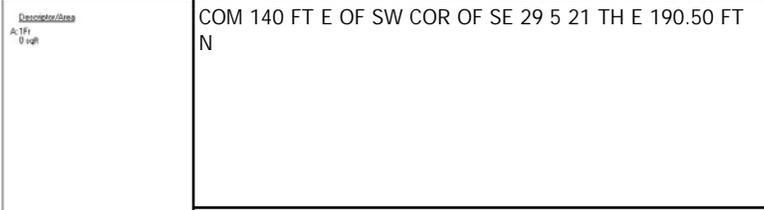
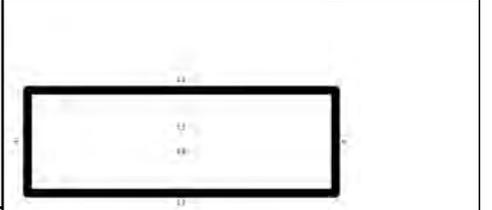
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
AP1-Pole 4 Sides Closed Metal	1/1/2000	900		Average	\$3,400.00
AP1-Pole 4 Sides Closed Metal	1/1/2002	720		Average	\$3,800.00
AP1-Pole 4 Sides Closed Metal	1/1/1996	1,944		Average	\$7,300.00

Permit / Construction History							
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:				
10/1/1996	96-1174	\$17,000.00	POLE BLDG				
4/1/2000	00-0402	\$15,000.00	POLE BLDG				
10/1/2002	02-1103	\$11,000.00	24X30 POLE BLDG				
4/1/2000	00-0326	\$500.00	RAZ OB 29X16				
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
9/1/1985	11287062	\$81,000.00	Valid		Land and Improvements		
9/14/2022	11287062	\$200,000.00		O - Other	Land and Improvements	Other	
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
D12-2ND Grade Tillable	6.800	Acreage				\$1,600	
G-Other Class	1.000	Gross				\$92,600	
Acreage/Squarefoot Variables							
Acreage Variable 1 - 6.80 @ \$241.00 Total of Above: 1,638.80							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:			Assessed Land Value:	
339,768	7.800					\$94,200	
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Semi-Improved	Light			Well		

Valuation/Explanation		
Dwelling #	936 9998 003- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,098	\$155,861.10
Second Story:	0	\$0.00
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	591	\$40,440.16
Base Price		\$196,301.26
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	1,098	\$27,460.98
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$4,154.94
Plumbing	0 - Half Bath 2 - Full Bath	\$7,322.00
Finished Basement Living Area	0	\$0.00
Features:	1	\$300.00
Attachments:	116	\$3,100.00
Adjusted Base Price		\$238,639.18
Changes/Adjustments		
Grade Adjustment:	C+ 110%	\$258,763.10
Market Adjustment:	8%	\$279,464.15
CDU Adjustment:	55	\$153,700.00
Complete:	100	\$153,700.00
Dollar Adjustments		\$400.00
Dwelling Value		\$154,100.00
Other Building Improvements	0	\$14,500.00
Total Improvement Value		\$168,600.00
Total Land Value		\$94,200.00
Total Assessed Value		\$262,800.00

Parcel Numbers: 936-9998-004	Property Address: OAKWOOD RD W	Municipality: Franklin, City of
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Owner Name: WILLIAMS, RICHARD E & PATRICIA - REV TR	Mailing Address: 12829 W BELOIT RD NEW BERLIN, WI 53151	Land Use: Residential
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Property Photograph:	Legal Description: COM 140 FT E OF SW COR OF SE 29 5 21 TH E 190.50 FT N	Building Sketch:
	 <p>Parcel Sketch and Site Map obtained from the County GIS</p>	
Neighborhood: 2901-Franklin		

Building Description

Dwelling # Year Built: Year Remodeled: Remodeled/Effective Age: Building Type/Style: Story: Grade: CDU/Overall Condition: Interior Condition: Kitchen Condition: Bath Condition:	Exterior Wall: Bedrooms: Full Baths: Half Baths: Rough-in: 0 Room Count: Basement Description: Heating: Type of Fuel: Type of System:
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Square Footage / Attachments

First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
						0

Attachment Description(s):	Area:	Attachment Value:
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Feature Description(s):	Area:	Feature Value:
Rec Room Condition:	Rec Room Area:	Rec Room Value:

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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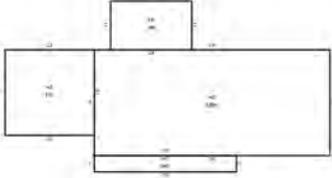
Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
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Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
12/1/1984		\$20,000.00	Invalid		Land		
2/16/2004		\$1,200.00	Invalid		Land		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
D12-2ND Grade Tillable	6.620	Acreage				\$1,600	
Acreage/Squarefoot Variables							
Acreage Variable 1 - 6.62 @ \$241.00							
Total of Above: 1,595.42							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
288,367	6.620				\$1,600		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Semi-Improved	Light			All Public		
Valuation/Explanation							
Dwelling #							
Description				Area		Value Amount	
Living Area:							
First Story:							
Second Story:							
Additional Story:							
Attic/Finished Net:							
Half Story/Finished Net:							
Base Price							
Unfinished Living Area:							
Room/Unfinished:							
Unfinished Basement:							
Half Story/Unfinished:							
Structure Info, Features and Attachments:							
Heating/AC							
Plumbing				- Half Bath - Full Bath			
Finished Basement Living Area							
Features:							
Attachments:							
Adjusted Base Price						\$0.00	
Changes/Adjustments							
Grade Adjustment:				%			
Market Adjustment:							
CDU Adjustment:							
Complete:				100%			
Dollar Adjustments							
Dwelling Value							
Other Building Improvements				0		\$0.00	
Total Improvement Value						\$0.00	
Total Land Value						\$1,600.00	
Total Assessed Value						\$1,600.00	

Parcel Numbers: 936-9999-000	Property Address: 9930 OAKWOOD RD W	Municipality: Franklin, City of
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Owner Name: WIEMANN, GREGORY	Mailing Address: 9930 W OAKWOOD RD FRANKLIN, WI 53132	Land Use: Residential
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Property Photograph: 	Legal Description: CERTIFIED SURVEY MAP 557 SE 29 5 21 PARCEL A	Building Sketch: 
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 2901-Franklin	

Building Description

Dwelling #	936 9999 000- 1		
Year Built:	1/1/1967	Exterior Wall:	01-Wood
Year Remodeled:	1/1/1967	Bedrooms:	3
Remodeled/Effective Age:	-55	Full Baths:	1
Building Type/Style:	01-Ranch	Half Baths:	1
Story:	1.00	Rough-in:	0
Grade:	C+	Room Count:	4
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Oil
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
936 9999 000- 1	1,508	0	0	0	0	0	1,508

Attachment Description(s):	Area:	Attachment Value:
33-Concrete Patio	240	\$1,200
13-AFG	462	\$13,900
11-OFP	140	\$2,800

Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	1	\$300
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements						
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:	
RS1-Frame Utility Shed	1/1/1970	154		Average	\$300.00	
RG1-Detached Frame Garage	1/1/1970	624		Average	\$6,200.00	
RS1-Frame Utility Shed	1/1/1970	72		Average	\$100.00	

Permit / Construction History			
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
5/1/1996	96-0482	\$1,300.00	A/C
6/11/2009	959	\$650.00	EXTREMOD-R
2/9/2016	16-0228	\$11,250.00	FOUNDRPR

Ownership/Sales History					
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type: Sale Validation Source:
2/26/2016		\$198,000.00	Valid		Land and Improvements

Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	1.000	Gross				\$92,600

Acreage/Squarefoot Variables						

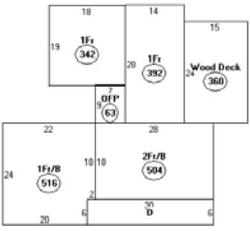
Land Data & Computations					
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:	
43,560	1.000			\$92,600	

General Information					
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:
Level	Semi-Improved	Light			Well

Valuation/Explanation		
Dwelling #	936 9999 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,508	\$172,394.56
Second Story:	0	\$0.00
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$172,394.56
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	1,508	\$34,020.48
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$3,709.68
Plumbing	1 - Half Bath 1 - Full Bath	\$4,881.00
Finished Basement Living Area	0	\$0.00
Features:	2	\$2,300.00
Attachments:	842	\$17,900.00
Adjusted Base Price		\$235,205.72
Changes/Adjustments		
Grade Adjustment:	C+ 110%	\$236,506.29
Market Adjustment:	51%	\$357,124.50
CDU Adjustment:	60	\$214,300.00
Complete:	100	\$214,300.00
Dollar Adjustments		(\$600.00)
Dwelling Value		\$213,700.00
Other Building Improvements	0	\$6,600.00
Total Improvement Value		\$220,300.00
Total Land Value		\$92,600.00
Total Assessed Value		\$312,900.00

Parcel Numbers: 937-9999-003 Property Address: 10534 OAKWOOD RD W Municipality: Franklin, City of

Owner Name: TIMPE, JOSHUA C & FRANCES SOLIVAN Mailing Address: 10534 W OAKWOOD RD FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	Building Sketch:
	COM SW COR OF SW 29 5 21 TH N 878.40 FT E 995.76 FT S	
	Parcel Sketch and Site Map obtained from the County GIS	<p><small>Descriptor/Area</small></p> <p>A: 2Fr/B 504 sqft B: DFP 63 sqft C: 1Fr 382 sqft D: DFP 180 sqft E: 1Fr/B 516 sqft F: Wood Deck 360 sqft G: 1Fr 342 sqft</p>
	Neighborhood: 2901-Franklin	

Building Description

Dwelling #	937 9999 003- 1		
Year Built:	1/1/1860	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/1860	Bedrooms:	3
Remodeled/Effective Age:	-162	Full Baths:	2
Building Type/Style:	10-Farmhouse	Half Baths:	0
Story:	2.00	Rough-in:	0
Grade:	C+	Room Count:	4
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Good	Type of Fuel:	Oil
Bath Condition:	Average	Type of System:	Hot Water

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
937 9999 003- 1	1,754	504	0	0	0	0	2,258

Attachment Description(s):	Area:	Attachment Value:
11-OFP	63	\$1,300
11-OFP	180	\$3,600
31-WD	360	\$3,600

Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	6	\$1,800
Rec Room Condition:	Rec Room Area:	Rec Room Value:
Good	660	\$3,960
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
Good	660	\$3,960

Other Building Improvements						
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:	
RS1-Frame Utility Shed	12/31/1999	192		Average	\$0.00	
RS1-Frame Utility Shed	1/1/1993	720		Average	\$1,400.00	
Permit / Construction History						
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:			
3/27/2006	859	\$1,200.00	EXTREMOD			
7/2/2009	1147	\$1,100.00	RECROOM			
2/15/2017	17-0352	\$40,000.00	FAM RM ADDN			
7/7/2017	17-1578	\$14,000.00	FUR/ACREPLAC			
3/23/2006	836	\$1,800.00	WDDK			
4/15/2005	51292	\$10,000.00	AC			
Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
9/17/2004		\$325,000.00	Valid		Land and Improvements	
11/1/2016		\$377,500.00	Valid		Land and Improvements	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
D12-2ND Grade Tillable	19.000	Acreage				\$4,600
G-Other Class	1.000	Gross				\$74,100
Acreage/Squarefoot Variables						
Acreage Variable 1 - 19.00 @ \$241.00						
Total of Above: 4,579.00						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
871,200	20.000			\$78,700		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Semi-Improved	Light		6/27/2022	Well	

Valuation/Explanation		
Dwelling #	937 9999 003- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,754	\$194,939.56
Second Story:	504	\$36,494.64
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$231,434.20
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	1,020	\$25,928.40
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$5,554.68
Plumbing	0 - Half Bath 2 - Full Bath	\$7,322.00
Finished Basement Living Area	0	\$0.00
Features:	7	\$3,800.00
Attachments:	603	\$8,500.00
Adjusted Base Price		\$282,539.28
Changes/Adjustments		
Grade Adjustment:	C+ 110%	\$297,263.21
Market Adjustment:	80%	\$535,073.77
CDU Adjustment:	55	\$294,300.00
Complete:	100	\$294,300.00
Dollar Adjustments		\$500.00
Dwelling Value		\$294,800.00
Other Building Improvements	0	\$1,400.00
Total Improvement Value		\$296,200.00
Total Land Value		\$78,700.00
Total Assessed Value		\$374,900.00

Parcel Numbers: 937-9999-004 Property Address: OAKWOOD RD W Municipality: Franklin, City of

Owner Name: IGNASIAK INVESTMENT CO LLC Mailing Address: 3132 RAVINE WAY GREEN BAY, WI 54301 Land Use: Residential

Property Photograph:	Legal Description: COM 878.40 FT N OF SW COR OF SW 29 5 21 TH E 995.76 FT N	Building Sketch:
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood:	
	2901-Franklin	

Building Description

Dwelling #	
Year Built:	Exterior Wall:
Year Remodeled:	Bedrooms:
Remodeled/Effective Age:	Full Baths:
Building Type/Style:	Half Baths:
Story:	Rough-in: 0
Grade:	Room Count:
CDU/Overall Condition:	Basement Description:
Interior Condition:	Heating:
Kitchen Condition:	Type of Fuel:
Bath Condition:	Type of System:

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
							0

Attachment Description(s): Area: Attachment Value:

Feature Description(s): Area: Feature Value:

Rec Room Condition: Rec Room Area: Rec Room Value:

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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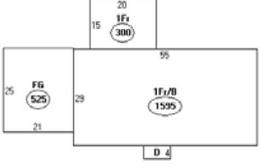
Permit / Construction History

Date of Permit: Permit Number: Permit Amount: Details of Permit:

Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
3/3/2004		\$15,000.00	Invalid		Land	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
D12-2ND Grade Tillable	40.000	Acreage				\$9,600
Acreage/Squarefoot Variables						
Acreage Variable 1 - 40.00 @ \$241.00						
Total of Above: 9,640.00						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
1,742,400	40.000			\$9,600		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Rolling	Semi-Improved	Light		6/27/2022	All Public	
Valuation/Explanation						
Dwelling #			Area		Value Amount	
Description			Area		Value Amount	
Living Area:						
First Story:						
Second Story:						
Additional Story:						
Attic/Finished Net:						
Half Story/Finished Net:						
Base Price						
Unfinished Living Area:						
Room/Unfinished:						
Unfinished Basement:						
Half Story/Unfinished:						
Structure Info, Features and Attachments:						
Heating/AC						
Plumbing			- Half Bath - Full Bath			
Finished Basement Living Area						
Features:						
Attachments:						
Adjusted Base Price					\$0.00	
Changes/Adjustments						
Grade Adjustment:			%			
Market Adjustment:						
CDU Adjustment:						
Complete:			100%			
Dollar Adjustments						
Dwelling Value						
Other Building Improvements			0		\$0.00	
Total Improvement Value					\$0.00	
Total Land Value					\$9,600.00	
Total Assessed Value					\$9,600.00	

Parcel Numbers: 938-9988-005 Property Address: 9970 112TH ST S Municipality: Franklin, City of

Owner Name: LANGENOHL, JAMES P & JEAN E - 2020 LIV T Mailing Address: 9970 S 112TH ST FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	Building Sketch:
	CERTIFIED SURVEY MAP NO 4048 SE 30 5 21 PARCEL 2	
	Parcel Sketch and Site Map obtained from the County GIS Neighborhood: 3001-Franklin	Descriptor/Step A: 1Fy/B 1095 sqft B: 1F 300 sqft C: FG 525 sqft D: OFP 22 sqft

Building Description

Dwelling #	938 9988 005- 1		
Year Built:	1/1/1972	Exterior Wall:	09-Masonry/Frame
Year Remodeled:	1/1/1972	Bedrooms:	3
Remodeled/Effective Age:	-50	Full Baths:	2
Building Type/Style:	01-Ranch	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	C+	Room Count:	4
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
938 9988 005- 1	1,895	0	0	0	0	0	1,895

Attachment Description(s):	Area:	Attachment Value:
13-AFG	525	\$15,800
11-OFP	32	\$600

Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	1	\$300
Rec Room Condition:	Rec Room Area:	Rec Room Value:
Average	957	\$4,785

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
RP1-Inground Pool - Plastic Lined Pool	1/1/1972	800		Average	\$1,600.00

Permit / Construction History

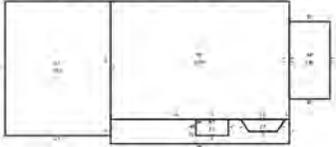
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:

Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
2/14/2020		\$282,600.00	Invalid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	1.950	Gross				\$100,800	
D12-2ND Grade Tillable	1.000	Acreage				\$200	
Acreage/Squarefoot Variables							
Acreage Variable 1 - 1.00 @ \$241.00							
Total of Above: 241.00							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
128,502	2.950				\$101,000		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Semi-Improved	Light			Well		
Valuation/Explanation							
Dwelling #	938 9988 005- 1						
Description	Area			Value Amount			
Living Area:							
First Story:	1,895			\$227,267.35			
Second Story:	0			\$0.00			
Additional Story:	0			\$0.00			
Attic/Finished Net:	0			\$0.00			
Half Story/Finished Net:	0			\$0.00			
Base Price				\$227,267.35			
Unfinished Living Area:							
Room/Unfinished:	0			\$0.00			
Unfinished Basement:	1,595			\$35,680.15			
Half Story/Unfinished:				\$0.00			
Structure Info, Features and Attachments:							
Heating/AC	Air Conditioning - Same Ducts			\$4,661.70			
Plumbing	0 - Half Bath 2 - Full Bath			\$7,322.00			
Finished Basement Living Area	0			\$0.00			
Features:	1			\$300.00			
Attachments:	557			\$16,400.00			
Adjusted Base Price				\$291,631.20			
Changes/Adjustments							
Grade Adjustment:	C+ 110%			\$302,424.32			
Market Adjustment:	29%			\$390,127.37			
CDU Adjustment:	65			\$253,600.00			
Complete:	100			\$253,600.00			
Dollar Adjustments				(\$200.00)			
Dwelling Value				\$253,400.00			

Other Building Improvements	0	\$1,600.00
Total Improvement Value		\$255,000.00
Total Land Value		\$101,000.00
Total Assessed Value		\$356,000.00

Parcel Numbers: 938-9988-006 Property Address: 9944 112TH ST S Municipality: Franklin, City of

Owner Name: LANGENOHL, DONALD A & JOAN M - TRUST Mailing Address: 9944 S 112TH ST FRANKLIN, WI 53132 Land Use: Residential

Property Photograph:	Legal Description:	Building Sketch:
	CSM NO 6280 SE 30 5 21 PARCEL 1	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood:	
	3001-Franklin	

Building Description

Dwelling #	938 9988 006- 1		
Year Built:	1/1/1980	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/1980	Bedrooms:	4
Remodeled/Effective Age:	-42	Full Baths:	2
Building Type/Style:	19-Duplex	Half Baths:	1
Story:	2.00	Rough-in:	0
Grade:	C+	Room Count:	5
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Basic Heating
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Hot Water

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
938 9988 006- 1	1,303	1,276	0	0	0	0	2,579

Attachment Description(s):	Area:	Attachment Value:
13-AFG	858	\$25,700
12-EFP	190	\$5,700
11-OFP	237	\$4,700
99-Additional Attachments	27	\$2,700

Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	4	\$1,200
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements

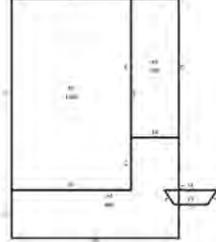
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:

Permit / Construction History							
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:				
5/20/2016	16-1132	\$9,950.00	ROOF				
12/28/2016	16-3086	\$8,000.00	FURREPLAC X2				
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
11/16/2010		\$164,900.00	Invalid		Land and Improvements		
2/14/2020		\$309,700.00	Invalid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	1.470	Gross				\$96,600	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:			
64,033	1.470			\$96,600			
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Semi-Improved	Light			Well		
Valuation/Explanation							
Dwelling #				938 9988 006- 1			
Description				Area		Value Amount	
Living Area:							
First Story:				1,303		\$153,167.65	
Second Story:				1,276		\$80,209.36	
Additional Story:				0		\$0.00	
Attic/Finished Net:				0		\$0.00	
Half Story/Finished Net:				0		\$0.00	
Base Price						\$233,377.01	
Unfinished Living Area:							
Room/Unfinished:				0		\$0.00	
Unfinished Basement:				1,276		\$30,215.68	
Half Story/Unfinished:						\$0.00	
Structure Info, Features and Attachments:							
Heating/AC				Basic Heating		\$0.00	
Plumbing				1 - Half Bath 2 - Full Bath		\$12,203.00	
Finished Basement Living Area				0		\$0.00	
Features:				4		\$1,200.00	
Attachments:				1,312		\$38,800.00	
Adjusted Base Price						\$315,795.69	
Changes/Adjustments							
Grade Adjustment:				C+ 110%		\$303,375.26	
Market Adjustment:				64%		\$497,535.43	
CDU Adjustment:				65		\$323,400.00	
Complete:				100		\$323,400.00	
Dollar Adjustments						\$600.00	
Dwelling Value						\$324,000.00	

Other Building Improvements	0	\$0.00
Total Improvement Value		\$324,000.00
Total Land Value		\$96,600.00
Total Assessed Value		\$420,600.00

Parcel Numbers: 938-9988-007	Property Address: 9918 112TH ST S	Municipality: Franklin, City of
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Owner Name: BRAUN PROPERTY MANAGEMENT LLC	Mailing Address: 9918 S 112TH ST FRANKLIN, WI 53132	Land Use: Residential
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Property Photograph: 	Legal Description: CSM NO 6280 SE 30 5 21 PARCEL 2	Building Sketch: 
Parcel Sketch and Site Map obtained from the County GIS		
Neighborhood: 3001-Franklin		

Building Description

Dwelling #	938 9988 007- 1		
Year Built:	1/1/1940	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/1940	Bedrooms:	4
Remodeled/Effective Age:	-82	Full Baths:	2
Building Type/Style:	22-Other	Half Baths:	0
Story:	2.00	Rough-in:	0
Grade:	C+	Room Count:	7
CDU/Overall Condition:	Good	Basement Description:	Partial
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Oil
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
938 9988 007- 1	1,460	1,000	0	0	0	0	2,460

Attachment Description(s): 11-OFP	Area: 290	Attachment Value: \$5,800
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Feature Description(s): 03-Masonry Fireplace	Area: 1	Feature Value: \$5,500
Rec Room Condition:	Rec Room Area: 0	Rec Room Value: \$0

Other Building Improvements

Structure Type: AP1-Pole 4 Sides Closed Metal	Year Built: 1/1/2000	Area: 2,160	Construction:	Condition: Average	Value: \$8,100.00
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Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
1/1/1996	95-1367	\$6,200.00	POLE BLDG
1/6/2017	17-0041	\$10,000.00	FURN X2 + ACREP
6/1/2000	00-0742	\$4,500.00	POLE BLDG

Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
12/15/2017		\$237,000.00	Invalid		Land and Improvements		
1/30/2013		\$237,000.00	Invalid		Land and Improvements		
12/1/1996		\$100,000.00	Invalid		Land and Improvements		
6/1/2005		\$150,000.00	Invalid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	2.090	Gross				\$102,000	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
91,040	2.090				\$102,000		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Semi-Improved	Light			Well		
Valuation/Explanation							
Dwelling #				938 9988 007- 1			
Description				Area		Value Amount	
Living Area:							
First Story:				1,460		\$168,016.80	
Second Story:				1,000		\$64,900.00	
Additional Story:				0		\$0.00	
Attic/Finished Net:				0		\$0.00	
Half Story/Finished Net:				0		\$0.00	
Base Price						\$232,916.80	
Unfinished Living Area:							
Room/Unfinished:				0		\$0.00	
Unfinished Basement:				1,000		\$14,070.00	
Half Story/Unfinished:						\$0.00	
Structure Info, Features and Attachments:							
Heating/AC				Air Conditioning - Same Ducts		\$6,051.60	
Plumbing				0 - Half Bath 2 - Full Bath		\$7,322.00	
Finished Basement Living Area				0		\$0.00	
Features:				1		\$5,500.00	
Attachments:				290		\$5,800.00	
Adjusted Base Price						\$271,660.40	
Changes/Adjustments							
Grade Adjustment:				C+ 110%		\$286,396.44	
Market Adjustment:				51%		\$432,458.62	
CDU Adjustment:				55		\$237,900.00	
Complete:				100		\$237,900.00	
Dollar Adjustments						(\$800.00)	
Dwelling Value						\$237,100.00	
Other Building Improvements				0		\$8,100.00	
Total Improvement Value						\$245,200.00	
Total Land Value						\$102,000.00	
Total Assessed Value						\$347,200.00	

Parcel Numbers: 938-9988-008	Property Address: 112TH ST S	Municipality: Franklin, City of
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Owner Name: LANGENOHL, JAMES P & JEAN - 2020 LIV TR	Mailing Address: 9970 S 112TH ST FRANKLIN, WI 53132	Land Use: Residential
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Property Photograph:	Legal Description: CSM NO 6280 SE 30 5 21 OUTLOT 1	Building Sketch:
<small>Describe/Map</small>	<p>Parcel Sketch and Site Map obtained from the County GIS</p> <p>Neighborhood: 3001-Franklin</p>	<small>Describe/Map</small>

Building Description

Dwelling # Year Built: Year Remodeled: Remodeled/Effective Age: Building Type/Style: Story: Grade: CDU/Overall Condition: Interior Condition: Kitchen Condition: Bath Condition:	Exterior Wall: Bedrooms: Full Baths: Half Baths: Rough-in: 0 Room Count: Basement Description: Heating: Type of Fuel: Type of System:
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Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
							0

Attachment Description(s):	Area:	Attachment Value:
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Feature Description(s):	Area:	Feature Value:
Rec Room Condition:	Rec Room Area:	Rec Room Value:

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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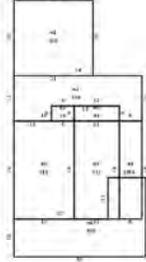
Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
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Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
2/14/2020		\$2,700.00	Invalid		Land	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
D12-2ND Grade Tillable	12.890	Acreage				\$3,100
Acreage/Squarefoot Variables						
Acreage Variable 1 - 12.89 @ \$241.00						
Total of Above: 3,106.49						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
561,488	12.890			\$3,100		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Paved	Light			Well	
Valuation/Explanation						
Dwelling #						
Description	Area			Value Amount		
Living Area:						
First Story:						
Second Story:						
Additional Story:						
Attic/Finished Net:						
Half Story/Finished Net:						
Base Price						
Unfinished Living Area:						
Room/Unfinished:						
Unfinished Basement:						
Half Story/Unfinished:						
Structure Info, Features and Attachments:						
Heating/AC						
Plumbing				- Half Bath - Full Bath		
Finished Basement Living Area						
Features:						
Attachments:						
Adjusted Base Price				\$0.00		
Changes/Adjustments						
Grade Adjustment:				%		
Market Adjustment:						
CDU Adjustment:						
Complete:				100%		
Dollar Adjustments						
Dwelling Value						
Other Building Improvements	0			\$0.00		
Total Improvement Value				\$0.00		
Total Land Value				\$3,100.00		
Total Assessed Value				\$3,100.00		

Parcel Numbers: 938-9989-000 Property Address: 10004 112TH ST S Municipality: Franklin, City of

Owner Name: SCHAEFER, TROY A Mailing Address: 10004 S 112TH ST FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	
	N 5 ACS OF S HALF OF NE QUAR OF SE 30 5 21 EXC S 5 FT	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 3001-Franklin	

Building Description

Dwelling #	938 9989 000- 1		
Year Built:	1/1/1925	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/1925	Bedrooms:	3
Remodeled/Effective Age:	-97	Full Baths:	2
Building Type/Style:	10-Farmhouse	Half Baths:	0
Story:	2.00	Rough-in:	0
Grade:	D+	Room Count:	4
CDU/Overall Condition:	Very Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
938 9989 000- 1	956	752	0	0	0	0	1,708

Attachment Description(s):	Area:	Attachment Value:
13-AFG	420	\$12,600
12-EFP	336	\$10,100

Feature Description(s):	Area:	Feature Value:
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements

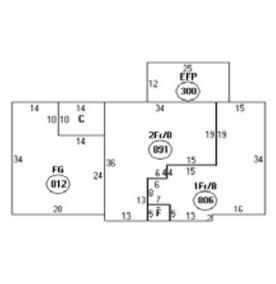
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
OFP-Open Frame Porch	1/1/2005	360		Average	\$1,400.00
AP2-Pole 4 Sides Closed Wood	1/1/2005	2,400		Average	\$12,600.00

Permit / Construction History							
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:				
8/8/2011	1629	\$6,000.00	SIDING - DISCOV				
1/26/2005	50222	\$40,000.00	POLEBLDG				
9/23/2016	16-2345	\$6,978.00	FURREPLAC+ACREP				
8/8/2011	1628	\$4,000.00	REROOF - DISCOV				
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
2/1/1986		\$54,900.00	Valid		Land and Improvements		
2/16/2004		\$76,500.00	Invalid		Land and Improvements		
12/17/2004		\$100,000.00	Invalid		Land and Improvements		
12/19/2016		\$227,500.00	Invalid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	4.700	Gross				\$113,700	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:			
204,732	4.700			\$113,700			
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Semi-Improved	Light			Well		

Valuation/Explanation		
Dwelling #	938 9989 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	956	\$120,341.28
Second Story:	752	\$50,955.52
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$171,296.80
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	728	\$20,835.36
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$4,201.68
Plumbing	0 - Half Bath 2 - Full Bath	\$7,322.00
Finished Basement Living Area	0	\$0.00
Features:		
Attachments:	756	\$22,700.00
Adjusted Base Price		\$226,355.84
Changes/Adjustments		
Grade Adjustment:	D+ 90%	\$183,290.26
Market Adjustment:	54%	\$282,266.99
CDU Adjustment:	60	\$169,400.00
Complete:	100	\$169,400.00
Dollar Adjustments		\$200.00
Dwelling Value		\$169,600.00
Other Building Improvements	0	\$14,000.00
Total Improvement Value		\$183,600.00
Total Land Value		\$113,700.00
Total Assessed Value		\$297,300.00

Parcel Numbers: 938-9990-000 Property Address: 10034 112TH ST S Municipality: Franklin, City of

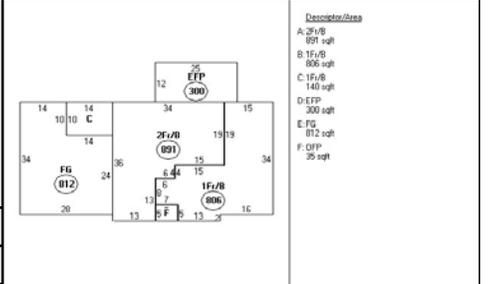
Owner Name: FULLER, BRIAN J & ASHLEE J Mailing Address: 10034 S 112TH ST FRANKLIN, WI 53132 Land Use: Residential

Property Photograph:  Legal Description: S 5 ACS OF N 10 ACS OF S HALF OF NE QUAR OF SE 30 5 Building Sketch: 



Parcel Sketch and Site Map obtained from the County GIS

Neighborhood: 3001-Franklin



Building Description

Dwelling #	938 9990 000- 1		
Year Built:	1/1/2018	Exterior Wall:	01-Wood
Year Remodeled:	1/1/2018	Bedrooms:	4
Remodeled/Effective Age:	-4	Full Baths:	3
Building Type/Style:	13-Contemporary	Half Baths:	0
Story:	2.00	Rough-in:	0
Grade:	B	Room Count:	5
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
938 9990 000- 1	1,837	891	0	0	0	0	2,728

Attachment Description(s):	Area:	Attachment Value:
12-EFP	300	\$9,000
13-AFG	812	\$24,400
11-OFP	35	\$700

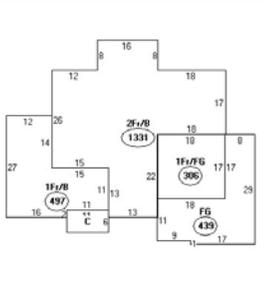
Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	3	\$900
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements						
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:	
AP1-Pole 4 Sides Closed Metal	1/1/2016	1,620		Average	\$19,400.00	
Permit / Construction History						
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:			
1/24/2013	13-0104	\$2,270.00	FURREPLAC			
7/19/2016	16-1711	\$30,000.00	ACC BLDG 30X54			
1/10/2019	19-0077	\$13,365.00	NEW FURN/AC			
11/29/2018	18-2973	\$401,445.00	NEWDWLG			
11/21/2018	18-2930	\$7,000.00	RAZED			
Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
8/30/2013		\$130,000.00	Valid		Land and Improvements	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
D12-2ND Grade Tillable	3.000	Acreage				\$700
E13-Undeveloped Low	1.000	Acreage				\$2,600
G-Other Class	1.000	Gross				\$92,600
Acreage/Squarefoot Variables						
Acreage Variable 1 - 3.00 @ \$241.00 Total of Above: 723.00						
Acreage Variable 1 - 1.00 @ \$2,600.00 Total of Above: 2,600.00						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
217,800	5.000			\$95,900		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Semi-Improved	Light			Well	

Valuation/Explanation		
Dwelling #	938 9990 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,837	\$203,245.68
Second Story:	891	\$59,233.68
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$262,479.36
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	1,837	\$40,083.34
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$6,710.88
Plumbing	0 - Half Bath 3 - Full Bath	\$14,644.00
Finished Basement Living Area	0	\$0.00
Features:	4	\$2,900.00
Attachments:	1,147	\$34,100.00
Adjusted Base Price		\$360,917.58
Changes/Adjustments		
Grade Adjustment:	B 128%	\$414,614.50
Market Adjustment:	12%	\$464,368.24
CDU Adjustment:	96	\$445,800.00
Complete:	100	\$445,800.00
Dollar Adjustments		(\$1,800.00)
Dwelling Value		\$444,000.00
Other Building Improvements	0	\$19,400.00
Total Improvement Value		\$463,400.00
Total Land Value		\$95,900.00
Total Assessed Value		\$559,300.00

Parcel Numbers: 938-9991-000 Property Address: 10052 112TH ST S Municipality: Franklin, City of

Owner Name: BARWA, RICHARD H Mailing Address: 10052 S 112TH ST FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	Building Sketch:
	N 5 ACS OF S 10 ACS OF NE QUAR OF SE 30 5 21 CONT 5	
	Parcel Sketch and Site Map obtained from the County GIS	<p>Neighborhood: 3001-Franklin</p>

Building Description

Dwelling #	938 9991 000- 1	
Year Built:	1/1/1999	Exterior Wall: 04-Alum/Vinyl
Year Remodeled:	1/1/1999	Bedrooms: 4
Remodeled/Effective Age:	-23	Full Baths: 2
Building Type/Style:	12-Colonial	Half Baths: 1
Story:	2.00	Rough-in: 0
Grade:	B+	Room Count: 7
CDU/Overall Condition:	Very Good	Basement Description: Full Basement
Interior Condition:	Same	Heating: Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel: Gas
Bath Condition:	Average	Type of System: Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
938 9991 000- 1	1,828	1,637	0	0	0	0	3,465

Attachment Description(s):	Area:	Attachment Value:
13-AFG	306	\$9,200
11-OFP	66	\$1,300
13-AFG	439	\$13,200

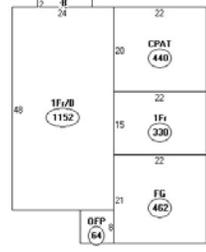
Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	3	\$900
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements						
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:	
RG1-Detached Frame Garage	1/1/2014	0		Average	\$0.00	
Permit / Construction History						
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:			
11/1/1999	99-1419	\$296,700.00	NEW CONST			
12/12/2018	18-3104	\$5,508.00	FURREPLAC			
6/3/2014	14-1202	\$16,000.00	DET GARAGE			
9/26/2013	13-2285	\$3,383.00	FENCE			
7/20/2004	2394	\$10,000.00	ABVPOOL			
2/1/2000	00-0095	\$8,803.00	HTG & A/C			
Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
6/1/1999		\$20,000.00	Invalid		Land	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	1.000	Gross				\$83,300
D12-2ND Grade Tillable	4.000	Acreage				\$1,000
Acreage/Squarefoot Variables						
Acreage Variable 1 - 4.00 @ \$241.00						
Total of Above: 964.00						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
217,800	5.000			\$84,300		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Semi-Improved	Light			Well	

Valuation/Explanation		
Dwelling #	938 9991 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,828	\$202,249.92
Second Story:	1,637	\$99,775.15
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$302,025.07
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	1,828	\$39,886.96
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$8,523.90
Plumbing	1 - Half Bath 2 - Full Bath	\$12,203.00
Finished Basement Living Area	0	\$0.00
Features:	4	\$2,900.00
Attachments:	811	\$23,700.00
Adjusted Base Price		\$389,238.93
Changes/Adjustments		
Grade Adjustment:	B+ 135%	\$489,562.56
Market Adjustment:	6%	\$518,936.31
CDU Adjustment:	84	\$435,900.00
Complete:	100	\$435,900.00
Dollar Adjustments		(\$300.00)
Dwelling Value		\$435,600.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$435,600.00
Total Land Value		\$84,300.00
Total Assessed Value		\$519,900.00

Parcel Numbers: 938-9992-000 Property Address: 10070 112TH ST S Municipality: Franklin, City of

Owner Name: IMMEKUS, ADRIAN & JOLIE Mailing Address: 10070 S 112TH ST FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	Building Sketch:
	S 5 ACS OF NE QUAR OF SE 30 5 21 CONT 5 ACS	
	Parcel Sketch and Site Map obtained from the County GIS	<p>Descriptor/Usage</p> <ul style="list-style-type: none"> A: 1F1/B 1152 sqft B: 1F1 26 sqft C: CPAT 440 sqft D: 1F1 200 sqft E: FG 462 sqft F: OFP 64 sqft
	Neighborhood: 3001-Franklin	

Building Description

Dwelling #	938 9992 000- 1		
Year Built:	1/1/1970	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/1970	Bedrooms:	3
Remodeled/Effective Age:	-52	Full Baths:	1
Building Type/Style:	01-Ranch	Half Baths:	1
Story:	1.00	Rough-in:	0
Grade:	C+	Room Count:	5
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Basic Heating
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
938 9992 000- 1	1,508	0	0	0	0	0	1,508

Attachment Description(s):	Area:	Attachment Value:
33-Concrete Patio	440	\$2,200
13-AFG	462	\$13,900
11-OFP	64	\$1,300

Feature Description(s):	Area:	Feature Value:
03-Masonry Fireplace	1	\$5,500
Rec Room Condition: Average	Rec Room Area: 576	Rec Room Value: \$2,880

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:

Permit / Construction History

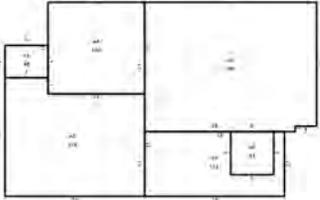
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
1/1/1994	94-0002	\$1,955.00	HTG SYSTEM

Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
9/1/1989		\$37,500.00	Invalid		Land and Improvements	
11/14/2001		\$145,000.00	Invalid		Land and Improvements	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
D12-2ND Grade Tillable	3.000	Acreage				\$700
E13-Undeveloped Low	1.000	Acreage				\$2,600
G-Other Class	1.000	Gross				\$92,600
Acreage/Squarefoot Variables						
Acreage Variable 1 - 3.00 @ \$241.00						
Total of Above: 723.00						
Acreage Variable 1 - 1.00 @ \$2,600.00						
Total of Above: 2,600.00						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
217,800	5.000			\$95,900		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Paved	Light			Well	

Valuation/Explanation		
Dwelling #	938 9992 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,508	\$172,394.56
Second Story:	0	\$0.00
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$172,394.56
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	1,152	\$27,959.04
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Basic Heating	\$0.00
Plumbing	1 - Half Bath 1 - Full Bath	\$4,881.00
Finished Basement Living Area	0	\$0.00
Features:	1	\$5,500.00
Attachments:	966	\$17,400.00
Adjusted Base Price		\$228,134.60
Changes/Adjustments		
Grade Adjustment:	C+ 110%	\$225,758.06
Market Adjustment:	63%	\$367,985.64
CDU Adjustment:	60	\$220,800.00
Complete:	100	\$220,800.00
Dollar Adjustments		(\$100.00)
Dwelling Value		\$220,700.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$220,700.00
Total Land Value		\$95,900.00
Total Assessed Value		\$316,600.00

Parcel Numbers: 938-9993-000	Property Address: 9917 112TH ST S	Municipality: Franklin, City of
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Owner Name: DELEMONT, MICHAEL A	Mailing Address: 9917 S 112TH ST FRANKLIN, WI 53132	Land Use: Residential
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Property Photograph: 	Legal Description: E 578.90 FT OF N 340 FT OF NW QUAR OF SE 30 5 21 CONT	Building Sketch: 
Parcel Sketch and Site Map obtained from the County GIS		
Neighborhood: 3001-Franklin		

Building Description

Dwelling #	938 9993 000- 1		
Year Built:	12/31/1899	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	12/31/1899	Bedrooms:	5
Remodeled/Effective Age:	-123	Full Baths:	1
Building Type/Style:	10-Farmhouse	Half Baths:	1
Story:	2.00	Rough-in:	0
Grade:	C	Room Count:	6
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Oil
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
938 9993 000- 1	1,588	1,070	0	0	0	0	2,658

Attachment Description(s):	Area:	Attachment Value:
11-OFP	48	\$1,000
11-OFP	312	\$6,200

Feature Description(s):	Area:	Feature Value:
03-Masonry Fireplace	1	\$5,500
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
RG1-Detached Frame Garage	1/1/1970	624		Average	\$6,200.00

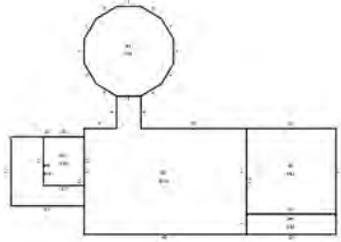
Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
5/29/2014	14-1168	\$7,559.00	HTG & A/C

Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
9/1/1986		\$89,000.00	Invalid		Land and Improvements		
10/1/1999		\$180,000.00	Valid		Land and Improvements		
11/8/2013		\$256,600.00	Valid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	4.170	Gross				\$119,900	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
181,645	4.170				\$119,900		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Semi-Improved	Light			Well		
Valuation/Explanation							
Dwelling #				938 9993 000- 1			
Description				Area		Value Amount	
Living Area:							
First Story:				1,588		\$180,476.20	
Second Story:				1,070		\$68,897.30	
Additional Story:				0		\$0.00	
Attic/Finished Net:				0		\$0.00	
Half Story/Finished Net:				0		\$0.00	
Base Price						\$249,373.50	
Unfinished Living Area:							
Room/Unfinished:				0		\$0.00	
Unfinished Basement:				1,588		\$35,523.56	
Half Story/Unfinished:						\$0.00	
Structure Info, Features and Attachments:							
Heating/AC				Air Conditioning - Same Ducts		\$6,538.68	
Plumbing				1 - Half Bath 1 - Full Bath		\$4,881.00	
Finished Basement Living Area				0		\$0.00	
Features:				1		\$5,500.00	
Attachments:				360		\$7,200.00	
Adjusted Base Price						\$309,016.74	
Changes/Adjustments							
Grade Adjustment:				C 100%		\$296,316.74	
Market Adjustment:				45%		\$429,659.27	
CDU Adjustment:				55		\$236,300.00	
Complete:				100		\$236,300.00	
Dollar Adjustments						\$500.00	
Dwelling Value						\$236,800.00	
Other Building Improvements				0		\$6,200.00	
Total Improvement Value						\$243,000.00	
Total Land Value						\$119,900.00	
Total Assessed Value						\$362,900.00	

Parcel Numbers: 938-9994-002	Property Address: 9951 112TH ST S	Municipality: Franklin, City of
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Owner Name: SERAFIN, AMY	Mailing Address: 9951 S 112TH ST FRANKLIN, WI 53132	Land Use: Residential
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Property Photograph:	Legal Description:	Building Sketch:
	CERTIFIED SURVEY MAP NO 975 SE 30 5 21 PARCEL 2	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 3001-Franklin	

Building Description

Dwelling #	938 9994 002- 1	
Year Built:	1/1/1955	Exterior Wall: 07-Brick
Year Remodeled:	1/1/1955	Bedrooms: 5
Remodeled/Effective Age:	-67	Full Baths: 1
Building Type/Style:	01-Ranch	Half Baths: 1
Story:	1.00	Rough-in: 0
Grade:	C+	Room Count: 9
CDU/Overall Condition:	Good	Basement Description: Full Basement
Interior Condition:	Same	Heating: Basic Heating
Kitchen Condition:	Average	Type of Fuel: Oil
Bath Condition:	Average	Type of System: Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
938 9994 002- 1	1,476	0	0	0	0	0	1,476

Attachment Description(s):	Area:	Attachment Value:
31-WD	120	\$1,200
23-AMG	462	\$16,200
21-OMP	110	\$2,800

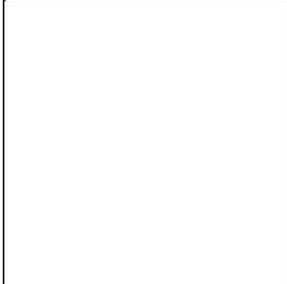
Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	1	\$300
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
03-Masonry Fireplace	1	\$5,500
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements						
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:	
Permit / Construction History						
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:			
3/17/2020	20-0686	\$35,500.00	FOUNDRPR			
9/21/2020	20-2671	\$100,000.00	ADDTN+DECK			
1/30/2020	20-0291	\$6,214.00	FURREPLAC			
Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
11/15/2019		\$115,000.00	Invalid		Land and Improvements	
12/1/1988		\$74,000.00	Invalid		Land and Improvements	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	1.510	Gross				\$78,500
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
65,776	1.510			\$78,500		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Semi-Improved	Light		7/1/2022	Well	

Valuation/Explanation		
Dwelling #	938 9994 002- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,476	\$187,525.80
Second Story:	0	\$0.00
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$187,525.80
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	1,088	\$27,210.88
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Basic Heating	\$0.00
Plumbing	1 - Half Bath 1 - Full Bath	\$4,881.00
Finished Basement Living Area	0	\$0.00
Features:	2	\$5,800.00
Attachments:	692	\$20,200.00
Adjusted Base Price		\$245,617.68
Changes/Adjustments		
Grade Adjustment:	C+ 110%	\$241,579.45
Market Adjustment:	-47%	\$128,037.11
CDU Adjustment:	60	\$76,800.00
Complete:	100	\$76,800.00
Dollar Adjustments		\$600.00
Dwelling Value		\$77,400.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$77,400.00
Total Land Value		\$78,500.00
Total Assessed Value		\$155,900.00

Parcel Numbers: 938-9994-003	Property Address: 9951 112TH ST S	Municipality: Franklin, City of
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Owner Name: SERAFIN, AMY	Mailing Address: 9951 S 112TH ST FRANKLIN, WI 53132	Land Use: Residential
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Property Photograph:	Legal Description: CERTIFIED SURVEY MAP NO 975 SE 30 5 21 PT PARCEL 1 COM	Building Sketch:
	<p>Parcel Sketch and Site Map obtained from the County GIS</p> <p>Neighborhood: 3001-Franklin</p>	

Building Description

Dwelling # Year Built: Year Remodeled: Remodeled/Effective Age: Building Type/Style: Story: Grade: CDU/Overall Condition: Interior Condition: Kitchen Condition: Bath Condition:	Exterior Wall: Bedrooms: Full Baths: Half Baths: Rough-in: 0 Room Count: Basement Description: Heating: Type of Fuel: Type of System:
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Square Footage / Attachments

First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
						0

Attachment Description(s):	Area:	Attachment Value:
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Feature Description(s):	Area:	Feature Value:
Rec Room Condition:	Rec Room Area:	Rec Room Value:

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
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Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
11/15/2019		\$115,000.00	Invalid		Land and Improvements	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
D12-2ND Grade Tillable	1.370	Acreage				\$300
Acreage/Squarefoot Variables						
Acreage Variable 1 - 1.37 @ \$241.00						
Total of Above: 330.17						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
59,677	1.370			\$300		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Rolling	Paved	Light			All Public	
Valuation/Explanation						
Dwelling #			Area		Value Amount	
Description			Area		Value Amount	
Living Area:						
First Story:						
Second Story:						
Additional Story:						
Attic/Finished Net:						
Half Story/Finished Net:						
Base Price						
Unfinished Living Area:						
Room/Unfinished:						
Unfinished Basement:						
Half Story/Unfinished:						
Structure Info, Features and Attachments:						
Heating/AC						
Plumbing			- Half Bath - Full Bath			
Finished Basement Living Area						
Features:						
Attachments:						
Adjusted Base Price					\$0.00	
Changes/Adjustments						
Grade Adjustment:			%			
Market Adjustment:						
CDU Adjustment:						
Complete:			100%			
Dollar Adjustments						
Dwelling Value						
Other Building Improvements			0		\$0.00	
Total Improvement Value					\$0.00	
Total Land Value					\$300.00	
Total Assessed Value					\$300.00	

Parcel Numbers: 938-9994-004	Property Address: 112TH ST S	Municipality: Franklin, City of
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Owner Name: Rise Franklin WI LLC	Mailing Address: 5645 Castle Creek Parkway, Suite 126 Indianapolis, IN 46250	Land Use: Residential
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Property Photograph:	Legal Description: CERTIFIED SURVEY MAP NO 975 SE 30 5 21 PARCEL 1 EXC PT	Building Sketch:
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood:	
	3001-Franklin	

Building Description

Dwelling #	
Year Built:	Exterior Wall:
Year Remodeled:	Bedrooms:
Remodeled/Effective Age:	Full Baths:
Building Type/Style:	Half Baths:
Story:	Rough-in: 0
Grade:	Room Count:
CDU/Overall Condition:	Basement Description:
Interior Condition:	Heating:
Kitchen Condition:	Type of Fuel:
Bath Condition:	Type of System:

Square Footage / Attachments

First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
						0

Attachment Description(s):	Area:	Attachment Value:
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Feature Description(s):	Area:	Feature Value:
Rec Room Condition:	Rec Room Area:	Rec Room Value:

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
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Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
9/10/2019		\$320,000.00	Valid		Land		
8/1/2022	11274531	\$750,000.00	Invalid	W/C D - Warrant/Condo Deed	Land	Other	
8/1/2022	11274397	\$252,300.00		W/C D - Warrant/Condo Deed	Land	Other	
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
D12-2ND Grade Tillable	32.000	Acreage				\$7,700	
Acreage/Squarefoot Variables							
Acreage Variable 1 - 32.00 @ \$241.00							
Total of Above: 7,712.00							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
1,393,920	32.000				\$7,700		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Rolling	Paved	Light			All Public		
Valuation/Explanation							
Dwelling #							
Description				Area		Value Amount	
Living Area:							
First Story:							
Second Story:							
Additional Story:							
Attic/Finished Net:							
Half Story/Finished Net:							
Base Price							
Unfinished Living Area:							
Room/Unfinished:							
Unfinished Basement:							
Half Story/Unfinished:							
Structure Info, Features and Attachments:							
Heating/AC							
Plumbing				- Half Bath - Full Bath			
Finished Basement Living Area							
Features:							
Attachments:							
Adjusted Base Price						\$0.00	
Changes/Adjustments							
Grade Adjustment:				%			
Market Adjustment:							
CDU Adjustment:							
Complete:				100%			
Dollar Adjustments							
Dwelling Value							
Other Building Improvements				0		\$0.00	
Total Improvement Value						\$0.00	
Total Land Value						\$7,700.00	
Total Assessed Value						\$7,700.00	

Parcel Numbers: 938-9995-000	Property Address: 11300 OAKWOOD RD W	Municipality: Franklin, City of
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Owner Name: MANN, DHARMINDER S & MANDEEP K (L/C)	Mailing Address: 5080 W CARDINAL LN FRANKLIN, WI 53132	Land Use: Residential
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Property Photograph: 	Legal Description: SW QUAR OF SE 30 5 21 EXC S 282.81 FT OF E 316.06 FT	Building Sketch: 
Parcel Sketch and Site Map obtained from the County GIS		
Neighborhood: 3001-Franklin		

Building Description

Dwelling #	
Year Built:	Exterior Wall:
Year Remodeled:	Bedrooms:
Remodeled/Effective Age:	Full Baths:
Building Type/Style:	Half Baths:
Story:	Rough-in: 0
Grade:	Room Count:
CDU/Overall Condition:	Basement Description:
Interior Condition:	Heating:
Kitchen Condition:	Type of Fuel:
Bath Condition:	Type of System:

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
							0

Attachment Description(s):	Area:	Attachment Value:
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Feature Description(s):	Area:	Feature Value:
Rec Room Condition:	Rec Room Area:	Rec Room Value:

Other Building Improvements

Structure Type: RG1-Detached Frame Garage	Year Built: 1/1/1920	Area: 180	Construction:	Condition: Average	Value: \$6,500.00
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Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
6/3/2020	20-1356	\$1,000.00	RAZE SF DWLG
6/3/2020	20-1355	\$1,000.00	POLEBARN

Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
10/19/2018		\$300,000.00	Invalid		Land and Improvements	
1/1/1982		\$90,000.00	Invalid		Land and Improvements	
1/6/2014		\$389,000.00	Invalid		Land and Improvements	
12/15/2014		\$0.00	Invalid		Land and Improvements	

Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
D12-2ND Grade Tillable	37.000	Acreage				\$8,900	
G-Other Class	1.000	Gross				\$74,100	

Acreage/Squarefoot Variables
Acreage Variable 1 - 37.00 @ \$241.00
Total of Above: 8,917.00

Land Data & Computations					
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:	
1,655,280	38.000			\$83,000	

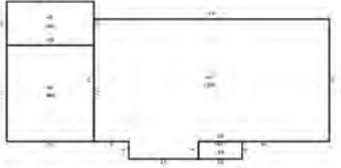
General Information					
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:
Level	Semi-Improved	Light			Well

Valuation/Explanation		
Dwelling #	Area	Value Amount
Description		
Living Area:		
First Story:		
Second Story:		
Additional Story:		
Attic/Finished Net:		
Half Story/Finished Net:		
Base Price		
Unfinished Living Area:		
Room/Unfinished:		
Unfinished Basement:		
Half Story/Unfinished:		
Structure Info, Features and Attachments:		
Heating/AC		
Plumbing	- Half Bath - Full Bath	
Finished Basement Living Area		
Features:		
Attachments:		
Adjusted Base Price		\$0.00
Changes/Adjustments		
Grade Adjustment:	%	
Market Adjustment:		
CDU Adjustment:		
Complete:	100%	
Dollar Adjustments		
Dwelling Value		

Other Building Improvements	0	\$6,500.00
Total Improvement Value		\$6,500.00
Total Land Value		\$83,000.00
Total Assessed Value		\$89,500.00

Parcel Numbers: 938-9997-000 Property Address: 10900 OAKWOOD RD W Municipality: Franklin, City of

Owner Name: KERBY, JUSTIN Mailing Address: 10900 W OAKWOOD RD FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	Building Sketch:
	CERTIFIED SURVEY MAP 590 SE 30 5 21 LOT 2	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 3001-Franklin	

Building Description

Dwelling #	938 9997 000- 1		
Year Built:	1/1/1968	Exterior Wall:	07-Brick
Year Remodeled:	1/1/1968	Bedrooms:	2
Remodeled/Effective Age:	-54	Full Baths:	1
Building Type/Style:	01-Ranch	Half Baths:	1
Story:	1.00	Rough-in:	0
Grade:	C+	Room Count:	3
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
938 9997 000- 1	1,576	0	0	0	0	0	1,576

Attachment Description(s):	Area:	Attachment Value:
12-EFP	200	\$6,000
23-AMG	440	\$15,400
11-OFP	40	\$800

Feature Description(s):	Area:	Feature Value:
05-Metal Fireplace	1	\$2,000
Rec Room Condition: Poor	Rec Room Area: 788	Rec Room Value: \$2,364

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
RS1-Frame Utility Shed	1/1/1970	320		Average	\$600.00

Permit / Construction History

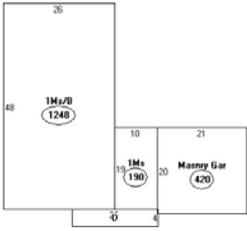
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
9/28/2020	20-2780	\$8,200.00	FOUNDRPR

Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
9/12/2017		\$229,700.00	Invalid		Land and Improvements		
8/27/2002		\$172,200.00	Invalid		Land and Improvements		
7/1/1983		\$77,000.00	Valid		Land and Improvements		
11/13/2020		\$275,000.00	Valid		Land and Improvements		
8/27/2002		\$168,000.00	Invalid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.930	Gross				\$91,300	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
40,511	0.930				\$91,300		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Semi-Improved	Light			Well		
Valuation/Explanation							
Dwelling #				938 9997 000- 1			
Description				Area		Value Amount	
Living Area:							
First Story:				1,576			\$193,611.60
Second Story:				0			\$0.00
Additional Story:				0			\$0.00
Attic/Finished Net:				0			\$0.00
Half Story/Finished Net:				0			\$0.00
Base Price						\$193,611.60	
Unfinished Living Area:							
Room/Unfinished:				0			\$0.00
Unfinished Basement:				1,576			\$35,255.12
Half Story/Unfinished:							\$0.00
Structure Info, Features and Attachments:							
Heating/AC				Air Conditioning - Same Ducts		\$3,876.96	
Plumbing				1 - Half Bath 1 - Full Bath		\$4,881.00	
Finished Basement Living Area				0			\$0.00
Features:				1			\$2,000.00
Attachments:				680			\$22,200.00
Adjusted Base Price						\$261,824.68	
Changes/Adjustments							
Grade Adjustment:				C+ 110%		\$261,387.15	
Market Adjustment:				49%		\$389,466.85	
CDU Adjustment:				60		\$233,700.00	
Complete:				100		\$233,700.00	
Dollar Adjustments						(\$700.00)	
Dwelling Value						\$233,000.00	

Other Building Improvements	0	\$600.00
Total Improvement Value		\$233,600.00
Total Land Value		\$91,300.00
Total Assessed Value		\$324,900.00

Parcel Numbers: 938-9998-000 Property Address: 11100 OAKWOOD RD W Municipality: Franklin, City of

Owner Name: PRESSER, CHARLES H JR Mailing Address: 11100 W OAKWOOD RD FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	Building Sketch:
	CERTIFIED SURVEY MAP 591 SE 30 5 21 LOT 1	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 3001-Franklin	

Building Description

Dwelling #	938 9998 000- 1		
Year Built:	1/1/1968	Exterior Wall:	07-Brick
Year Remodeled:	1/1/1968	Bedrooms:	3
Remodeled/Effective Age:	-54	Full Baths:	1
Building Type/Style:	01-Ranch	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	C+	Room Count:	4
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Basic Heating
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Hot Water

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
938 9998 000- 1	1,438	0	0	0	0	0	1,438

Attachment Description(s):	Area:	Attachment Value:
23-AMG	420	\$14,700
11-OFP	80	\$1,600

Feature Description(s):	Area:	Feature Value:
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
RG1-Detached Frame Garage	1/1/1968	528		Average	\$5,300.00

Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:

Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
7/1/1984		\$68,000.00	Invalid		Land and Improvements	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	0.930	Gross				\$91,300
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
40,511	0.930			\$91,300		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Semi-Improved	Light			Well	
Valuation/Explanation						
Dwelling #				938 9998 000- 1		
Description				Area		Value Amount
Living Area:						
First Story:				1,438		\$185,717.70
Second Story:				0		\$0.00
Additional Story:				0		\$0.00
Attic/Finished Net:				0		\$0.00
Half Story/Finished Net:				0		\$0.00
Base Price						\$185,717.70
Unfinished Living Area:						
Room/Unfinished:				0		\$0.00
Unfinished Basement:				1,248		\$29,864.64
Half Story/Unfinished:						\$0.00
Structure Info, Features and Attachments:						
Heating/AC				Basic Heating		\$0.00
Plumbing				0 - Half Bath 1 - Full Bath		\$0.00
Finished Basement Living Area				0		\$0.00
Features:						
Attachments:				500		\$16,300.00
Adjusted Base Price						\$231,882.34
Changes/Adjustments						
Grade Adjustment:				C+ 110%		\$237,140.57
Market Adjustment:				39%		\$329,625.40
CDU Adjustment:				60		\$197,800.00
Complete:				100		\$197,800.00
Dollar Adjustments						(\$300.00)
Dwelling Value						\$197,500.00
Other Building Improvements				0		\$5,300.00
Total Improvement Value						\$202,800.00
Total Land Value						\$91,300.00
Total Assessed Value						\$294,100.00

Parcel Numbers: 938-9999-004 Property Address: 10944 OAKWOOD RD W Municipality: Franklin, City of

Owner Name: SURDYK, THOMAS G Mailing Address: 10944 W OAKWOOD RD FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	Building Sketch:
	CERTIFIED SURVEY MAP NO 2229 SE 30 5 21 LOT 3	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 3001-Franklin	

Building Description

Dwelling #	938 9999 004- 1		
Year Built:	1/1/1974	Exterior Wall:	07-Brick
Year Remodeled:	1/1/1974	Bedrooms:	3
Remodeled/Effective Age:	-48	Full Baths:	1
Building Type/Style:	01-Ranch	Half Baths:	1
Story:	1.00	Rough-in:	0
Grade:	C+	Room Count:	4
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
938 9999 004- 1	1,585	0	0	0	0	0	1,585

Attachment Description(s):	Area:	Attachment Value:
31-WD	195	\$2,000
23-AMG	506	\$17,700
11-OFP	30	\$600
33-Concrete Patio	400	\$2,000

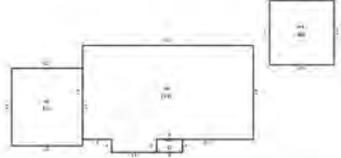
Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	1	\$300
Rec Room Condition:	Rec Room Area:	Rec Room Value:
Average	1,189	\$5,945
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
Average	1,189	\$5,945

Other Building Improvements							
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:		
RS1-Frame Utility Shed	1/1/2002	140		Average	\$500.00		
RS1-Frame Utility Shed	1/1/2000	224		Average	\$600.00		
Permit / Construction History							
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:				
8/26/2002	02-0965	\$2,264.00	SHED 10X14				
3/18/2011	441	\$5,300.00	GAZEBO				
8/15/2012	12-1866	\$18,123.00	REROOF				
4/21/2021	21-0206	\$126.00	FENCE				
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
11/30/2020		\$299,900.00	Valid		Land and Improvements		
12/17/2008		\$252,700.00	Invalid		Land and Improvements		
5/1/1986		\$85,000.00	Valid		Land and Improvements		
10/5/2004		\$193,400.00	Invalid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	1.020	Gross				\$92,800	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:			
44,431	1.020			\$92,800			
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			Well		

Valuation/Explanation		
Dwelling #	938 9999 004- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,585	\$194,717.25
Second Story:	0	\$0.00
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$194,717.25
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	1,585	\$35,456.45
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$3,899.10
Plumbing	1 - Half Bath 1 - Full Bath	\$4,881.00
Finished Basement Living Area	0	\$0.00
Features:	2	\$2,300.00
Attachments:	1,131	\$22,300.00
Adjusted Base Price		\$263,553.80
Changes/Adjustments		
Grade Adjustment:	C+ 110%	\$262,849.18
Market Adjustment:	42%	\$373,245.84
CDU Adjustment:	65	\$242,600.00
Complete:	100	\$242,600.00
Dollar Adjustments		\$800.00
Dwelling Value		\$243,400.00
Other Building Improvements	0	\$1,100.00
Total Improvement Value		\$244,500.00
Total Land Value		\$92,800.00
Total Assessed Value		\$337,300.00

Parcel Numbers: 938-9999-005 Property Address: 10830 OAKWOOD RD W Municipality: Franklin, City of

Owner Name: SUMIEJSKI, BRANDON A & LAURA J Mailing Address: 10830 W OAKWOOD RD FRANKLIN, WI 53132 Land Use: Residential

Property Photograph:	Legal Description:	Building Sketch:
	CERTIFIED SURVEY MAP NO 2902 SE 30 5 21 PARCEL 1	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood:	
	3001-Franklin	

Building Description

Dwelling #	938 9999 005- 1		
Year Built:	1/1/1969	Exterior Wall:	07-Brick
Year Remodeled:	1/1/1969	Bedrooms:	3
Remodeled/Effective Age:	-53	Full Baths:	1
Building Type/Style:	01-Ranch	Half Baths:	1
Story:	1.00	Rough-in:	0
Grade:	C+	Room Count:	4
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Good	Type of Fuel:	Oil
Bath Condition:	Good	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
938 9999 005- 1	1,593	0	0	0	0	0	1,593

Attachment Description(s):	Area:	Attachment Value:
23-AMG	528	\$18,500
11-OPF	32	\$600

Feature Description(s):	Area:	Feature Value:
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
Average	685	\$3,425
22-Additional Fixture	4	\$1,200
Rec Room Condition:	Rec Room Area:	Rec Room Value:
Average	685	\$3,425

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
RG1-Detached Frame Garage	1/1/1975	704		Fair	\$5,300.00

Permit / Construction History							
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:				
6/4/2015	15-1191	\$1,400.00	FOUNDRPR				
5/17/2016	16-1073	\$50,000.00	INTREMOD - KIT+				
5/17/2016	16-1073	\$0.00	FP				
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
12/1/1994		\$105,000.00	Invalid		Land and Improvements		
6/14/2002		\$173,400.00	Valid		Land and Improvements		
8/8/2007		\$242,000.00	Invalid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.930	Gross				\$91,300	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
40,511	0.930				\$91,300		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Semi-Improved	Light			Well		
Valuation/Explanation							
Dwelling #				938 9999 005- 1			
Description				Area		Value Amount	
Living Area:							
First Story:				1,593		\$195,700.05	
Second Story:				0		\$0.00	
Additional Story:				0		\$0.00	
Attic/Finished Net:				0		\$0.00	
Half Story/Finished Net:				0		\$0.00	
Base Price						\$195,700.05	
Unfinished Living Area:							
Room/Unfinished:				0		\$0.00	
Unfinished Basement:				1,593		\$35,635.41	
Half Story/Unfinished:						\$0.00	
Structure Info, Features and Attachments:							
Heating/AC				Air Conditioning - Same Ducts		\$3,918.78	
Plumbing				1 - Half Bath 1 - Full Bath		\$4,881.00	
Finished Basement Living Area				0		\$0.00	
Features:				5		\$3,200.00	
Attachments:				560		\$19,100.00	
Adjusted Base Price						\$262,435.24	
Changes/Adjustments							
Grade Adjustment:				C+ 110%		\$264,148.76	
Market Adjustment:				53%		\$404,147.61	
CDU Adjustment:				60		\$242,500.00	
Complete:				100		\$242,500.00	
Dollar Adjustments						\$300.00	
Dwelling Value						\$242,800.00	

Other Building Improvements	0	\$5,300.00
Total Improvement Value		\$248,100.00
Total Land Value		\$91,300.00
Total Assessed Value		\$339,400.00

Parcel Numbers: 938-9999-006 Property Address: 10810 OAKWOOD RD W Municipality: Franklin, City of

Owner Name: WERTHER, JENNIFER Mailing Address: 10810 W OAKWOOD RD FRANKLIN, WI 53132 Land Use: Residential

Property Photograph:	Legal Description:	Building Sketch:
	CERTIFIED SURVEY MAP NO 2902 SE 30 5 21 PARCEL 2	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood:	
	3001-Franklin	

Building Description

Dwelling #	938 9999 006- 1		
Year Built:	1/1/1977	Exterior Wall:	07-Brick
Year Remodeled:	1/1/1977	Bedrooms:	3
Remodeled/Effective Age:	-45	Full Baths:	2
Building Type/Style:	01-Ranch	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	C+	Room Count:	4
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
938 9999 006- 1	1,887	0	0	0	0	0	1,887

Attachment Description(s):	Area:	Attachment Value:
33-Concrete Patio	545	\$2,700
23-AMG	483	\$16,900
11-OFP	28	\$600

Feature Description(s):	Area:	Feature Value:
03-Masonry Fireplace	1	\$5,500
Rec Room Condition:	Rec Room Area:	Rec Room Value:
Good	1,048	\$6,288

Other Building Improvements

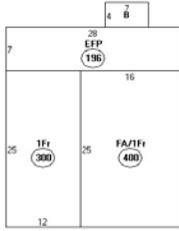
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
RG1-Detached Frame Garage	1/1/1977	624		Average	\$6,200.00

Permit / Construction History							
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:				
1/24/2007	190	\$1,150.00	DUCTWORK				
12/8/2006	4042	\$8,000.00	RECROOM				
12/8/2009	2461	\$3,895.00	FURREPLAC				
6/16/2008	1253	\$3,400.00	ACREPLACE				
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
5/1/1999		\$168,500.00	Invalid		Land and Improvements		
1/23/2002		\$178,000.00	Invalid		Land and Improvements		
6/1/1990		\$124,900.00	Valid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.940	Gross				\$91,400	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:			Assessed Land Value:	
40,946	0.940					\$91,400	
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Semi-Improved	Light			Well		

Valuation/Explanation		
Dwelling #	938 9999 006- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,887	\$208,041.75
Second Story:	0	\$0.00
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$208,041.75
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	1,887	\$41,023.38
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$4,642.02
Plumbing	0 - Half Bath 2 - Full Bath	\$7,322.00
Finished Basement Living Area	0	\$0.00
Features:	1	\$5,500.00
Attachments:	1,056	\$20,200.00
Adjusted Base Price		\$286,729.15
Changes/Adjustments		
Grade Adjustment:	C+ 110%	\$287,132.07
Market Adjustment:	42%	\$407,727.53
CDU Adjustment:	65	\$265,000.00
Complete:	100	\$265,000.00
Dollar Adjustments		\$500.00
Dwelling Value		\$265,500.00
Other Building Improvements	0	\$6,200.00
Total Improvement Value		\$271,700.00
Total Land Value		\$91,400.00
Total Assessed Value		\$363,100.00

Parcel Numbers: 938-9999-009 Property Address: 11122 OAKWOOD RD W Municipality: Franklin, City of

Owner Name: OBERMEYER, ERIC J Mailing Address: P O BOX 320173 FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	Building Sketch:
	CERTIFIED SURVEY MAP NO 3817 SE 30 5 21 PARCEL 1	
	Parcel Sketch and Site Map obtained from the County GIS	<p><small>Descriptor/Usage</small></p> <p>A: FA/1F1 400 sqft</p> <p>B: DFP 28 sqft</p> <p>C: EFP 196 sqft</p> <p>D: 1F1 200 sqft</p>
	Neighborhood: 3001-Franklin	

Building Description

Dwelling #	938 9999 009- 1		
Year Built:	1/1/1930	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/1930	Bedrooms:	2
Remodeled/Effective Age:	-92	Full Baths:	1
Building Type/Style:	10-Farmhouse	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	C-	Room Count:	3
CDU/Overall Condition:	Good	Basement Description:	No Basement
Interior Condition:	Same	Heating:	Basic Heating
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
938 9999 009- 1	700	0	0	80	0	0	780

Attachment Description(s):	Area:	Attachment Value:
11-OFP	28	\$600
12-EFP	196	\$5,900

Feature Description(s):	Area:	Feature Value:
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
RG1-Detached Frame Garage	1/1/1960	440		Average	\$4,400.00

Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
6/10/2019	19-1341	\$5,700.00	FUR+ACREPLAC

Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
12/30/2008		\$145,000.00	Invalid		Land and Improvements		
6/16/2006		\$179,000.00	Valid		Land and Improvements		
9/1/1987		\$54,900.00	Invalid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.930	Gross				\$91,300	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
40,511	0.930				\$91,300		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			Well		
Valuation/Explanation							
Dwelling #				938 9999 009- 1			
Description				Area		Value Amount	
Living Area:							
First Story:				700		\$95,088.00	
Second Story:				0		\$0.00	
Additional Story:				0		\$0.00	
Attic/Finished Net:				80		\$2,451.20	
Half Story/Finished Net:				0		\$0.00	
Base Price						\$97,539.20	
Unfinished Living Area:							
Room/Unfinished:				0		\$0.00	
Unfinished Basement:				0		\$0.00	
Half Story/Unfinished:						\$0.00	
Structure Info, Features and Attachments:							
Heating/AC				Basic Heating		\$0.00	
Plumbing				0 - Half Bath 1 - Full Bath		\$0.00	
Finished Basement Living Area				0		\$0.00	
Features:							
Attachments:				224		\$6,500.00	
Adjusted Base Price						\$104,039.20	
Changes/Adjustments							
Grade Adjustment:				C- 95%		\$92,662.24	
Market Adjustment:				73%		\$160,305.68	
CDU Adjustment:				55		\$88,200.00	
Complete:				100		\$88,200.00	
Dollar Adjustments						\$0.00	
Dwelling Value						\$88,200.00	
Other Building Improvements				0		\$4,400.00	
Total Improvement Value						\$92,600.00	
Total Land Value						\$91,300.00	
Total Assessed Value						\$183,900.00	

Parcel Numbers: 938-9999-011	Property Address: 112TH ST S	Municipality: Franklin, City of
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Owner Name: VANG, GER & CHIA	Mailing Address: 4022 N 93RD ST WAUWATOSA, WI 53222	Land Use: Residential
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Property Photograph:	Legal Description: CSM NO 6316 SE 30 5 21 PARCEL 1	Building Sketch:
<div style="border: 1px solid black; height: 100px; width: 100%;"></div>	<div style="border: 1px solid black; height: 100px; width: 100%;"></div>	<div style="border: 1px solid black; height: 100px; width: 100%;"></div>
<div style="border: 1px solid black; padding: 2px;">Parcel Sketch and Site Map obtained from the County GIS</div>		
<div style="border: 1px solid black; padding: 2px;">Neighborhood: 3001-Franklin</div>		

Building Description

Dwelling #	
Year Built:	Exterior Wall:
Year Remodeled:	Bedrooms:
Remodeled/Effective Age:	Full Baths:
Building Type/Style:	Half Baths:
Story:	Rough-in: 0
Grade:	Room Count:
CDU/Overall Condition:	Basement Description:
Interior Condition:	Heating:
Kitchen Condition:	Type of Fuel:
Bath Condition:	Type of System:

Square Footage / Attachments

First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
						0

Attachment Description(s):	Area:	Attachment Value:
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Feature Description(s):	Area:	Feature Value:
Rec Room Condition:	Rec Room Area:	Rec Room Value:

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
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Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
4/1/1997		\$80,000.00	Valid		Land	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
D12-2ND Grade Tillable	15.500	Acreage				\$3,700
Acreage/Squarefoot Variables						
Acreage Variable 1 - 15.50 @ \$241.00						
Total of Above: 3,735.50						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
675,180	15.500			\$3,700		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Rolling	Semi-Improved	Light			Well	
Valuation/Explanation						
Dwelling #						
Description	Area			Value Amount		
Living Area:						
First Story:						
Second Story:						
Additional Story:						
Attic/Finished Net:						
Half Story/Finished Net:						
Base Price						
Unfinished Living Area:						
Room/Unfinished:						
Unfinished Basement:						
Half Story/Unfinished:						
Structure Info, Features and Attachments:						
Heating/AC						
Plumbing				- Half Bath - Full Bath		
Finished Basement Living Area						
Features:						
Attachments:						
Adjusted Base Price				\$0.00		
Changes/Adjustments						
Grade Adjustment:				%		
Market Adjustment:						
CDU Adjustment:						
Complete:				100%		
Dollar Adjustments						
Dwelling Value						
Other Building Improvements	0			\$0.00		
Total Improvement Value				\$0.00		
Total Land Value				\$3,700.00		
Total Assessed Value				\$3,700.00		

Parcel Numbers: 938-9999-012	Property Address: 112TH ST S	Municipality: Franklin, City of
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Owner Name: HER, SHUE LONG	Mailing Address: 3607 N 56TH ST MILWAUKEE, WI 53216	Land Use: Residential
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Property Photograph:	Legal Description: CSM NO 6316 SE 5 21 PARCEL 2	Building Sketch:
<small>Describe/Map</small>	<small>Describe/Map</small>	<small>Describe/Map</small>
Parcel Sketch and Site Map obtained from the County GIS		
Neighborhood: 3001-Franklin		

Building Description

Dwelling # Year Built: Year Remodeled: Remodeled/Effective Age: Building Type/Style: Story: Grade: CDU/Overall Condition: Interior Condition: Kitchen Condition: Bath Condition:	Exterior Wall: Bedrooms: Full Baths: Half Baths: Rough-in: 0 Room Count: Basement Description: Heating: Type of Fuel: Type of System:
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Square Footage / Attachments

First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
						0

Attachment Description(s):	Area:	Attachment Value:
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Feature Description(s):	Area:	Feature Value:
Rec Room Condition:	Rec Room Area:	Rec Room Value:

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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Permit / Construction History

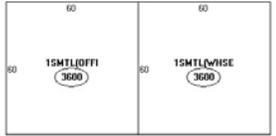
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
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Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
6/25/2015		\$5,000.00	Invalid		Land	
10/9/2009		\$1,500.00	Invalid		Land	
2/18/2004		\$80,000.00	Valid		Land	
8/15/2001		\$80,000.00	Valid		Land	
4/1/1997		\$80,000.00	Valid		Land	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
D12-2ND Grade Tillable	12.500	Acreage				\$3,000
E13-Undeveloped Low	3.000	Acreage				\$7,800
Acreage/Squarefoot Variables						
Acreage Variable 1 - 3.00 @ \$2,600.00 Total of Above: 7,800.00						
Acreage Variable 1 - 12.50 @ \$241.00 Total of Above: 3,012.50						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
675,180	15.500			\$10,800		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Rolling	Semi-Improved	Light			Well	

Valuation/Explanation		
Dwelling #		
Description	Area	Value Amount
Living Area:		
First Story:		
Second Story:		
Additional Story:		
Attic/Finished Net:		
Half Story/Finished Net:		
Base Price		
Unfinished Living Area:		
Room/Unfinished:		
Unfinished Basement:		
Half Story/Unfinished:		
Structure Info, Features and Attachments:		
Heating/AC		
Plumbing	- Half Bath - Full Bath	
Finished Basement Living Area		
Features:		
Attachments:		
Adjusted Base Price		\$0.00
Changes/Adjustments		
Grade Adjustment:	%	
Market Adjustment:		
CDU Adjustment:		
Complete:	100%	
Dollar Adjustments		
Dwelling Value		
Other Building Improvements	0	\$0.00
Total Improvement Value		\$0.00
Total Land Value		\$10,800.00
Total Assessed Value		\$10,800.00

Parcel Numbers: 939-9995-001	Property Address: 10020 124TH ST S	Municipality: Franklin, City of
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Owner Name: COPART OF CONNECTICUT INC	Mailing Address: 14185 DALLAS PARKWAY STE 300 DALLAS, TX 75454	Land Use: Commercial
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Property Photograph:	Legal Description: CERTIFIED SURVEY MAP NO. 9276, SW 1/4 SEC 30-5-21, LOT 1	Building Sketch:
	Parcel Sketch and Site Map obtained from the County GIS	 <p> <small>Descriptor/Usage</small> <small>A: 15MTLQDFFI 3600 sqft</small> <small>B: 15MTLWVHSE 3600 sqft</small> </p>
	Neighborhood: 999-Franklin	
	Zoning:	

Building Description

Building #	1
Building Type/Style:	One Bedroom:
Stories:	Two Bedroom:
Year Built:	Three Bedroom:
Remodeled/Effective Age:	Total Unit Count:
Grade Factor:	Business Name:
Market Adjustment: 0	CDU/Overall Condition

Structure / Basement Data

Building #	Section #	Occupancy:	Year:	Area:	Framing:	Wall Hgt:	Rental:
1	1				Partial		
Building #	Section #	Description:	Basement Area:	Total Area:			
1				0			

Components

Components					Site Improvements				
Bldg #	Sec. #	Description:	Area:	Value:	Bldg #	Sec. #	Description:	Area:	Value:
1					1				

Detached Improvements

Structure:	Year:	Sq Ft:	Grade:	Construction:	Condition:

Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
5/28/2021	21-0563	\$100,000.00	HVAC
7/7/2021	21-0365	\$759,145.00	NEWBLDG

Ownership/Sales History

Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
11/16/2020		\$2,555,800.00	Invalid		Land	

Land Breakdown

Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
B-Commercial Primary Site	1.000	Gross				\$203,000.00
D12-2ND Grade Tillable	32.051	Gross				\$7,600.00

Acreage/Squarefoot Variables					
Land Data & Computations					
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Total Land Value:	
1,439,702	33.051			\$210,600.00	
General Information					
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:
Level	Paved	Light			All Public
Assessment History					
Parcel Year:	Acres Total:	Land Total:	Improvement Total:		
Valuation/Explanation					
Building #	1				
Description	Area	Value Amount			
Structure:					
Commercial Building Base Price					
Basement:	0	\$0.00			
Components:	0	\$0.00			
Site Improvements:	0	\$0.00			
Adjusted Base Price					
Depreciation Adjustment:	0	\$0.00			
Adjusted Base Price with Depreciation					
Grade Adjustment:		0.00			
Market Adjustment:	0	\$0.00			
Local Modifier:		\$0.00			
Percent Complete:	10%	\$0.00			
Dollar Adjustment:		\$0.00			
Commercial Building Value					
		\$0.00			
Total Dwelling Value					
		\$0			
Detached Improvements	0	\$0.00			
Total Improvement Value					
		\$75,900.00			
Total Land Value					
		\$210,600.00			
Total Assessed Value					
		\$286,500.00			

Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
11/16/2020		\$2,555,800.00	Invalid		Land and Improvements		
12/22/2020		\$245,400.00	Invalid		Land and Improvements		
11/24/2021		\$460,000.00	Invalid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
D12-2ND Grade Tillable	27.408	Acreage				\$6,600	
G-Other Class	1.000	Gross				\$74,100	
Acreage/Squarefoot Variables							
Acreage Variable 1 - 27.41 @ \$241.00							
Total of Above: 6,605.33							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
1,237,452	28.408				\$80,700		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Semi-Improved	Medium			Well		
Valuation/Explanation							
Dwelling #				939 9995 002- 1			
Description				Area		Value Amount	
Living Area:							
First Story:				1,625		\$183,576.25	
Second Story:				0		\$0.00	
Additional Story:				0		\$0.00	
Attic/Finished Net:				0		\$0.00	
Half Story/Finished Net:				562		\$33,577.67	
Base Price						\$217,153.92	
Unfinished Living Area:							
Room/Unfinished:				0		\$0.00	
Unfinished Basement:				1,107		\$27,265.41	
Half Story/Unfinished:						\$0.00	
Structure Info, Features and Attachments:							
Heating/AC				Basic Heating		\$0.00	
Plumbing				0 - Half Bath 2 - Full Bath		\$7,322.00	
Finished Basement Living Area				0		\$0.00	
Features:							
Attachments:				48		\$1,100.00	
Adjusted Base Price						\$252,841.33	
Changes/Adjustments							
Grade Adjustment:				C+ 110%		\$276,915.46	
Market Adjustment:				43%		\$395,989.11	
CDU Adjustment:				55		\$217,800.00	
Complete:				100		\$217,800.00	
Dollar Adjustments						(\$700.00)	
Dwelling Value						\$217,100.00	

Other Building Improvements	0	\$4,700.00
Total Improvement Value		\$221,800.00
Total Land Value		\$80,700.00
Total Assessed Value		\$302,500.00

Parcel Numbers: 939-9996-002 Property Address: OAKWOOD RD W Municipality: Franklin, City of

Owner Name: BONNEY, JAMES M Mailing Address: 10146 S 124TH ST FRANKLIN, WI 53132 Land Use: Residential

Property Photograph:	Legal Description:	Building Sketch:
	CERTIFIED SURVEY MAP NO 918 SW 30 5 21 LOT 1	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood:	
	3001-Franklin	

Building Description

Dwelling #	
Year Built:	Exterior Wall:
Year Remodeled:	Bedrooms:
Remodeled/Effective Age:	Full Baths:
Building Type/Style:	Half Baths:
Story:	Rough-in: 0
Grade:	Room Count:
CDU/Overall Condition:	Basement Description:
Interior Condition:	Heating:
Kitchen Condition:	Type of Fuel:
Bath Condition:	Type of System:

Square Footage / Attachments

First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
						0

Attachment Description(s): Area: Attachment Value:

Feature Description(s): Area: Feature Value:

Rec Room Condition: Rec Room Area: Rec Room Value:

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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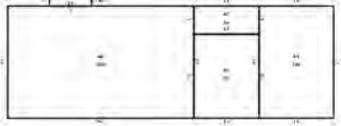
Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
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Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
8/1/1994		\$6,000.00	Valid		Land	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	0.740	Gross				\$6,400
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
32,234	0.740			\$6,400		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Semi-Improved	Light			All Public	
Valuation/Explanation						
Dwelling #			Area		Value Amount	
Description			Area		Value Amount	
Living Area:						
First Story:						
Second Story:						
Additional Story:						
Attic/Finished Net:						
Half Story/Finished Net:						
Base Price						
Unfinished Living Area:						
Room/Unfinished:						
Unfinished Basement:						
Half Story/Unfinished:						
Structure Info, Features and Attachments:						
Heating/AC						
Plumbing			- Half Bath - Full Bath			
Finished Basement Living Area						
Features:						
Attachments:						
Adjusted Base Price					\$0.00	
Changes/Adjustments						
Grade Adjustment:			%			
Market Adjustment:						
CDU Adjustment:						
Complete:			100%			
Dollar Adjustments						
Dwelling Value						
Other Building Improvements			0		\$0.00	
Total Improvement Value					\$0.00	
Total Land Value					\$6,400.00	
Total Assessed Value					\$6,400.00	

Parcel Numbers: 939-9996-006 Property Address: 12320 OAKWOOD RD W Municipality: Franklin, City of

Owner Name: BERNDT, ROGER & DARLENE Mailing Address: 12320 OAKWOOD RD FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	Building Sketch:
	CSM NO 918 SW 30 5 21 LOT 2 & LANDS ADJ COM AT NE COR SD	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 3001-Franklin	

Building Description

Dwelling #	939 9996 006- 1		
Year Built:	1/1/1955	Exterior Wall:	07-Brick
Year Remodeled:	1/1/1955	Bedrooms:	3
Remodeled/Effective Age:	-67	Full Baths:	1
Building Type/Style:	01-Ranch	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	C+	Room Count:	4
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Basic Heating
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
939 9996 006- 1	978	0	0	0	0	0	978

Attachment Description(s):	Area:	Attachment Value:
11-OFP	84	\$1,700
22-EMP	252	\$8,800
23-AMG	384	\$13,400

Feature Description(s):	Area:	Feature Value:
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
RG1-Detached Frame Garage	1/1/1970	440		Fair	\$3,300.00

Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:

Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
9/1/1993		\$85,269.00	Invalid		Land and Improvements	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	1.600	Gross				\$97,800
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
69,696	1.600			\$97,800		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Semi-Improved	Light			Well	
Valuation/Explanation						
Dwelling #				939 9996 006- 1		
Description				Area		Value Amount
Living Area:						
First Story:				978		\$142,465.26
Second Story:				0		\$0.00
Additional Story:				0		\$0.00
Attic/Finished Net:				0		\$0.00
Half Story/Finished Net:				0		\$0.00
Base Price						\$142,465.26
Unfinished Living Area:						
Room/Unfinished:				0		\$0.00
Unfinished Basement:				960		\$24,825.60
Half Story/Unfinished:						\$0.00
Structure Info, Features and Attachments:						
Heating/AC				Basic Heating		\$0.00
Plumbing				0 - Half Bath 1 - Full Bath		\$0.00
Finished Basement Living Area				0		\$0.00
Features:						
Attachments:				720		\$23,900.00
Adjusted Base Price						\$191,190.86
Changes/Adjustments						
Grade Adjustment:				C+ 110%		\$184,019.95
Market Adjustment:				42%		\$261,308.32
CDU Adjustment:				60		\$156,800.00
Complete:				100		\$156,800.00
Dollar Adjustments						\$200.00
Dwelling Value						\$157,000.00
Other Building Improvements				0		\$3,300.00
Total Improvement Value						\$160,300.00
Total Land Value						\$97,800.00
Total Assessed Value						\$258,100.00

Parcel Numbers: 939-9996-008	Property Address: 124TH ST S	Municipality: Franklin, City of
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Owner Name: MILLIN, DAVID J ET AL	Mailing Address: 24130 W LOOMIS RD MUSKEGO, WI 53150	Land Use: Residential
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Property Photograph:	Legal Description: SW QUAR OF SW 30-5-21 EXC N 150 FT OF S 330 FT OF W 300	Building Sketch:
<small>Describe/Map</small>	<small>Describe/Map</small>	<small>Describe/Map</small>
Parcel Sketch and Site Map obtained from the County GIS		
Neighborhood: 3001-Franklin		

Building Description

Dwelling # Year Built: Year Remodeled: Remodeled/Effective Age: Building Type/Style: Story: Grade: CDU/Overall Condition: Interior Condition: Kitchen Condition: Bath Condition:	Exterior Wall: Bedrooms: Full Baths: Half Baths: Rough-in: 0 Room Count: Basement Description: Heating: Type of Fuel: Type of System:
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Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished: 0
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Attachment Description(s):	Area:	Attachment Value:
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Feature Description(s):	Area:	Feature Value:
Rec Room Condition:	Rec Room Area:	Rec Room Value:

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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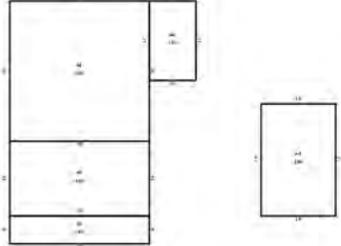
Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
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Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
D12-2ND Grade Tillable	22.500	Acreage				\$5,400
Acreage/Squarefoot Variables						
Acreage Variable 1 - 22.50 @ \$241.00						
Total of Above: 5,422.50						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
980,100	22.500			\$5,400		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Paved	Light			All Public	
Valuation/Explanation						
Dwelling #	Description			Area	Value Amount	
	Living Area:					
	First Story:					
	Second Story:					
	Additional Story:					
	Attic/Finished Net:					
	Half Story/Finished Net:					
	Base Price					
	Unfinished Living Area:					
	Room/Unfinished:					
	Unfinished Basement:					
	Half Story/Unfinished:					
	Structure Info, Features and Attachments:					
	Heating/AC					
	Plumbing			- Half Bath - Full Bath		
	Finished Basement Living Area					
	Features:					
	Attachments:					
	Adjusted Base Price				\$0.00	
	Changes/Adjustments					
	Grade Adjustment:			%		
	Market Adjustment:					
	CDU Adjustment:					
	Complete:			100%		
	Dollar Adjustments					
	Dwelling Value					
	Other Building Improvements			0	\$0.00	
	Total Improvement Value				\$0.00	
	Total Land Value				\$5,400.00	
	Total Assessed Value				\$5,400.00	

Parcel Numbers: 939-9997-001 Property Address: 10146 124TH ST S Municipality: Franklin, City of

Owner Name: BONNEY, JAMES M Mailing Address: 10146 S 124TH ST FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	
	N 150 FT OF S 330 FT OF W 300 FT OF SW 30 5 21, EXC W	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 3001-Franklin	

Building Description

Dwelling #	939 9997 001- 1		
Year Built:	12/31/1899	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	12/31/1899	Bedrooms:	3
Remodeled/Effective Age:	-123	Full Baths:	1
Building Type/Style:	10-Farmhouse	Half Baths:	0
Story:	1.50	Rough-in:	0
Grade:	C+	Room Count:	5
CDU/Overall Condition:	Good	Basement Description:	No Basement
Interior Condition:	Same	Heating:	Basic Heating
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
939 9997 001- 1	1,560	0	0	0	270	0	1,830

Attachment Description(s): 12-EFP Area: 170 Attachment Value: \$5,100

Feature Description(s): 03-Masonry Fireplace Area: 1 Feature Value: \$5,500

Rec Room Condition: Rec Room Area: 0 Rec Room Value: \$0

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
RG1-Detached Frame Garage	1/1/1950	748		Average	\$7,500.00
RS1-Frame Utility Shed	1/1/1950	260		Average	\$500.00
RS1-Frame Utility Shed	1/1/1950	220		Average	\$400.00

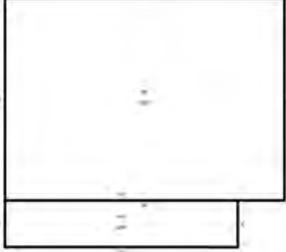
Permit / Construction History

Date of Permit: Permit Number: Permit Amount: Details of Permit:

Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	1.830	Gross				\$88,600	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
79,715	1.830				\$88,600		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Semi-Improved	Medium			Well		
Valuation/Explanation							
Dwelling #				939 9997 001- 1			
Description				Area		Value Amount	
Living Area:							
First Story:				1,560		\$177,294.00	
Second Story:				0		\$0.00	
Additional Story:				0		\$0.00	
Attic/Finished Net:				0		\$0.00	
Half Story/Finished Net:				270		\$18,968.40	
Base Price						\$196,262.40	
Unfinished Living Area:							
Room/Unfinished:				0		\$0.00	
Unfinished Basement:				0		\$0.00	
Half Story/Unfinished:						\$0.00	
Structure Info, Features and Attachments:							
Heating/AC				Basic Heating		\$0.00	
Plumbing				0 - Half Bath 1 - Full Bath		\$0.00	
Finished Basement Living Area				0		\$0.00	
Features:				1		\$5,500.00	
Attachments:				170		\$5,100.00	
Adjusted Base Price						\$206,862.40	
Changes/Adjustments							
Grade Adjustment:				C+ 110%		\$215,888.64	
Market Adjustment:				50%		\$323,832.96	
CDU Adjustment:				55		\$178,100.00	
Complete:				100		\$178,100.00	
Dollar Adjustments						\$400.00	
Dwelling Value						\$178,500.00	
Other Building Improvements				0		\$8,400.00	
Total Improvement Value						\$186,900.00	
Total Land Value						\$88,600.00	
Total Assessed Value						\$275,500.00	

Parcel Numbers: 939-9998-001	Property Address: 12026 OAKWOOD RD W	Municipality: Franklin, City of
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Owner Name: MILLIN, DAVID J ET AL	Mailing Address: 24130 W LOOMIS RD MUSKEGO, WI 53150	Land Use: Residential
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Property Photograph: 	Legal Description: E 474 FT OF S 1000 FT OF SW QUAR OF SW 30 5 21 CONT	Building Sketch: 
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 3001-Franklin	

Building Description

Dwelling #	939 9998 001- 1		
Year Built:	1/1/1960	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/1960	Bedrooms:	3
Remodeled/Effective Age:	-62	Full Baths:	2
Building Type/Style:	04-Cape Cod	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	C	Room Count:	3
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Basic Heating
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
939 9998 001- 1	936	0	0	187	0	0	1,123

Attachment Description(s):	Area:	Attachment Value:
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Feature Description(s):	Area:	Feature Value:
Rec Room Condition:	Rec Room Area: 0	Rec Room Value: \$0

Other Building Improvements

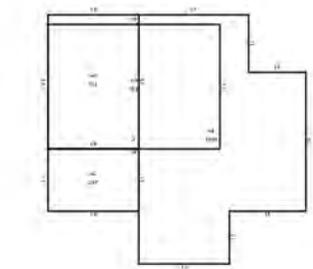
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
RG1-Detached Frame Garage	1/1/1960	660		Average	\$6,600.00
AP1-Pole 4 Sides Closed Metal	1/1/1960	2,400		Average	\$7,200.00
AP1-Pole 4 Sides Closed Metal	1/1/1970	1,408		Average	\$4,200.00

Permit / Construction History						
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:			
10/1/2000	00-1218	\$5,600.00	BSMT REPAIR			
11/8/2011	2404	\$5,400.00	FURNACE-GAS			
Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
3/25/2016		\$165,000.00	Invalid		Land and Improvements	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
D12-2ND Grade Tillable	10.000	Acreage				\$2,400
G-Other Class	1.000	Gross				\$74,100
Acreage/Squarefoot Variables						
Acreage Variable 1 - 10.00 @ \$241.00						
Total of Above: 2,410.00						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
479,160	11.000			\$76,500		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Rolling	Paved	Light			Well	

Valuation/Explanation		
Dwelling #	939 9998 001- 1	
Description	Area	Value Amount
Living Area:		
First Story:	936	\$119,237.04
Second Story:	0	\$0.00
Additional Story:	0	\$0.00
Attic/Finished Net:	187	\$5,729.68
Half Story/Finished Net:	0	\$0.00
Base Price		\$124,966.72
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	936	\$24,635.52
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Basic Heating	\$0.00
Plumbing	0 - Half Bath 2 - Full Bath	\$7,322.00
Finished Basement Living Area	0	\$0.00
Features:		
Attachments:		
Adjusted Base Price		\$156,924.24
Changes/Adjustments		
Grade Adjustment:	C 100%	\$156,924.24
Market Adjustment:	38%	\$216,555.45
CDU Adjustment:	60	\$129,900.00
Complete:	100	\$129,900.00
Dollar Adjustments		\$100.00
Dwelling Value		\$130,000.00
Other Building Improvements	0	\$18,000.00
Total Improvement Value		\$148,000.00
Total Land Value		\$76,500.00
Total Assessed Value		\$224,500.00

Parcel Numbers: 939-9999-000 Property Address: 11722 OAKWOOD RD W Municipality: Franklin, City of

Owner Name: GRANDLICH, RUTH M Mailing Address: 11722 W OAKWOOD RD FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	
	SE QUAR OF NE QUAR OF SW 30 5 21 ALSO SE QUAR OF SW 30 5	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 3001-Franklin	

Building Description

Dwelling #	939 9999 000- 1		
Year Built:	12/31/1899	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	12/31/1899	Bedrooms:	6
Remodeled/Effective Age:	-123	Full Baths:	2
Building Type/Style:	10-Farmhouse	Half Baths:	1
Story:	1.50	Rough-in:	0
Grade:	C	Room Count:	7
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Oil
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
939 9999 000- 1	2,032	0	0	0	299	0	2,331

Attachment Description(s): 11-OFP Area: 247 Attachment Value: \$4,900

Feature Description(s): Rec Room Condition: Area: Rec Room Area: 0 Feature Value: Rec Room Value: \$0

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
RG1-Detached Frame Garage	1/1/1960	480		Average	\$4,800.00
RS1-Frame Utility Shed	1/1/1960	960		Average	\$1,900.00

Permit / Construction History

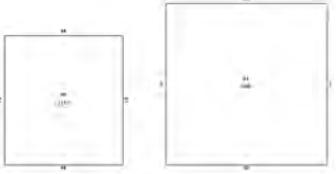
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
12/1/1994	94-1228	\$1,770.00	HTG SYSTEM
11/1/2000	00-1375	\$1,350.00	REPL FURNACE

Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
D12-2ND Grade Tillable	51.000	Acreage				\$12,300	
G-Other Class	1.000	Gross				\$74,100	
Acreage/Squarefoot Variables							
Acreage Variable 1 - 51.00 @ \$241.00 Total of Above: 12,291.00							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
2,265,120	52.000				\$86,400		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Semi-Improved	Light			Well		
Valuation/Explanation							
Dwelling #	939 9999 000- 1						
Description	Area			Value Amount			
Living Area:							
First Story:	2,032			\$220,695.52			
Second Story:	0			\$0.00			
Additional Story:	0			\$0.00			
Attic/Finished Net:	0			\$0.00			
Half Story/Finished Net:	299			\$21,023.31			
Base Price				\$241,718.83			
Unfinished Living Area:							
Room/Unfinished:	0			\$0.00			
Unfinished Basement:	2,032			\$43,688.00			
Half Story/Unfinished:				\$0.00			
Structure Info, Features and Attachments:							
Heating/AC	Air Conditioning - Same Ducts			\$5,734.26			
Plumbing	1 - Half Bath 2 - Full Bath			\$12,203.00			
Finished Basement Living Area	0			\$0.00			
Features:							
Attachments:	247			\$4,900.00			
Adjusted Base Price				\$308,244.09			
Changes/Adjustments							
Grade Adjustment:	C 100%			\$303,344.09			
Market Adjustment:	33%			\$403,447.64			
CDU Adjustment:	55			\$221,900.00			
Complete:	100			\$221,900.00			
Dollar Adjustments				(\$400.00)			
Dwelling Value				\$221,500.00			

Other Building Improvements	0	\$6,700.00
Total Improvement Value		\$228,200.00
Total Land Value		\$86,400.00
Total Assessed Value		\$314,600.00

Parcel Numbers: 940-0001-000 Property Address: 11811 OAKWOOD RD W Municipality: Franklin, City of

Owner Name: WASTE MANAGEMENT OF WIS INC Mailing Address: P O BOX 1450 CHICAGO, IL 60690-1450 Land Use: Commercial

Property Photograph:	Legal Description:	Building Sketch:
	CERTIFIED SURVEY MAP NO 7875 NW 1/4 SEC 31-5-21 LOT 1	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 999-Franklin	
	Zoning:	

Building Description

Building #	1	
Building Type/Style:	406-Warehouse, Storage	One Bedroom:
Stories:		Two Bedroom:
Year Built:	1965	Three Bedroom:
Remodeled/Effective Age:		Total Unit Count:
Grade Factor:	C	Business Name:
Market Adjustment:	23	CDU/Overall Condition
		Fair
Building #	2	
Building Type/Style:	406-Warehouse, Storage	One Bedroom:
Stories:		Two Bedroom:
Year Built:	1965	Three Bedroom:
Remodeled/Effective Age:		Total Unit Count:
Grade Factor:	C	Business Name:
Market Adjustment:	22	CDU/Overall Condition
		Fair

Structure / Basement Data

Building #	Section #	Occupancy:	Year:	Area:	Framing:	Wall Hgt:	Rental:
1	1	406-Warehouse, Storage	1965	2,112	S4-Metal Average	14	
2	2	406-Warehouse, Storage	1965	80	S4-Metal Average	6	

Building #	Section #	Description:	Basement Area:	Total Area:
1				2,112
2				80

Components					Site Improvements				
Bldg #	Sec. #	Description:	Area:	Value:	Bldg #	Sec. #	Description:	Area:	Value:
1	1	HVAC-Forced Air Unit	2,112	\$3,200	1				
1	1	HVAC-Forced Air Unit	2,112	\$3,200	2				
2									

Detached Improvements

Structure:	Year:	Sq Ft:	Grade:	Construction:	Condition:
RS1-Frame Utility Shed	1/1/1965	2,192	C		Good

Permit / Construction History							
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:				
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
B-Commercial Primary Site	10.182	Gross				\$106,200.00	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Total Land Value:			
443,528	10.182			\$106,200.00			
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		
Assessment History							
Parcel Year:	Acres Total:	Land Total:	Improvement Total:				

Valuation/Explanation		
Building #	1	
Description	Area	Value Amount
Structure:	2,112	\$53,835.00
Commercial Building Base Price		\$53,835.00
Basement:	0	\$0.00
Components:	0	\$0.00
Site Improvements:	0	\$0.00
Adjusted Base Price		\$53,835.00
Depreciation Adjustment:	0	\$0.00
Adjusted Base Price with Depreciation		\$53,835.00
Grade Adjustment:	C	0.00
Market Adjustment:	23	\$12,382.05
Local Modifier:		\$0.00
Percent Complete:		\$0.00
Dollar Adjustment:		\$0.00
Commercial Building Value		\$66,200.00
Building #	2	
Description	Area	Value Amount
Structure:	80	\$2,039.00
Commercial Building Base Price		\$2,039.00
Basement:	0	\$0.00
Components:	0	\$0.00
Site Improvements:	0	\$0.00
Adjusted Base Price		\$2,039.00
Depreciation Adjustment:	0	\$0.00
Adjusted Base Price with Depreciation		\$2,039.00
Grade Adjustment:	C	0.00
Market Adjustment:	22	\$448.58
Local Modifier:		\$0.00
Percent Complete:		\$0.00
Dollar Adjustment:		\$0.00
Commercial Building Value		\$2,500.00
Total Dwelling Value		\$0
Detached Improvements	0	\$5,500.00
Total Improvement Value		\$82,100.00
Total Land Value		\$106,200.00
Total Assessed Value		\$188,300.00

Parcel Numbers: 940-0002-000	Property Address: 11737 OAKWOOD RD W	Municipality: Franklin, City of
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Owner Name: WASTE MANAGEMENT OF WIS INC	Mailing Address: P O BOX 1450 CHICAGO, IL 60690-1450	Land Use: Commercial
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Property Photograph:	Legal Description: CERTIFIED SURVEY MAP NO 7875 NW 1/4 SEC 31-5-21 LOT 2	Building Sketch:
<small>Descriptor/Usage</small>	Parcel Sketch and Site Map obtained from the County GIS	<small>Descriptor/Usage</small>
	Neighborhood: 999-Franklin	
	Zoning:	

Building Description

Building #	
Building Type/Style:	One Bedroom:
Stories:	Two Bedroom:
Year Built:	Three Bedroom:
Remodeled/Effective Age:	Total Unit Count:
Grade Factor:	Business Name:
Market Adjustment:	CDU/Overall Condition

Structure / Basement Data

Building #	Section #	Occupancy:	Year:	Area:	Framing:	Wall Hgt:	Rental:
Building #	Section #	Description:	Basement Area:	Total Area:	0		

Components **Site Improvements**

Bldg #	Sec. #	Description:	Area:	Value:	Bldg #	Sec. #	Description:	Area:	Value:
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Detached Improvements

Structure:	Year:	Sq Ft:	Grade:	Construction:	Condition:
RG1-Detached Frame Garage	1/1/1982	576	C		Good
RG1-Detached Frame Garage	1/1/1982	2,400	C		Good
RG1-Detached Frame Garage	1/1/1982	624	C		Good

Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
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Ownership/Sales History

Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
3/27/2007		\$190,000.00	Invalid		Land and Improvements	
11/24/2008		\$1,000,000.00	Invalid		Land and Improvements	

Land Breakdown

Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
B-Commercial Primary Site	4.443	Gross				\$66,800.00

Acreage/Squarefoot Variables					
Land Data & Computations					
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Total Land Value:	
193,537	4.443			\$66,800.00	
General Information					
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:
Level	Paved	Light			All Public
Assessment History					
Parcel Year:	Acres Total:	Land Total:	Improvement Total:		
Valuation/Explanation					
Building #		Area		Value Amount	
Description		Area		Value Amount	
Structure:					
Commercial Building Base Price					
Basement:					
Components:					
Site Improvements:					
Adjusted Base Price					\$0.00
Depreciation Adjustment:					\$0.00
Adjusted Base Price with Depreciation					\$0.00
Grade Adjustment:					
Market Adjustment:					\$0.00
Local Modifier:					\$0.00
Percent Complete:					\$0.00
Dollar Adjustment:					\$0.00
Commercial Building Value					\$0.00
Total Dwelling Value					\$0
Detached Improvements		0			\$43,400.00
Total Improvement Value					\$43,400.00
Total Land Value					\$66,800.00
Total Assessed Value					\$110,200.00

Parcel Numbers: 940-0003-000	Property Address: 11705 OAKWOOD RD W	Municipality: Franklin, City of
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Owner Name: WASTE MANAGEMENT OF WIS INC	Mailing Address: P O BOX 1450 CHICAGO, IL 60690-1450	Land Use: Commercial
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Property Photograph:	Legal Description: CERTIFIED SURVEY MAP NO 7875 NW 1/4 SEC 31-5-21 LOT 3	Building Sketch:
<small>Describe/Map</small>	Parcel Sketch and Site Map obtained from the County GIS	<small>Describe/Map</small>
	Neighborhood: 999-Franklin	
	Zoning:	

Building Description

Building #	
Building Type/Style:	One Bedroom:
Stories:	Two Bedroom:
Year Built:	Three Bedroom:
Remodeled/Effective Age:	Total Unit Count:
Grade Factor:	Business Name:
Market Adjustment:	CDU/Overall Condition

Structure / Basement Data

Building #	Section #	Occupancy:	Year:	Area:	Framing:	Wall Hgt:	Rental:
Building #	Section #	Description:	Basement Area:	Total Area:	0		

Components **Site Improvements**

Bldg #	Sec. #	Description:	Area:	Value:	Bldg #	Sec. #	Description:	Area:	Value:
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Detached Improvements

Structure:	Year:	Sq Ft:	Grade:	Construction:	Condition:
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Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
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Ownership/Sales History

Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
3/27/2007		\$10,000.00	Invalid		Land	
11/24/2008		\$1,000,000.00	Invalid		Land and Improvements	

Land Breakdown

Land Class: B-Commercial Primary Site	Acreage: 9.987	Unit of Measure: Gross	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value: \$96,100.00
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Acreage/Squarefoot Variables					
Land Data & Computations					
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Total Land Value:	
435,034	9.987			\$96,100.00	
General Information					
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:
Level	Paved	Light			All Public
Assessment History					
Parcel Year:	Acres Total:	Land Total:	Improvement Total:		
Valuation/Explanation					
Building #		Area		Value Amount	
Description		Area		Value Amount	
Structure:					
Commercial Building Base Price					
Basement:					
Components:					
Site Improvements:					
Adjusted Base Price					\$0.00
Depreciation Adjustment:					\$0.00
Adjusted Base Price with Depreciation					\$0.00
Grade Adjustment:					
Market Adjustment:					\$0.00
Local Modifier:					\$0.00
Percent Complete:					\$0.00
Dollar Adjustment:					\$0.00
Commercial Building Value					\$0.00
Total Dwelling Value					\$0
Detached Improvements		0			\$0.00
Total Improvement Value					\$0.00
Total Land Value					\$96,100.00
Total Assessed Value					\$96,100.00

Parcel Numbers: 940-0004-000	Property Address: 11705 OAKWOOD RD W	Municipality: Franklin, City of
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Owner Name: WASTE MANAGEMENT OF WIS INC	Mailing Address: P O BOX 1450 CHICAGO, IL 60690-1450	Land Use: Commercial
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Property Photograph:	Legal Description: CERTIFIED SURVEY MAP NO 7875 NW 1/4 SEC 31-5-21 OUTLOT 1	Building Sketch:
<small>Describe/Map</small>	Parcel Sketch and Site Map obtained from the County GIS	<small>Describe/Map</small>
	Neighborhood: 999-Franklin	
	Zoning:	

Building Description

Building #	
Building Type/Style:	One Bedroom:
Stories:	Two Bedroom:
Year Built:	Three Bedroom:
Remodeled/Effective Age:	Total Unit Count:
Grade Factor:	Business Name:
Market Adjustment:	CDU/Overall Condition

Structure / Basement Data

Building #	Section #	Occupancy:	Year:	Area:	Framing:	Wall Hgt:	Rental:
Building #	Section #	Description:	Basement Area:	Total Area:	0		

Components **Site Improvements**

Bldg #	Sec. #	Description:	Area:	Value:	Bldg #	Sec. #	Description:	Area:	Value:
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Detached Improvements

Structure:	Year:	Sq Ft:	Grade:	Construction:	Condition:
RS1-Frame Utility Shed	1/1/1982	1,924	C		Excellent
RG1-Detached Frame Garage	1/1/1982	1,050	C		Excellent
RG1-Detached Frame Garage	1/1/1982	1,296	C		Excellent
RG1-Detached Frame Garage	1/1/1982	448	C		Excellent

Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
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Ownership/Sales History

Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
11/24/2008		\$1,000,000.00	Invalid		Land and Improvements	
3/27/2007		\$190,000.00	Invalid		Land and Improvements	

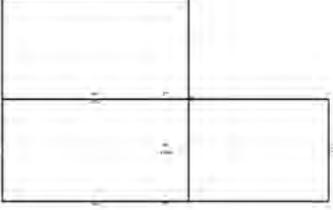
Land Breakdown

Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
B-Commercial Primary Site	6.324	Gross				\$20,200.00

Acreage/Squarefoot Variables					
Land Data & Computations					
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Total Land Value:	
275,473	6.324			\$20,200.00	
General Information					
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:
Level	Paved	Light			All Public
Assessment History					
Parcel Year:	Acres Total:	Land Total:	Improvement Total:		
Valuation/Explanation					
Building #					
Description	Area	Value Amount			
Structure:					
Commercial Building Base Price					
Basement:					
Components:					
Site Improvements:					
Adjusted Base Price			\$0.00		
Depreciation Adjustment:		\$0.00			
Adjusted Base Price with Depreciation			\$0.00		
Grade Adjustment:					
Market Adjustment:		\$0.00			
Local Modifier:		\$0.00			
Percent Complete:		\$0.00			
Dollar Adjustment:		\$0.00			
Commercial Building Value			\$0.00		
Total Dwelling Value			\$0		
Detached Improvements	0	\$13,900.00			
Total Improvement Value			\$13,900.00		
Total Land Value			\$20,200.00		
Total Assessed Value			\$34,100.00		

Parcel Numbers: 940-9992-000	Property Address: 11841 OAKWOOD RD W	Municipality: Franklin, City of
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Owner Name: AMERICAN TOWER MANAGEMENT INC	Mailing Address: P O BOX 723597 ATLANTA, GA 31139	Land Use: Commercial
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Property Photograph: 	Legal Description: COM IN N LI 799.15 FT W OF NE COR OF NW 31 5 21 TH SLY	Building Sketch: 
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 999-Franklin	
	Zoning: M1	

Building Description

Building #	1	
Building Type/Style:	406-Warehouse, Storage	One Bedroom:
Stories:		Two Bedroom:
Year Built:	1985	Three Bedroom:
Remodeled/Effective Age:		Total Unit Count:
Grade Factor:	C	Business Name:
Market Adjustment:	-17	CDU/Overall Condition Average

Structure / Basement Data

Building #	Section #	Occupancy:	Year:	Area:	Framing:	Wall Hgt:	Rental:
1	1	406-Warehouse, Storage	1985	1,848	C4-Masonry Average	14	
Building #	Section #	Description:	Basement Area:	Total Area:			
1				1,848			

Components **Site Improvements**

Bldg #	Sec. #	Description:	Area:	Value:	Bldg #	Sec. #	Description:	Area:	Value:
1	1	HVAC-Electric	1,848	\$2,800	1				

Detached Improvements

Structure:	Year:	Sq Ft:	Grade:	Construction:	Condition:
TWR-Tower	1/1/1985	150	C		Average

Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
8/14/2007	1925	\$55,000.00	CELL TOWER

Ownership/Sales History

Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
3/1/2000		\$104,700.00	Invalid		Land and Improvements	

Land Breakdown

Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
B-Commercial Primary Site	1.850	Gross				\$69,400.00

Acreage/Squarefoot Variables

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Land Data & Computations					
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Total Land Value:	
80,586	1.850			\$69,400.00	
General Information					
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:
Level	Paved	Light			All Public
Assessment History					
Parcel Year:	Acres Total:	Land Total:	Improvement Total:		
Valuation/Explanation					
Building #	1				
Description	Area	Value Amount			
Structure:	1,848	\$53,148.00			
Commercial Building Base Price		\$53,148.00			
Basement:	0	\$0.00			
Components:	0	\$0.00			
Site Improvements:	0	\$0.00			
Adjusted Base Price		\$53,148.00			
Depreciation Adjustment:	0	\$0.00			
Adjusted Base Price with Depreciation		\$53,148.00			
Grade Adjustment:	C	0.00			
Market Adjustment:	-17	(\$9,035.16)			
Local Modifier:		\$0.00			
Percent Complete:		\$0.00			
Dollar Adjustment:		\$100.00			
Commercial Building Value		\$44,200.00			
Total Dwelling Value		\$0			
Detached Improvements	0	\$0.00			
Total Improvement Value		\$137,900.00			
Total Land Value		\$69,400.00			
Total Assessed Value		\$207,300.00			

Parcel Numbers: 940-9993-000	Property Address: 10386 124TH ST S	Municipality: Franklin, City of
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Owner Name: WASTE MANAGEMENT OF WIS INC	Mailing Address: P O BOX 1450 CHICAGO, IL 60690-1450	Land Use: Residential
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Property Photograph:	Legal Description: W 50 ACS OF N HALF OF NW 31 5 21 EXC E 57 FT & EXC S 315	Building Sketch:
	<p>Parcel Sketch and Site Map obtained from the County GIS</p> <p>Neighborhood: 3101-Franklin</p>	

Building Description

Dwelling # Year Built: Year Remodeled: Remodeled/Effective Age: Building Type/Style: Story: Grade: CDU/Overall Condition: Interior Condition: Kitchen Condition: Bath Condition:	Exterior Wall: Bedrooms: Full Baths: Half Baths: Rough-in: 0 Room Count: Basement Description: Heating: Type of Fuel: Type of System:
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Square Footage / Attachments

First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
						0

Attachment Description(s):	Area:	Attachment Value:
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Feature Description(s):	Area:	Feature Value:
Rec Room Condition:	Rec Room Area:	Rec Room Value:

Other Building Improvements

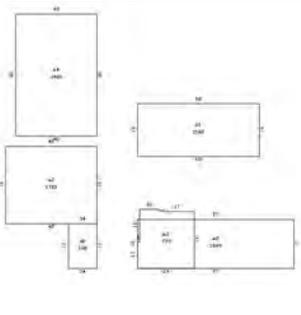
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
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Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
12/21/2006		\$960,000.00	Invalid		Land and Improvements		
12/21/2007		\$1,000,000.00	Invalid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
D12-2ND Grade Tillable	36.600	Acreage				\$8,800	
E13-Undeveloped Low	6.000	Acreage				\$15,600	
Acreage/Squarefoot Variables							
Acreage Variable 1 - 6.00 @ \$2,600.00 Total of Above: 15,600.00							
Acreage Variable 1 - 36.60 @ \$241.00 Total of Above: 8,820.60							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
1,855,656	42.600				\$24,400		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Rolling	Semi-Improved	Medium			All Public		
Valuation/Explanation							
Dwelling #							
Description				Area		Value Amount	
Living Area:							
First Story:							
Second Story:							
Additional Story:							
Attic/Finished Net:							
Half Story/Finished Net:							
Base Price							
Unfinished Living Area:							
Room/Unfinished:							
Unfinished Basement:							
Half Story/Unfinished:							
Structure Info, Features and Attachments:							
Heating/AC							
Plumbing				- Half Bath - Full Bath			
Finished Basement Living Area							
Features:							
Attachments:							
Adjusted Base Price						\$0.00	
Changes/Adjustments							
Grade Adjustment:				%			
Market Adjustment:							
CDU Adjustment:							
Complete:				100%			
Dollar Adjustments							
Dwelling Value							

Other Building Improvements	0	\$0.00
Total Improvement Value		\$0.00
Total Land Value		\$24,400.00
Total Assessed Value		\$24,400.00

Parcel Numbers: 940-9994-000		Property Address: 10384 124TH ST S		Municipality: Franklin, City of	
Owner Name: WASTE MANAGEMENT OF WIS INC		Mailing Address: P O BOX 1450 CHICAGO, IL 60690-1450		Land Use: Commercial	
Property Photograph:		Legal Description:		Building Sketch:	
		S 315 FT OF N 850 FT OF W 553 FT OF NW 31 5 21 EXC W			
		Parcel Sketch and Site Map obtained from the County GIS			
		Neighborhood: 999-Franklin			
		Zoning: M1			

Structure / Basement Data									
Building #	Section #	Occupancy:	Year:	Area:	Framing:	Wall Hgt:	Rental:		
1	1	999-Single Family Residence	1940	813	D4-Wood Average	8			
2	2	999-Single Family Residence	1940	406	D4-Wood Average	8			
3	3	597-Mixed Retail w/Off Units	1940	308	C4-Masonry Average	8			
4	4	406-Warehouse, Storage	1940	1,710	C4-Masonry Average	14			
5	5	406-Warehouse, Storage	1940	1,560	D4-Wood Average	9			
6	6	406-Warehouse, Storage	1940	2,400	D4-Wood Average	12			
Building #	Section #	Description:			Basement Area:	Total Area:			
1					781	1,594			
2						406			
3						308			
4						1,710			
5						1,560			
6						2,400			
Components				Site Improvements					
Bldg #	Sec. #	Description:	Area:	Value:	Bldg #	Sec. #	Description:	Area:	Value:
1	1	HVAC-Warmed and Cooled Air	781	\$1,200	1				
1	1	HVAC-Warmed and Cooled Air	781	\$1,200	2				
1	1	HVAC-Warmed and Cooled Air	781	\$1,200	3				
1	1	HVAC-Forced Air Unit	781	\$1,200	4				
2					5				
3					6				
4									
5									
6									
Detached Improvements									
Structure:		Year:	Sq Ft:	Grade:	Construction:	Condition:			
Permit / Construction History									
Date of Permit:		Permit Number:		Permit Amount:		Details of Permit:			
1/1/1996		95-0920		\$1,300.00		HTG SYSTEM			
9/1/1999		99-1228		\$30,000.00		40X60' BLDG			
Ownership/Sales History									
Date of Sale:		Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:		Sale Type:		Sale Validation Source:
12/21/2006			\$960,000.00	Invalid			Land and Improvements		
12/21/2007			\$1,000,000.00	Invalid			Land and Improvements		
Land Breakdown									
Land Class:		Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:		
B-Commercial Primary Site		3.529	Gross				\$80,200.00		
Acreage/Squarefoot Variables									
Land Data & Computations									
Total Square Footage:		Total Acreage:		Depth:	Act. Frontage:		Total Land Value:		
153,723		3.529					\$80,200.00		

General Information					
Topography: Level	Street/Road: Paved	Fronting Traffic: Light	Inspected By:	Inspected On:	Utilities: All Public
Assessment History					
Parcel Year:	Acres Total:	Land Total:	Improvement Total:		
Valuation/Explanation					
Building #	1				
Description	Area	Value Amount			
Structure:	813	\$43,626.00			
Commercial Building Base Price		\$43,626.00			
Basement:	0	\$0.00			
Components:	0	\$0.00			
Site Improvements:	0	\$0.00			
Adjusted Base Price		\$43,626.00			
Depreciation Adjustment:	0	\$0.00			
Adjusted Base Price with Depreciation		\$43,626.00			
Grade Adjustment:	C	0.00			
Market Adjustment:	5	\$2,181.30			
Local Modifier:		\$0.00			
Percent Complete:		\$0.00			
Dollar Adjustment:		\$500.00			
Commercial Building Value		\$46,300.00			
Building #	2				
Description	Area	Value Amount			
Structure:	406	\$21,786.00			
Commercial Building Base Price		\$21,786.00			
Basement:	0	\$0.00			
Components:	0	\$0.00			
Site Improvements:	0	\$0.00			
Adjusted Base Price		\$21,786.00			
Depreciation Adjustment:	0	\$0.00			
Adjusted Base Price with Depreciation		\$21,786.00			
Grade Adjustment:	C	0.00			
Market Adjustment:	80	\$17,428.80			
Local Modifier:		\$0.00			
Percent Complete:		\$0.00			
Dollar Adjustment:		\$200.00			
Commercial Building Value		\$39,400.00			
Building #	3				
Description	Area	Value Amount			
Structure:	308	\$18,742.00			
Commercial Building Base Price		\$18,742.00			
Basement:	0	\$0.00			
Components:	0	\$0.00			
Site Improvements:	0	\$0.00			
Adjusted Base Price		\$18,742.00			
Depreciation Adjustment:	0	\$0.00			
Adjusted Base Price with Depreciation		\$18,742.00			
Grade Adjustment:	C	0.00			
Market Adjustment:	180	\$33,735.60			
Local Modifier:		\$0.00			

Percent Complete:		\$0.00
Dollar Adjustment:		\$0.00
Commercial Building Value		\$52,500.00
Building #	4	
Description	Area	Value Amount
Structure:	1,710	\$49,180.00
Commercial Building Base Price		\$49,180.00
Basement:	0	\$0.00
Components:	0	\$0.00
Site Improvements:	0	\$0.00
Adjusted Base Price		\$49,180.00
Depreciation Adjustment:	0	\$0.00
Adjusted Base Price with Depreciation		\$49,180.00
Grade Adjustment:	C	0.00
Market Adjustment:	-98	(\$48,196.40)
Local Modifier:		\$0.00
Percent Complete:		\$0.00
Dollar Adjustment:		\$600.00
Commercial Building Value		\$1,600.00
Building #	5	
Description	Area	Value Amount
Structure:	1,560	\$40,732.00
Commercial Building Base Price		\$40,732.00
Basement:	0	\$0.00
Components:	0	\$0.00
Site Improvements:	0	\$0.00
Adjusted Base Price		\$40,732.00
Depreciation Adjustment:	0	\$0.00
Adjusted Base Price with Depreciation		\$40,732.00
Grade Adjustment:	C	0.00
Market Adjustment:	-98	(\$39,917.36)
Local Modifier:		\$0.00
Percent Complete:		\$0.00
Dollar Adjustment:		\$800.00
Commercial Building Value		\$1,600.00
Building #	6	
Description	Area	Value Amount
Structure:	2,400	\$62,664.00
Commercial Building Base Price		\$62,664.00
Basement:	0	\$0.00
Components:	0	\$0.00
Site Improvements:	0	\$0.00
Adjusted Base Price		\$62,664.00
Depreciation Adjustment:	0	\$0.00
Adjusted Base Price with Depreciation		\$62,664.00
Grade Adjustment:	C	0.00
Market Adjustment:	-16	(\$10,026.24)
Local Modifier:		\$0.00
Percent Complete:		\$0.00
Dollar Adjustment:		\$700.00
Commercial Building Value		\$53,300.00

Total Dwelling Value		\$0
Detached Improvements	0	\$0.00
Total Improvement Value		\$254,900.00
Total Land Value		\$80,200.00
Total Assessed Value		\$335,100.00

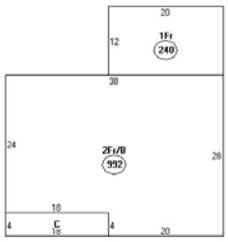
Permit / Construction History							
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:				
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
B-Commercial Primary Site	0.516	Gross				\$47,900.00	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Total Land Value:			
22,477	0.516			\$47,900.00			
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Medium			Well		
Assessment History							
Parcel Year:	Acres Total:	Land Total:	Improvement Total:				

Valuation/Explanation		
Building #	1	
Description	Area	Value Amount
Structure:	2,709	\$70,732.00
Commercial Building Base Price		\$70,732.00
Basement:	0	\$0.00
Components:	0	\$0.00
Site Improvements:	0	\$0.00
Adjusted Base Price		\$70,732.00
Depreciation Adjustment:	0	\$0.00
Adjusted Base Price with Depreciation		\$70,732.00
Grade Adjustment:	C	0.00
Market Adjustment:	19	\$13,439.08
Local Modifier:		\$0.00
Percent Complete:		\$0.00
Dollar Adjustment:		\$700.00
Commercial Building Value		\$84,900.00
Building #	2	
Description	Area	Value Amount
Structure:	4,961	\$129,532.00
Commercial Building Base Price		\$129,532.00
Basement:	0	\$0.00
Components:	0	\$0.00
Site Improvements:	0	\$0.00
Adjusted Base Price		\$129,532.00
Depreciation Adjustment:	0	\$0.00
Adjusted Base Price with Depreciation		\$129,532.00
Grade Adjustment:	C	0.00
Market Adjustment:	36	\$46,631.52
Local Modifier:		\$0.00
Percent Complete:		\$0.00
Dollar Adjustment:		\$1,000.00
Commercial Building Value		\$177,200.00
Total Dwelling Value		\$0
Detached Improvements	0	\$1,600.00
Total Improvement Value		\$273,400.00
Total Land Value		\$47,900.00
Total Assessed Value		\$321,300.00

Parcel Numbers: 940-9995-002 Property Address: 10506 124TH ST S Municipality: Franklin, City of

Owner Name: WASTE MANAGEMENT OF WIS INC Mailing Address: P O BOX 1450 CHICAGO, IL 60690-1450 Land Use: Commercial

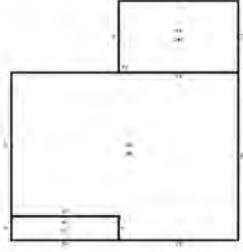
Property Photograph: Legal Description: Building Sketch:



Descriptor/Usage
A: 2FV/B
192 sqft
B: 1F1
240 sqft
C: PDH/GFP
72 sqft

CERTIFIED SURVEY MAP 954 NW QUAR SEC 31 5 21 LOT 2

Parcel Sketch and Site Map obtained from the County GIS
Neighborhood: 3101-Franklin
Zoning:



Building Description

Building #	
Building Type/Style:	One Bedroom:
Stories:	Two Bedroom:
Year Built:	Three Bedroom:
Remodeled/Effective Age:	Total Unit Count:
Grade Factor:	Business Name:
Market Adjustment:	CDU/Overall Condition

Structure / Basement Data

Building #	Section #	Occupancy:	Year:	Area:	Framing:	Wall Hgt:	Rental:
Building #	Section #	Description:	Basement Area:	Total Area:			
				0			

Components Site Improvements

Bldg #	Sec. #	Description:	Area:	Value:	Bldg #	Sec. #	Description:	Area:	Value:

Detached Improvements

Structure:	Year:	Sq Ft:	Grade:	Construction:	Condition:
RG2-Detached Masonary Garage	1/1/1940	480	C		Average
RS1-Frame Utility Shed	1/1/1940	198	C		Average
RS1-Frame Utility Shed	1/1/1950	2,400	C		Average
AP6-Pole 4 Sides Open Wood	1/1/1940	2,400	C		Average

Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:

Ownership/Sales History

Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:

Land Breakdown

Land Class:	Acreage:	Unit of Meassure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
B-Commercial Primary Site	2.120	Gross				\$108,900.00

Acreage/Squarefoot Variables					
Land Data & Computations					
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Total Land Value:	
92,347	2.120			\$108,900.00	
General Information					
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:
Rolling	Paved	Medium			Well
Assessment History					
Parcel Year:	Acres Total:	Land Total:	Improvement Total:		
Valuation/Explanation					
Building #		Area		Value Amount	
Description		Area		Value Amount	
Structure:					
Commercial Building Base Price					
Basement:					
Components:					
Site Improvements:					
Adjusted Base Price					\$0.00
Depreciation Adjustment:					\$0.00
Adjusted Base Price with Depreciation					\$0.00
Grade Adjustment:					
Market Adjustment:					\$0.00
Local Modifier:					\$0.00
Percent Complete:					\$0.00
Dollar Adjustment:					\$0.00
Commercial Building Value					\$0.00
Total Dwelling Value					\$103,900
Detached Improvements		0			\$90,000.00
Total Improvement Value					\$193,900.00
Total Land Value					\$108,900.00
Total Assessed Value					\$302,800.00

Parcel Numbers: 940-9997-001	Property Address: 10528 124TH ST S	Municipality: Franklin, City of
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Owner Name: WASTE MANAGEMENT OF WISCONSIN INC	Mailing Address: PO BOX 1450 CHICAGO, IL 60690-1450	Land Use: Commercial
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Property Photograph: 	Legal Description: CERTIFIED SURVEY MAP NO. 495 NW 1/4 SEC 31-5-21 EXC W 15 FT	Building Sketch: 
Parcel Sketch and Site Map obtained from the County GIS		
Neighborhood: 999-Franklin		
Zoning: M2		

Building Description

Building #	1	
Building Type/Style:	999-Single Family Residence	One Bedroom:
Stories:		Two Bedroom:
Year Built:	1967	Three Bedroom:
Remodeled/Effective Age:		Total Unit Count:
Grade Factor:	C+	Business Name:
Market Adjustment:	23	CDU/Overall Condition
		Average
Building #	2	
Building Type/Style:	406-Warehouse, Storage	One Bedroom:
Stories:		Two Bedroom:
Year Built:	1940	Three Bedroom:
Remodeled/Effective Age:		Total Unit Count:
Grade Factor:	C-	Business Name:
Market Adjustment:	-5	CDU/Overall Condition
		Fair

Structure / Basement Data

Building #	Section #	Occupancy:	Year:	Area:	Framing:	Wall Hgt:	Rental:
1	1	999-Single Family Residence	1967	1,382	D4-Wood Average	8	
2	1	406-Warehouse, Storage	1940	2,250	D4-Wood Average	10	
Building #	Section #	Description:	Basement Area:		Total Area:		
1			1,382		2,764		
2					2,250		

Components					Site Improvements				
Bldg #	Sec. #	Description:	Area:	Value:	Bldg #	Sec. #	Description:	Area:	Value:
1	1	HVAC-Warmed and Cooled Air	1,382	\$2,100	1				
2	1	HVAC-Forced Air Unit	2,250	\$3,400	2				

Detached Improvements

Structure:	Year:	Sq Ft:	Grade:	Construction:	Condition:
RG1-Detached Frame Garage	1/1/1990	858	C		Average
RS1-Frame Utility Shed	1/1/1985	288	C		Average

Permit / Construction History							
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:				
7/10/2006	2226	\$2,793.00	ACREPLACE				
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
12/19/2018		\$0.00	Invalid		Land and Improvements		
12/19/2018		\$1,520,000.00	Invalid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
B-Commercial Primary Site	12.988	Gross				\$115,200.00	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Total Land Value:			
565,757	12.988			\$115,200.00			
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		
Assessment History							
Parcel Year:	Acres Total:	Land Total:	Improvement Total:				

Valuation/Explanation		
Building #	1	
Description	Area	Value Amount
Structure:	1,382	\$74,158.00
Commercial Building Base Price		\$74,158.00
Basement:	0	\$0.00
Components:	0	\$0.00
Site Improvements:	0	\$0.00
Adjusted Base Price		\$74,158.00
Depreciation Adjustment:	0	\$0.00
Adjusted Base Price with Depreciation		\$74,158.00
Grade Adjustment:	C+	7,625.81
Market Adjustment:	23	\$18,810.28
Local Modifier:		\$0.00
Percent Complete:		\$0.00
Dollar Adjustment:		\$200.00
Commercial Building Value		\$100,800.00
Building #	2	
Description	Area	Value Amount
Structure:	2,250	\$58,748.00
Commercial Building Base Price		\$58,748.00
Basement:	0	\$0.00
Components:	0	\$0.00
Site Improvements:	0	\$0.00
Adjusted Base Price		\$58,748.00
Depreciation Adjustment:	0	\$0.00
Adjusted Base Price with Depreciation		\$58,748.00
Grade Adjustment:	C-	(3,107.38)
Market Adjustment:	-5	(\$2,782.03)
Local Modifier:		\$0.00
Percent Complete:		\$0.00
Dollar Adjustment:		\$200.00
Commercial Building Value		\$53,100.00
Total Dwelling Value		\$0
Detached Improvements	0	\$10,300.00
Total Improvement Value		\$170,000.00
Total Land Value		\$115,200.00
Total Assessed Value		\$285,200.00

Parcel Numbers: 940-9999-001	Property Address: 10574 OAKWOOD RD W	Municipality: Franklin, City of
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Owner Name: WASTE MANAGEMENT OF WIS INC	Mailing Address: P O BOX 1450 CHICAGO, IL 60690-1450	Land Use: Commercial
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Property Photograph:	Legal Description: CERTIFIED SURVEY MAP NO 3943 NW 31 5 21 PARCEL 1	Building Sketch:
<small>Descriptor/Usage</small>	Parcel Sketch and Site Map obtained from the County GIS	<small>Descriptor/Usage</small>
	Neighborhood: 3101-Franklin	
	Zoning: M2	

Building Description

Building #	
Building Type/Style:	One Bedroom:
Stories:	Two Bedroom:
Year Built:	Three Bedroom:
Remodeled/Effective Age:	Total Unit Count:
Grade Factor:	Business Name:
Market Adjustment:	CDU/Overall Condition

Structure / Basement Data

Building #	Section #	Occupancy:	Year:	Area:	Framing:	Wall Hgt:	Rental:
Building #	Section #	Description:	Basement Area:	Total Area:	0		

Components Site Improvements

Bldg #	Sec. #	Description:	Area:	Value:	Bldg #	Sec. #	Description:	Area:	Value:
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Detached Improvements

Structure:	Year:	Sq Ft:	Grade:	Construction:	Condition:
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Permit / Construction History

Date of Permit: 8/28/2007	Permit Number: 2046	Permit Amount: \$1,500.00	Details of Permit: RAZED
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Ownership/Sales History

Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
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Land Breakdown

Land Class: B-Commercial Primary Site	Acreage: 2.370	Unit of Measure: Gross	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value: \$23,200.00
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Acreage/Squarefoot Variables

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Land Data & Computations					
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Total Land Value:	
103,237	2.370			\$23,200.00	
General Information					
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:
Rolling	Paved	Medium			Well
Assessment History					
Parcel Year:	Acres Total:	Land Total:	Improvement Total:		
Valuation/Explanation					
Building #					
Description		Area		Value Amount	
Structure:					
Commercial Building Base Price					
Basement:					
Components:					
Site Improvements:					
Adjusted Base Price				\$0.00	
Depreciation Adjustment:				\$0.00	
Adjusted Base Price with Depreciation				\$0.00	
Grade Adjustment:					
Market Adjustment:				\$0.00	
Local Modifier:				\$0.00	
Percent Complete:				\$0.00	
Dollar Adjustment:				\$0.00	
Commercial Building Value				\$0.00	
Total Dwelling Value				\$0	
Detached Improvements		0		\$0.00	
Total Improvement Value				\$0.00	
Total Land Value				\$23,200.00	
Total Assessed Value				\$23,200.00	

Parcel Numbers: 940-9999-002 Property Address: 124TH ST S Municipality: Franklin, City of

Owner Name: WASTE MANAGEMENT OF WIS INC Mailing Address: P O BOX 1450 CHICAGO, IL 60690-1450 Land Use: Commercial

Property Photograph:	Legal Description:	Building Sketch:
<small>Describe/Map</small>	CERTIFIED SURVEY MAP NO 3943 NW 31 5 21 PARCEL 2	<small>Describe/Map</small>
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 999-Franklin	
	Zoning: M2	

Building Description

Building #	
Building Type/Style:	One Bedroom:
Stories:	Two Bedroom:
Year Built:	Three Bedroom:
Remodeled/Effective Age:	Total Unit Count:
Grade Factor:	Business Name:
Market Adjustment:	CDU/Overall Condition

Structure / Basement Data

Building #	Section #	Occupancy:	Year:	Area:	Framing:	Wall Hgt:	Rental:
Building #	Section #	Description:	Basement Area:	Total Area:	0		

Components Site Improvements

Bldg #	Sec. #	Description:	Area:	Value:	Bldg #	Sec. #	Description:	Area:	Value:
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Detached Improvements

Structure:	Year:	Sq Ft:	Grade:	Construction:	Condition:
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Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
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Ownership/Sales History

Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
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Land Breakdown

Land Class: B-Commercial Primary Site	Acreage: 2.707	Unit of Measure: Gross	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value: \$55,700.00
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Acreage/Squarefoot Variables

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Land Data & Computations					
Total Square Footage: 117,917	Total Acreage: 2.707	Depth:	Act. Frontage:	Total Land Value: \$55,700.00	
General Information					
Topography: Rolling	Street/Road: Paved	Fronting Traffic: Medium	Inspected By:	Inspected On:	Utilities: Gas
Assessment History					
Parcel Year:	Acres Total:	Land Total:	Improvement Total:		
Valuation/Explanation					
Building #					
Description		Area		Value Amount	
Structure:					
Commercial Building Base Price					
Basement:					
Components:					
Site Improvements:					
Adjusted Base Price				\$0.00	
Depreciation Adjustment:				\$0.00	
Adjusted Base Price with Depreciation				\$0.00	
Grade Adjustment:					
Market Adjustment:				\$0.00	
Local Modifier:				\$0.00	
Percent Complete:				\$0.00	
Dollar Adjustment:				\$0.00	
Commercial Building Value				\$0.00	
Total Dwelling Value				\$0	
Detached Improvements		0		\$0.00	
Total Improvement Value				\$0.00	
Total Land Value				\$55,700.00	
Total Assessed Value				\$55,700.00	

Parcel Numbers: 940-9999-004	Property Address: 10580 124TH ST S	Municipality: Franklin, City of
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Owner Name: WASTE MANAGEMENT OF WIS INC	Mailing Address: P O BOX 1450 CHICAGO, IL 60690-1450	Land Use: Commercial
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Property Photograph:	Legal Description: CERTIFIED SURVEY MAP NO 3943 NW 31 5 21 PARCEL 4	Building Sketch:
<small>Descriptor/Usage</small>	Parcel Sketch and Site Map obtained from the County GIS	<small>Descriptor/Usage</small>
	Neighborhood: 999-Franklin	
	Zoning: M2	

Building Description

Building #	
Building Type/Style:	One Bedroom:
Stories:	Two Bedroom:
Year Built:	Three Bedroom:
Remodeled/Effective Age:	Total Unit Count:
Grade Factor:	Business Name:
Market Adjustment:	CDU/Overall Condition

Structure / Basement Data

Building #	Section #	Occupancy:	Year:	Area:	Framing:	Wall Hgt:	Rental:
Building #	Section #	Description:	Basement Area:	Total Area:	0		

Components Site Improvements

Bldg #	Sec. #	Description:	Area:	Value:	Bldg #	Sec. #	Description:	Area:	Value:
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Detached Improvements

Structure:	Year:	Sq Ft:	Grade:	Construction:	Condition:
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Permit / Construction History

Date of Permit: 8/28/2007	Permit Number: 2045	Permit Amount: \$1,500.00	Details of Permit: RAZE
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Ownership/Sales History

Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
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Land Breakdown

Land Class: B-Commercial Primary Site	Acreage: 0.402	Unit of Measure: Gross	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value: \$40,400.00
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Acreage/Squarefoot Variables

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Land Data & Computations					
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Total Land Value:	
17,511	0.402			\$40,400.00	
General Information					
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:
Level	Paved	Medium			Gas
Assessment History					
Parcel Year:	Acres Total:	Land Total:	Improvement Total:		
Valuation/Explanation					
Building #					
Description	Area		Value Amount		
Structure:					
Commercial Building Base Price					
Basement:					
Components:					
Site Improvements:					
Adjusted Base Price					
Depreciation Adjustment:			\$0.00		
Adjusted Base Price with Depreciation					
Grade Adjustment:					
Market Adjustment:			\$0.00		
Local Modifier:			\$0.00		
Percent Complete:			\$0.00		
Dollar Adjustment:			\$0.00		
Commercial Building Value					
			\$0.00		
Total Dwelling Value					
			\$0		
Detached Improvements	0		\$0.00		
Total Improvement Value					
			\$0.00		
Total Land Value					
			\$40,400.00		
Total Assessed Value					
			\$40,400.00		

Parcel Numbers: 940-9999-006 Property Address: 124TH ST S Municipality: Franklin, City of

Owner Name: WASTE MANAGEMENT OF WIS INC Mailing Address: P O BOX 1450 CHICAGO, IL 60690-1450 Land Use: Commercial

Property Photograph:	Legal Description:	Building Sketch:
	S HALF OF NW 31 5 21 EXC CSM NOS 495 954 3943 & PT DESC	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 999-Franklin	
	Zoning: M2/C1	

Building Description

Building #	1	
Building Type/Style:	406-Warehouse, Storage	One Bedroom:
Stories:		Two Bedroom:
Year Built:	1994	Three Bedroom:
Remodeled/Effective Age:		Total Unit Count:
Grade Factor:	C	Business Name: LANDFILL
Market Adjustment:	19	CDU/Overall Condition: Average
Building #	2	
Building Type/Style:	406-Warehouse, Storage	One Bedroom:
Stories:		Two Bedroom:
Year Built:	1994	Three Bedroom:
Remodeled/Effective Age:		Total Unit Count:
Grade Factor:	C	Business Name:
Market Adjustment:	145	CDU/Overall Condition: Average
Building #	3	
Building Type/Style:	528-Auto Service Repair Garage	One Bedroom:
Stories:		Two Bedroom:
Year Built:	1999	Three Bedroom:
Remodeled/Effective Age:		Total Unit Count:
Grade Factor:	C	Business Name:
Market Adjustment:	-100	CDU/Overall Condition: Average
Building #	4	
Building Type/Style:	597-Mixed Retail w/Off Units	One Bedroom:
Stories:		Two Bedroom:
Year Built:	1999	Three Bedroom:
Remodeled/Effective Age:		Total Unit Count:
Grade Factor:	C	Business Name:
Market Adjustment:	352	CDU/Overall Condition: Average

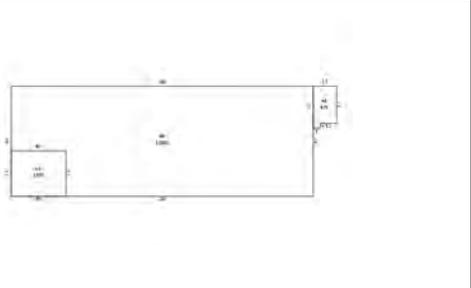
Structure / Basement Data									
Building #	Section #	Occupancy:	Year:	Area:	Framing:	Wall Hgt:	Rental:		
1	1	406-Warehouse, Storage	1994	1,600	S4-Metal Average	18			
2	2	406-Warehouse, Storage	1994	850	D4-Wood Average	10			
3	1	528-Auto Service Repair Garage	1999	3,531	C4-Masonry Average	18			
4	2	597-Mixed Retail w/Off Units	1999	1,320	C4-Masonry Average	14			
Building #	Section #	Description:			Basement Area:	Total Area:			
1						1,600			
2						850			
3						3,531			
4						1,320			
Components					Site Improvements				
Bldg #	Sec. #	Description:	Area:	Value:	Bldg #	Sec. #	Description:	Area:	Value:
1	1	HVAC-Warmed and Cooled Air	1,600	\$2,400	1				
2	2	HVAC-Forced Air Unit	3,531	\$5,300	2				
2	2	HVAC-Warmed and Cooled Air	3,531	\$5,300	3				
3					4				
4									
Detached Improvements									
Structure:			Year:	Sq Ft:	Grade:	Construction:	Condition:		
Permit / Construction History									
Date of Permit:			Permit Number:		Permit Amount:		Details of Permit:		
5/1/1999			99-0550		\$3,200,000.00		GAS RECOVERY		
9/1/1999			99-1098		\$108,500.00		HTG SYSTEM		
Ownership/Sales History									
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:		Sale Validation Source:		
Land Breakdown									
Land Class:			Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
B-Commercial Primary Site			55.900	Gross				\$252,500.00	
Acreage/Squarefoot Variables									
Land Data & Computations									
Total Square Footage:			Total Acreage:	Depth:	Act. Frontage:		Total Land Value:		
2,435,004			55.900				\$252,500.00		
General Information									
Topography:		Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:			
Rolling		Paved	Light			Gas			
Assessment History									
Parcel Year:			Acres Total:		Land Total:		Improvement Total:		
Valuation/Explanation									
Building #					1				
Description					Area		Value Amount		
Structure:					1,600		\$40,784.00		
Commercial Building Base Price							\$40,784.00		
Basement:					0		\$0.00		

Components:	0	\$0.00
Site Improvements:	0	\$0.00
Adjusted Base Price		\$40,784.00
Depreciation Adjustment:	0	\$0.00
Adjusted Base Price with Depreciation		\$40,784.00
Grade Adjustment:	C	0.00
Market Adjustment:	19	\$7,748.96
Local Modifier:		\$0.00
Percent Complete:		\$0.00
Dollar Adjustment:		\$400.00
Commercial Building Value		\$48,900.00
Building #	2	
Description	Area	Value Amount
Structure:	850	\$22,194.00
Commercial Building Base Price		\$22,194.00
Basement:	0	\$0.00
Components:	0	\$0.00
Site Improvements:	0	\$0.00
Adjusted Base Price		\$22,194.00
Depreciation Adjustment:	0	\$0.00
Adjusted Base Price with Depreciation		\$22,194.00
Grade Adjustment:	C	0.00
Market Adjustment:	145	\$32,181.30
Local Modifier:		\$0.00
Percent Complete:		\$0.00
Dollar Adjustment:		\$200.00
Commercial Building Value		\$54,600.00
Building #	3	
Description	Area	Value Amount
Structure:	3,531	\$132,448.00
Commercial Building Base Price		\$132,448.00
Basement:	0	\$0.00
Components:	0	\$0.00
Site Improvements:	0	\$0.00
Adjusted Base Price		\$132,448.00
Depreciation Adjustment:	0	\$0.00
Adjusted Base Price with Depreciation		\$132,448.00
Grade Adjustment:	C	0.00
Market Adjustment:	-100	(\$132,448.00)
Local Modifier:		\$0.00
Percent Complete:		\$0.00
Dollar Adjustment:		\$100.00
Commercial Building Value		\$100.00
Building #	4	
Description	Area	Value Amount
Structure:	1,320	\$80,322.00
Commercial Building Base Price		\$80,322.00
Basement:	0	\$0.00
Components:	0	\$0.00
Site Improvements:	0	\$0.00
Adjusted Base Price		\$80,322.00

Depreciation Adjustment:	0	\$0.00
Adjusted Base Price with Depreciation		\$80,322.00
Grade Adjustment:	C	0.00
Market Adjustment:	352	\$282,733.44
Local Modifier:		\$0.00
Percent Complete:		\$0.00
Dollar Adjustment:		\$100.00
Commercial Building Value		\$363,200.00
Total Dwelling Value		\$0
Detached Improvements	0	\$0.00
Total Improvement Value		\$356,300.00
Total Land Value		\$252,500.00
Total Assessed Value		\$608,800.00

Parcel Numbers: 940-9999-007 Property Address: 10712 124TH ST S Municipality: Franklin, City of

Owner Name: WASTE MANAGEMENT OF WIS INC Mailing Address: P O BOX 1450 CHICAGO, IL 60690-1450 Land Use: Commercial

Property Photograph:	Legal Description:	Building Sketch:	
	CSM NO 3943 NW 31 5 21 PARCEL 3 EXC PT DESC IN DOC		
	Parcel Sketch and Site Map obtained from the County GIS		
	Neighborhood:		999-Franklin
	Zoning:		M2

Building Description

Building #	1	
Building Type/Style:	406-Warehouse, Storage	One Bedroom:
Stories:		Two Bedroom:
Year Built:	1992	Three Bedroom:
Remodeled/Effective Age:		Total Unit Count:
Grade Factor:	C	Business Name:
		LAND FILL_x0000_x0000_x0000_x0000_ _x0000_x0000_x0000_x0000_x00 00_x0000_x0000_x0000_x0000_ x0000_x0000_x0000_x0000_x000 0_x0000_x0000_x0000_
Market Adjustment:	-43	CDU/Overall Condition Average
Building #	3	
Building Type/Style:	597-Mixed Retail w/Off Units	One Bedroom:
Stories:		Two Bedroom:
Year Built:	1992	Three Bedroom:
Remodeled/Effective Age:		Total Unit Count:
Grade Factor:	C	Business Name:
Market Adjustment:	513	CDU/Overall Condition Average
Building #	4	
Building Type/Style:	326-Storage Garage	One Bedroom:
Stories:		Two Bedroom:
Year Built:	1992	Three Bedroom:
Remodeled/Effective Age:		Total Unit Count:
Grade Factor:	C	Business Name:
Market Adjustment:	593	CDU/Overall Condition Average
Building #	2	
Building Type/Style:	406-Warehouse, Storage	One Bedroom:
Stories:		Two Bedroom:
Year Built:	1986	Three Bedroom:
Remodeled/Effective Age:		Total Unit Count:
Grade Factor:	C	Business Name:
Market Adjustment:	363	CDU/Overall Condition Average

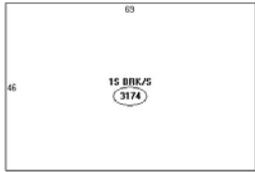
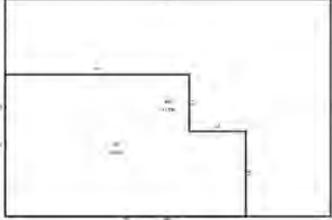
Structure / Basement Data									
Building #	Section #	Occupancy:	Year:	Area:	Framing:	Wall Hgt:	Rental:		
1	1	406-Warehouse, Storage	1992	17,600	S4-Metal Average	30			
2	1	406-Warehouse, Storage	1986	1,520	C4-Masonry Average	16			
3	2	597-Mixed Retail w/Off Units	1992	479	D4-Wood Average	10			
4	1	326-Storage Garage	1992	1,386	D4-Wood Average	8			
Building #	Section #	Description:			Basement Area:	Total Area:			
1					1,386	18,986			
2						1,520			
3						479			
4						1,386			
Components				Site Improvements					
Bldg #	Sec. #	Description:	Area:	Value:	Bldg #	Sec. #	Description:	Area:	Value:
1	1	HVAC-Warmed and Cooled Air	17,600	\$26,400	1				
1	1	HVAC-Warmed and Cooled Air	17,600	\$26,400	3				
1	1	HVAC-Hot Water	17,600	\$26,400	4				
3					2				
4									
2									
Detached Improvements									
Structure:			Year:	Sq Ft:	Grade:	Construction:	Condition:		
PA-Paving			1/1/1987	38,544	C		Average		
Permit / Construction History									
Date of Permit:			Permit Number:		Permit Amount:		Details of Permit:		
5/1/1996			96-0419		\$245,000.00		BLDG ADDN		
2/22/2007			399		\$195,000.00		REP GAS COMPRES		
1/1/1997			97-0003		\$4,520.00		MODINE HTR		
Ownership/Sales History									
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:		Sale Validation Source:		
Land Breakdown									
Land Class:			Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
B-Commercial Primary Site			2.607	Gross				\$74,300.00	
Acreage/Squarefoot Variables									
Land Data & Computations									
Total Square Footage:			Total Acreage:	Depth:	Act. Frontage:		Total Land Value:		
113,561			2.607				\$74,300.00		
General Information									
Topography:	Street/Road:	Fronting Traffic:	Inspected By:		Inspected On:	Utilities:			
Level	Paved	Medium				Well			
Assessment History									
Parcel Year:			Acres Total:	Land Total:			Improvement Total:		
Valuation/Explanation									
Building #					1				
Description					Area		Value Amount		
Structure:					17,600		\$448,624.00		

Commercial Building Base Price		\$448,624.00
Basement:	0	\$0.00
Components:	0	\$0.00
Site Improvements:	0	\$0.00
Adjusted Base Price		\$448,624.00
Depreciation Adjustment:	0	\$0.00
Adjusted Base Price with Depreciation		\$448,624.00
Grade Adjustment:	C	0.00
Market Adjustment:	-43	(\$192,908.32)
Local Modifier:		\$0.00
Percent Complete:		\$0.00
Dollar Adjustment:		\$3,600.00
Commercial Building Value		\$259,300.00
Building #	3	
Description	Area	Value Amount
Structure:	479	\$27,930.00
Commercial Building Base Price		\$27,930.00
Basement:	0	\$0.00
Components:	0	\$0.00
Site Improvements:	0	\$0.00
Adjusted Base Price		\$27,930.00
Depreciation Adjustment:	0	\$0.00
Adjusted Base Price with Depreciation		\$27,930.00
Grade Adjustment:	C	0.00
Market Adjustment:	513	\$143,280.90
Local Modifier:		\$0.00
Percent Complete:		\$0.00
Dollar Adjustment:		\$0.00
Commercial Building Value		\$171,200.00
Building #	4	
Description	Area	Value Amount
Structure:	1,386	\$47,290.00
Commercial Building Base Price		\$47,290.00
Basement:	0	\$0.00
Components:	0	\$0.00
Site Improvements:	0	\$0.00
Adjusted Base Price		\$47,290.00
Depreciation Adjustment:	0	\$0.00
Adjusted Base Price with Depreciation		\$47,290.00
Grade Adjustment:	C	0.00
Market Adjustment:	593	\$280,429.70
Local Modifier:		\$0.00
Percent Complete:		\$0.00
Dollar Adjustment:		\$0.00
Commercial Building Value		\$327,700.00
Building #	2	
Description	Area	Value Amount
Structure:	1,520	\$43,715.00
Commercial Building Base Price		\$43,715.00
Basement:	0	\$0.00
Components:	0	\$0.00

Site Improvements:	0	\$0.00
Adjusted Base Price		\$43,715.00
Depreciation Adjustment:	0	\$0.00
Adjusted Base Price with Depreciation		\$43,715.00
Grade Adjustment:	C	0.00
Market Adjustment:	363	\$158,685.45
Local Modifier:		\$0.00
Percent Complete:		\$0.00
Dollar Adjustment:		\$100.00
Commercial Building Value		\$202,500.00
Total Dwelling Value		\$0
Detached Improvements	0	\$7,700.00
Total Improvement Value		\$842,200.00
Total Land Value		\$74,300.00
Total Assessed Value		\$916,500.00

Parcel Numbers: 940-9999-008 Property Address: 124TH ST S Municipality: Franklin, City of

Owner Name: WASTE MANAGEMENT OF WIS INC Mailing Address: P O BOX 1450 CHICAGO, IL 60690-1450 Land Use: Commercial

Property Photograph:	Legal Description:	Building Sketch:
 <p>Parcel Sketch and Site Map obtained from the County GIS</p>	TH PT OF PARCEL 3 OF CSM NO 3943 & LANDS IN NW 31 5 21	
	Neighborhood:	
	999-Franklin	
	Zoning:	
	M2	

Building Description

Building #	1	
Building Type/Style:	406-Warehouse, Storage	One Bedroom:
Stories:		Two Bedroom:
Year Built:	1986	Three Bedroom:
Remodeled/Effective Age:		Total Unit Count:
Grade Factor:	C	Business Name:
		WASTE MGMT/LANDLOCKED_x0000_x0000_x0000_x0000_x0000_x0000_x0000_x0000_0_x0000_x0000_
Market Adjustment:	92	CDU/Overall Condition Average

Structure / Basement Data

Building #	Section #	Occupancy:	Year:	Area:	Framing:	Wall Hgt:	Rental:
1	1	406-Warehouse, Storage	1986	3,174	C4-Masonry Average	16	
Building #	Section #	Description:	Basement Area:	Total Area:			
1				3,174			

Components Site Improvements

Bldg #	Sec. #	Description:	Area:	Value:	Bldg #	Sec. #	Description:	Area:	Value:
1	1	HVAC-Warmed and Cooled Air	3,174	\$4,800	1				

Detached Improvements

Structure:	Year:	Sq Ft:	Grade:	Construction:	Condition:

Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:

Ownership/Sales History

Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:

Land Breakdown

Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
B-Commercial Primary Site	0.310	Gross				\$35,500.00

Acreage/Squarefoot Variables					
Land Data & Computations					
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Total Land Value:	
13,504	0.310			\$35,500.00	
General Information					
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:
Rolling	Paved	Light			Gas
Assessment History					
Parcel Year:	Acres Total:	Land Total:	Improvement Total:		
Valuation/Explanation					
Building #	1				
Description	Area	Value Amount			
Structure:	3,174	\$91,284.00			
Commercial Building Base Price		\$91,284.00			
Basement:	0	\$0.00			
Components:	0	\$0.00			
Site Improvements:	0	\$0.00			
Adjusted Base Price		\$91,284.00			
Depreciation Adjustment:	0	\$0.00			
Adjusted Base Price with Depreciation		\$91,284.00			
Grade Adjustment:	C	0.00			
Market Adjustment:	92	\$83,981.28			
Local Modifier:		\$0.00			
Percent Complete:		\$0.00			
Dollar Adjustment:		\$200.00			
Commercial Building Value		\$175,500.00			
Total Dwelling Value		\$0			
Detached Improvements	0	\$0.00			
Total Improvement Value		\$184,700.00			
Total Land Value		\$35,500.00			
Total Assessed Value		\$220,200.00			

Parcel Numbers: 941-9982-000 Property Address: 10829 OAKWOOD RD W Municipality: Franklin, City of

Owner Name: LANGE, DONALD E Mailing Address: 10905 W OAKWOOD RD FRANKLIN, WI 53132 Land Use: Residential

Property Photograph:	Legal Description: N 673.04 FT OF E 323.60 FT OF NE 31 5 21 CONT 5 ACS	Building Sketch: 
<small>Descriptor/Usage Active Flag</small>	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 3101-Franklin	

Building Description

Dwelling #	
Year Built:	Exterior Wall:
Year Remodeled:	Bedrooms:
Remodeled/Effective Age:	Full Baths:
Building Type/Style:	Half Baths:
Story:	Rough-in: 0
Grade:	Room Count:
CDU/Overall Condition:	Basement Description:
Interior Condition:	Heating:
Kitchen Condition:	Type of Fuel:
Bath Condition:	Type of System:

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
							0

Attachment Description(s): Area: Attachment Value:

Feature Description(s): Area: Feature Value:

Rec Room Condition: Rec Room Area: Rec Room Value:

Other Building Improvements

Structure Type: AP1-Pole 4 Sides Closed Metal	Year Built: 1/1/1978	Area: 648	Construction:	Condition: Average	Value: \$1,400.00
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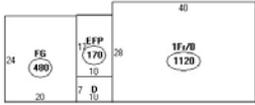
Permit / Construction History

Date of Permit: Permit Number: Permit Amount: Details of Permit:

Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	5.000	Gross				\$43,000
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
217,800	5.000			\$43,000		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Rolling	Semi-Improved	Light			All Public	
Valuation/Explanation						
Dwelling #			Area		Value Amount	
Description			Area		Value Amount	
Living Area:						
First Story:						
Second Story:						
Additional Story:						
Attic/Finished Net:						
Half Story/Finished Net:						
Base Price						
Unfinished Living Area:						
Room/Unfinished:						
Unfinished Basement:						
Half Story/Unfinished:						
Structure Info, Features and Attachments:						
Heating/AC						
Plumbing			- Half Bath - Full Bath			
Finished Basement Living Area						
Features:						
Attachments:						
Adjusted Base Price					\$0.00	
Changes/Adjustments						
Grade Adjustment:			%			
Market Adjustment:						
CDU Adjustment:						
Complete:			100%			
Dollar Adjustments						
Dwelling Value						
Other Building Improvements			0		\$1,400.00	
Total Improvement Value					\$1,400.00	
Total Land Value					\$43,000.00	
Total Assessed Value					\$44,400.00	

Parcel Numbers: 941-9983-000 Property Address: 10905 OAKWOOD RD W Municipality: Franklin, City of

Owner Name: LANGE, DONALD E Mailing Address: 10905 W OAKWOOD RD FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	Building Sketch:
	W 323.60 FT OF E 647.20 FT OF N 673.04 FT OF NE 31 5 21	
	Parcel Sketch and Site Map obtained from the County GIS	<p><small>Descriptor/Usage</small></p> <p>A: 1F/B 1120 sqft</p> <p>B: FG 480 sqft</p> <p>C: EFP 170 sqft</p> <p>D: OFP 70 sqft</p>
	Neighborhood: 3101-Franklin	

Building Description

Dwelling #	941 9983 000- 1		
Year Built:	1/1/1955	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/1955	Bedrooms:	3
Remodeled/Effective Age:	-67	Full Baths:	1
Building Type/Style:	01-Ranch	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	C+	Room Count:	4
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Oil
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
941 9983 000- 1	1,120	0	0	0	0	0	1,120

Attachment Description(s):	Area:	Attachment Value:
13-AFG	480	\$14,400
12-EFP	170	\$5,100
11-OFP	70	\$1,400

Feature Description(s):	Area:	Feature Value:
Rec Room Condition:	Rec Room Area: 0	Rec Room Value: \$0

Other Building Improvements

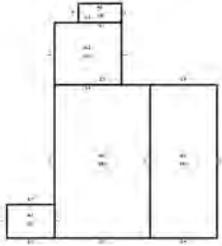
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:

Permit / Construction History						
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:			
6/14/2012	12-1199	\$4,303.00	FURREPLAC			
8/1/2001	01-0852	\$1,650.00	REPLACE A/C			
Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
D12-2ND Grade Tillable	3.000	Acreage				\$700
E13-Undeveloped Low	1.000	Acreage				\$2,600
G-Other Class	1.000	Gross				\$92,600
Acreage/Squarefoot Variables						
Acreage Variable 1 - 3.00 @ \$241.00 Total of Above: 723.00						
Acreage Variable 1 - 1.00 @ \$2,600.00 Total of Above: 2,600.00						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
217,800	5.000			\$95,900		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Rolling	Semi-Improved	Light		6/28/2022	Well	

Valuation/Explanation		
Dwelling #	941 9983 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,120	\$136,337.60
Second Story:	0	\$0.00
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$136,337.60
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	1,120	\$27,585.60
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$2,755.20
Plumbing	0 - Half Bath 1 - Full Bath	\$0.00
Finished Basement Living Area	0	\$0.00
Features:		
Attachments:	720	\$20,900.00
Adjusted Base Price		\$187,578.40
Changes/Adjustments		
Grade Adjustment:	C+ 110%	\$183,346.24
Market Adjustment:	39%	\$254,851.27
CDU Adjustment:	60	\$152,900.00
Complete:	100	\$152,900.00
Dollar Adjustments		(\$200.00)
Dwelling Value		\$152,700.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$152,700.00
Total Land Value		\$95,900.00
Total Assessed Value		\$248,600.00

Parcel Numbers: 941-9984-001	Property Address: 11123 OAKWOOD RD W	Municipality: Franklin, City of
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Owner Name: WASTE MANAGEMENT OF WIS INC	Mailing Address: P O BOX 1450 CHICAGO, IL 60690-1450	Land Use: Commercial
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Property Photograph: 	Legal Description: N 673.04 FT OF E HALF OF NE 31 5 21 EXC E 970.80 FT CONT	Building Sketch: 
Parcel Sketch and Site Map obtained from the County GIS		
Neighborhood: 3101-Franklin		
Zoning: R1		

Building Description

Building #	
Building Type/Style:	One Bedroom:
Stories:	Two Bedroom:
Year Built:	Three Bedroom:
Remodeled/Effective Age:	Total Unit Count:
Grade Factor:	Business Name:
Market Adjustment:	CDU/Overall Condition

Structure / Basement Data

Building #	Section #	Occupancy:	Year:	Area:	Framing:	Wall Hgt:	Rental:
Building #	Section #	Description:	Basement Area:	Total Area:	0		

Components Site Improvements

Bldg #	Sec. #	Description:	Area:	Value:	Bldg #	Sec. #	Description:	Area:	Value:

Detached Improvements

Structure:	Year:	Sq Ft:	Grade:	Construction:	Condition:
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Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
10/1/2000	00-1230	\$2,700.00	REMOV&REROOF
9/7/2016	16-2227	\$3,000.00	DEMO 20X50 BARN

Ownership/Sales History

Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
8/1/1996		\$187,000.00	Invalid		Land and Improvements	
10/1/1988		\$68,000.00	Invalid		Land and Improvements	

Land Breakdown

Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
B-Commercial Primary Site	5.000	Gross				\$118,500.00

Acreage/Squarefoot Variables					
Land Data & Computations					
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Total Land Value:	
217,800	5.000			\$118,500.00	
General Information					
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:
Rolling	Paved	Light			Well
Assessment History					
Parcel Year:	Acres Total:	Land Total:	Improvement Total:		
Valuation/Explanation					
Building #		Area		Value Amount	
Description		Area		Value Amount	
Structure:					
Commercial Building Base Price					
Basement:					
Components:					
Site Improvements:					
Adjusted Base Price					\$0.00
Depreciation Adjustment:					\$0.00
Adjusted Base Price with Depreciation					\$0.00
Grade Adjustment:					
Market Adjustment:					\$0.00
Local Modifier:					\$0.00
Percent Complete:					\$0.00
Dollar Adjustment:					\$0.00
Commercial Building Value					\$0.00
Total Dwelling Value					\$111,900
Detached Improvements		0			\$0.00
Total Improvement Value					\$111,900.00
Total Land Value					\$118,500.00
Total Assessed Value					\$230,400.00

Parcel Numbers: 941-9984-002	Property Address: OAKWOOD RD W	Municipality: Franklin, City of
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Owner Name: WASTE MANAGEMENT OF WIS INC	Mailing Address: P O BOX 1450 CHICAGO, IL 60690-1450	Land Use: Residential
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Property Photograph:	Legal Description: N 673.04 FT OF E 323.60 FT OF W 970.80 FT OF E HALF OF	Building Sketch:
	<p>Parcel Sketch and Site Map obtained from the County GIS</p> <p>Neighborhood: 3101-Franklin</p>	

Building Description

Dwelling #	
Year Built:	Exterior Wall:
Year Remodeled:	Bedrooms:
Remodeled/Effective Age:	Full Baths:
Building Type/Style:	Half Baths:
Story:	Rough-in: 0
Grade:	Room Count:
CDU/Overall Condition:	Basement Description:
Interior Condition:	Heating:
Kitchen Condition:	Type of Fuel:
Bath Condition:	Type of System:

Square Footage / Attachments

First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished: 0
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Attachment Description(s):	Area:	Attachment Value:
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Feature Description(s):	Area:	Feature Value:
Rec Room Condition:	Rec Room Area:	Rec Room Value:

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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Permit / Construction History

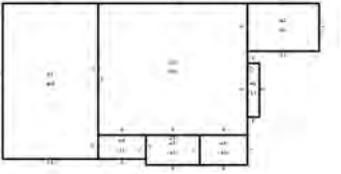
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
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Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
10/1/1988		\$68,000.00	Invalid		Land and Improvements		
8/1/1996		\$187,000.00	Invalid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
D12-2ND Grade Tillable	4.000	Acreage				\$1,000	
E13-Undeveloped Low	1.440	Acreage				\$3,700	
Acreage/Squarefoot Variables							
Acreage Variable 1 - 1.44 @ \$2,600.00 Total of Above: 3,744.00							
Acreage Variable 1 - 4.00 @ \$241.00 Total of Above: 964.00							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
236,966	5.440				\$4,700		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Rolling	Semi-Improved	Light		6/28/2022	All Public		
Valuation/Explanation							
Dwelling #							
Description				Area		Value Amount	
Living Area:							
First Story:							
Second Story:							
Additional Story:							
Attic/Finished Net:							
Half Story/Finished Net:							
Base Price							
Unfinished Living Area:							
Room/Unfinished:							
Unfinished Basement:							
Half Story/Unfinished:							
Structure Info, Features and Attachments:							
Heating/AC							
Plumbing				- Half Bath - Full Bath			
Finished Basement Living Area							
Features:							
Attachments:							
Adjusted Base Price						\$0.00	
Changes/Adjustments							
Grade Adjustment:				%			
Market Adjustment:							
CDU Adjustment:							
Complete:				100%			
Dollar Adjustments							
Dwelling Value							

Other Building Improvements	0	\$0.00
Total Improvement Value		\$0.00
Total Land Value		\$4,700.00
Total Assessed Value		\$4,700.00

Parcel Numbers: 941-9985-000 Property Address: 10422 112TH ST S Municipality: Franklin, City of

Owner Name: WASTE MANAGEMENT OF WIS INC Mailing Address: P O BOX 1450 CHICAGO, IL 60690-1450 Land Use: Residential

Property Photograph:	Legal Description:	Building Sketch:
	S 328.88 FT OF N 1001.92 FT OF E HALF OF NE 31 5 21 CONT	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood:	
	3101-Franklin	

Building Description

Dwelling #	941 9985 000- 1		
Year Built:	1/1/1946	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/1946	Bedrooms:	3
Remodeled/Effective Age:	-76	Full Baths:	1
Building Type/Style:	10-Farmhouse	Half Baths:	0
Story:	1.50	Rough-in:	0
Grade:	C	Room Count:	5
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Oil
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
941 9985 000- 1	984	0	0	0	309	0	1,293

Attachment Description(s):	Area:	Attachment Value:
12-EFP	96	\$2,900
11-OPF	32	\$600
12-EFP	45	\$1,400
11-OPF	40	\$800

Feature Description(s):	Area:	Feature Value:
03-Masonry Fireplace	1	\$5,500
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements

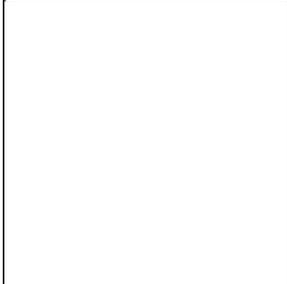
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
AP4-Pole 1 Side Open Wood	1/1/1901	896		Fair	\$1,300.00
AP2-Pole 4 Sides Closed Wood	1/1/1901	480		Fair	\$1,100.00
AL1-Lean-To Wood	1/1/1901	928		Fair	\$700.00

Permit / Construction History							
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:				
8/1/1995	95-0855	\$875.00	A/C				
12/15/2009	2531	\$200.00	WOODBURN				
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
8/1/1988		\$72,000.00	Invalid		Land and Improvements		
4/30/2008		\$365,000.00	Invalid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
D12-2ND Grade Tillable	9.000	Acreage				\$2,200	
G-Other Class	1.000	Gross				\$92,600	
Acreage/Squarefoot Variables							
<p>Acreage Variable 1 - 9.00 @ \$241.00 Total of Above: 2,169.00</p>							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
435,600	10.000				\$94,800		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Semi-Improved	Light			Well		

Valuation/Explanation		
Dwelling #	941 9985 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	984	\$123,865.92
Second Story:	0	\$0.00
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	309	\$21,708.28
Base Price		\$145,574.20
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	550	\$17,105.00
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$3,180.78
Plumbing	0 - Half Bath 1 - Full Bath	\$0.00
Finished Basement Living Area	0	\$0.00
Features:	1	\$5,500.00
Attachments:	213	\$5,700.00
Adjusted Base Price		\$177,059.98
Changes/Adjustments		
Grade Adjustment:	C 100%	\$165,859.98
Market Adjustment:	61%	\$267,034.57
CDU Adjustment:	55	\$146,900.00
Complete:	100	\$146,900.00
Dollar Adjustments		(\$300.00)
Dwelling Value		\$146,600.00
Other Building Improvements	0	\$3,100.00
Total Improvement Value		\$149,700.00
Total Land Value		\$94,800.00
Total Assessed Value		\$244,500.00

Parcel Numbers: 941-9986-000	Property Address: 10476 112TH ST S	Municipality: Franklin, City of
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Owner Name: WASTE MANAGEMENT OF WIS INC	Mailing Address: P O BOX 1450 CHICAGO, IL 60690-1450	Land Use: Commercial
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Property Photograph:	Legal Description: ALL EXC THE N 1001.92 FT OF NE QUAR OF NE 31 5 21 CONT	Building Sketch:
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 3101-Franklin	
	Zoning: R1	

Building Description

Building #	
Building Type/Style:	One Bedroom:
Stories:	Two Bedroom:
Year Built:	Three Bedroom:
Remodeled/Effective Age:	Total Unit Count:
Grade Factor:	Business Name:
Market Adjustment:	CDU/Overall Condition

Structure / Basement Data

Building #	Section #	Occupancy:	Year:	Area:	Framing:	Wall Hgt:	Rental:
Building #	Section #	Description:	Basement Area:	Total Area:	0		

Components **Site Improvements**

Bldg #	Sec. #	Description:	Area:	Value:	Bldg #	Sec. #	Description:	Area:	Value:

Detached Improvements

Structure:	Year:	Sq Ft:	Grade:	Construction:	Condition:
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Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
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Ownership/Sales History

Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
7/1/1993		\$35,000.00	Invalid		Land and Improvements	

Land Breakdown

Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
B-Commercial Primary Site	10.000	Gross				\$128,000.00

Acreage/Squarefoot Variables

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Land Data & Computations					
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Total Land Value:	
435,600	10.000			\$128,000.00	
General Information					
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:
Level	Semi-Improved	Light			Well
Assessment History					
Parcel Year:	Acres Total:	Land Total:	Improvement Total:		
Valuation/Explanation					
Building #					
Description			Area	Value Amount	
Structure:					
Commercial Building Base Price					
Basement:					
Components:					
Site Improvements:					
Adjusted Base Price				\$0.00	
Depreciation Adjustment:				\$0.00	
Adjusted Base Price with Depreciation				\$0.00	
Grade Adjustment:					
Market Adjustment:				\$0.00	
Local Modifier:				\$0.00	
Percent Complete:				\$0.00	
Dollar Adjustment:				\$0.00	
Commercial Building Value				\$0.00	
Total Dwelling Value				\$0	
Detached Improvements			0	\$0.00	
Total Improvement Value				\$0.00	
Total Land Value				\$128,000.00	
Total Assessed Value				\$128,000.00	

Parcel Numbers: 941-9987-000	Property Address: 11315 OAKWOOD RD W	Municipality: Franklin, City of
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Owner Name: WASTE MANAGEMENT OF WIS INC	Mailing Address: P O BOX 1450 CHICAGO, IL 60690-1450	Land Use: Commercial
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Property Photograph:	Legal Description: N 425 FT OF E 330 FT OF NW QUAR OF NE 31 5 21 CONT	Building Sketch:
<small>Describe/Map</small>	Parcel Sketch and Site Map obtained from the County GIS	<small>Describe/Map</small>
	Neighborhood: 3101-Franklin	
	Zoning: R2	

Building Description

Building #	
Building Type/Style:	One Bedroom:
Stories:	Two Bedroom:
Year Built:	Three Bedroom:
Remodeled/Effective Age:	Total Unit Count:
Grade Factor:	Business Name:
Market Adjustment:	CDU/Overall Condition

Structure / Basement Data

Building #	Section #	Occupancy:	Year:	Area:	Framing:	Wall Hgt:	Rental:
Building #	Section #	Description:	Basement Area:	Total Area:	0		

Components **Site Improvements**

Bldg #	Sec. #	Description:	Area:	Value:	Bldg #	Sec. #	Description:	Area:	Value:
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Detached Improvements

Structure:	Year:	Sq Ft:	Grade:	Construction:	Condition:
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Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
9/14/2015	15-2182	\$500.00	RAZE-DET GAR
9/14/2015	15-2183	\$500.00	RAZE-DWLG

Ownership/Sales History

Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
5/24/2004		\$111,800.00	Invalid		Land and Improvements	
12/16/2010		\$80,000.00	Invalid		Land and Improvements	

Land Breakdown

Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
B-Commercial Primary Site	3.220	Gross				\$97,800.00

Acreage/Squarefoot Variables					
Land Data & Computations					
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Total Land Value:	
140,263	3.220			\$97,800.00	
General Information					
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:
Level	Semi-Improved	Light			Well
Assessment History					
Parcel Year:	Acres Total:	Land Total:	Improvement Total:		
Valuation/Explanation					
Building #		Area		Value Amount	
Description		Area		Value Amount	
Structure:					
Commercial Building Base Price					
Basement:					
Components:					
Site Improvements:					
Adjusted Base Price					\$0.00
Depreciation Adjustment:					\$0.00
Adjusted Base Price with Depreciation					\$0.00
Grade Adjustment:					
Market Adjustment:					\$0.00
Local Modifier:					\$0.00
Percent Complete:					\$0.00
Dollar Adjustment:					\$0.00
Commercial Building Value					\$0.00
Total Dwelling Value					\$0
Detached Improvements		0			\$0.00
Total Improvement Value					\$0.00
Total Land Value					\$97,800.00
Total Assessed Value					\$97,800.00

Parcel Numbers: 941-9988-000	Property Address: 11331 OAKWOOD RD W	Municipality: Franklin, City of
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Owner Name: WASTE MANAGEMENT OF WIS INC	Mailing Address: P O BOX 1450 CHICAGO, IL 60690-1450	Land Use: Commercial
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Property Photograph:	Legal Description: CERTIFIED SURVEY MAP 568 NE 31 5 21 LOT 1	Building Sketch:
<small>Descriptor/Usage</small>	Parcel Sketch and Site Map obtained from the County GIS	<small>Descriptor/Usage</small>
	Neighborhood: 3101-Franklin	
	Zoning: R2	

Building Description

Building #	
Building Type/Style:	One Bedroom:
Stories:	Two Bedroom:
Year Built:	Three Bedroom:
Remodeled/Effective Age:	Total Unit Count:
Grade Factor:	Business Name:
Market Adjustment:	CDU/Overall Condition

Structure / Basement Data

Building #	Section #	Occupancy:	Year:	Area:	Framing:	Wall Hgt:	Rental:
Building #	Section #	Description:	Basement Area:	Total Area:	0		

Components Site Improvements

Bldg #	Sec. #	Description:	Area:	Value:	Bldg #	Sec. #	Description:	Area:	Value:
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Detached Improvements

Structure:	Year:	Sq Ft:	Grade:	Construction:	Condition:
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Permit / Construction History

Date of Permit: 12/20/2005	Permit Number: 4932	Permit Amount: \$5,000.00	Details of Permit: RAZED
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Ownership/Sales History

Date of Sale: 5/1/1986	Sale Document:	Purchase Amount: \$40,000.00	Sale Validity: Valid	Conveyance Type:	Sale Type: Land and Improvements	Sale Validation Source:
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Land Breakdown

Land Class: B-Commercial Primary Site	Acreage: 1.260	Unit of Measure: Gross	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value: \$61,200.00
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Acreage/Squarefoot Variables

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Land Data & Computations					
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Total Land Value:	
54,886	1.260			\$61,200.00	
General Information					
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:
Level	Semi-Improved	Light			Well
Assessment History					
Parcel Year:	Acres Total:	Land Total:	Improvement Total:		
Valuation/Explanation					
Building #					
Description		Area		Value Amount	
Structure:					
Commercial Building Base Price					
Basement:					
Components:					
Site Improvements:					
Adjusted Base Price				\$0.00	
Depreciation Adjustment:				\$0.00	
Adjusted Base Price with Depreciation				\$0.00	
Grade Adjustment:					
Market Adjustment:				\$0.00	
Local Modifier:				\$0.00	
Percent Complete:				\$0.00	
Dollar Adjustment:				\$0.00	
Commercial Building Value				\$0.00	
Total Dwelling Value				\$0	
Detached Improvements		0		\$0.00	
Total Improvement Value				\$0.00	
Total Land Value				\$61,200.00	
Total Assessed Value				\$61,200.00	

Parcel Numbers: 941-9989-000	Property Address: 11325 OAKWOOD RD W	Municipality: Franklin, City of
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Owner Name: WASTE MANAGEMENT OF WIS INC	Mailing Address: P O BOX 1450 CHICAGO, IL 60690-1450	Land Use: Commercial
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Property Photograph: 	Legal Description: CERTIFIED SURVEY MAP 568 NE 31 5 21 LOT 2	Building Sketch: 
Parcel Sketch and Site Map obtained from the County GIS		
Neighborhood: 3101-Franklin		
Zoning: R2		

Building Description

Building #	
Building Type/Style:	One Bedroom:
Stories:	Two Bedroom:
Year Built:	Three Bedroom:
Remodeled/Effective Age:	Total Unit Count:
Grade Factor:	Business Name:
Market Adjustment:	CDU/Overall Condition

Structure / Basement Data

Building #	Section #	Occupancy:	Year:	Area:	Framing:	Wall Hgt:	Rental:
Building #	Section #	Description:	Basement Area:		Total Area: 0		

Components **Site Improvements**

Bldg #	Sec. #	Description:	Area:	Value:	Bldg #	Sec. #	Description:	Area:	Value:
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Detached Improvements

Structure:	Year:	Sq Ft:	Grade:	Construction:	Condition:
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Permit / Construction History

Date of Permit: 5/12/2017	Permit Number: 17-1047	Permit Amount: \$5,000.00	Details of Permit: RAZE SF DWLG &
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Ownership/Sales History

Date of Sale: 5/1/1986	Sale Document:	Purchase Amount: \$59,900.00	Sale Validity: Valid	Conveyance Type:	Sale Type: Land and Improvements	Sale Validation Source:
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Land Breakdown

Land Class: B-Commercial Primary Site	Acreage: 4.780	Unit of Measure: Gross	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value: \$131,900.00
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Acreage/Squarefoot Variables

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Land Data & Computations					
Total Square Footage: 208,217	Total Acreage: 4.780	Depth:	Act. Frontage:	Total Land Value: \$131,900.00	
General Information					
Topography: Level	Street/Road: Semi-Improved	Fronting Traffic: Light	Inspected By:	Inspected On:	Utilities: Well
Assessment History					
Parcel Year:	Acres Total:	Land Total:	Improvement Total:		
Valuation/Explanation					
Building #					
Description		Area		Value Amount	
Structure:					
Commercial Building Base Price					
Basement:					
Components:					
Site Improvements:					
Adjusted Base Price				\$0.00	
Depreciation Adjustment:				\$0.00	
Adjusted Base Price with Depreciation				\$0.00	
Grade Adjustment:					
Market Adjustment:				\$0.00	
Local Modifier:				\$0.00	
Percent Complete:				\$0.00	
Dollar Adjustment:				\$0.00	
Commercial Building Value				\$0.00	
Total Dwelling Value				\$0	
Detached Improvements		0		\$0.00	
Total Improvement Value				\$0.00	
Total Land Value				\$131,900.00	
Total Assessed Value				\$131,900.00	

Parcel Numbers: 941-9990-000	Property Address: 112TH ST S	Municipality: Franklin, City of
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Owner Name: WASTE MANAGEMENT OF WIS INC	Mailing Address: P O BOX 1450 CHICAGO, IL 60690-1450	Land Use: Commercial
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Property Photograph:	Legal Description: N 337 FT OF S 674 FT OF E HALF OF NW QUAR OF NE 31 5	Building Sketch:
<small>Describe/Map</small>	Parcel Sketch and Site Map obtained from the County GIS	<small>Describe/Map</small>
	Neighborhood: 3101-Franklin	
	Zoning:	

Building Description

Building #	
Building Type/Style:	One Bedroom:
Stories:	Two Bedroom:
Year Built:	Three Bedroom:
Remodeled/Effective Age:	Total Unit Count:
Grade Factor:	Business Name:
Market Adjustment:	CDU/Overall Condition

Structure / Basement Data

Building #	Section #	Occupancy:	Year:	Area:	Framing:	Wall Hgt:	Rental:
Building #	Section #	Description:	Basement Area:	Total Area:	0		

Components Site Improvements

Bldg #	Sec. #	Description:	Area:	Value:	Bldg #	Sec. #	Description:	Area:	Value:
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Detached Improvements

Structure:	Year:	Sq Ft:	Grade:	Construction:	Condition:
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Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
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Ownership/Sales History

Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
12/1/1985		\$13,500.00	Valid		Land	

Land Breakdown

Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
B-Commercial Primary Site	5.090	Gross				\$136,900.00

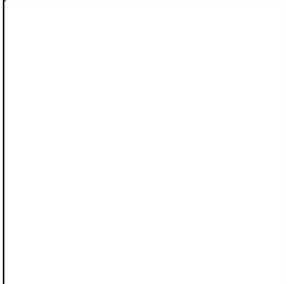
Acreage/Squarefoot Variables

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Land Data & Computations					
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Total Land Value:	
221,720	5.090			\$136,900.00	
General Information					
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:
Level	Paved	Light			Well
Assessment History					
Parcel Year:	Acres Total:	Land Total:	Improvement Total:		
Valuation/Explanation					
Building #					
Description	Area		Value Amount		
Structure:					
Commercial Building Base Price					
Basement:					
Components:					
Site Improvements:					
Adjusted Base Price					
Depreciation Adjustment:			\$0.00		
Adjusted Base Price with Depreciation					
Grade Adjustment:					
Market Adjustment:			\$0.00		
Local Modifier:			\$0.00		
Percent Complete:			\$0.00		
Dollar Adjustment:			\$0.00		
Commercial Building Value					
			\$0.00		
Total Dwelling Value					
			\$0		
Detached Improvements	0		\$0.00		
Total Improvement Value					
			\$0.00		
Total Land Value					
			\$136,900.00		
Total Assessed Value					
			\$136,900.00		

Parcel Numbers: 941-9991-000	Property Address: 10473 112TH ST S	Municipality: Franklin, City of
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Owner Name: WASTE MANAGEMENT OF WIS INC	Mailing Address: P O BOX 1450 CHICAGO, IL 60690-1450	Land Use: Commercial
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Property Photograph:	Legal Description: S 337 FT OF E HALF OF NW QUAR OF NE 31 5 21 CONT	Building Sketch:
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 3101-Franklin	
	Zoning: R2	

Building Description

Building #	
Building Type/Style:	One Bedroom:
Stories:	Two Bedroom:
Year Built:	Three Bedroom:
Remodeled/Effective Age:	Total Unit Count:
Grade Factor:	Business Name:
Market Adjustment:	CDU/Overall Condition

Structure / Basement Data

Building #	Section #	Occupancy:	Year:	Area:	Framing:	Wall Hgt:	Rental:
Building #	Section #	Description:	Basement Area:	Total Area:	0		

Components Site Improvements

Bldg #	Sec. #	Description:	Area:	Value:	Bldg #	Sec. #	Description:	Area:	Value:

Detached Improvements

Structure:	Year:	Sq Ft:	Grade:	Construction:	Condition:
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Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
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Ownership/Sales History

Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
7/1/1986		\$55,000.00	Invalid		Land and Improvements	

Land Breakdown

Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
B-Commercial Primary Site	4.070	Gross				\$117,400.00

Acreage/Squarefoot Variables

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Land Data & Computations					
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Total Land Value:	
177,289	4.070			\$117,400.00	
General Information					
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:
Rolling	Semi-Improved	Light			Well
Assessment History					
Parcel Year:	Acres Total:	Land Total:	Improvement Total:		
Valuation/Explanation					
Building #					
Description		Area		Value Amount	
Structure:					
Commercial Building Base Price					
Basement:					
Components:					
Site Improvements:					
Adjusted Base Price				\$0.00	
Depreciation Adjustment:				\$0.00	
Adjusted Base Price with Depreciation				\$0.00	
Grade Adjustment:					
Market Adjustment:				\$0.00	
Local Modifier:				\$0.00	
Percent Complete:				\$0.00	
Dollar Adjustment:				\$0.00	
Commercial Building Value				\$0.00	
Total Dwelling Value				\$0	
Detached Improvements		0		\$0.00	
Total Improvement Value				\$0.00	
Total Land Value				\$117,400.00	
Total Assessed Value				\$117,400.00	

Parcel Numbers: 941-9992-000	Property Address: OAKWOOD RD W	Municipality: Franklin, City of
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Owner Name: WASTE MANAGEMENT OF WIS INC	Mailing Address: P O BOX 1450 CHICAGO, IL 60690-1450	Land Use: Commercial
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Property Photograph:	Legal Description: E HALF OF W HALF OF NW QUAR OF NE 31 5 21 CONT 10 ACS	Building Sketch:
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 3101-Franklin	
	Zoning: R2M1	

Building Description

Building #	
Building Type/Style:	One Bedroom:
Stories:	Two Bedroom:
Year Built:	Three Bedroom:
Remodeled/Effective Age:	Total Unit Count:
Grade Factor:	Business Name:
Market Adjustment:	CDU/Overall Condition

Structure / Basement Data

Building #	Section #	Occupancy:	Year:	Area:	Framing:	Wall Hgt:	Rental:
Building #	Section #	Description:	Basement Area:	Total Area:	0		

Components Site Improvements

Bldg #	Sec. #	Description:	Area:	Value:	Bldg #	Sec. #	Description:	Area:	Value:

Detached Improvements

Structure:	Year:	Sq Ft:	Grade:	Construction:	Condition:
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Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
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Ownership/Sales History

Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
1/1/1986		\$80,000.00	Valid		Land	

Land Breakdown

Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
B-Commercial Primary Site	5.000	Gross				\$136,000.00

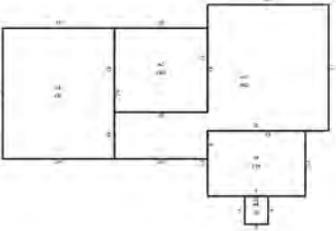
Acreage/Squarefoot Variables

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Land Data & Computations					
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Total Land Value:	
217,800	5.000			\$136,000.00	
General Information					
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:
Rolling	Semi-Improved	Light			All Public
Assessment History					
Parcel Year:	Acres Total:	Land Total:	Improvement Total:		
Valuation/Explanation					
Building #					
Description		Area		Value Amount	
Structure:					
Commercial Building Base Price					
Basement:					
Components:					
Site Improvements:					
Adjusted Base Price				\$0.00	
Depreciation Adjustment:				\$0.00	
Adjusted Base Price with Depreciation				\$0.00	
Grade Adjustment:					
Market Adjustment:				\$0.00	
Local Modifier:				\$0.00	
Percent Complete:				\$0.00	
Dollar Adjustment:				\$0.00	
Commercial Building Value				\$0.00	
Total Dwelling Value				\$0	
Detached Improvements		0		\$0.00	
Total Improvement Value				\$0.00	
Total Land Value				\$136,000.00	
Total Assessed Value				\$136,000.00	

Parcel Numbers: 941-9993-000 Property Address: 11523 OAKWOOD RD W Municipality: Franklin, City of

Owner Name: WASTE MANAGEMENT OF WIS INC Mailing Address: P O BOX 1450 CHICAGO, IL 60690-1450 Land Use: Commercial

	Legal Description:	
	E HALF OF W HALF OF W HALF OF NW QUAR OF NE 31 5 21	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood:	
	3101-Franklin	
Zoning:	R2M1	

Building Description

Building #	
Building Type/Style:	One Bedroom:
Stories:	Two Bedroom:
Year Built:	Three Bedroom:
Remodeled/Effective Age:	Total Unit Count:
Grade Factor:	Business Name:
Market Adjustment:	CDU/Overall Condition

Structure / Basement Data

Building #	Section #	Occupancy:	Year:	Area:	Framing:	Wall Hgt:	Rental:
Building #	Section #	Description:	Basement Area:	Total Area:	0		

Components Site Improvements

Bldg #	Sec. #	Description:	Area:	Value:	Bldg #	Sec. #	Description:	Area:	Value:
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Detached Improvements

Structure:	Year:	Sq Ft:	Grade:	Construction:	Condition:
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Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
12/7/2020	20-3538	\$30,000.00	RAZE ALL BLDGS

Ownership/Sales History

Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
3/1/1986		\$87,000.00	Valid		Land and Improvements	

Land Breakdown

Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
B-Commercial Primary Site	5.000	Gross				\$166,500.00

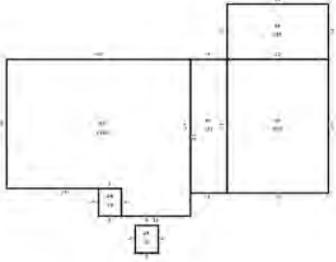
Acreage/Squarefoot Variables

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Land Data & Computations					
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Total Land Value:	
217,800	5.000			\$166,500.00	
General Information					
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:
Level	Semi-Improved	Light			Well
Assessment History					
Parcel Year:	Acres Total:	Land Total:	Improvement Total:		
Valuation/Explanation					
Building #					
Description	Area		Value Amount		
Structure:					
Commercial Building Base Price					
Basement:					
Components:					
Site Improvements:					
Adjusted Base Price					
Depreciation Adjustment:			\$0.00		
Adjusted Base Price with Depreciation					
Grade Adjustment:					
Market Adjustment:			\$0.00		
Local Modifier:			\$0.00		
Percent Complete:			\$0.00		
Dollar Adjustment:			\$0.00		
Commercial Building Value					
			\$0.00		
Total Dwelling Value					
			\$142,300		
Detached Improvements	0		\$0.00		
Total Improvement Value					
			\$142,300.00		
Total Land Value					
			\$166,500.00		
Total Assessed Value					
			\$308,800.00		

Parcel Numbers: 941-9994-001	Property Address: 11531 OAKWOOD RD W	Municipality: Franklin, City of
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Owner Name: WASTE MANAGEMENT OF WIS INC	Mailing Address: P O BOX 1450 CHICAGO, IL 60690-1450	Land Use: Commercial
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Property Photograph: 	Legal Description: CERTIFIED SURVEY MAP 990 NE 31 5 21 PARCEL A	Building Sketch: 
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 3101-Franklin	
	Zoning: R2	

Building Description

Building #	
Building Type/Style:	One Bedroom:
Stories:	Two Bedroom:
Year Built:	Three Bedroom:
Remodeled/Effective Age:	Total Unit Count:
Grade Factor:	Business Name:
Market Adjustment:	CDU/Overall Condition

Structure / Basement Data

Building #	Section #	Occupancy:	Year:	Area:	Framing:	Wall Hgt:	Rental:
Building #	Section #	Description:	Basement Area:	Total Area:	0		

Components **Site Improvements**

Bldg #	Sec. #	Description:	Area:	Value:	Bldg #	Sec. #	Description:	Area:	Value:
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Detached Improvements

Structure:	Year:	Sq Ft:	Grade:	Construction:	Condition:
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Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
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Ownership/Sales History

Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
8/1/1988		\$99,000.00	Valid		Land and Improvements	

Land Breakdown

Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
B-Commercial Primary Site	1.050	Gross				\$87,500.00

Acreage/Squarefoot Variables

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Land Data & Computations					
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Total Land Value:	
45,738	1.050			\$87,500.00	
General Information					
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:
Level	Semi-Improved	Light			Well
Assessment History					
Parcel Year:	Acres Total:	Land Total:	Improvement Total:		
Valuation/Explanation					
Building #					
Description	Area		Value Amount		
Structure:					
Commercial Building Base Price					
Basement:					
Components:					
Site Improvements:					
Adjusted Base Price					
Depreciation Adjustment:			\$0.00		
Adjusted Base Price with Depreciation					
Grade Adjustment:					
Market Adjustment:			\$0.00		
Local Modifier:			\$0.00		
Percent Complete:			\$0.00		
Dollar Adjustment:			\$0.00		
Commercial Building Value					
			\$0.00		
Total Dwelling Value					
			\$146,500		
Detached Improvements	0		\$0.00		
Total Improvement Value					
			\$146,500.00		
Total Land Value					
			\$87,500.00		
Total Assessed Value					
			\$234,000.00		

Parcel Numbers: 941-9994-002 Property Address: 11533 OAKWOOD RD W Municipality: Franklin, City of

Owner Name: WASTE MANAGEMENT OF WIS INC Mailing Address: P O BOX 1450 CHICAGO, IL 60690-1450 Land Use: Commercial

Property Photograph:	Legal Description:	Building Sketch:
<small>Describe/Map</small>	CERTIFIED SURVEY MAP 990 NE 31 5 21 PARCEL B	<small>Describe/Map</small>
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 3101-Franklin	
	Zoning: R2M1	

Building Description

Building #	
Building Type/Style:	One Bedroom:
Stories:	Two Bedroom:
Year Built:	Three Bedroom:
Remodeled/Effective Age:	Total Unit Count:
Grade Factor:	Business Name:
Market Adjustment:	CDU/Overall Condition

Structure / Basement Data

Building #	Section #	Occupancy:	Year:	Area:	Framing:	Wall Hgt:	Rental:
Building #	Section #	Description:	Basement Area:	Total Area:	0		

Components Site Improvements

Bldg #	Sec. #	Description:	Area:	Value:	Bldg #	Sec. #	Description:	Area:	Value:
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Detached Improvements

Structure:	Year:	Sq Ft:	Grade:	Construction:	Condition:
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Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
9/14/2015	15-2175	\$500.00	RAZE-DWLG
9/14/2015	15-2176	\$500.00	RAZE-DETGAR

Ownership/Sales History

Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
8/1/1986		\$86,300.00	Valid		Land and Improvements	

Land Breakdown

Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
B-Commercial Primary Site	3.290	Gross				\$125,800.00

Acreage/Squarefoot Variables

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Land Data & Computations					
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Total Land Value:	
143,312	3.290			\$125,800.00	
General Information					
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:
Level	Semi-Improved	Light			Well
Assessment History					
Parcel Year:	Acres Total:	Land Total:	Improvement Total:		
Valuation/Explanation					
Building #					
Description		Area		Value Amount	
Structure:					
Commercial Building Base Price					
Basement:					
Components:					
Site Improvements:					
Adjusted Base Price				\$0.00	
Depreciation Adjustment:				\$0.00	
Adjusted Base Price with Depreciation				\$0.00	
Grade Adjustment:					
Market Adjustment:				\$0.00	
Local Modifier:				\$0.00	
Percent Complete:				\$0.00	
Dollar Adjustment:				\$0.00	
Commercial Building Value				\$0.00	
Total Dwelling Value				\$0	
Detached Improvements		0		\$0.00	
Total Improvement Value				\$0.00	
Total Land Value				\$125,800.00	
Total Assessed Value				\$125,800.00	

Parcel Numbers: 941-9995-000	Property Address: 10563 112TH ST S	Municipality: Franklin, City of
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Owner Name: WASTE MANAGEMENT OF WIS INC	Mailing Address: P O BOX 1450 CHICAGO, IL 60690-1450	Land Use: Commercial
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Property Photograph:	Legal Description: SW QUAR OF NE 31 5 21 CONT 40 ACS	Building Sketch:
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 999-Franklin	
	Zoning: M1C1	

Building Description

Building #	
Building Type/Style:	One Bedroom:
Stories:	Two Bedroom:
Year Built:	Three Bedroom:
Remodeled/Effective Age:	Total Unit Count:
Grade Factor:	Business Name:
Market Adjustment:	CDU/Overall Condition

Structure / Basement Data

Building #	Section #	Occupancy:	Year:	Area:	Framing:	Wall Hgt:	Rental:
Building #	Section #	Description:	Basement Area:	Total Area:	0		

Components **Site Improvements**

Bldg #	Sec. #	Description:	Area:	Value:	Bldg #	Sec. #	Description:	Area:	Value:

Detached Improvements

Structure:	Year:	Sq Ft:	Grade:	Construction:	Condition:
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Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
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Ownership/Sales History

Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
12/1/1982		\$60,000.00	Invalid		Land	

Land Breakdown

Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
B-Commercial Primary Site	40.000	Gross				\$153,400.00

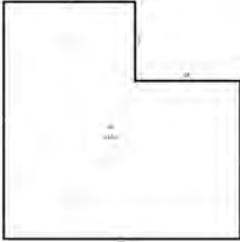
Acreage/Squarefoot Variables

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Land Data & Computations					
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Total Land Value:	
1,742,400	40.000			\$153,400.00	
General Information					
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:
Rolling	Paved	Light			All Public
Assessment History					
Parcel Year:	Acres Total:	Land Total:	Improvement Total:		
Valuation/Explanation					
Building #					
Description	Area		Value Amount		
Structure:					
Commercial Building Base Price					
Basement:					
Components:					
Site Improvements:					
Adjusted Base Price					
Depreciation Adjustment:			\$0.00		
Adjusted Base Price with Depreciation					
Grade Adjustment:					
Market Adjustment:			\$0.00		
Local Modifier:			\$0.00		
Percent Complete:			\$0.00		
Dollar Adjustment:			\$0.00		
Commercial Building Value					
			\$0.00		
Total Dwelling Value					
			\$0		
Detached Improvements	0		\$0.00		
Total Improvement Value					
			\$0.00		
Total Land Value					
			\$153,400.00		
Total Assessed Value					
			\$153,400.00		

Parcel Numbers: 941-9996-000	Property Address: 10520 112TH ST S	Municipality: Franklin, City of
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Owner Name: WASTE MANAGEMENT OF WIS INC	Mailing Address: P O BOX 1450 CHICAGO, IL 60690-1450	Land Use: Residential
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Property Photograph: 	Legal Description: COM IN E LI 1163.60 FT N OF SE COR OF NE 31 5 21 TH W	Building Sketch: 
Parcel Sketch and Site Map obtained from the County GIS		
Neighborhood: 3101-Franklin		

Building Description

Dwelling #	941 9996 000- 1		
Year Built:	1/1/1954	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/1954	Bedrooms:	3
Remodeled/Effective Age:	-68	Full Baths:	1
Building Type/Style:	01-Ranch	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	C	Room Count:	4
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Oil
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
941 9996 000- 1	1,104	0	0	0	0	0	1,104

Attachment Description(s):	Area:	Attachment Value:
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Feature Description(s):	Area:	Feature Value:
Rec Room Condition: Average	Rec Room Area: 221	Rec Room Value: \$1,105

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
10/1/1998	98-1292	\$425.00	REMOV&REEROOF
5/12/2017	17-1044	\$1,000.00	RAZE DET GARAGE

Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
8/23/2001		\$144,000.00	Invalid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
D12-2ND Grade Tillable	4.000	Acreage				\$1,000	
G-Other Class	1.000	Gross				\$92,600	
Acreage/Squarefoot Variables							
Acreage Variable 1 - 4.00 @ \$241.00 Total of Above: 964.00							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
217,800	5.000				\$93,600		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Semi-Improved	Light			Well		
Valuation/Explanation							
Dwelling #	941 9996 000- 1						
Description	Area			Value Amount			
Living Area:							
First Story:	1,104			\$134,389.92			
Second Story:	0			\$0.00			
Additional Story:	0			\$0.00			
Attic/Finished Net:	0			\$0.00			
Half Story/Finished Net:	0			\$0.00			
Base Price				\$134,389.92			
Unfinished Living Area:							
Room/Unfinished:	0			\$0.00			
Unfinished Basement:	1,104			\$27,191.52			
Half Story/Unfinished:				\$0.00			
Structure Info, Features and Attachments:							
Heating/AC	Air Conditioning - Same Ducts			\$2,715.84			
Plumbing	0 - Half Bath 1 - Full Bath			\$0.00			
Finished Basement Living Area	0			\$0.00			
Features:							
Attachments:							
Adjusted Base Price				\$164,297.28			
Changes/Adjustments							
Grade Adjustment:	C 100%			\$164,297.28			
Market Adjustment:	8%			\$177,441.06			
CDU Adjustment:	60			\$106,500.00			
Complete:	100			\$106,500.00			
Dollar Adjustments				\$200.00			
Dwelling Value				\$106,700.00			

Other Building Improvements	0	\$0.00
Total Improvement Value		\$106,700.00
Total Land Value		\$93,600.00
Total Assessed Value		\$200,300.00

Parcel Numbers: 941-9997-000	Property Address: 10530 112TH ST S	Municipality: Franklin, City of
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Owner Name: WASTE MANAGEMENT OF WIS INC	Mailing Address: P O BOX 1450 CHICAGO, IL 60690-1450	Land Use: Commercial
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Property Photograph:	Legal Description: COM IN E LI 999 FT N OF SE COR OF NE 31 5 21 TH W	Building Sketch:
<small>Describe/Map</small>	Parcel Sketch and Site Map obtained from the County GIS	<small>Describe/Map</small>
	Neighborhood: 3101-Franklin	
	Zoning: R1C1	

Building Description

Building #	
Building Type/Style:	One Bedroom:
Stories:	Two Bedroom:
Year Built:	Three Bedroom:
Remodeled/Effective Age:	Total Unit Count:
Grade Factor:	Business Name:
Market Adjustment:	CDU/Overall Condition

Structure / Basement Data

Building #	Section #	Occupancy:	Year:	Area:	Framing:	Wall Hgt:	Rental:
Building #	Section #	Description:	Basement Area:	Total Area:	0		

Components **Site Improvements**

Bldg #	Sec. #	Description:	Area:	Value:	Bldg #	Sec. #	Description:	Area:	Value:
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Detached Improvements

Structure:	Year:	Sq Ft:	Grade:	Construction:	Condition:
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Permit / Construction History

Date of Permit: 1/11/2012	Permit Number: 12-0062	Permit Amount: \$500.00	Details of Permit: RAZE
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Ownership/Sales History

Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
7/1/1990		\$96,900.00	Valid		Land and Improvements	
10/1/1995		\$130,000.00	Valid		Land and Improvements	

Land Breakdown

Land Class: B-Commercial Primary Site	Acreage: 5.000	Unit of Measure: Gross	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value: \$136,000.00
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Acreage/Squarefoot Variables

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Land Data & Computations					
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Total Land Value:	
217,800	5.000			\$136,000.00	
General Information					
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:
Rolling	Semi-Improved	Light			Well
Assessment History					
Parcel Year:	Acres Total:	Land Total:	Improvement Total:		
Valuation/Explanation					
Building #					
Description		Area		Value Amount	
Structure:					
Commercial Building Base Price					
Basement:					
Components:					
Site Improvements:					
Adjusted Base Price				\$0.00	
Depreciation Adjustment:				\$0.00	
Adjusted Base Price with Depreciation				\$0.00	
Grade Adjustment:					
Market Adjustment:				\$0.00	
Local Modifier:				\$0.00	
Percent Complete:				\$0.00	
Dollar Adjustment:				\$0.00	
Commercial Building Value				\$0.00	
Total Dwelling Value				\$0	
Detached Improvements		0		\$0.00	
Total Improvement Value				\$0.00	
Total Land Value				\$136,000.00	
Total Assessed Value				\$136,000.00	

Parcel Numbers: 941-9998-000	Property Address: 10632 112TH ST S	Municipality: Franklin, City of
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Owner Name: WASTE MANAGEMENT OF WIS INC	Mailing Address: P O BOX 1450 CHICAGO, IL 60690-1450	Land Use: Residential
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Property Photograph:	Legal Description: N 666 FT OF S 999 FT OF E HALF OF NE 31 5 21 CONT	Building Sketch:
<small>Describe/Map</small>	Parcel Sketch and Site Map obtained from the County GIS Neighborhood: 3101-Franklin	<small>Describe/Map</small>

Building Description

Dwelling # Year Built: Year Remodeled: Remodeled/Effective Age: Building Type/Style: Story: Grade: CDU/Overall Condition: Interior Condition: Kitchen Condition: Bath Condition:	Exterior Wall: Bedrooms: Full Baths: Half Baths: Rough-in: 0 Room Count: Basement Description: Heating: Type of Fuel: Type of System:
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Square Footage / Attachments

First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
						0

Attachment Description(s):	Area:	Attachment Value:
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Feature Description(s):	Area:	Feature Value:
Rec Room Condition:	Rec Room Area:	Rec Room Value:

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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Permit / Construction History

Date of Permit: 1/11/2012	Permit Number: 12-0061	Permit Amount: \$500.00	Details of Permit: RAZE
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Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
10/1/1995		\$200,000.00	Valid		Land and Improvements	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
D12-2ND Grade Tillable	19.310	Acreage				\$4,700
G-Other Class	1.000	Gross				\$74,100
Acreage/Squarefoot Variables						
Acreage Variable 1 - 19.31 @ \$241.00 Total of Above: 4,653.71						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
884,704	20.310			\$78,800		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Semi-Improved	Light			Well	
Valuation/Explanation						
Dwelling #	Description		Area	Value Amount		
	Living Area:					
	First Story:					
	Second Story:					
	Additional Story:					
	Attic/Finished Net:					
	Half Story/Finished Net:					
	Base Price					
	Unfinished Living Area:					
	Room/Unfinished:					
	Unfinished Basement:					
	Half Story/Unfinished:					
	Structure Info, Features and Attachments:					
	Heating/AC					
	Plumbing			- Half Bath - Full Bath		
	Finished Basement Living Area					
	Features:					
	Attachments:					
	Adjusted Base Price			\$0.00		
	Changes/Adjustments					
	Grade Adjustment:			%		
	Market Adjustment:					
	CDU Adjustment:					
	Complete:			100%		
	Dollar Adjustments					
	Dwelling Value					

Other Building Improvements	0	\$0.00
Total Improvement Value		\$0.00
Total Land Value		\$78,800.00
Total Assessed Value		\$78,800.00

Parcel Numbers: 941-9999-000	Property Address: 10668 112TH ST S	Municipality: Franklin, City of
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Owner Name: WASTE MANAGEMENT OF WIS INC	Mailing Address: P O BOX 1450 CHICAGO, IL 60690-1450	Land Use: Residential
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Property Photograph: 	Legal Description: S 333 FT OF SE QUAR OF NE 31 5 21 CONT 10.165 ACS	Building Sketch: 
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 3101-Franklin	

Building Description

Dwelling #	
Year Built:	Exterior Wall:
Year Remodeled:	Bedrooms:
Remodeled/Effective Age:	Full Baths:
Building Type/Style:	Half Baths:
Story:	Rough-in: 0
Grade:	Room Count:
CDU/Overall Condition:	Basement Description:
Interior Condition:	Heating:
Kitchen Condition:	Type of Fuel:
Bath Condition:	Type of System:

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished: 0
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Attachment Description(s):	Area:	Attachment Value:
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Feature Description(s):	Area:	Feature Value:
Rec Room Condition:	Rec Room Area:	Rec Room Value:

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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Permit / Construction History

Date of Permit: 12/9/2020	Permit Number: 20-3537	Permit Amount: \$43,000.00	Details of Permit: RAZED
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Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
12/21/2001		\$425,000.00	Invalid		Land and Improvements	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
D12-2ND Grade Tillable	7.500	Acreage				\$1,800
E13-Undeveloped Low	1.660	Acreage				\$4,300
G-Other Class	1.000	Gross				\$92,600
Acreage/Squarefoot Variables						
Acreage Variable 1 - 1.66 @ \$2,600.00 Total of Above: 4,316.00						
Acreage Variable 1 - 7.50 @ \$241.00 Total of Above: 1,807.50						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
442,570	10.160			\$98,700		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Paved	Light			Well	
Valuation/Explanation						
Dwelling #	Description			Area	Value Amount	
Living Area:						
	First Story:					
	Second Story:					
	Additional Story:					
	Attic/Finished Net:					
	Half Story/Finished Net:					
Base Price						
Unfinished Living Area:						
	Room/Unfinished:					
	Unfinished Basement:					
	Half Story/Unfinished:					
Structure Info, Features and Attachments:						
	Heating/AC					
	Plumbing			- Half Bath - Full Bath		
	Finished Basement Living Area					
	Features:					
	Attachments:					
Adjusted Base Price					\$0.00	
Changes/Adjustments						
	Grade Adjustment:			%		
	Market Adjustment:					
	CDU Adjustment:					
	Complete:			100%		
	Dollar Adjustments					
Dwelling Value						

Other Building Improvements	0	\$0.00
Total Improvement Value		\$0.00
Total Land Value		\$98,700.00
Total Assessed Value		\$98,700.00

Parcel Numbers: 942-0002-000 Property Address: 10155 OAKWOOD RD W Municipality: Franklin, City of

Owner Name: LIEBL JACK F Mailing Address: 10155 W OAKWOOD RD FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	Building Sketch:
	CERTIFIED SURVEY MAP NO. 7445 NW 1/4 SEC 32-5-21 LOT 2	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 3201-Franklin	

Building Description

Dwelling #	942 0002 000- 1		
Year Built:	1/1/2004	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/2004	Bedrooms:	3
Remodeled/Effective Age:	-18	Full Baths:	2
Building Type/Style:	14-Modern Single Story	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	B-	Room Count:	3
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
942 0002 000- 1	1,908	0	0	0	0	0	1,908

Attachment Description(s):	Area:	Attachment Value:
13-AFG	692	\$20,800
11-OPF	40	\$800
31-WD	168	\$1,700

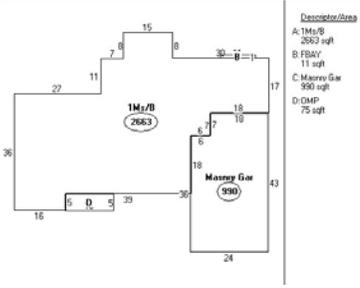
Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	2	\$600
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements						
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:	
Permit / Construction History						
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:			
8/25/2005	507445	\$1,800.00	WDDK			
1/27/2005	05-0256	\$6,000.00	AC			
12/22/2004	4279	\$179,293.00	NEWDWLG			
Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
7/30/2004		\$104,900.00	Valid		Land	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	4.000	Gross				\$118,400
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
174,240	4.000			\$118,400		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Rolling	Semi-Improved	Light			Well	

Valuation/Explanation		
Dwelling #	942 0002 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,908	\$209,078.64
Second Story:	0	\$0.00
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$209,078.64
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	1,908	\$41,308.20
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$4,693.68
Plumbing	0 - Half Bath 2 - Full Bath	\$7,322.00
Finished Basement Living Area	0	\$0.00
Features:	3	\$2,600.00
Attachments:	900	\$23,300.00
Adjusted Base Price		\$288,302.52
Changes/Adjustments		
Grade Adjustment:	B- 120%	\$314,883.02
Market Adjustment:	31%	\$412,496.76
CDU Adjustment:	83	\$342,400.00
Complete:	100	\$342,400.00
Dollar Adjustments		\$800.00
Dwelling Value		\$343,200.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$343,200.00
Total Land Value		\$118,400.00
Total Assessed Value		\$461,600.00

Parcel Numbers: 942-0003-000 Property Address: 10199 OAKWOOD RD W Municipality: Franklin, City of

Owner Name: O'BOYLE, BRYAN J Mailing Address: 1626 N PROSPECT AVE APT 2310 MILWAUKEE, WI 53202 Land Use: Residential

	Legal Description:	Building Sketch:
	CERTIFIED SURVEY MAP NO. 7512 NW 1/4 SEC 32-5-21 LOT 1	
	Parcel Sketch and Site Map obtained from the County GIS	
Neighborhood:	3201-Franklin	

Building Description

Dwelling #	942 0003 000- 1		
Year Built:	1/1/2016	Exterior Wall:	08-Stone
Year Remodeled:	1/1/2016	Bedrooms:	3
Remodeled/Effective Age:	-6	Full Baths:	3
Building Type/Style:	14-Modern Single Story	Half Baths:	1
Story:	1.00	Rough-in:	0
Grade:	A	Room Count:	5
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
942 0003 000- 1	2,674	0	0	0	0	2,231	4,905

Attachment Description(s):	Area:	Attachment Value:
99-Additional Attachments	11	\$1,100
23-AMG	990	\$34,700
21-OMP	75	\$1,900

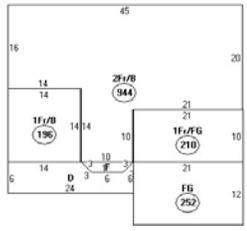
Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	4	\$1,200
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements						
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:	
RG1-Detached Frame Garage	1/1/2018	276		Average	\$6,200.00	
Permit / Construction History						
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:			
3/23/2018	18-0551	\$8,900.00	SHED 12X23			
4/25/2016	16-0879	\$1,350.00	FURNACE FOR GAR			
4/11/2016	16-0715	\$2,500.00	DUCTWRK BSMT			
4/1/2016	16-0614	\$14,600.00	BSMT REMODEL			
10/19/2015	15-2532	\$509,000.00	NEW DWLG			
9/28/2017	17-2289	\$12,000.00	HOTTUB 8X8			
1/25/2016	16-0126	\$24,119.00	FURNACE+AC			
9/27/2017	17-2281	\$0.00	BURY LP GAS LIN			
Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
12/2/2004		\$140,000.00	Valid		Land	
10/24/2014		\$100,000.00	Valid		Land	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	4.800	Gross				\$143,800
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
209,088	4.800			\$143,800		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Rolling	Semi-Improved	Light			Well	

Valuation/Explanation		
Dwelling #	942 0003 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	2,674	\$204,962.10
Second Story:	0	\$0.00
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$204,962.10
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	432	\$14,925.60
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$12,066.30
Plumbing	1 - Half Bath 3 - Full Bath	\$19,525.00
Finished Basement Living Area	2,231	\$60,214.69
Features:	5	\$3,200.00
Attachments:	1,076	\$37,700.00
Adjusted Base Price		\$352,593.69
Changes/Adjustments		
Grade Adjustment:	A 155%	\$483,125.22
Market Adjustment:	42%	\$686,037.81
CDU Adjustment:	95	\$651,700.00
Complete:	100	\$651,700.00
Dollar Adjustments		(\$200.00)
Dwelling Value		\$651,500.00
Other Building Improvements	0	\$6,200.00
Total Improvement Value		\$657,700.00
Total Land Value		\$143,800.00
Total Assessed Value		\$801,500.00

Parcel Numbers: 942-0004-000 Property Address: 10233 OAKWOOD RD W Municipality: Franklin, City of

Owner Name: KRAUS, ANTHONY D & ANNE T Mailing Address: 10233 W OAKWOOD RD FRANKLIN, WI 53132 Land Use: Residential

	Legal Description: CERTIFIED SURVEY MAP NO. 7512 NE 1/4 SEC 32-5-21 LOT 2	Building Sketch: 
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 3201-Franklin	

Building Description

Dwelling #	942 0004 000- 1		
Year Built:	1/1/2007	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/2007	Bedrooms:	3
Remodeled/Effective Age:	-15	Full Baths:	2
Building Type/Style:	12-Colonial	Half Baths:	1
Story:	2.00	Rough-in:	0
Grade:	B-	Room Count:	4
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
942 0004 000- 1	1,140	1,170	0	0	0	0	2,310

Attachment Description(s):	Area:	Attachment Value:
11-OFP	16	\$300
13-AFG	210	\$6,300
13-AFG	252	\$7,600
11-OFP	128	\$2,600

Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	3	\$900
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements						
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:	
AP1-Pole 4 Sides Closed Metal	12/31/2020	2,880		Average	\$22,000.00	
Permit / Construction History						
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:			
10/1/2021	20-3320	\$23,000.00	ACCBLDG			
10/23/2007	2592	\$3,200.00	HVAC			
8/23/2007	1994	\$202,495.00	NEWDWLG			
Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
5/23/2007		\$180,000.00	Valid		Land	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	4.470	Gross				\$140,900
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
194,713	4.470			\$140,900		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Rolling	Semi-Improved	Light		6/27/2022	Well	

Valuation/Explanation		
Dwelling #	942 0004 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,140	\$138,772.20
Second Story:	1,170	\$74,423.70
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$213,195.90
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	1,140	\$28,078.20
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$5,682.60
Plumbing	1 - Half Bath 2 - Full Bath	\$12,203.00
Finished Basement Living Area	0	\$0.00
Features:	4	\$2,900.00
Attachments:	606	\$16,800.00
Adjusted Base Price		\$278,859.70
Changes/Adjustments		
Grade Adjustment:	B- 120%	\$310,991.64
Market Adjustment:	37%	\$426,058.55
CDU Adjustment:	86	\$366,400.00
Complete:	100	\$366,400.00
Dollar Adjustments		(\$800.00)
Dwelling Value		\$365,600.00
Other Building Improvements	0	\$22,000.00
Total Improvement Value		\$387,600.00
Total Land Value		\$140,900.00
Total Assessed Value		\$528,500.00

Parcel Numbers: 942-0005-000	Property Address: 10307 OAKWOOD RD W	Municipality: Franklin, City of
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Owner Name: WASTE MANAGEMENT OF WIS INC	Mailing Address: P O BOX 1450 CHICAGO, IL 60690-1450	Land Use: Residential
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Property Photograph:	Legal Description: CERTIFIED SURVEY MAP NO. 7512 NW 1/4 SEC 32-5-21 LOT 3	Building Sketch:
<small>Describe/Map</small>	<small>Describe/Map</small>	<small>Describe/Map</small>
Parcel Sketch and Site Map obtained from the County GIS		
Neighborhood: 3201-Franklin		

Building Description

Dwelling #	
Year Built:	Exterior Wall:
Year Remodeled:	Bedrooms:
Remodeled/Effective Age:	Full Baths:
Building Type/Style:	Half Baths:
Story:	Rough-in: 0
Grade:	Room Count:
CDU/Overall Condition:	Basement Description:
Interior Condition:	Heating:
Kitchen Condition:	Type of Fuel:
Bath Condition:	Type of System:

Square Footage / Attachments

First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
						0

Attachment Description(s):	Area:	Attachment Value:
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Feature Description(s):	Area:	Feature Value:
Rec Room Condition:	Rec Room Area:	Rec Room Value:

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
AP1-Pole 4 Sides Closed Metal	1/1/1992	3,840		Good	\$11,600.00

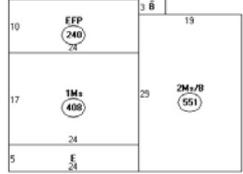
Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
11/16/2007	2877	\$0.00 \$175,000.00	RAZED OLD DWLG NEWDWLG

Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
7/26/2013		\$397,620.00	Invalid		Land and Improvements		
9/1/1985		\$75,000.00	Invalid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	45.720	Gross				\$305,100	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
1,991,563	45.720				\$305,100		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Rolling	Semi-Improved	Light			Well		
Valuation/Explanation							
Dwelling #				Area		Value Amount	
Description				Area		Value Amount	
Living Area:							
First Story:							
Second Story:							
Additional Story:							
Attic/Finished Net:							
Half Story/Finished Net:							
Base Price							
Unfinished Living Area:							
Room/Unfinished:							
Unfinished Basement:							
Half Story/Unfinished:							
Structure Info, Features and Attachments:							
Heating/AC							
Plumbing				- Half Bath - Full Bath			
Finished Basement Living Area							
Features:							
Attachments:							
Adjusted Base Price						\$0.00	
Changes/Adjustments							
Grade Adjustment:				%			
Market Adjustment:							
CDU Adjustment:							
Complete:				100%			
Dollar Adjustments							
Dwelling Value							
Other Building Improvements				0		\$11,600.00	
Total Improvement Value						\$11,600.00	
Total Land Value						\$305,100.00	
Total Assessed Value						\$316,700.00	

Parcel Numbers: 942-9998-000 Property Address: 10623 OAKWOOD RD W Municipality: Franklin, City of

Owner Name: LESCH, WILLIAM J - REV TRUST Mailing Address: 301 E KENDALE DR OAK CREEK, WI 53154 Land Use: Residential

	Legal Description:	Building Sketch:
	W HALF OF NW 32 5 21 CONT 80 ACS	
	Parcel Sketch and Site Map obtained from the County GIS	<p><small>Descriptor/Usage</small></p> <ul style="list-style-type: none"> A: 2Mx/B 500 sqft B: EFP 15 sqft C: EFP 240 sqft D: 1Mx 400 sqft E: OFP 120 sqft
	Neighborhood: 3201-Franklin	

Building Description

Dwelling #	942 9998 000- 1		
Year Built:	1/1/1869	Exterior Wall:	07-Brick
Year Remodeled:	1/1/1869	Bedrooms:	3
Remodeled/Effective Age:	-153	Full Baths:	2
Building Type/Style:	10-Farmhouse	Half Baths:	0
Story:	2.00	Rough-in:	0
Grade:	C	Room Count:	6
CDU/Overall Condition:	Average	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Basic Heating
Kitchen Condition:	Average	Type of Fuel:	Oil
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
942 9998 000- 1	959	551	0	0	0	0	1,510

Attachment Description(s):	Area:	Attachment Value:
12-EFP	15	\$500
12-EFP	240	\$7,200
11-OFP	120	\$2,400

Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	2	\$600
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements						
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:	
RS1-Frame Utility Shed	12/31/1949	128		Average	\$0.00	
AP2-Pole 4 Sides Closed Wood	12/31/1949	1,764		Poor	\$0.00	
AB5-Flat Barn Wood	12/31/1899	1,632		Fair	\$0.00	
AM1-Milkhouse Attached Block	12/31/1899	256		Fair	\$0.00	
AP2-Pole 4 Sides Closed Wood	12/31/1899	96		Fair	\$0.00	

Permit / Construction History			
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:

Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
3/27/2019		\$212,300.00	Invalid		Land and Improvements	
7/1/1991		\$102,000.00	Invalid		Land and Improvements	
11/28/2001		\$157,500.00	Valid		Land and Improvements	
11/14/2006		\$640,000.00	Invalid		Land and Improvements	
9/27/2012		\$600,000.00	Invalid		Land and Improvements	
6/23/2017		\$225,000.00	Invalid		Land and Improvements	

Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
D12-2ND Grade Tillable	60.000	Acreage				\$14,500	
E13-Undeveloped Low	19.000	Acreage				\$49,400	
G-Other Class	1.000	Gross				\$74,100	

Acreage/Squarefoot Variables
Acreage Variable 1 - 60.00 @ \$241.00 Total of Above: 14,460.00
Acreage Variable 1 - 19.00 @ \$2,600.00 Total of Above: 49,400.00

Land Data & Computations				
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:
3,484,800	80.000			\$138,000

General Information					
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:
Rolling	Semi-Improved	Light		6/28/2022	Well

Valuation/Explanation		
Dwelling #	942 9998 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	959	\$139,697.53
Second Story:	551	\$52,614.99
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$192,312.52
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	551	\$17,136.10
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Basic Heating	\$0.00
Plumbing	0 - Half Bath 2 - Full Bath	\$7,322.00
Finished Basement Living Area	0	\$0.00
Features:	2	\$600.00
Attachments:	375	\$10,100.00
Adjusted Base Price		\$227,470.62
Changes/Adjustments		
Grade Adjustment:	C 100%	\$216,770.62
Market Adjustment:	67%	\$362,006.94
CDU Adjustment:	45	\$162,900.00
Complete:	100	\$162,900.00
Dollar Adjustments		\$100.00
Dwelling Value		\$163,000.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$163,000.00
Total Land Value		\$138,000.00
Total Assessed Value		\$301,000.00

Parcel Numbers: 942-9999-000	Property Address: 9209 OAKWOOD RD W	Municipality: Franklin, City of
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Owner Name: WASTE MANAGEMENT OF WIS INC	Mailing Address: P O BOX 1450 CHICAGO, IL 60690-1450	Land Use: Residential
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Property Photograph:	Legal Description: S 20 ACS OF E HALF OF NW 32 5 21 CONT 20 ACS	Building Sketch:
<small>Describe/Map</small>	<p>Parcel Sketch and Site Map obtained from the County GIS</p> <p>Neighborhood: 3201-Franklin</p>	<small>Describe/Map</small>

Building Description

Dwelling # Year Built: Year Remodeled: Remodeled/Effective Age: Building Type/Style: Story: Grade: CDU/Overall Condition: Interior Condition: Kitchen Condition: Bath Condition:	Exterior Wall: Bedrooms: Full Baths: Half Baths: Rough-in: 0 Room Count: Basement Description: Heating: Type of Fuel: Type of System:
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Square Footage / Attachments

First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
						0

Attachment Description(s):	Area:	Attachment Value:
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Feature Description(s):	Area:	Feature Value:
Rec Room Condition:	Rec Room Area:	Rec Room Value:

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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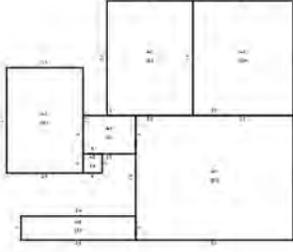
Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
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Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
5/1/1995		\$610,000.00	Invalid		Land and Improvements		
6/1/1983		\$2,400.00	Invalid		Land		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
D12-2ND Grade Tillable	20.000	Acreage				\$4,800	
Acreage/Squarefoot Variables							
Acreage Variable 1 - 20.00 @ \$241.00							
Total of Above: 4,820.00							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
871,200	20.000				\$4,800		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Rolling	Unpaved	Extremely Heavy Traffic		6/30/2022	All Public		
Valuation/Explanation							
Dwelling #							
Description				Area		Value Amount	
Living Area:							
First Story:							
Second Story:							
Additional Story:							
Attic/Finished Net:							
Half Story/Finished Net:							
Base Price							
Unfinished Living Area:							
Room/Unfinished:							
Unfinished Basement:							
Half Story/Unfinished:							
Structure Info, Features and Attachments:							
Heating/AC							
Plumbing				- Half Bath - Full Bath			
Finished Basement Living Area							
Features:							
Attachments:							
Adjusted Base Price						\$0.00	
Changes/Adjustments							
Grade Adjustment:				%			
Market Adjustment:							
CDU Adjustment:							
Complete:				100%			
Dollar Adjustments							
Dwelling Value							
Other Building Improvements				0		\$0.00	
Total Improvement Value						\$0.00	
Total Land Value						\$4,800.00	
Total Assessed Value						\$4,800.00	

Parcel Numbers: 943-9996-001 Property Address: 9209 OAKWOOD RD W Municipality: Franklin, City of

Owner Name: SMITH, TIMOTHY A & KIM M Mailing Address: 9209 W OAKWOOD RD FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	
	COM NE COR OF NE 1/4 SEC 32 5 21 TH S 200 FT W 190 FT N	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 3201-Franklin	

Building Description

Dwelling #	943 9996 001- 1		
Year Built:	1/1/1948	Exterior Wall:	07-Brick
Year Remodeled:	1/1/1948	Bedrooms:	4
Remodeled/Effective Age:	-74	Full Baths:	1
Building Type/Style:	04-Cape Cod	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	C	Room Count:	6
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
943 9996 001- 1	1,290	0	0	172	0	0	1,462

Attachment Description(s):	Area:	Attachment Value:
33-Concrete Patio	504	\$2,500
23-AMG	352	\$12,300
22-EMP	88	\$3,100
11-OFP	16	\$300

Feature Description(s):	Area:	Feature Value:
05-Metal Fireplace	1	\$2,000
Rec Room Condition: Average	Rec Room Area: 429	Rec Room Value: \$2,145

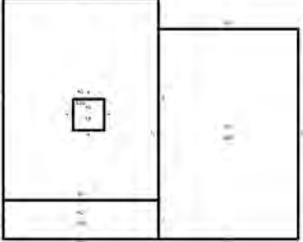
Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
AP1-Pole 4 Sides Closed Metal	1/1/1986	960		Average	\$2,900.00

Permit / Construction History							
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:				
6/7/2019	19-1317	\$17,790.00	FOUNDRPR				
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
5/1/1991		\$99,000.00	Valid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	1.220	Gross				\$94,500	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:			
53,143	1.220			\$94,500			
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Semi-Improved	Light			Well		
Valuation/Explanation							
Dwelling #	943 9996 001- 1						
Description	Area					Value Amount	
Living Area:							
First Story:	1,290					\$174,730.50	
Second Story:	0					\$0.00	
Additional Story:	0					\$0.00	
Attic/Finished Net:	172					\$8,655.04	
Half Story/Finished Net:	0					\$0.00	
Base Price							
						\$183,385.54	
Unfinished Living Area:							
Room/Unfinished:	0					\$0.00	
Unfinished Basement:	858					\$23,011.56	
Half Story/Unfinished:						\$0.00	
Structure Info, Features and Attachments:							
Heating/AC	Air Conditioning - Same Ducts					\$3,596.52	
Plumbing	0 - Half Bath 1 - Full Bath					\$0.00	
Finished Basement Living Area	0					\$0.00	
Features:	1					\$2,000.00	
Attachments:	960					\$18,200.00	
Adjusted Base Price							
						\$230,193.62	
Changes/Adjustments							
Grade Adjustment:	C 100%					\$209,993.62	
Market Adjustment:	58%					\$331,789.92	
CDU Adjustment:	55					\$182,500.00	
Complete:	100					\$182,500.00	
Dollar Adjustments						\$0.00	
Dwelling Value							
						\$182,500.00	
Other Building Improvements	0					\$2,900.00	
Total Improvement Value							
						\$185,400.00	
Total Land Value							
						\$94,500.00	
Total Assessed Value							
						\$279,900.00	

Parcel Numbers: 943-9997-004 Property Address: 9329 OAKWOOD RD W Municipality: Franklin, City of

Owner Name: MARTINEZ, DE LA CORTERA. RUBEN Mailing Address: 9329 W OAKWOOD RD FRANKLIN, WI 53132 Land Use: Residential

Property Photograph:	Legal Description:	Building Sketch:
	CERTIFIED SURVEY MAP NO 2377 NE 32 5 21 LOT 1	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood:	
	3201-Franklin	

Building Description

Dwelling #	943 9997 004- 1		
Year Built:	12/31/1899	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	12/31/1899	Bedrooms:	3
Remodeled/Effective Age:	-123	Full Baths:	1
Building Type/Style:	10-Farmhouse	Half Baths:	0
Story:	2.00	Rough-in:	0
Grade:	C	Room Count:	5
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Oil
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
943 9997 004- 1	1,006	486	0	0	0	0	1,492

Attachment Description(s): 11-OFP	Area: 100	Attachment Value: \$2,000
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Feature Description(s): Rec Room Condition:	Area: Rec Room Area: 0	Feature Value: Rec Room Value: \$0
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Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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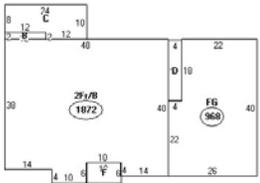
Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
6/19/2007	1375	\$1,500.00	AC/FURREPLAC
6/7/2010	1020	\$1,000.00	ABVPOOL

Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
12/1/1989		\$68,900.00	Valid		Land and Improvements	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	4.850	Gross				\$125,700
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
211,266	4.850			\$125,700		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Rolling	Semi-Improved	Light			Well	
Valuation/Explanation						
Dwelling #			943 9997 004- 1			
Description			Area		Value Amount	
Living Area:						
First Story:			1,006		\$125,307.36	
Second Story:			486		\$35,886.24	
Additional Story:			0		\$0.00	
Attic/Finished Net:			0		\$0.00	
Half Story/Finished Net:			0		\$0.00	
Base Price					\$161,193.60	
Unfinished Living Area:						
Room/Unfinished:			0		\$0.00	
Unfinished Basement:			1,006		\$25,572.52	
Half Story/Unfinished:					\$0.00	
Structure Info, Features and Attachments:						
Heating/AC			Air Conditioning - Same Ducts		\$3,670.32	
Plumbing			0 - Half Bath 1 - Full Bath		\$0.00	
Finished Basement Living Area			0		\$0.00	
Features:						
Attachments:			100		\$2,000.00	
Adjusted Base Price					\$192,436.44	
Changes/Adjustments						
Grade Adjustment:			C 100%		\$190,436.44	
Market Adjustment:			40%		\$266,611.02	
CDU Adjustment:			55		\$146,600.00	
Complete:			100		\$146,600.00	
Dollar Adjustments					(\$200.00)	
Dwelling Value					\$146,400.00	
Other Building Improvements			0		\$0.00	
Total Improvement Value					\$146,400.00	
Total Land Value					\$125,700.00	
Total Assessed Value					\$272,100.00	

Parcel Numbers: 943-9997-007 Property Address: 10555 92ND ST S Municipality: Franklin, City of

Owner Name: WASTE MANAGEMENT OF WIS INC Mailing Address: P O BOX 1450 CHICAGO, IL 60690-1450 Land Use: Residential

	Legal Description:	Building Sketch:
	THE S 40 ACS OF E HALF OF NE 32 5 21 CONT 40 ACS	
	Parcel Sketch and Site Map obtained from the County GIS	<p><small>Descriptor/Step</small></p> <ul style="list-style-type: none"> A: 2F/B 1072 sqft B: 1F/B 24 sqft C: Wood Deck 216 sqft D: 1F/B 72 sqft E: FG 568 sqft F: OFP 60 sqft
	Neighborhood:	

3201-Franklin

Building Description

Dwelling #	943 9997 007- 1		
Year Built:	1/1/1983	Exterior Wall:	01-Wood
Year Remodeled:	1/1/1983	Bedrooms:	4
Remodeled/Effective Age:	-39	Full Baths:	2
Building Type/Style:	12-Colonial	Half Baths:	1
Story:	2.00	Rough-in:	0
Grade:	C+	Room Count:	5
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Basic Heating
Kitchen Condition:	Average	Type of Fuel:	Electric
Bath Condition:	Average	Type of System:	Electric

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
943 9997 007- 1	1,968	1,872	0	0	0	0	3,840

Attachment Description(s):	Area:	Attachment Value:
31-WD	216	\$2,200
13-AFG	968	\$29,000
11-OFP	60	\$1,200

Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	3	\$900
Rec Room Condition:	Rec Room Area:	Rec Room Value:
Average	1,000	\$5,000
03-Masonry Fireplace	1	\$5,500
Rec Room Condition:	Rec Room Area:	Rec Room Value:
Average	1,000	\$5,000

Other Building Improvements						
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:	
RG1-Detached Frame Garage	1/1/1983	1,500		Average	\$16,900.00	
Permit / Construction History						
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:			
2/21/2017	17-0389	\$9,350.00	FUR/ACREPLAC X2			
Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
10/31/2007		\$1,511,000.00	Invalid		Land	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
5M2-Agricultural Forest	9.500	Gross				\$54,200
A-Residential Primary Site	4.000	Gross				\$119,100
D12-2ND Grade Tillable	9.500	Acreage				\$2,300
E11-Undeveloped Fallow	12.750	Gross				\$66,300
E13-Undeveloped Low	1.250	Acreage				\$3,300
Acreage/Squarefoot Variables						
Acreage Variable 1 - 1.25 @ \$2,600.00 Total of Above: 3,250.00						
Acreage Variable 1 - 9.50 @ \$241.00 Total of Above: 2,289.50						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
1,611,720	37.000			\$245,200		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Rolling	Semi-Improved	Light		6/27/2022	Well	

Valuation/Explanation		
Dwelling #	943 9997 007- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,968	\$214,531.68
Second Story:	1,872	\$112,114.08
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$326,645.76
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	1,968	\$42,449.76
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Basic Heating	\$0.00
Plumbing	1 - Half Bath 2 - Full Bath	\$12,203.00
Finished Basement Living Area	0	\$0.00
Features:	4	\$6,400.00
Attachments:	1,244	\$32,400.00
Adjusted Base Price		\$420,098.52
Changes/Adjustments		
Grade Adjustment:	C+ 110%	\$419,428.37
Market Adjustment:	8%	\$452,982.64
CDU Adjustment:	70	\$317,100.00
Complete:	100	\$317,100.00
Dollar Adjustments		(\$700.00)
Dwelling Value		\$316,400.00
Other Building Improvements	0	\$16,900.00
Total Improvement Value		\$333,300.00
Total Land Value		\$245,200.00
Total Assessed Value		\$578,500.00

Parcel Numbers: 943-9997-009	Property Address: 92ND ST S	Municipality: Franklin, City of
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Owner Name: WASTE MANAGEMENT OF WIS INC	Mailing Address: P O BOX 1450 CHICAGO, IL 60690-1450	Land Use: Residential
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Property Photograph:	Legal Description: E HALF OF NE 32 5 21 EXC S 40 ACS & EXC COM NE COR SD	Building Sketch:
	<p>Parcel Sketch and Site Map obtained from the County GIS</p> <p>Neighborhood: 3201-Franklin</p>	

Building Description

Dwelling # Year Built: Year Remodeled: Remodeled/Effective Age: Building Type/Style: Story: Grade: CDU/Overall Condition: Interior Condition: Kitchen Condition: Bath Condition:	Exterior Wall: Bedrooms: Full Baths: Half Baths: Rough-in: 0 Room Count: Basement Description: Heating: Type of Fuel: Type of System:
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Square Footage / Attachments

First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
						0

Attachment Description(s):	Area:	Attachment Value:
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Feature Description(s):	Area:	Feature Value:
Rec Room Condition:	Rec Room Area:	Rec Room Value:

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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Permit / Construction History

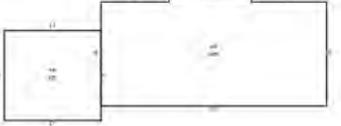
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
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Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
10/31/2007		\$755,500.00	Invalid		Land		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
D12-2ND Grade Tillable	30.380	Acreage				\$7,300	
E13-Undeveloped Low	2.000	Acreage				\$5,200	
Acreage/Squarefoot Variables							
Acreage Variable 1 - 2.00 @ \$2,600.00 Total of Above: 5,200.00							
Acreage Variable 1 - 30.38 @ \$241.00 Total of Above: 7,321.58							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
1,410,473	32.380				\$12,500		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light		6/28/2022	All Public		
Valuation/Explanation							
Dwelling #	Description			Area	Value Amount		
Living Area:							
	First Story:						
	Second Story:						
	Additional Story:						
	Attic/Finished Net:						
	Half Story/Finished Net:						
Base Price							
Unfinished Living Area:							
	Room/Unfinished:						
	Unfinished Basement:						
	Half Story/Unfinished:						
Structure Info, Features and Attachments:							
	Heating/AC						
	Plumbing				- Half Bath - Full Bath		
	Finished Basement Living Area						
	Features:						
	Attachments:						
Adjusted Base Price							
Changes/Adjustments							
	Grade Adjustment:				%		
	Market Adjustment:						
	CDU Adjustment:						
	Complete:				100%		
	Dollar Adjustments						
Dwelling Value							

Other Building Improvements	0	\$0.00
Total Improvement Value		\$0.00
Total Land Value		\$12,500.00
Total Assessed Value		\$12,500.00

Parcel Numbers: 943-9997-010	Property Address: 10341 92ND ST S	Municipality: Franklin, City of
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Owner Name: SCHITTINGER, WILLIAM & MARILYN	Mailing Address: 10341 S 92ND ST FRANKLIN, WI 53132	Land Use: Residential
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Property Photograph: 	Legal Description: CERTIFIED SURVEY MAP NO 547 NE 32 5 21 LOT 1	Building Sketch: 
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 3201-Franklin	

Building Description

Dwelling #	943 9997 010- 1		
Year Built:	1/1/1966	Exterior Wall:	07-Brick
Year Remodeled:	1/1/1966	Bedrooms:	4
Remodeled/Effective Age:	-56	Full Baths:	1
Building Type/Style:	01-Ranch	Half Baths:	1
Story:	1.00	Rough-in:	0
Grade:	C+	Room Count:	5
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
943 9997 010- 1	1,873	0	0	0	0	0	1,873

Attachment Description(s): 23-AMG	Area: 675	Attachment Value: \$23,600
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Feature Description(s): 03-Masonry Fireplace	Area: 1	Feature Value: \$5,500
Rec Room Condition:	Rec Room Area: 0	Rec Room Value: \$0

Other Building Improvements

Structure Type: AP1-Pole 4 Sides Closed Metal	Year Built: 1/1/1975	Area: 1,320	Construction:	Condition: Average	Value: \$4,000.00
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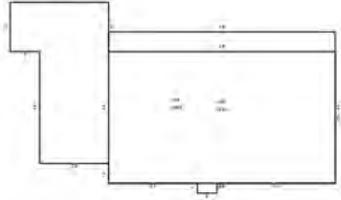
Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
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Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
9/1/1990		\$135,000.00	Valid		Land and Improvements	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	1.670	Gross				\$98,400
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
72,745	1.670			\$98,400		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Semi-Improved	Light			Well	
Valuation/Explanation						
Dwelling #			943 9997 010- 1			
Description			Area		Value Amount	
Living Area:						
First Story:			1,873		\$206,498.25	
Second Story:			0		\$0.00	
Additional Story:			0		\$0.00	
Attic/Finished Net:			0		\$0.00	
Half Story/Finished Net:			0		\$0.00	
Base Price					\$206,498.25	
Unfinished Living Area:						
Room/Unfinished:			0		\$0.00	
Unfinished Basement:			1,873		\$40,719.02	
Half Story/Unfinished:					\$0.00	
Structure Info, Features and Attachments:						
Heating/AC			Air Conditioning - Same Ducts		\$4,607.58	
Plumbing			1 - Half Bath 1 - Full Bath		\$4,881.00	
Finished Basement Living Area			0		\$0.00	
Features:			1		\$5,500.00	
Attachments:			675		\$23,600.00	
Adjusted Base Price					\$285,805.85	
Changes/Adjustments						
Grade Adjustment:			C+ 110%		\$282,376.44	
Market Adjustment:			37%		\$386,855.72	
CDU Adjustment:			60		\$232,100.00	
Complete:			100		\$232,100.00	
Dollar Adjustments					\$800.00	
Dwelling Value					\$232,900.00	
Other Building Improvements			0		\$4,000.00	
Total Improvement Value					\$236,900.00	
Total Land Value					\$98,400.00	
Total Assessed Value					\$335,300.00	

Parcel Numbers: 943-9998-000 Property Address: 9431 OAKWOOD RD W Municipality: Franklin, City of

Owner Name: SANCHEZ, JUAN M Mailing Address: 1636 W FOREST HOME AVE MILWAUKEE, WI 53204 Land Use: Commercial

	Legal Description:	
	COM IN N LI 767.50 FT W OF NE COR OF NE 32 5 21 TH W	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood:	
	999.3-Franklin	
Zoning:	B3	

Building Description

Building #	1	
Building Type/Style:	406-Warehouse, Storage	One Bedroom:
Stories:		Two Bedroom:
Year Built:	1958	Three Bedroom:
Remodeled/Effective Age:		Total Unit Count:
Grade Factor:	C-	Business Name:
		FRANKLIN MEATS INC._x0000_x0000_x0000_x0000_ _x0000_x0000_x0000_x0000_x00 00_x0000_x0000_
Market Adjustment:	-39	CDU/Overall Condition Fair
Building #	2	
Building Type/Style:	406-Warehouse, Storage	One Bedroom:
Stories:		Two Bedroom:
Year Built:	1958	Three Bedroom:
Remodeled/Effective Age:		Total Unit Count:
Grade Factor:	C-	Business Name:
Market Adjustment:	-100	CDU/Overall Condition Fair
Building #	3	
Building Type/Style:	406-Warehouse, Storage	One Bedroom:
Stories:		Two Bedroom:
Year Built:	1958	Three Bedroom:
Remodeled/Effective Age:		Total Unit Count:
Grade Factor:	C-	Business Name:
Market Adjustment:	210	CDU/Overall Condition Fair
Building #	4	
Building Type/Style:	406-Warehouse, Storage	One Bedroom:
Stories:		Two Bedroom:
Year Built:	1958	Three Bedroom:
Remodeled/Effective Age:		Total Unit Count:
Grade Factor:	C-	Business Name:
Market Adjustment:	240	CDU/Overall Condition Fair

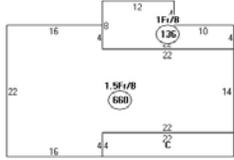
Structure / Basement Data									
Building #	Section #	Occupancy:	Year:	Area:	Framing:	Wall Hgt:	Rental:		
1	1	406-Warehouse, Storage	1958	1,698	C4-Masonry Average	10			
2	2	406-Warehouse, Storage	1958	1,206	C4-Masonry Average	18			
3	3	406-Warehouse, Storage	1958	714	D4-Wood Average	8			
4	4	406-Warehouse, Storage	1958	450	D4-Wood Average	7			
Building #	Section #	Description:	Basement Area:		Total Area:				
1					1,698				
2					1,206				
3					714				
4					450				
Components					Site Improvements				
Bldg #	Sec. #	Description:	Area:	Value:	Bldg #	Sec. #	Description:	Area:	Value:
1	1	HVAC-Hot Water	1,698	\$2,500	1				
1	1	HVAC-Hot Water	1,698	\$2,500	2				
1	1	HVAC-Hot Water	1,698	\$2,500	3				
1	1	HVAC-Hot Water	1,698	\$2,500	4				
2									
3									
4									
Detached Improvements									
Structure:	Year:	Sq Ft:	Grade:	Construction:	Condition:				
PA-Paving	1/1/1970	2,250	C		Average				
Permit / Construction History									
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:						
4/1/1996	96-0359	\$4,000.00	BLDG ADDN						
3/3/2004	584	\$1,500.00	ALTER						
12/13/2006	4062	\$600.00	FENCE						
Ownership/Sales History									
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:			
4/10/2010		\$300,000.00	Invalid		Land and Improvements				
11/10/2003		\$137,800.00	Valid		Land and Improvements				
6/1/1987		\$170,000.00	Invalid		Land and Improvements				
Land Breakdown									
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:			
B-Commercial Primary Site	2.000	Gross				\$166,600.00			
Acreage/Squarefoot Variables									
Land Data & Computations									
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Total Land Value:					
87,120	2.000			\$166,600.00					
General Information									
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:				
Rolling	Paved	Medium			Well				
Assessment History									
Parcel Year:	Acres Total:	Land Total:	Improvement Total:						
Valuation/Explanation									
Building #					1				
Description					Area			Value Amount	

Structure:	1,698	\$48,834.00
Commercial Building Base Price		\$48,834.00
Basement:	0	\$0.00
Components:	0	\$0.00
Site Improvements:	0	\$0.00
Adjusted Base Price		\$48,834.00
Depreciation Adjustment:	0	\$0.00
Adjusted Base Price with Depreciation		\$48,834.00
Grade Adjustment:	C-	(2,921.72)
Market Adjustment:	-39	(\$17,905.79)
Local Modifier:		\$0.00
Percent Complete:		\$0.00
Dollar Adjustment:		\$300.00
Commercial Building Value		\$28,300.00
Building #	2	
Description	Area	Value Amount
Structure:	1,206	\$34,685.00
Commercial Building Base Price		\$34,685.00
Basement:	0	\$0.00
Components:	0	\$0.00
Site Improvements:	0	\$0.00
Adjusted Base Price		\$34,685.00
Depreciation Adjustment:	0	\$0.00
Adjusted Base Price with Depreciation		\$34,685.00
Grade Adjustment:	C-	(1,734.23)
Market Adjustment:	-100	(\$32,950.77)
Local Modifier:		\$0.00
Percent Complete:		\$0.00
Dollar Adjustment:		\$100.00
Commercial Building Value		\$100.00
Building #	3	
Description	Area	Value Amount
Structure:	714	\$18,643.00
Commercial Building Base Price		\$18,643.00
Basement:	0	\$0.00
Components:	0	\$0.00
Site Improvements:	0	\$0.00
Adjusted Base Price		\$18,643.00
Depreciation Adjustment:	0	\$0.00
Adjusted Base Price with Depreciation		\$18,643.00
Grade Adjustment:	C-	(932.13)
Market Adjustment:	210	\$37,192.83
Local Modifier:		\$0.00
Percent Complete:		\$0.00
Dollar Adjustment:		\$100.00
Commercial Building Value		\$55,000.00
Building #	4	
Description	Area	Value Amount
Structure:	450	\$11,750.00
Commercial Building Base Price		\$11,750.00
Basement:	0	\$0.00

Components:	0	\$0.00
Site Improvements:	0	\$0.00
Adjusted Base Price		\$11,750.00
Depreciation Adjustment:	0	\$0.00
Adjusted Base Price with Depreciation		\$11,750.00
Grade Adjustment:	C-	(587.48)
Market Adjustment:	240	\$26,790.06
Local Modifier:		\$0.00
Percent Complete:		\$0.00
Dollar Adjustment:		\$0.00
Commercial Building Value		\$38,000.00
Total Dwelling Value		\$0
Detached Improvements	0	\$500.00
Total Improvement Value		\$127,800.00
Total Land Value		\$166,600.00
Total Assessed Value		\$294,400.00

Parcel Numbers: 943-9999-000 Property Address: 9801 OAKWOOD RD W Municipality: Franklin, City of

Owner Name: BIONDICH JEFFERY Mailing Address: 9801 W OAKWOOD RD FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	Building Sketch:
	W HALF OF NE 32 5 21 CONT 80 ACS	
	Parcel Sketch and Site Map obtained from the County GIS	<p><small>Description/Usage</small></p> <p>A: 1.5H/B 320 sqft</p> <p>B: 1F/B 136 sqft</p> <p>C: 0FP 88 sqft</p>
	Neighborhood:	
	3201-Franklin	

Building Description

Dwelling #	943 9999 000- 1		
Year Built:	1/1/1880	Exterior Wall:	05-Cem. Fiber
Year Remodeled:	1/1/1880	Bedrooms:	3
Remodeled/Effective Age:	-142	Full Baths:	1
Building Type/Style:	10-Farmhouse	Half Baths:	0
Story:	1.50	Rough-in:	0
Grade:	C-	Room Count:	6
CDU/Overall Condition:	Average	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Basic Heating
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
943 9999 000- 1	796	0	0	0	371	0	1,167

Attachment Description(s): 11-0FP Area: 88 Attachment Value: \$1,800

Feature Description(s): Rec Room Condition: Area: Rec Room Area: 0 Feature Value: Rec Room Value: \$0

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
AP1-Pole 4 Sides Closed Metal	12/31/1949	360		Poor	\$0.00
RS1-Frame Utility Shed	12/31/1959	224		Poor	\$0.00
AP2-Pole 4 Sides Closed Wood	1/1/1901	520		Fair	\$1,200.00

Permit / Construction History

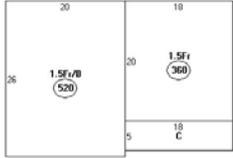
Date of Permit: Permit Number: Permit Amount: Details of Permit:

Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
8/23/2007		\$185,000.00	Invalid		Land and Improvements		
11/21/2008		\$90,000.00	Invalid		Land and Improvements		
1/23/2009		\$200,000.00	Invalid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
D12-2ND Grade Tillable	69.500	Acreage				\$16,800	
E13-Undeveloped Low	9.500	Acreage				\$24,700	
G-Other Class	1.000	Gross				\$74,100	
Acreage/Squarefoot Variables							
Acreage Variable 1 - 69.50 @ \$241.00 Total of Above: 16,749.50							
Acreage Variable 1 - 9.50 @ \$2,600.00 Total of Above: 24,700.00							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
3,484,800	80.000				\$115,600		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Rolling	Semi-Improved	Light		6/28/2022	Well		

Valuation/Explanation		
Dwelling #	943 9999 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	796	\$106,178.44
Second Story:	0	\$0.00
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	371	\$25,106.40
Base Price		\$131,284.84
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	796	\$0.00
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Basic Heating	\$0.00
Plumbing	0 - Half Bath 1 - Full Bath	\$0.00
Finished Basement Living Area	0	\$0.00
Features:		
Attachments:	88	\$1,800.00
Adjusted Base Price		\$133,084.84
Changes/Adjustments		
Grade Adjustment:	C- 95%	\$124,720.60
Market Adjustment:	80%	\$224,497.08
CDU Adjustment:	45	\$101,000.00
Complete:	100	\$101,000.00
Dollar Adjustments		\$200.00
Dwelling Value		\$101,200.00
Other Building Improvements	0	\$1,200.00
Total Improvement Value		\$102,400.00
Total Land Value		\$115,600.00
Total Assessed Value		\$218,000.00

Parcel Numbers: 944-9993-000 Property Address: 8715 OAKWOOD RD W Municipality: Franklin, City of

Owner Name: MUELLER,, LARRY & LINDA Mailing Address: 8230 S LOVERS LANE RD FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	Building Sketch:
	NE QUAR OF NW 33 5 21 ALSO S HALF OF NW QUAR OF NW 33 5	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 3301-Franklin	

Building Description

Dwelling #	944 9993 000- 1		
Year Built:	1/1/1860	Exterior Wall:	01-Wood
Year Remodeled:	1/1/1860	Bedrooms:	3
Remodeled/Effective Age:	-162	Full Baths:	0
Building Type/Style:	10-Farmhouse	Half Baths:	0
Story:	1.50	Rough-in:	0
Grade:	E	Room Count:	6
CDU/Overall Condition:	Unsound	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Basic Heating
Kitchen Condition:	Average	Type of Fuel:	Wood/Coal
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
944 9993 000- 1	880	0	0	0	495	0	1,375

Attachment Description(s): 11-0FP Area: 90 Attachment Value: \$1,800

Feature Description(s): Rec Room Condition: Area: Rec Room Area: 0 Feature Value: Rec Room Value: \$0

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
AB5-Flat Barn Wood	12/31/1900	1,728		Average	\$8,000.00
AS1-Silo Concrete Stave w/Roof	12/31/1900	1			\$0.00
AP2-Pole 4 Sides Closed Wood	12/31/1900	280		Fair	\$600.00
AP2-Pole 4 Sides Closed Wood	12/31/1900	576		Fair	\$1,300.00
RS1-Frame Utility Shed	12/31/1900	120		Poor	\$100.00
AC1-Corn Crib Wood Board	12/31/1900	320		Fair	\$700.00

Permit / Construction History						
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:			
Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
2/16/2017		\$119,400.00	Invalid		Land and Improvements	
11/10/2020		\$133,000.00	Invalid		Land and Improvements	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
D12-2ND Grade Tillable	46.000	Acreage				\$11,100
E13-Undeveloped Low	9.000	Acreage				\$23,400
G-Other Class	1.000	Gross				\$46,300
Acreage/Squarefoot Variables						
Acreage Variable 1 - 46.00 @ \$241.00 Total of Above: 11,086.00						
Acreage Variable 1 - 9.00 @ \$2,600.00 Total of Above: 23,400.00						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
2,439,360	56.000			\$80,800		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Rolling	Semi-Improved	Light		6/30/2022	Well	

Valuation/Explanation		
Dwelling #	944 9993 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	880	\$113,836.80
Second Story:	0	\$0.00
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	495	\$30,115.80
Base Price		\$143,952.60
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	520	\$16,666.00
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Basic Heating	\$0.00
Plumbing	0 - Half Bath 0 - Full Bath	(\$7,322.00)
Finished Basement Living Area	0	\$0.00
Features:		
Attachments:	90	\$1,800.00
Adjusted Base Price		\$155,096.60
Changes/Adjustments		
Grade Adjustment:	E 55%	\$84,313.13
Market Adjustment:	272%	\$313,644.84
CDU Adjustment:	5	\$15,700.00
Complete:	100	\$15,700.00
Dollar Adjustments		\$0.00
Dwelling Value		\$15,700.00
Other Building Improvements	0	\$10,700.00
Total Improvement Value		\$26,400.00
Total Land Value		\$80,800.00
Total Assessed Value		\$107,200.00

Parcel Numbers: 944-9994-000	Property Address: OAKWOOD RD W	Municipality: Franklin, City of
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Owner Name: BOSCH, DOROTHY REVOC TRUST DTD 2/10/97 E	Mailing Address: 8830 W OAKWOOD RD FRANKLIN, WI 53132	Land Use: Residential
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Property Photograph:	Legal Description: N HALF OF NW QUAR OF NW 33 5 21 CONT 20 ACS	Building Sketch:
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood:	
	3301-Franklin	

Building Description

Dwelling #	
Year Built:	Exterior Wall:
Year Remodeled:	Bedrooms:
Remodeled/Effective Age:	Full Baths:
Building Type/Style:	Half Baths:
Story:	Rough-in: 0
Grade:	Room Count:
CDU/Overall Condition:	Basement Description:
Interior Condition:	Heating:
Kitchen Condition:	Type of Fuel:
Bath Condition:	Type of System:

Square Footage / Attachments

First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
						0

Attachment Description(s):	Area:	Attachment Value:
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Feature Description(s):	Area:	Feature Value:
Rec Room Condition:	Rec Room Area:	Rec Room Value:

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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Permit / Construction History

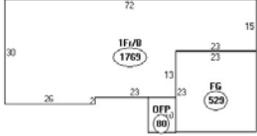
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
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Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
6/14/2013		\$38,592.00	Invalid		Land		
6/10/2013		\$38,592.00	Invalid		Land		
6/10/2013		\$77,183.00	Invalid		Land		
11/28/2012		\$77,183.00	Invalid		Land		
12/18/2012		\$77,183.00	Invalid		Land		
8/18/2011		\$231,550.00	Invalid		Land		
6/10/2013	11250873	\$77,183.00	Invalid	O - Other	Land and Improvements	Other	
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
D12-2ND Grade Tillable	10.000	Acreage				\$2,400	
E13-Undeveloped Low	10.000	Acreage				\$26,000	
Acreage/Squarefoot Variables							
Acreage Variable 1 - 10.00 @ \$2,600.00 Total of Above: 26,000.00							
Acreage Variable 1 - 10.00 @ \$241.00 Total of Above: 2,410.00							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
871,200	20.000				\$28,400		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Rolling	Semi-Improved	Light		6/27/2022	All Public		

Valuation/Explanation		
Dwelling #		
Description	Area	Value Amount
Living Area:		
First Story:		
Second Story:		
Additional Story:		
Attic/Finished Net:		
Half Story/Finished Net:		
Base Price		
Unfinished Living Area:		
Room/Unfinished:		
Unfinished Basement:		
Half Story/Unfinished:		
Structure Info, Features and Attachments:		
Heating/AC		
Plumbing	- Half Bath - Full Bath	
Finished Basement Living Area		
Features:		
Attachments:		
Adjusted Base Price		\$0.00
Changes/Adjustments		
Grade Adjustment:	%	
Market Adjustment:		
CDU Adjustment:		
Complete:	100%	
Dollar Adjustments		
Dwelling Value		
Other Building Improvements	0	\$0.00
Total Improvement Value		\$0.00
Total Land Value		\$28,400.00
Total Assessed Value		\$28,400.00

Parcel Numbers: 944-9995-000 Property Address: 10474 92ND ST S Municipality: Franklin, City of

Owner Name: KLEMAN, ALAN Mailing Address: 10474 S 92ND ST FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	Building Sketch:
	CERTIFIED SURVEY MAP 315 NW 33 5 21 LOT 1	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 3301-Franklin	

Building Description

Dwelling #	944 9995 000- 1		
Year Built:	1/1/1962	Exterior Wall:	01-Wood
Year Remodeled:	1/1/1962	Bedrooms:	3
Remodeled/Effective Age:	-60	Full Baths:	1
Building Type/Style:	01-Ranch	Half Baths:	1
Story:	1.00	Rough-in:	0
Grade:	C+	Room Count:	4
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
944 9995 000- 1	1,769	0	0	0	0	0	1,769

Attachment Description(s):	Area:	Attachment Value:
13-AFG	529	\$15,900
11-OFP	80	\$1,600

Feature Description(s):	Area:	Feature Value:
03-Masonry Fireplace	1	\$5,500
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
RG1-Detached Frame Garage	1/1/1989	576		Average	\$6,500.00

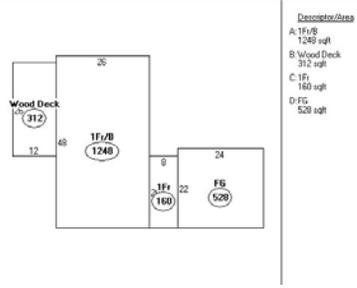
Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
8/2/2016	16-1874	\$12,520.00	FOUNDRPR

Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
8/1/1988		\$119,900.00	Valid		Land and Improvements	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	1.830	Gross				\$99,700
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
79,715	1.830			\$99,700		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Paved	Light			Well	
Valuation/Explanation						
Dwelling #			944 9995 000- 1			
Description			Area		Value Amount	
Living Area:						
First Story:			1,769		\$196,606.66	
Second Story:			0		\$0.00	
Additional Story:			0		\$0.00	
Attic/Finished Net:			0		\$0.00	
Half Story/Finished Net:			0		\$0.00	
Base Price					\$196,606.66	
Unfinished Living Area:						
Room/Unfinished:			0		\$0.00	
Unfinished Basement:			1,769		\$38,741.10	
Half Story/Unfinished:					\$0.00	
Structure Info, Features and Attachments:						
Heating/AC			Air Conditioning - Same Ducts		\$4,351.74	
Plumbing			1 - Half Bath 1 - Full Bath		\$4,881.00	
Finished Basement Living Area			0		\$0.00	
Features:			1		\$5,500.00	
Attachments:			609		\$17,500.00	
Adjusted Base Price					\$267,580.50	
Changes/Adjustments						
Grade Adjustment:			C+ 110%		\$269,038.55	
Market Adjustment:			26%		\$338,988.57	
CDU Adjustment:			60		\$203,400.00	
Complete:			100		\$203,400.00	
Dollar Adjustments					(\$600.00)	
Dwelling Value					\$202,800.00	
Other Building Improvements			0		\$6,500.00	
Total Improvement Value					\$209,300.00	
Total Land Value					\$99,700.00	
Total Assessed Value					\$309,000.00	

Parcel Numbers: 944-9996-000 Property Address: 10456 92ND ST S Municipality: Franklin, City of

Owner Name: VOGT, DANIEL S Mailing Address: 10456 S 92ND ST FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	Building Sketch:
	CERTIFIED SURVEY MAP 315 NW 33 5 21 LOT 2	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 3301-Franklin	

Building Description

Dwelling #	944 9996 000- 1		
Year Built:	1/1/1962	Exterior Wall:	01-Wood
Year Remodeled:	1/1/1962	Bedrooms:	4
Remodeled/Effective Age:	-60	Full Baths:	2
Building Type/Style:	02-Bi-Level	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	C+	Room Count:	4
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Basic Heating
Kitchen Condition:	Average	Type of Fuel:	Oil
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
944 9996 000- 1	1,408	0	0	0	0	0	1,408

Attachment Description(s):	Area:	Attachment Value:
31-WD	312	\$3,100
13-AFG	528	\$15,800

Feature Description(s):	Area:	Feature Value:
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
Average	897	\$4,485

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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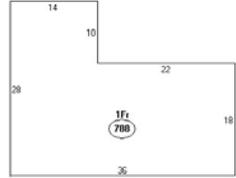
Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
5/26/2015	15-1108	\$4,385.00	FP

Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
10/1/1999		\$130,000.00	Invalid		Land and Improvements	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	1.830	Gross				\$99,700
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
79,715	1.830			\$99,700		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Semi-Improved	Light			Well	
Valuation/Explanation						
Dwelling #			944 9996 000- 1			
Description			Area		Value Amount	
Living Area:						
First Story:			1,408			\$163,088.64
Second Story:			0			\$0.00
Additional Story:			0			\$0.00
Attic/Finished Net:			0			\$0.00
Half Story/Finished Net:			0			\$0.00
Base Price					\$163,088.64	
Unfinished Living Area:						
Room/Unfinished:			0			\$0.00
Unfinished Basement:			1,248			\$29,864.64
Half Story/Unfinished:						\$0.00
Structure Info, Features and Attachments:						
Heating/AC			Basic Heating			\$0.00
Plumbing			0 - Half Bath 2 - Full Bath			\$7,322.00
Finished Basement Living Area			0			\$0.00
Features:			1			\$2,000.00
Attachments:			840			\$18,900.00
Adjusted Base Price					\$221,175.28	
Changes/Adjustments						
Grade Adjustment:			C+ 110%			\$220,302.81
Market Adjustment:			54%			\$339,266.32
CDU Adjustment:			60			\$203,600.00
Complete:			100			\$203,600.00
Dollar Adjustments						\$100.00
Dwelling Value					\$203,700.00	
Other Building Improvements			0			\$0.00
Total Improvement Value					\$203,700.00	
Total Land Value					\$99,700.00	
Total Assessed Value					\$303,400.00	

Parcel Numbers: 944-9997-000	Property Address: 10572 92ND ST S	Municipality: Franklin, City of
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Owner Name: FRANKLIN MEATS LLC	Mailing Address: 10578 S 92ND ST FRANKLIN, WI 53132	Land Use: Residential
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Property Photograph: 	Legal Description: N 45 ACS OF S HALF OF NW 33 5 21 CONT 45 ACS	Building Sketch:  <div style="font-size: small; margin-top: 5px;"> Descriptor/Map A: 3Ft 700 sqft </div>
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood:	
	3301-Franklin	

Building Description

Dwelling #	944 9997 000- 1	Exterior Wall:	07-Brick
Year Built:	1/1/1957	Bedrooms:	3
Year Remodeled:	1/1/1957	Full Baths:	1
Remodeled/Effective Age:	-65	Half Baths:	1
Building Type/Style:	01-Ranch	Rough-in:	0
Story:	1.00	Room Count:	3
Grade:	C+	Basement Description:	Full Basement
CDU/Overall Condition:	Good	Heating:	Air Conditioning - Same Ducts
Interior Condition:	Same	Type of Fuel:	Gas
Kitchen Condition:	Average	Type of System:	Warm Air
Bath Condition:	Average		
Dwelling #	944 9997 000- 2	Exterior Wall:	04-Alum/Vinyl
Year Built:	12/31/1899	Bedrooms:	1
Year Remodeled:	12/31/1899	Full Baths:	1
Remodeled/Effective Age:	-123	Half Baths:	0
Building Type/Style:	10-Farmhouse	Rough-in:	0
Story:	1.00	Room Count:	3
Grade:	D+	Basement Description:	Full Basement
CDU/Overall Condition:	Good	Heating:	Basic Heating
Interior Condition:	Same	Type of Fuel:	Gas
Kitchen Condition:	Average	Type of System:	Warm Air
Bath Condition:	Average		
Dwelling #	944 9997 000- 3	Exterior Wall:	04-Alum/Vinyl
Year Built:	12/31/1899	Bedrooms:	2
Year Remodeled:	12/31/1899	Full Baths:	1
Remodeled/Effective Age:	-123	Half Baths:	0
Building Type/Style:	10-Farmhouse	Rough-in:	0
Story:	1.00	Room Count:	4
Grade:	D+	Basement Description:	Full Basement
CDU/Overall Condition:	Good	Heating:	Basic Heating
Interior Condition:	Same	Type of Fuel:	Gas
Kitchen Condition:	Average	Type of System:	Warm Air
Bath Condition:	Average		

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
944 9997 000- 2	788	0	0	0	0	0	788
944 9997 000- 3	768	0	0	103	0	0	871
944 9997 000- 1	1,248	0	0	0	0	0	1,248

Attachment Description(s):	Area:	Attachment Value:
22-EMP	120	\$4,200
23-AMG	460	\$16,100
12-EFP	72	\$2,200

Feature Description(s):	Area:	Feature Value:
Rec Room Condition:	Rec Room Area: 0	Rec Room Value: \$0
Rec Room Condition:	Rec Room Area: 0	Rec Room Value: \$0
Rec Room Condition:	Rec Room Area: 0	Rec Room Value: \$0

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
AP1-Pole 4 Sides Closed Metal	1/1/1946	2,088		Fair	\$4,700.00

Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:

Ownership/Sales History

Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
1/30/2020		\$550,000.00	Valid		Land and Improvements	
12/31/2019		\$300,000.00	Invalid		Land and Improvements	
6/25/2013		\$294,500.00	Invalid		Land and Improvements	
3/28/2003		\$211,100.00	Invalid		Land and Improvements	
1/21/2014		\$294,500.00	Invalid		Land and Improvements	

Land Breakdown

Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
D12-2ND Grade Tillable	37.010	Acreage				\$8,900
E13-Undeveloped Low	7.000	Acreage				\$18,200
G-Other Class	1.000	Gross				\$74,100

Acreage/Squarefoot Variables

Acreage Variable 1 - 7.00 @ \$2,600.00 Total of Above: 18,200.00
Acreage Variable 1 - 37.01 @ \$241.00 Total of Above: 8,919.41

Land Data & Computations

Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:
1,960,636	45.010			\$101,200

General Information

Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:
Rolling	Semi-Improved	Light		6/28/2022	Well

Valuation/Explanation

Dwelling #	944 9997 000- 1
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Description	Area	Value Amount
Living Area:		
First Story:	1,248	\$171,662.40
Second Story:	0	\$0.00
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$171,662.40
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	1,248	\$29,864.64
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$3,070.08
Plumbing	1 - Half Bath 1 - Full Bath	\$4,881.00
Finished Basement Living Area	0	\$0.00
Features:		
Attachments:	652	\$22,500.00
Adjusted Base Price		\$231,978.12
Changes/Adjustments		
Grade Adjustment:	C+ 110%	\$230,425.93
Market Adjustment:	157%	\$592,194.65
CDU Adjustment:	60	\$355,300.00
Complete:	100	\$355,300.00
Dollar Adjustments		\$711,500.00
Dwelling Value		\$355,600.00
Dwelling #	944 9997 000- 2	
Description	Area	Value Amount
Living Area:		
First Story:	788	\$105,111.32
Second Story:	0	\$0.00
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$105,111.32
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	1,248	\$29,864.64
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Basic Heating	\$0.00
Plumbing	0 - Half Bath 1 - Full Bath	\$0.00
Finished Basement Living Area	0	\$0.00
Features:		
Attachments:		
Adjusted Base Price		\$134,975.96
Changes/Adjustments		
Grade Adjustment:	D+ 90%	\$121,478.36
Market Adjustment:	432%	\$646,264.90
CDU Adjustment:	55	\$355,400.00
Complete:	100	\$355,400.00
Dollar Adjustments		\$711,400.00

Dwelling Value		\$355,600.00
Dwelling #	944 9997 000- 3	
Description	Area	Value Amount
Living Area:		
First Story:	768	\$102,443.52
Second Story:	0	\$0.00
Additional Story:	0	\$0.00
Attic/Finished Net:	103	\$3,155.92
Half Story/Finished Net:	0	\$0.00
Base Price		\$105,599.44
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	1,248	\$29,864.64
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Basic Heating	\$0.00
Plumbing	0 - Half Bath 1 - Full Bath	\$0.00
Finished Basement Living Area	0	\$0.00
Features:		
Attachments:		
Adjusted Base Price		\$135,464.08
Changes/Adjustments		
Grade Adjustment:	D+ 90%	\$121,917.67
Market Adjustment:	430%	\$646,163.66
CDU Adjustment:	55	\$355,400.00
Complete:	100	\$355,400.00
Dollar Adjustments		\$711,400.00
Dwelling Value		\$355,600.00
Other Building Improvements	0	\$4,700.00
Total Improvement Value		\$1,071,500.00
Total Land Value		\$101,200.00
Total Assessed Value		\$1,172,700.00

Parcel Numbers: 944-9998-000	Property Address: 10630 92ND ST S	Municipality: Franklin, City of
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Owner Name: STICH, FRANCIS F	Mailing Address: 10630 S 92ND ST FRANKLIN, WI 53132	Land Use: Residential
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Property Photograph: 	Legal Description: N 120 FT OF S 457.50 FT OF W 363 FT OF NW 33 5 21 CONT 1	Building Sketch: 
Parcel Sketch and Site Map obtained from the County GIS		
Neighborhood: 3301-Franklin		

Building Description

Dwelling #	944 9998 000- 1		
Year Built:	1/1/1959	Exterior Wall:	01-Wood
Year Remodeled:	1/1/1959	Bedrooms:	6
Remodeled/Effective Age:	-63	Full Baths:	2
Building Type/Style:	04-Cape Cod	Half Baths:	0
Story:	1.50	Rough-in:	0
Grade:	C+	Room Count:	7
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Basic Heating
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
944 9998 000- 1	1,448	0	0	0	662	0	2,110

Attachment Description(s):	Area:	Attachment Value:
13-AFG	440	\$13,200
11-OFP	100	\$2,000

Feature Description(s):	Area:	Feature Value:
Rec Room Condition:	Rec Room Area: 0	Rec Room Value: \$0

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
RG1-Detached Frame Garage	1/1/1959	720		Average	\$7,200.00

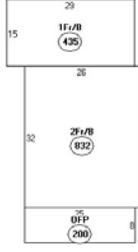
Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
10/13/2003	386488	\$6,500.00	EXTREMOD
10/8/2010	2108	\$8,000.00	EXTREMOD

Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.900	Gross				\$90,000	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
39,204	0.900				\$90,000		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Semi-Improved	Light			Well		
Valuation/Explanation							
Dwelling #				944 9998 000- 1			
Description				Area		Value Amount	
Living Area:							
First Story:				1,448		\$167,721.84	
Second Story:				0		\$0.00	
Additional Story:				0		\$0.00	
Attic/Finished Net:				0		\$0.00	
Half Story/Finished Net:				662		\$37,652.58	
Base Price						\$205,374.42	
Unfinished Living Area:							
Room/Unfinished:				0		\$0.00	
Unfinished Basement:				1,176		\$28,541.52	
Half Story/Unfinished:						\$0.00	
Structure Info, Features and Attachments:							
Heating/AC				Basic Heating		\$0.00	
Plumbing				0 - Half Bath 2 - Full Bath		\$7,322.00	
Finished Basement Living Area				0		\$0.00	
Features:							
Attachments:				540		\$15,200.00	
Adjusted Base Price						\$256,437.94	
Changes/Adjustments							
Grade Adjustment:				C+ 110%		\$265,361.73	
Market Adjustment:				48%		\$392,735.37	
CDU Adjustment:				60		\$235,600.00	
Complete:				100		\$235,600.00	
Dollar Adjustments						\$600.00	
Dwelling Value						\$236,200.00	
Other Building Improvements				0		\$7,200.00	
Total Improvement Value						\$243,400.00	
Total Land Value						\$90,000.00	
Total Assessed Value						\$333,400.00	

Parcel Numbers: 944-9999-003 Property Address: 10642 92ND ST S Municipality: Franklin, City of

Owner Name: HARGREAVES, DANIEL Mailing Address: 10642 S 92ND ST FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	Building Sketch:
	CSM NO 7177 NW & SW 33 5 21 PARCEL 1	
	Parcel Sketch and Site Map obtained from the County GIS	<p><small>Descriptor/Step</small></p> <p>A: 2F1/B 152 sqft</p> <p>B: 0FP 200 sqft</p> <p>C: 1F1/B 435 sqft</p>
	Neighborhood: 3301-Franklin	

Building Description

Dwelling #	944 9999 003- 1		
Year Built:	12/31/1899	Exterior Wall:	01-Wood
Year Remodeled:	1/1/1950	Bedrooms:	3
Remodeled/Effective Age:	-72	Full Baths:	2
Building Type/Style:	10-Farmhouse	Half Baths:	0
Story:	2.00	Rough-in:	0
Grade:	C+	Room Count:	7
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Basic Heating
Kitchen Condition:	Very Good	Type of Fuel:	Gas
Bath Condition:	Very Good	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
944 9999 003- 1	1,267	832	0	0	0	0	2,099

Attachment Description(s): 11-0FP	Area: 200	Attachment Value: \$4,000
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Feature Description(s): Rec Room Condition: Average	Area: Rec Room Area: 384	Feature Value: Rec Room Value: \$1,920
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Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
RG1-Detached Frame Garage	1/1/1960	0		Average	\$0.00
AB2-Bank Barn Wood	1/1/1900	1,656		Average	\$15,700.00

Permit / Construction History							
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:				
6/1/1997	97-0488	\$0.00	RAZE SHED				
8/1/1997	97-0706	\$4,000.00	REMODEL				
11/1/1997	97-1147	\$5,600.00	ADDN 16X30'				
7/9/2020	20-1783	\$14,500.00	BARN REMOD				
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
6/25/2018		\$438,000.00	Invalid		Land and Improvements		
1/12/2009		\$260,600.00	Invalid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	2.210	Gross				\$103,000	
D12-2ND Grade Tillable	2.790	Acreage				\$700	
Acreage/Squarefoot Variables							
Acreage Variable 1 - 2.79 @ \$241.00							
Total of Above: 672.39							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:			Assessed Land Value:	
217,800	5.000					\$103,700	
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Rolling	Semi-Improved	Light		6/28/2022	Well		

Valuation/Explanation		
Dwelling #	944 9999 003- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,267	\$150,190.18
Second Story:	832	\$56,509.44
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$206,699.62
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	1,267	\$30,002.56
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Basic Heating	\$0.00
Plumbing	0 - Half Bath 2 - Full Bath	\$7,322.00
Finished Basement Living Area	0	\$0.00
Features:		
Attachments:	200	\$4,000.00
Adjusted Base Price		\$248,024.18
Changes/Adjustments		
Grade Adjustment:	C+ 110%	\$268,426.60
Market Adjustment:	124%	\$601,275.58
CDU Adjustment:	55	\$330,700.00
Complete:	100	\$330,700.00
Dollar Adjustments		(\$100.00)
Dwelling Value		\$330,600.00
Other Building Improvements	0	\$15,700.00
Total Improvement Value		\$346,300.00
Total Land Value		\$103,700.00
Total Assessed Value		\$450,000.00

Parcel Numbers: 944-9999-004	Property Address: 10600 92ND ST S	Municipality: Franklin, City of
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Owner Name: FRANKLIN MEATS LLC	Mailing Address: 442 N 109TH ST WAUWATOSA, WI 53226	Land Use: Residential
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Property Photograph:	Legal Description: CSM NO 7177 NW & SW 33 5 21 PARCEL 2	Building Sketch:
<small>Describe/Map</small>	Parcel Sketch and Site Map obtained from the County GIS Neighborhood: 3301-Franklin	<small>Describe/Map</small>

Building Description

Dwelling # Year Built: Year Remodeled: Remodeled/Effective Age: Building Type/Style: Story: Grade: CDU/Overall Condition: Interior Condition: Kitchen Condition: Bath Condition:	Exterior Wall: Bedrooms: Full Baths: Half Baths: Rough-in: 0 Room Count: Basement Description: Heating: Type of Fuel: Type of System:
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Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished: 0
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Attachment Description(s):	Area:	Attachment Value:
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Feature Description(s):	Area:	Feature Value:
Rec Room Condition:	Rec Room Area:	Rec Room Value:

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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Permit / Construction History

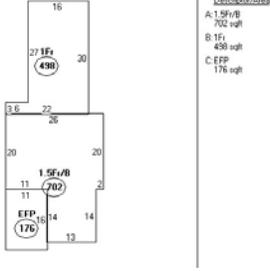
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
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Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
1/19/2011		\$350,000.00	Invalid		Land		
4/16/2013		\$219,000.00	Valid		Land		
9/26/2007		\$26,728.00	Invalid		Land		
9/26/2007		\$80,183.00	Invalid		Land		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
D12-2ND Grade Tillable	32.786	Acreage				\$7,900	
E13-Undeveloped Low	5.730	Acreage				\$14,900	
Acreage/Squarefoot Variables							
Acreage Variable 1 - 5.73 @ \$2,600.00 Total of Above: 14,898.00							
Acreage Variable 1 - 32.79 @ \$241.00 Total of Above: 7,901.43							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
1,677,757	38.516				\$22,800		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Rolling	Semi-Improved	Light		6/28/2022	Well		
Valuation/Explanation							
Dwelling #	Description			Area	Value Amount		
Living Area:							
	First Story:						
	Second Story:						
	Additional Story:						
	Attic/Finished Net:						
	Half Story/Finished Net:						
Base Price							
Unfinished Living Area:							
	Room/Unfinished:						
	Unfinished Basement:						
	Half Story/Unfinished:						
Structure Info, Features and Attachments:							
	Heating/AC						
	Plumbing				- Half Bath - Full Bath		
	Finished Basement Living Area						
	Features:						
	Attachments:						
Adjusted Base Price					\$0.00		
Changes/Adjustments							
	Grade Adjustment:			%			
	Market Adjustment:						
	CDU Adjustment:						
	Complete:			100%			
	Dollar Adjustments						
Dwelling Value							

Other Building Improvements	0	\$0.00
Total Improvement Value		\$0.00
Total Land Value		\$22,800.00
Total Assessed Value		\$22,800.00

Parcel Numbers: 945-9996-000 Property Address: 10373 76TH ST S Municipality: Franklin, City of

Owner Name: KANIA, KENNETH E JR - ET AL Mailing Address: 10373 S 76TH ST FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	
	N 660 FT OF E 1980 FT OF NE 33 5 21 ALSO W HALF OF NW	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 3301-Franklin	

Building Description

Dwelling #	945 9996 000- 1		
Year Built:	12/31/1899	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	12/31/1899	Bedrooms:	4
Remodeled/Effective Age:	-123	Full Baths:	1
Building Type/Style:	10-Farmhouse	Half Baths:	0
Story:	1.50	Rough-in:	0
Grade:	C	Room Count:	6
CDU/Overall Condition:	Average	Basement Description:	Partial
Interior Condition:	Same	Heating:	Basic Heating
Kitchen Condition:	Average	Type of Fuel:	Oil
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
945 9996 000- 1	1,200	0	0	0	395	0	1,595

Attachment Description(s): 12-EFP	Area: 176	Attachment Value: \$5,300
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Feature Description(s): Rec Room Condition:	Area: Rec Room Area: 0	Feature Value: Rec Room Value: \$0
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Other Building Improvements

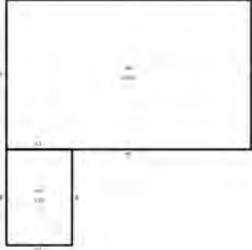
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
RG2-Detached Masonary Garage	12/31/1939	1,680		Fair	\$0.00
RG1-Detached Frame Garage	12/31/1969	400		Average	\$0.00
AP1-Pole 4 Sides Closed Metal	12/31/1969	3,200		Fair	\$0.00
AP1-Pole 4 Sides Closed Metal	12/31/1969	1,472		Fair	\$0.00
AP1-Pole 4 Sides Closed Metal	12/31/1959	4,400		Poor	\$0.00

Permit / Construction History							
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:				
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
9/1/2000		\$152,980.00	Invalid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
D12-2ND Grade Tillable	40.000	Acreage				\$9,600	
E13-Undeveloped Low	4.270	Acreage				\$11,100	
G-Other Class	1.000	Gross				\$74,100	
Acreage/Squarefoot Variables							
Acreage Variable 1 - 40.00 @ \$241.00 Total of Above: 9,640.00							
Acreage Variable 1 - 4.27 @ \$2,600.00 Total of Above: 11,102.00							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:			
1,971,961	45.270			\$94,800			
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Rolling	Semi-Improved	Medium		6/30/2022	Well		

Valuation/Explanation		
Dwelling #	945 9996 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,200	\$143,508.00
Second Story:	0	\$0.00
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	395	\$25,826.60
Base Price		\$169,334.60
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	702	\$10,501.92
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Basic Heating	\$0.00
Plumbing	0 - Half Bath 1 - Full Bath	\$0.00
Finished Basement Living Area	0	\$0.00
Features:		
Attachments:	176	\$5,300.00
Adjusted Base Price		\$185,136.52
Changes/Adjustments		
Grade Adjustment:	C 100%	\$179,836.52
Market Adjustment:	66%	\$298,528.62
CDU Adjustment:	45	\$134,300.00
Complete:	100	\$134,300.00
Dollar Adjustments		(\$300.00)
Dwelling Value		\$134,000.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$134,000.00
Total Land Value		\$94,800.00
Total Assessed Value		\$228,800.00

Parcel Numbers: 945-9997-000 Property Address: 10409 76TH ST S Municipality: Franklin, City of

Owner Name: MOORE, NANCY J Mailing Address: 10409 S 76TH ST FRANKLIN, WI 53132 Land Use: Residential

Property Photograph:	Legal Description:	Building Sketch:
	COM IN E LI 829.21 FT S OF NE COR OF NE 33 5 21 TH WLY	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood:	
	3301-Franklin	

Building Description

Dwelling #	945 9997 000- 1		
Year Built:	1/1/1952	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/1952	Bedrooms:	3
Remodeled/Effective Age:	-70	Full Baths:	1
Building Type/Style:	01-Ranch	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	C	Room Count:	4
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
945 9997 000- 1	1,025	0	0	0	0	0	1,025

Attachment Description(s): Area: Attachment Value:

Feature Description(s): Area: Feature Value:

05-Metal Fireplace 1 \$2,000

Rec Room Condition: Rec Room Area: Rec Room Value:

Average 513 \$2,565

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
RG1-Detached Frame Garage	1/1/1952	528		Average	\$5,300.00

Permit / Construction History

Date of Permit: Permit Number: Permit Amount: Details of Permit:

Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
3/3/2008		\$172,200.00	Invalid		Land and Improvements		
11/22/2010		\$176,000.00	Invalid		Land and Improvements		
10/1/2019		\$171,400.00	Invalid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.780	Gross				\$73,000	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
33,977	0.780				\$73,000		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Semi-Improved	Light			Well		
Valuation/Explanation							
Dwelling #				945 9997 000- 1			
Description				Area		Value Amount	
Living Area:							
First Story:				1,025		\$127,674.00	
Second Story:				0		\$0.00	
Additional Story:				0		\$0.00	
Attic/Finished Net:				0		\$0.00	
Half Story/Finished Net:				0		\$0.00	
Base Price						\$127,674.00	
Unfinished Living Area:							
Room/Unfinished:				0		\$0.00	
Unfinished Basement:				1,025		\$26,055.50	
Half Story/Unfinished:						\$0.00	
Structure Info, Features and Attachments:							
Heating/AC				Air Conditioning - Same Ducts		\$2,521.50	
Plumbing				0 - Half Bath 1 - Full Bath		\$0.00	
Finished Basement Living Area				0		\$0.00	
Features:				1		\$2,000.00	
Attachments:							
Adjusted Base Price						\$158,251.00	
Changes/Adjustments							
Grade Adjustment:				C 100%		\$156,251.00	
Market Adjustment:				53%		\$239,064.03	
CDU Adjustment:				60		\$143,400.00	
Complete:				100		\$143,400.00	
Dollar Adjustments						(\$300.00)	
Dwelling Value						\$143,100.00	
Other Building Improvements				0		\$5,300.00	
Total Improvement Value						\$148,400.00	
Total Land Value						\$73,000.00	
Total Assessed Value						\$221,400.00	

Parcel Numbers: 945-9998-000 Property Address: 10443 76TH ST S Municipality: Franklin, City of

Owner Name: TREJO, ENRIQUE H. & DE HERNANDEZ, ANTONI Mailing Address: 10443 S 76TH ST FRANKLIN, WI 53132 Land Use: Residential

Property Photograph:	Legal Description:	Building Sketch:
	S 30 ACS OF E 60 ACS OF N HALF OF NE 33 5 21 EXC N 170	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood:	
	3301-Franklin	

Building Description

Dwelling #	945 9998 000- 1		
Year Built:	1/1/1915	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/1915	Bedrooms:	6
Remodeled/Effective Age:	-107	Full Baths:	3
Building Type/Style:	10-Farmhouse	Half Baths:	1
Story:	1.00	Rough-in:	0
Grade:	C	Room Count:	8
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Oil
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
945 9998 000- 1	2,840	0	0	183	0	0	3,023

Attachment Description(s): Area: Attachment Value:

Feature Description(s):	Area:	Feature Value:
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
22-Additional Fixture	3	\$900
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:

Permit / Construction History			
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
10/28/2008	2499	\$3,250.00	FURREPLAC
4/11/2017	17-0699	\$42,200.00	INT ALTERATION
4/11/2017	17-0702	\$88,000.00	ADDITION
11/6/2017	17-2622	\$8,000.00	FUR/ACREPLAC
5/5/2016	16-0993	\$20,000.00	FOUNDRPR

Ownership/Sales History					
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type: Sale Validation Source:
2/24/2020		\$170,000.00	Invalid		Land and Improvements
5/25/2018		\$25,000.00	Invalid		Land and Improvements
2/1/1991		\$84,000.00	Invalid		Land and Improvements
2/23/2016		\$275,900.00	Valid		Land and Improvements

Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
D12-2ND Grade Tillable	22.000	Acreage				\$5,300
E13-Undeveloped Low	5.330	Acreage				\$13,900
G-Other Class	1.000	Gross				\$74,100

Acreage/Squarefoot Variables
Acreage Variable 1 - 22.00 @ \$241.00 Total of Above: 5,302.00
Acreage Variable 1 - 5.33 @ \$2,600.00 Total of Above: 13,858.00

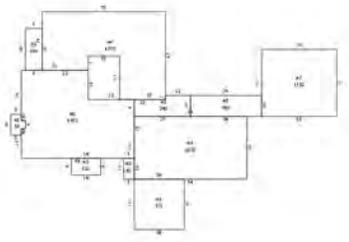
Land Data & Computations				
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:
1,234,055	28.330			\$93,300

General Information					
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:
Rolling	Semi-Improved	Medium			Well

Valuation/Explanation		
Dwelling #	945 9998 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	2,840	\$292,548.40
Second Story:	0	\$0.00
Additional Story:	0	\$0.00
Attic/Finished Net:	183	\$5,607.12
Half Story/Finished Net:	0	\$0.00
Base Price		\$298,155.52
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	2,840	\$56,061.60
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$7,436.58
Plumbing	1 - Half Bath 3 - Full Bath	\$19,525.00
Finished Basement Living Area	0	\$0.00
Features:	4	\$2,900.00
Attachments:		
Adjusted Base Price		\$384,078.70
Changes/Adjustments		
Grade Adjustment:	C 100%	\$381,178.70
Market Adjustment:	74%	\$663,250.94
CDU Adjustment:	55	\$364,800.00
Complete:	100	\$364,800.00
Dollar Adjustments		(\$300.00)
Dwelling Value		\$364,500.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$364,500.00
Total Land Value		\$93,300.00
Total Assessed Value		\$457,800.00

Parcel Numbers: 945-9999-000	Property Address: 10653 76TH ST S	Municipality: Franklin, City of
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Owner Name: Frank Rodriguez	Mailing Address: 10653 S. 76th St. Franklin, WI 53132	Land Use: Residential
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Property Photograph: 	Legal Description: S HALF OF NE 33 5 21 EXC E 60 FT FOR STR CONT 73.182	Building Sketch: 
Parcel Sketch and Site Map obtained from the County GIS		
Neighborhood: 3301-Franklin		

Building Description

Dwelling #	945 9999 000- 1		
Year Built:	1/1/1972	Exterior Wall:	09-Masonry/Frame
Year Remodeled:	1/1/1990	Bedrooms:	6
Remodeled/Effective Age:	-32	Full Baths:	7
Building Type/Style:	01-Ranch	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	A	Room Count:	7
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Very Good	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Hot Water

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
945 9999 000- 1	5,667	0	0	0	0	0	5,667

Attachment Description(s):	Area:	Attachment Value:
11-OFP	50	\$1,000
11-OFP	58	\$1,200
12-EFP	340	\$10,200
13-AFG	1,152	\$34,600
32-Canopy	576	\$5,800
32-Canopy	160	\$1,600

Feature Description(s):	Area:	Feature Value:
05-Metal Fireplace	2	\$4,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
22-Additional Fixture	8	\$2,400
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
03-Masonry Fireplace	1	\$5,500
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
RP3-Reinforced Concrete Pool	1/1/1998	1,173		Average	\$13,000.00
RS1-Frame Utility Shed	1/1/1997	180		Average	\$500.00
AB5-Flat Barn Wood	1/1/1901	1,536		Average	\$7,100.00

Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
11/1/1996	96-1258	\$2,500.00	ALTER DWELLG
9/24/2010	1994	\$27,500.00	AC&FURREPLAC
6/25/2010	1254	\$320,000.00	ADDTN
7/1/1998	B980736	\$65,000.00	POOL
6/23/2010	1225	\$5,000.00	RAZE
1/1/1997	96-1368	\$11,900.00	AC &REPL FUR

Ownership/Sales History

Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
4/1/1995		\$275,000.00	Valid		Land and Improvements	
8/24/2022	11279450	\$1,250,000.00		O - Other	Land and Improvements	Other

Land Breakdown

Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
D12-2ND Grade Tillable	53.000	Acreage				\$12,800
E13-Undeveloped Low	20.000	Acreage				\$52,000
G-Other Class	5.000	Gross				\$108,500

Acreage/Squarefoot Variables

Acreage Variable 1 - 53.00 @ \$241.00
Total of Above: 12,773.00
Acreage Variable 1 - 20.00 @ \$2,600.00
Total of Above: 52,000.00

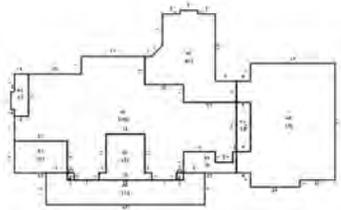
Land Data & Computations

Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:
3,397,680	78.000			\$173,300

General Information					
Topography: Rolling	Street/Road: Semi-Improved	Fronting Traffic: Medium	Inspected By:	Inspected On:	Utilities: Well
Valuation/Explanation					
Dwelling #	945 9999 000- 1				
Description	Area	Value Amount			
Living Area:					
First Story:	5,667	\$472,067.11			
Second Story:	0	\$0.00			
Additional Story:	0	\$0.00			
Attic/Finished Net:	0	\$0.00			
Half Story/Finished Net:	0	\$0.00			
Base Price					\$472,067.11
Unfinished Living Area:					
Room/Unfinished:	0	\$0.00			
Unfinished Basement:	5,477	\$0.00			
Half Story/Unfinished:		\$0.00			
Structure Info, Features and Attachments:					
Heating/AC	Air Conditioning - Same Ducts			\$13,940.82	
Plumbing	0 - Half Bath 7 - Full Bath			\$43,932.00	
Finished Basement Living Area	0			\$0.00	
Features:	11			\$11,900.00	
Attachments:	2,336			\$54,400.00	
Adjusted Base Price					\$596,239.93
Changes/Adjustments					
Grade Adjustment:	A 155%			\$821,406.89	
Market Adjustment:	70%			\$1,396,391.71	
CDU Adjustment:	70			\$977,500.00	
Complete:	100			\$977,500.00	
Dollar Adjustments				\$1,500.00	
Dwelling Value					\$979,000.00
Other Building Improvements	0			\$20,600.00	
Total Improvement Value					\$999,600.00
Total Land Value					\$173,300.00
Total Assessed Value					\$1,172,900.00

Parcel Numbers: 946-9998-001	Property Address: 10580 76TH ST S	Municipality: Franklin, City of
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Owner Name: MCARTHEY, SCOTT P	Mailing Address: 10580 S 76TH ST FRANKLIN, WI 53132	Land Use: Residential
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Property Photograph: 	Legal Description: N 374 FT OF S 990 FT OF W 990 FT OF NW 34 5 21 EXC W	Building Sketch: 
Parcel Sketch and Site Map obtained from the County GIS		
Neighborhood: 3401-Franklin		

Building Description

Dwelling #	946 9998 001- 1		
Year Built:	1/1/2018	Exterior Wall:	01-Wood
Year Remodeled:	1/1/2018	Bedrooms:	6
Remodeled/Effective Age:	-4	Full Baths:	4
Building Type/Style:	12-Colonial	Half Baths:	1
Story:	2.00	Rough-in:	0
Grade:	B+	Room Count:	7
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
946 9998 001- 1	2,202	1,406	0	0	0	1,218	4,826

Attachment Description(s):	Area:	Attachment Value:
13-AFG	56	\$1,700
13-AFG	868	\$26,000
11-OFP	339	\$6,800

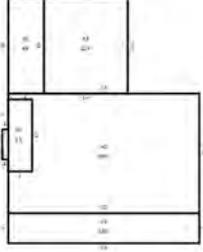
Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	4	\$1,200
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
05-Metal Fireplace	3	\$6,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements						
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:	
RP1-Inground Pool - Plastic Lined Pool	1/1/2020	684		Average	\$4,100.00	
Permit / Construction History						
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:			
7/31/2018	18-1940	\$14,880.00	HVAC			
4/15/2019	19-0744	\$2,000.00	FENCE			
4/15/2019	19-0743	\$13,000.00	IGPOOL			
6/12/2020	20-1485	\$800.00	POOLHEATER			
4/26/2018	18-1036	\$503,197.00	NEWDWLG			
Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
11/1/1995		\$69,000.00	Invalid		Land and Improvements	
4/21/2004		\$10,500.00	Invalid		Land	
5/30/2017		\$135,000.00	Valid		Land	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	1.000	Gross				\$92,600
D12-2ND Grade Tillable	6.990	Acreage				\$1,700
Acreage/Squarefoot Variables						
Acreage Variable 1 - 6.99 @ \$241.00						
Total of Above: 1,684.59						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
348,044	7.990			\$94,300		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Semi-Improved	Medium			All Public	

Valuation/Explanation		
Dwelling #	946 9998 001- 1	
Description	Area	Value Amount
Living Area:		
First Story:	2,202	\$235,393.80
Second Story:	1,406	\$87,073.58
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$322,467.38
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	984	\$25,446.24
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$11,871.96
Plumbing	1 - Half Bath 4 - Full Bath	\$26,847.00
Finished Basement Living Area	1,218	\$32,873.82
Features:	7	\$7,200.00
Attachments:	1,263	\$34,500.00
Adjusted Base Price		\$461,206.40
Changes/Adjustments		
Grade Adjustment:	B+ 135%	\$566,333.64
Market Adjustment:	23%	\$696,590.38
CDU Adjustment:	96	\$668,700.00
Complete:	100	\$668,700.00
Dollar Adjustments		\$200.00
Dwelling Value		\$668,900.00
Other Building Improvements	0	\$4,100.00
Total Improvement Value		\$673,000.00
Total Land Value		\$94,300.00
Total Assessed Value		\$767,300.00

Parcel Numbers: 946-9998-002	Property Address: 10642 76TH ST S	Municipality: Franklin, City of
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Owner Name: PERRY, LANCE MICHAEL SR	Mailing Address: 10642 S 76TH ST FRANKLIN, WI 53132	Land Use: Residential
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Property Photograph: 	Legal Description: N 220 FT OF S 616 FT OF W 990 FT OF NW 34 5 21 EXC W	Building Sketch: 
Parcel Sketch and Site Map obtained from the County GIS		
Neighborhood: 3401-Franklin		

Building Description

Dwelling #	946 9998 002- 1		
Year Built:	1/1/1880	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/1880	Bedrooms:	4
Remodeled/Effective Age:	-142	Full Baths:	1
Building Type/Style:	10-Farmhouse	Half Baths:	0
Story:	2.00	Rough-in:	0
Grade:	C	Room Count:	6
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Oil
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
946 9998 002- 1	864	640	0	0	0	0	1,504

Attachment Description(s):	Area:	Attachment Value:
12-EFP	96	\$2,900
11-OFP	160	\$3,200

Feature Description(s):	Area:	Feature Value:
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements

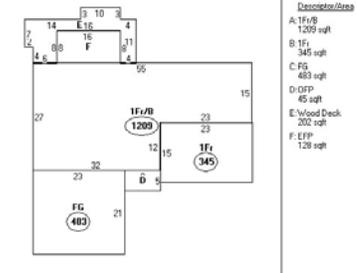
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
AP2-Pole 4 Sides Closed Wood	1/1/1901	320		Fair	\$700.00
RG1-Detached Frame Garage	1/1/2013	484		Average	\$9,700.00

Permit / Construction History							
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:				
3/1/1995	95-0158	\$2,800.00	HTG SYTEM				
8/1/1995	95-0986	\$2,225.00	A/C				
3/18/2015	15-0519	\$12,000.00	EXTREMOD (ROOF)				
6/11/2013	13-1098	\$5,220.00	DETGARAG				
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
3/1/1999		\$138,800.00	Invalid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
D12-2ND Grade Tillable	4.000	Acreage				\$1,000	
G-Other Class	1.000	Gross				\$74,100	
Acreage/Squarefoot Variables							
Acreage Variable 1 - 4.00 @ \$241.00							
Total of Above: 964.00							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:			Assessed Land Value:	
217,800	5.000					\$75,100	
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Rolling	Semi-Improved	Medium			Well		

Valuation/Explanation		
Dwelling #	946 9998 002- 1	
Description	Area	Value Amount
Living Area:		
First Story:	864	\$111,767.04
Second Story:	640	\$44,966.40
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$156,733.44
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	864	\$23,172.48
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$3,699.84
Plumbing	0 - Half Bath 1 - Full Bath	\$0.00
Finished Basement Living Area	0	\$0.00
Features:		
Attachments:	256	\$6,100.00
Adjusted Base Price		\$189,705.76
Changes/Adjustments		
Grade Adjustment:	C 100%	\$183,605.76
Market Adjustment:	56%	\$286,424.99
CDU Adjustment:	55	\$157,500.00
Complete:	100	\$157,500.00
Dollar Adjustments		\$400.00
Dwelling Value		\$157,900.00
Other Building Improvements	0	\$10,400.00
Total Improvement Value		\$168,300.00
Total Land Value		\$75,100.00
Total Assessed Value		\$243,400.00

Parcel Numbers: 946-9999-001 Property Address: 10690 76TH ST S Municipality: Franklin, City of

Owner Name: DAIGUCHI, HIRO & HELEN Mailing Address: 10690 S 76TH ST FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	Building Sketch:
	CERTIFIED SURVEY MAP NO 3183 NW 34 5 21 PARCEL 1	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 3401-Franklin	

Building Description

Dwelling #	946 9999 001- 1		
Year Built:	1/1/1990	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/1990	Bedrooms:	3
Remodeled/Effective Age:	-32	Full Baths:	2
Building Type/Style:	03-Split Level	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	C+	Room Count:	4
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Basic Heating
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
946 9999 001- 1	1,554	0	0	0	0	420	1,974

Attachment Description(s):	Area:	Attachment Value:
13-AFG	483	\$14,500
11-OFP	45	\$900
31-WD	202	\$2,000
12-EFP	128	\$3,800

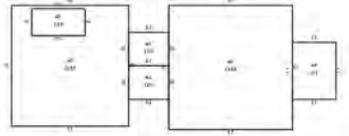
Feature Description(s):	Area:	Feature Value:
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
22-Additional Fixture	2	\$600
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements						
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:	
GAZ-Gazebo	1/1/1998	196		Average	\$1,300.00	
Permit / Construction History						
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:			
8/1/1996	96-0948	\$10,200.00	GRHS/DECKGAZ			
2/1/1998	B980089	\$0.00	GRHS/DECKGAZ			
3/14/2013	13-0345	\$2,000.00	FURREPL			
Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
11/1/1989		\$23,800.00	Valid		Land	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	2.000	Gross				\$82,700
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
87,120	2.000			\$82,700		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Paved	Medium			Well	

Valuation/Explanation		
Dwelling #	946 9999 001- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,554	\$176,612.10
Second Story:	0	\$0.00
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$176,612.10
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	789	\$0.00
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Basic Heating	\$0.00
Plumbing	0 - Half Bath 2 - Full Bath	\$7,322.00
Finished Basement Living Area	420	\$11,335.80
Features:	3	\$2,600.00
Attachments:	858	\$21,200.00
Adjusted Base Price		\$219,069.90
Changes/Adjustments		
Grade Adjustment:	C+ 110%	\$214,796.89
Market Adjustment:	77%	\$380,190.50
CDU Adjustment:	70	\$266,100.00
Complete:	100	\$266,100.00
Dollar Adjustments		\$300.00
Dwelling Value		\$266,400.00
Other Building Improvements	0	\$1,300.00
Total Improvement Value		\$267,700.00
Total Land Value		\$82,700.00
Total Assessed Value		\$350,400.00

Parcel Numbers: 946-9999-002 Property Address: 10698 76TH ST S Municipality: Franklin, City of

Owner Name: DOERS, DOUGLAS A - REV LIV TRUST 2011 Mailing Address: 10698 S 76TH ST FRANKLIN, WI 53132 Land Use: Residential

Property Photograph:	Legal Description:	Building Sketch:
	CERTIFIED SURVEY MAP NO 3183 NW 34 5 21 PARCEL 2	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood:	
	3401-Franklin	

Building Description

Dwelling #	946 9999 002- 1		
Year Built:	1/1/1978	Exterior Wall:	01-Wood
Year Remodeled:	1/1/1978	Bedrooms:	4
Remodeled/Effective Age:	-44	Full Baths:	2
Building Type/Style:	22-Other	Half Baths:	0
Story:	1.50	Rough-in:	0
Grade:	B-	Room Count:	5
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Electric
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
946 9999 002- 1	1,380	0	0	0	709	0	2,089

Attachment Description(s):	Area:	Attachment Value:
31-WD	120	\$1,200
12-EFP	1,369	\$41,100
31-WD	221	\$2,200

Feature Description(s):	Area:	Feature Value:
02-Basement Garage	1	\$1,500
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
03-Masonry Fireplace	1	\$5,500
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
22-Additional Fixture	1	\$300
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
RG1-Detached Frame Garage	1/1/1988	825		Average	\$9,300.00
RP3-Reinforced Concrete Pool	1/1/1978	480		Average	\$0.00

Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
11/7/2001	01-1233	\$4,388.00	REPL HEAT PUMP
9/14/2016	16-2265	\$10,600.00	ROOF -ON ACC BL
7/8/2015	15-1532	\$21,873.00	FURREPLAC (WATE

Ownership/Sales History

Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
5/17/2019		\$344,900.00	Invalid		Land and Improvements	
4/1/2011		\$389,600.00	Invalid		Land and Improvements	

Land Breakdown

Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	6.450	Gross				\$114,700

Acreage/Squarefoot Variables

Land Data & Computations

Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:
280,962	6.450			\$114,700

General Information

Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:
Level	Paved	Light			Well

Valuation/Explanation		
Dwelling #	946 9999 002- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,380	\$161,032.20
Second Story:	0	\$0.00
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	709	\$39,727.80
Base Price		\$200,760.00
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	1,260	\$29,836.80
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$5,138.94
Plumbing	0 - Half Bath 2 - Full Bath	\$7,322.00
Finished Basement Living Area	0	\$0.00
Features:	3	\$7,300.00
Attachments:	1,710	\$44,500.00
Adjusted Base Price		\$294,857.74
Changes/Adjustments		
Grade Adjustment:	B- 120%	\$291,669.29
Market Adjustment:	64%	\$478,337.63
CDU Adjustment:	65	\$310,900.00
Complete:	100	\$310,900.00
Dollar Adjustments		\$300.00
Dwelling Value		\$311,200.00
Other Building Improvements	0	\$9,300.00
Total Improvement Value		\$320,500.00
Total Land Value		\$114,700.00
Total Assessed Value		\$435,200.00

Parcel Numbers: 947-9999-000	Property Address: 10665 60TH ST S	Municipality: Franklin, City of
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Owner Name: ELLIOTT, SHARON M	Mailing Address: 10665 S 60TH ST FRANKLIN, WI 53132	Land Use: Residential
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Property Photograph: 	Legal Description: S 363 FT OF E 360 FT OF NE 34 5 21 CONT 3 ACS	Building Sketch: 
Parcel Sketch and Site Map obtained from the County GIS		
Neighborhood: 3401-Franklin		

Building Description

Dwelling #	947 9999 000- 1	
Year Built:	1/1/1860	Exterior Wall: 01-Wood
Year Remodeled:	1/1/1860	Bedrooms: 3
Remodeled/Effective Age:	-162	Full Baths: 2
Building Type/Style:	10-Farmhouse	Half Baths: 0
Story:	1.50	Rough-in: 0
Grade:	C-	Room Count: 5
CDU/Overall Condition:	Good	Basement Description: Full Basement
Interior Condition:	Same	Heating: Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel: Oil
Bath Condition:	Average	Type of System: Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
947 9999 000- 1	1,024	0	0	0	450	0	1,474

Attachment Description(s):	Area:	Attachment Value:
31-WD	112	\$1,100
11-OFP	128	\$2,600

Feature Description(s):	Area:	Feature Value:
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
22-Additional Fixture	2	\$600
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements						
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:	
RS1-Frame Utility Shed	1/1/1901	144		Fair	\$200.00	
RS1-Frame Utility Shed	1/1/1991	80		Average	\$200.00	
RG1-Detached Frame Garage	1/1/1901	440		Poor	\$2,800.00	
AP2-Pole 4 Sides Closed Wood	1/1/1901	576		Poor	\$900.00	
Permit / Construction History						
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:			
12/16/2010	2761	\$3,524.00	FRNRPLC			
Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	2.830	Gross				\$108,300
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
123,275	2.830			\$108,300		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Paved	Light			Well	

Valuation/Explanation		
Dwelling #	947 9999 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,024	\$127,549.44
Second Story:	0	\$0.00
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	450	\$28,020.00
Base Price		\$155,569.44
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	800	\$21,888.00
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$3,626.04
Plumbing	0 - Half Bath 2 - Full Bath	\$7,322.00
Finished Basement Living Area	0	\$0.00
Features:	3	\$2,600.00
Attachments:	240	\$3,700.00
Adjusted Base Price		\$194,705.48
Changes/Adjustments		
Grade Adjustment:	C- 95%	\$178,985.21
Market Adjustment:	72%	\$307,854.55
CDU Adjustment:	55	\$169,300.00
Complete:	100	\$169,300.00
Dollar Adjustments		(\$300.00)
Dwelling Value		\$169,000.00
Other Building Improvements	0	\$4,100.00
Total Improvement Value		\$173,100.00
Total Land Value		\$108,300.00
Total Assessed Value		\$281,400.00

Parcel Numbers: 948-9002-000	Property Address: OAKWOOD RD W	Municipality: Franklin, City of
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Owner Name: GYURO, JUDITH	Mailing Address: 4604 W THORNCREST DR FRANKLIN, WI 53132	Land Use: Residential
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Property Photograph: 	Legal Description: CERTIFIED SURVEY MAP NO. 9264, NW 1/4 SEC 35-5-21, Parcel Sketch and Site Map obtained from the County GIS Neighborhood: 3501-Franklin	Building Sketch: 
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Building Description

Dwelling #	
Year Built:	Exterior Wall:
Year Remodeled:	Bedrooms:
Remodeled/Effective Age:	Full Baths:
Building Type/Style:	Half Baths:
Story:	Rough-in: 0
Grade:	Room Count:
CDU/Overall Condition:	Basement Description:
Interior Condition:	Heating:
Kitchen Condition:	Type of Fuel:
Bath Condition:	Type of System:

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
							0

Attachment Description(s):	Area:	Attachment Value:
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Feature Description(s):	Area:	Feature Value:
Rec Room Condition:	Rec Room Area:	Rec Room Value:

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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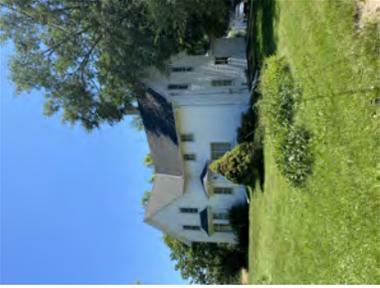
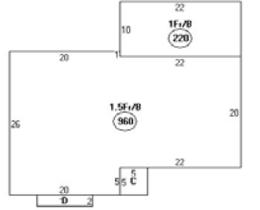
Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
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Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
D12-2ND Grade Tillable	7.640	Acreage				\$1,800
Acreage/Squarefoot Variables						
Acreage Variable 1 - 7.64 @ \$241.00						
Total of Above: 1,841.24						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
332,798	7.640			\$1,800		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Rolling	Semi-Improved	Light		6/27/2022	Well	
Valuation/Explanation						
Dwelling #			Area		Value Amount	
Description			Area		Value Amount	
Living Area:						
First Story:						
Second Story:						
Additional Story:						
Attic/Finished Net:						
Half Story/Finished Net:						
Base Price						
Unfinished Living Area:						
Room/Unfinished:						
Unfinished Basement:						
Half Story/Unfinished:						
Structure Info, Features and Attachments:						
Heating/AC						
Plumbing			- Half Bath - Full Bath			
Finished Basement Living Area						
Features:						
Attachments:						
Adjusted Base Price					\$0.00	
Changes/Adjustments						
Grade Adjustment:			%			
Market Adjustment:						
CDU Adjustment:						
Complete:			100%			
Dollar Adjustments						
Dwelling Value						
Other Building Improvements			0		\$0.00	
Total Improvement Value					\$0.00	
Total Land Value					\$1,800.00	
Total Assessed Value					\$1,800.00	

Parcel Numbers: 948-9003-000 Property Address: 5207 OAKWOOD RD W Municipality: Franklin, City of

Owner Name: GYURO, JUDITH Mailing Address: 4604 W THORNCREST DR FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	Building Sketch:
	CERTIFIED SURVEY MAP NO. 9264, NW 1/4 SEC 35-5-21,	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 3501-Franklin	

Building Description

Dwelling #	948 9003 000- 1		
Year Built:	12/31/1899	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	12/31/1899	Bedrooms:	4
Remodeled/Effective Age:	-123	Full Baths:	1
Building Type/Style:	10-Farmhouse	Half Baths:	1
Story:	1.50	Rough-in:	0
Grade:	C	Room Count:	7
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Basic Heating
Kitchen Condition:	Average	Type of Fuel:	Oil
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
948 9003 000- 1	1,225	0	0	0	540	0	1,765

Attachment Description(s): Area: Attachment Value:

Feature Description(s): Area: Feature Value:

Rec Room Condition: Rec Room Area: Rec Room Value:

0 \$0

Other Building Improvements

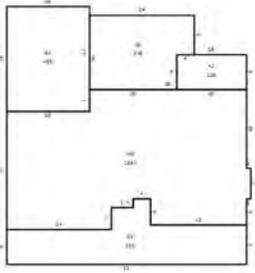
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
AP2-Pole 4 Sides Closed Wood	12/31/1919	192		Fair	\$0.00
AB2-Bank Barn Wood	12/31/1919	2,960		Fair	\$0.00
AP1-Pole 4 Sides Closed Metal	12/31/1949	1,000		Fair	\$0.00
AP1-Pole 4 Sides Closed Metal	12/31/1949	1,008		Fair	\$0.00
AP2-Pole 4 Sides Closed Wood	12/31/1919	130		Fair	\$0.00
RG1-Detached Frame Garage	1/1/1920	988		Average	\$8,600.00

Permit / Construction History						
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:			
Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
10/20/2014		\$0.00	Invalid		Land and Improvements	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
D12-2ND Grade Tillable	6.750	Acreage				\$1,600
G-Other Class	1.000	Gross				\$74,100
Acreage/Squarefoot Variables						
Acreage Variable 1 - 6.75 @ \$241.00 Total of Above: 1,626.75						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
337,590	7.750			\$75,700		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Rolling	Semi-Improved	Light		6/27/2022	Well	
Valuation/Explanation						
Dwelling #	948 9003 000- 1					
Description	Area	Value Amount				
Living Area:						
First Story:	1,225	\$146,497.75				
Second Story:	0	\$0.00				
Additional Story:	0	\$0.00				
Attic/Finished Net:	0	\$0.00				
Half Story/Finished Net:	540	\$32,277.60				
Base Price		\$178,775.35				
Unfinished Living Area:						
Room/Unfinished:	0	\$0.00				
Unfinished Basement:	1,180	\$28,638.60				
Half Story/Unfinished:		\$0.00				
Structure Info, Features and Attachments:						
Heating/AC	Basic Heating	\$0.00				
Plumbing	1 - Half Bath 1 - Full Bath	\$4,881.00				
Finished Basement Living Area	0	\$0.00				
Features:						
Attachments:						
Adjusted Base Price		\$212,294.95				
Changes/Adjustments						
Grade Adjustment:	C 100%	\$212,294.95				
Market Adjustment:	41%	\$299,335.88				
CDU Adjustment:	55	\$164,600.00				
Complete:	100	\$164,600.00				
Dollar Adjustments		(\$500.00)				
Dwelling Value		\$164,100.00				

Other Building Improvements	0	\$8,600.00
Total Improvement Value		\$172,700.00
Total Land Value		\$75,700.00
Total Assessed Value		\$248,400.00

Parcel Numbers: 948-9999-002 Property Address: 10670 60TH ST S Municipality: Franklin, City of

Owner Name: ZIELINSKI, GERARD A & MELISSA Mailing Address: 10670 S 60TH ST FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	Building Sketch:
	CSM NO 6043 NW 35 5 21 PARCEL 1	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 3501-Franklin	

Building Description

Dwelling #	948 9999 002- 1		
Year Built:	1/1/1944	Exterior Wall:	09-Masonry/Frame
Year Remodeled:	1/1/1944	Bedrooms:	4
Remodeled/Effective Age:	-78	Full Baths:	2
Building Type/Style:	09-Basic Single Story	Half Baths:	1
Story:	1.00	Rough-in:	0
Grade:	C+	Room Count:	5
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Better	Heating:	Basic Heating
Kitchen Condition:	Average	Type of Fuel:	Oil
Bath Condition:	Average	Type of System:	Hot Water

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
948 9999 002- 1	2,053	0	0	0	0	900	2,953

Attachment Description(s):	Area:	Attachment Value:
31-WD	376	\$3,800
12-EFP	128	\$3,800
11-OFP	515	\$10,300

Feature Description(s):	Area:	Feature Value:
03-Masonry Fireplace	1	\$5,500
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
22-Additional Fixture	4	\$1,200
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements						
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:	
AP5-Pole 4 Sides Open Metal	1/1/1997	1,095		Average	\$2,800.00	
AP1-Pole 4 Sides Closed Metal	1/1/1997	2,336		Average	\$11,200.00	
RG1-Detached Frame Garage	1/1/1996	768		Average	\$14,700.00	

Permit / Construction History			
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
4/1/1996	96-0277	\$9,000.00	DETGARAGE
8/20/2019	19-2148	\$140,000.00	ADDN+ INTREMOD
12/4/2007	3004	\$15,000.00	OFPADDN
12/12/2019	19-3223	\$17,000.00	NEW FURN/AC FOR
11/1/1997	97-1180	\$20,000.00	POLEBLDG

Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
8/25/2017		\$347,000.00	Invalid		Land and Improvements	
5/1/2017		\$260,000.00	Invalid		Land and Improvements	
1/1/1995		\$127,900.00	Valid		Land and Improvements	
8/29/2016		\$260,000.00	Invalid		Land and Improvements	

Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	3.098	Gross				\$110,600	

Acreage/Squarefoot Variables							

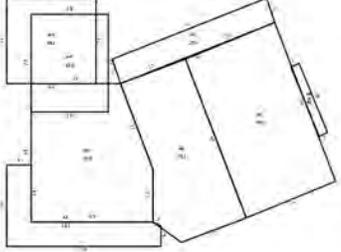
Land Data & Computations					
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:	
134,949	3.098			\$110,600	

General Information					
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:
Above Street	Paved	Light			Well

Valuation/Explanation		
Dwelling #	948 9999 002- 1	
Description	Area	Value Amount
Living Area:		
First Story:	2,053	\$240,057.29
Second Story:	0	\$0.00
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$240,057.29
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	1,153	\$27,983.31
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Basic Heating	\$0.00
Plumbing	1 - Half Bath 2 - Full Bath	\$12,203.00
Finished Basement Living Area	900	\$24,291.00
Features:	5	\$6,700.00
Attachments:	1,019	\$17,900.00
Adjusted Base Price		\$329,134.60
Changes/Adjustments		
Grade Adjustment:	C+ 110%	\$334,988.06
Market Adjustment:	69%	\$566,129.82
CDU Adjustment:	55	\$311,400.00
Complete:	100	\$311,400.00
Dollar Adjustments		\$700.00
Dwelling Value		\$312,100.00
Other Building Improvements	0	\$28,700.00
Total Improvement Value		\$340,800.00
Total Land Value		\$110,600.00
Total Assessed Value		\$451,400.00

Parcel Numbers: 949-9997-001	Property Address: 4657 OAKWOOD RD W	Municipality: Franklin, City of
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Owner Name: PAGE, WILLIAM & JULIE	Mailing Address: 4657 W OAKWOOD RD FRANKLIN, WI 53132	Land Use: Residential
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Property Photograph: 	Legal Description: CERTIFIED SURVEY MAP NO 4043 NE 35 5 21 PARCEL 1	Building Sketch: 
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 3501-Franklin	

Building Description

Dwelling #	949 9997 001- 1		
Year Built:	1/1/1981	Exterior Wall:	09-Masonry/Frame
Year Remodeled:	1/1/1981	Bedrooms:	5
Remodeled/Effective Age:	-41	Full Baths:	3
Building Type/Style:	12-Colonial	Half Baths:	0
Story:	2.00	Rough-in:	0
Grade:	C+	Room Count:	7
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
949 9997 001- 1	2,731	936	0	0	0	0	3,667

Attachment Description(s):	Area:	Attachment Value:
23-AMG	993	\$34,800
11-OPF	311	\$6,200
11-OPF	258	\$5,200
31-WD	462	\$4,600

Feature Description(s): 22-Additional Fixture	Area: 1	Feature Value: \$300
Rec Room Condition:	Rec Room Area: 0	Rec Room Value: \$0
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area: 0	Rec Room Value: \$0
02-Basement Garage	2	\$3,000
Rec Room Condition:	Rec Room Area: 0	Rec Room Value: \$0

Other Building Improvements

Structure Type: RS1-Frame Utility Shed	Year Built: 1/1/2001	Area: 140	Construction:	Condition: Average	Value: \$600.00
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Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
6/1/2001	01-0517	\$1,700.00	SHED 10X14'
8/1/2000	00-0977	\$1,400.00	A/C
10/10/2013	13-2430	\$15,912.00	SIDING
5/1/1997	97-0284	\$20.00	WDDK 21X22'

Ownership/Sales History

Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
8/1/1989		\$180,000.00	Invalid		Land and Improvements	

Land Breakdown

Land Class: A-Residential Primary Site	Acreage: 1.700	Unit of Measure: Gross	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value: \$98,600
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Acreage/Squarefoot Variables

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Land Data & Computations

Total Square Footage: 74,052	Total Acreage: 1.700	Depth:	Act. Frontage:	Assessed Land Value: \$98,600
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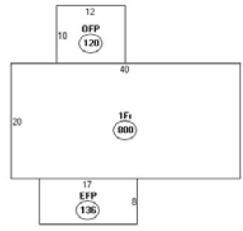
General Information

Topography: Rolling	Street/Road: Semi-Improved	Fronting Traffic: Light	Inspected By:	Inspected On:	Utilities: Well
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Valuation/Explanation		
Dwelling #	949 9997 001- 1	
Description	Area	Value Amount
Living Area:		
First Story:	2,731	\$292,708.58
Second Story:	936	\$70,181.28
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$362,889.86
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	1,697	\$37,486.73
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$9,020.82
Plumbing	0 - Half Bath 3 - Full Bath	\$14,644.00
Finished Basement Living Area	0	\$0.00
Features:	4	\$5,300.00
Attachments:	2,024	\$50,800.00
Adjusted Base Price		\$480,141.41
Changes/Adjustments		
Grade Adjustment:	C+ 110%	\$466,445.55
Market Adjustment:	17%	\$545,741.30
CDU Adjustment:	70	\$382,000.00
Complete:	100	\$382,000.00
Dollar Adjustments		\$500.00
Dwelling Value		\$382,500.00
Other Building Improvements	0	\$600.00
Total Improvement Value		\$383,100.00
Total Land Value		\$98,600.00
Total Assessed Value		\$481,700.00

Parcel Numbers: 949-9997-002 Property Address: 4525 OAKWOOD RD W Municipality: Franklin, City of

Owner Name: BALLMAN, JAMES T Mailing Address: 4525 W OAKWOOD RD FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	Building Sketch:
	CERTIFIED SURVEY MAP NO 4043 NE 35 5 21 PARCEL 2	
	Parcel Sketch and Site Map obtained from the County GIS	<p><small>Descriptor/Usage</small></p> <p>A: 1F1 900 sqft</p> <p>B: DFP 120 sqft</p> <p>C: EFP 136 sqft</p>
	Neighborhood:	

3501-Franklin

Building Description

Dwelling #	949 9997 002- 1		
Year Built:	1/1/1951	Exterior Wall:	01-Wood
Year Remodeled:	1/1/1951	Bedrooms:	3
Remodeled/Effective Age:	-71	Full Baths:	2
Building Type/Style:	01-Ranch	Half Baths:	1
Story:	1.00	Rough-in:	0
Grade:	C+	Room Count:	4
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air
Dwelling #	949 9997 002- 2		
Year Built:	1/1/1945	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/1945	Bedrooms:	3
Remodeled/Effective Age:	-77	Full Baths:	1
Building Type/Style:	09-Basic Single Story	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	C	Room Count:	4
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Basic Heating
Kitchen Condition:	Poor	Type of Fuel:	Oil
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
949 9997 002- 1	2,580	0	0	0	0	0	2,580
949 9997 002- 2	800	0	0	0	0	0	800

Attachment Description(s):	Area:	Attachment Value:
11-OFP	120	\$2,400
12-EFP	1,891	\$56,700
12-EFP	136	\$4,100
33-Concrete Patio	540	\$2,700
13-AFG	3,767	\$113,000
11-OFP	32	\$600
11-OFP	79	\$1,600

Feature Description(s):	Area:	Feature Value:
03-Masonry Fireplace	2	\$11,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
Average	1,000	\$5,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
RP3-Reinforced Concrete Pool	1/1/1971	646		Average	\$0.00

Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
7/25/2003	38412	\$4,330.00	ACREPLAC
7/23/2012	12-1606	\$6,000.00	REROOF

Ownership/Sales History

Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
11/1/2016		\$670,000.00	Invalid		Land and Improvements	
11/13/2012		\$150,000.00	Invalid		Land and Improvements	
9/30/2014		\$180,100.00	Invalid		Land and Improvements	
9/9/2016		\$799,900.00	Invalid		Land and Improvements	
4/13/2020		\$450,000.00	Valid		Land and Improvements	

Land Breakdown

Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	9.220	Gross				\$135,400

Acreage/Squarefoot Variables

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Land Data & Computations

Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:
401,623	9.220			\$135,400

General Information

Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:
Level	Semi-Improved	Light			Well

Valuation/Explanation

Dwelling #	949 9997 002- 1
Description	Area Value Amount

Living Area:		
First Story:	2,580	\$269,455.20
Second Story:	0	\$0.00
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$269,455.20
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	1,285	\$30,428.80
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$6,346.80
Plumbing	1 - Half Bath 2 - Full Bath	\$12,203.00
Finished Basement Living Area	0	\$0.00
Features:	2	\$11,000.00
Attachments:	6,565	\$181,100.00
Adjusted Base Price		\$510,533.80
Changes/Adjustments		
Grade Adjustment:	C+ 110%	\$350,277.18
Market Adjustment:	-13%	\$304,741.15
CDU Adjustment:	60	\$182,800.00
Complete:	100	\$182,800.00
Dollar Adjustments		\$181,400.00
Dwelling Value		\$182,100.00
Dwelling #	949 9997 002- 2	
Description	Area	Value Amount
Living Area:		
First Story:	800	\$105,032.00
Second Story:	0	\$0.00
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$105,032.00
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	1,285	\$30,428.80
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Basic Heating	\$0.00
Plumbing	0 - Half Bath 1 - Full Bath	\$0.00
Finished Basement Living Area	0	\$0.00
Features:		
Attachments:		
Adjusted Base Price		\$135,460.80
Changes/Adjustments		
Grade Adjustment:	C 100%	\$135,460.80
Market Adjustment:	144%	\$330,524.35
CDU Adjustment:	55	\$181,800.00
Complete:	100	\$181,800.00
Dollar Adjustments		\$182,400.00
Dwelling Value		\$182,100.00

Other Building Improvements	0	\$0.00
Total Improvement Value		\$364,200.00
Total Land Value		\$135,400.00
Total Assessed Value		\$499,600.00

Parcel Numbers: 949-9998-001 Property Address: 4933 OAKWOOD RD W Municipality: Franklin, City of

Owner Name: FRATRICK, LOIS E & RONALD J Mailing Address: 4933 W OAKWOOD RD FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	Building Sketch:
	CERTIFIED SURVEY MAP NO 2447 NE 35 5 21 LOT 1	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 3501-Franklin	

Building Description

Dwelling #	949 9998 001- 1		
Year Built:	1/1/1975	Exterior Wall:	07-Brick
Year Remodeled:	1/1/1975	Bedrooms:	3
Remodeled/Effective Age:	-47	Full Baths:	1
Building Type/Style:	01-Ranch	Half Baths:	1
Story:	1.00	Rough-in:	0
Grade:	C+	Room Count:	4
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Basic Heating
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Hot Water

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
949 9998 001- 1	1,870	0	0	0	0	0	1,870

Attachment Description(s):	Area:	Attachment Value:
23-AMG	676	\$23,700
11-OFPP	140	\$2,800

Feature Description(s):	Area:	Feature Value:
03-Masonry Fireplace	1	\$5,500
Rec Room Condition:	Rec Room Area: 0	Rec Room Value: \$0

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:

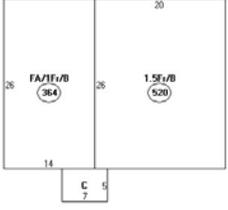
Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:

Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
10/1/1990		\$99,800.00	Invalid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.920	Gross				\$90,300	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
40,075	0.920				\$90,300		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Semi-Improved	Light			Well		
Valuation/Explanation							
Dwelling #				949 9998 001- 1			
Description				Area		Value Amount	
Living Area:							
First Story:				1,870		\$206,167.50	
Second Story:				0		\$0.00	
Additional Story:				0		\$0.00	
Attic/Finished Net:				0		\$0.00	
Half Story/Finished Net:				0		\$0.00	
Base Price						\$206,167.50	
Unfinished Living Area:							
Room/Unfinished:				0		\$0.00	
Unfinished Basement:				1,870		\$40,653.80	
Half Story/Unfinished:						\$0.00	
Structure Info, Features and Attachments:							
Heating/AC				Basic Heating		\$0.00	
Plumbing				1 - Half Bath 1 - Full Bath		\$4,881.00	
Finished Basement Living Area				0		\$0.00	
Features:				1		\$5,500.00	
Attachments:				816		\$26,500.00	
Adjusted Base Price						\$283,702.30	
Changes/Adjustments							
Grade Adjustment:				C+ 110%		\$276,872.53	
Market Adjustment:				32%		\$365,471.74	
CDU Adjustment:				65		\$237,600.00	
Complete:				100		\$237,600.00	
Dollar Adjustments						(\$400.00)	
Dwelling Value						\$237,200.00	
Other Building Improvements				0		\$0.00	
Total Improvement Value						\$237,200.00	
Total Land Value						\$90,300.00	
Total Assessed Value						\$327,500.00	

Parcel Numbers: 949-9998-002 Property Address: 4901 OAKWOOD RD W Municipality: Franklin, City of

Owner Name: FRATRICK, RONALD J & LOIS E LLC Mailing Address: 4933 W OAKWOOD RD FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	Building Sketch:
	CERTIFIED SURVEY MAP NO 2447 NE 35 5 21 LOT 2	
	Parcel Sketch and Site Map obtained from the County GIS	<p><small>Description/Usage</small></p> <p>A: 1.5E/1B 520 sqft</p> <p>B: 1A/1E/1B 364 sqft</p> <p>C: EFP 55 sqft</p>
	Neighborhood:	

3501-Franklin

Building Description

Dwelling #	949 9998 002- 1		
Year Built:	12/31/1899	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	12/31/1899	Bedrooms:	4
Remodeled/Effective Age:	-123	Full Baths:	1
Building Type/Style:	10-Farmhouse	Half Baths:	0
Story:	1.50	Rough-in:	0
Grade:	C	Room Count:	6
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
949 9998 002- 1	884	0	0	73	293	0	1,250

Attachment Description(s):	Area:	Attachment Value:
12-EFP	35	\$1,100

Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	1	\$300
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
RG1-Detached Frame Garage	1/1/1950	528		Average	\$5,300.00
AP1-Pole 4 Sides Closed Metal	1/1/2012	896		Average	\$8,100.00

Permit / Construction History			
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
3/16/2012	12-0443	\$100.00	RAZE BARN
7/1/1995	95-0793	\$2,130.00	A/C
3/16/2012	12-0444	\$16,000.00	POLE BARN
3/3/2017	17-0454	\$2,400.00	FURREPLAC

Ownership/Sales History					
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type: Sale Validation Source:
12/7/2005		\$113,200.00	Invalid		Land and Improvements

Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
D12-2ND Grade Tillable	3.000	Acreage				\$700	
E13-Undeveloped Low	3.120	Acreage				\$8,100	
G-Other Class	1.000	Gross				\$74,100	

Acreage/Squarefoot Variables
Acreage Variable 1 - 3.00 @ \$241.00 Total of Above: 723.00
Acreage Variable 1 - 3.12 @ \$2,600.00 Total of Above: 8,112.00

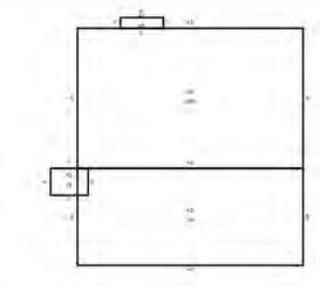
Land Data & Computations				
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:
310,147	7.120			\$82,900

General Information					
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:
Level	Semi-Improved	Light			Well

Valuation/Explanation		
Dwelling #	949 9998 002- 1	
Description	Area	Value Amount
Living Area:		
First Story:	884	\$114,354.24
Second Story:	0	\$0.00
Additional Story:	0	\$0.00
Attic/Finished Net:	73	\$2,236.72
Half Story/Finished Net:	293	\$20,549.10
Base Price		\$137,140.06
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	884	\$23,708.88
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$3,075.00
Plumbing	0 - Half Bath 1 - Full Bath	\$0.00
Finished Basement Living Area	0	\$0.00
Features:	1	\$300.00
Attachments:	35	\$1,100.00
Adjusted Base Price		\$165,323.94
Changes/Adjustments		
Grade Adjustment:	C 100%	\$163,923.94
Market Adjustment:	-4%	\$157,366.98
CDU Adjustment:	55	\$86,600.00
Complete:	100	\$86,600.00
Dollar Adjustments		(\$400.00)
Dwelling Value		\$86,200.00
Other Building Improvements	0	\$13,400.00
Total Improvement Value		\$99,600.00
Total Land Value		\$82,900.00
Total Assessed Value		\$182,500.00

Parcel Numbers: 949-9999-000 Property Address: 5025 OAKWOOD RD W Municipality: Franklin, City of

Owner Name: STUDEBAKER, JOHN P & KATHRYN L Mailing Address: 5025 W OAKWOOD RD FRANKLIN, WI 53132 Land Use: Residential

Property Photograph:	Legal Description:	Building Sketch:
	N 400 FT OF W 10 ACS OF NE 35 5 21 CONT 1.515 ACS	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood:	
	3501-Franklin	

Building Description

Dwelling #	949 9999 000- 1		
Year Built:	1/1/1940	Exterior Wall:	01-Wood
Year Remodeled:	1/1/1940	Bedrooms:	3
Remodeled/Effective Age:	-82	Full Baths:	1
Building Type/Style:	10-Farmhouse	Half Baths:	0
Story:	1.50	Rough-in:	0
Grade:	C	Room Count:	5
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Basic Heating
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
949 9999 000- 1	1,864	0	0	0	614	0	2,478

Attachment Description(s): Area: Attachment Value:

Feature Description(s): Area: Feature Value:

03-Masonry Fireplace 1 \$5,500

Rec Room Condition: Rec Room Area: Rec Room Value:

0 \$0

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
AB5-Flat Barn Wood	1/1/1901	1,288		Poor	\$2,500.00

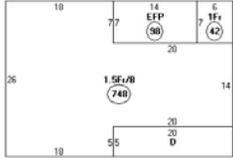
Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
12/7/2001	01-1320	\$500.00	ALTER ACCESS BL
6/30/2016	16-1557	\$15,607.00	SIDING
6/30/2016	16-1556	\$16,522.00	ROOF

Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
7/23/2001		\$88,200.00	Invalid		Land and Improvements		
4/17/2003		\$93,300.00	Invalid		Land and Improvements		
11/6/2009		\$225,000.00	Valid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	1.520	Gross				\$97,100	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
66,211	1.520				\$97,100		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Rolling	Semi-Improved	Light			Well		
Valuation/Explanation							
Dwelling #				949 9999 000- 1			
Description				Area		Value Amount	
Living Area:							
First Story:				1,864		\$205,095.92	
Second Story:				0		\$0.00	
Additional Story:				0		\$0.00	
Attic/Finished Net:				0		\$0.00	
Half Story/Finished Net:				614		\$35,487.27	
Base Price						\$240,583.19	
Unfinished Living Area:							
Room/Unfinished:				0		\$0.00	
Unfinished Basement:				1,848		\$40,323.36	
Half Story/Unfinished:						\$0.00	
Structure Info, Features and Attachments:							
Heating/AC				Basic Heating		\$0.00	
Plumbing				0 - Half Bath 1 - Full Bath		\$0.00	
Finished Basement Living Area				0		\$0.00	
Features:				1		\$5,500.00	
Attachments:							
Adjusted Base Price						\$286,406.55	
Changes/Adjustments							
Grade Adjustment:				C 100%		\$280,906.55	
Market Adjustment:				19%		\$334,278.80	
CDU Adjustment:				55		\$183,900.00	
Complete:				100		\$183,900.00	
Dollar Adjustments						\$600.00	
Dwelling Value						\$184,500.00	
Other Building Improvements				0		\$2,500.00	
Total Improvement Value						\$187,000.00	
Total Land Value						\$97,100.00	
Total Assessed Value						\$284,100.00	

Parcel Numbers: 950-9997-002 Property Address: 3617 OAKWOOD RD W Municipality: Franklin, City of

Owner Name: WENDT, LORRAINE C SURVIVOR'S TRUST 10% Mailing Address: 8113 S FOREST HILLS CIR FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	Building Sketch:
	E 50 ACS OF NW 36 5 21 EXC PT CONVEYED IN DOC	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 3601-Franklin	

Building Description

Dwelling #	
Year Built:	Exterior Wall:
Year Remodeled:	Bedrooms:
Remodeled/Effective Age:	Full Baths:
Building Type/Style:	Half Baths:
Story:	Rough-in: 0
Grade:	Room Count:
CDU/Overall Condition:	Basement Description:
Interior Condition:	Heating:
Kitchen Condition:	Type of Fuel:
Bath Condition:	Type of System:

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished: 0
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Attachment Description(s): Area: Attachment Value:

Feature Description(s): Area: Feature Value:

Rec Room Condition: Rec Room Area: Rec Room Value:

Other Building Improvements

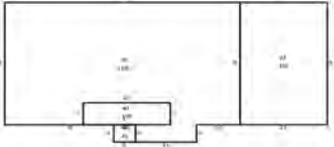
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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Permit / Construction History						
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:			
11/1/1997	97-1097	\$0.00	RAZE 25X22'			
12/22/2021	21-0004	\$10,000.00	RAZE DWLG			
9/26/2012	112100	\$100.00	RAZE BARN			
3/1/1998	B980220	\$850.00	RAZE 21X20			
4/1/1998	B980270	\$9,800.00	GARAGE 24X24			
10/31/2022	PB22-0048	\$0.00	Occupancy/Fire Alarm System			
Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
6/1/2015		\$2,160,000.00	Invalid		Land and Improvements	
10/13/2017		\$1,785,250.00	Invalid		Land and Improvements	
6/3/2014		\$2,160,000.00	Invalid		Land and Improvements	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	1.000	Gross				\$75,000
D12-2ND Grade Tillable	39.965	Acreage				\$9,600
E13-Undeveloped Low	2.000	Acreage				\$5,200
Acreage/Squarefoot Variables						
Acreage Variable 1 - 2.00 @ \$2,600.00						
Total of Above: 5,200.00						
Acreage Variable 1 - 39.97 @ \$241.00						
Total of Above: 9,631.57						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
1,871,555	42.965			\$89,800		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Rolling	Semi-Improved	Light		6/28/2022	Well	

Valuation/Explanation		
Dwelling #		
Description	Area	Value Amount
Living Area:		
First Story:		
Second Story:		
Additional Story:		
Attic/Finished Net:		
Half Story/Finished Net:		
Base Price		
Unfinished Living Area:		
Room/Unfinished:		
Unfinished Basement:		
Half Story/Unfinished:		
Structure Info, Features and Attachments:		
Heating/AC		
Plumbing	- Half Bath - Full Bath	
Finished Basement Living Area		
Features:		
Attachments:		
Adjusted Base Price		\$0.00
Changes/Adjustments		
Grade Adjustment:	%	
Market Adjustment:		
CDU Adjustment:		
Complete:	100%	
Dollar Adjustments		
Dwelling Value		
Other Building Improvements	0	\$0.00
Total Improvement Value		\$0.00
Total Land Value		\$89,800.00
Total Assessed Value		\$89,800.00

Parcel Numbers: 950-9999-001 Property Address: 4265 OAKWOOD RD W Municipality: Franklin, City of

Owner Name: ALEXANDER, NANCY K Mailing Address: 4265 W OAKWOOD RD FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	Building Sketch:
	CERTIFIED SURVEY MAP NO 2710 NW 36 5 21 PARCEL 1	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 3601-Franklin	

Building Description

Dwelling #	950 9999 001- 1		
Year Built:	1/1/1976	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/1976	Bedrooms:	3
Remodeled/Effective Age:	-46	Full Baths:	1
Building Type/Style:	01-Ranch	Half Baths:	1
Story:	1.00	Rough-in:	0
Grade:	C+	Room Count:	4
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
950 9999 001- 1	1,568	0	0	0	0	0	1,568

Attachment Description(s):	Area:	Attachment Value:
13-AFG	560	\$16,800
11-OPF	20	\$400

Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	1	\$300
Rec Room Condition:	Rec Room Area:	Rec Room Value:
Average	941	\$4,705
03-Masonry Fireplace	1	\$5,500
Rec Room Condition:	Rec Room Area:	Rec Room Value:
Average	941	\$4,705

Other Building Improvements

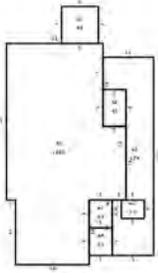
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:

Permit / Construction History							
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:				
3/5/2019	19-0419	\$11,998.00	EXTREMOD				
7/1/2005	52468	\$5,740.00	AC				
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
3/1/1998		\$176,000.00	Valid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	2.480	Gross				\$105,300	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
108,029	2.480				\$105,300		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Semi-Improved	Light			Well		
Valuation/Explanation							
Dwelling #				950 9999 001- 1			
Description				Area		Value Amount	
Living Area:							
First Story:				1,568		\$178,203.20	
Second Story:				0		\$0.00	
Additional Story:				0		\$0.00	
Attic/Finished Net:				0		\$0.00	
Half Story/Finished Net:				0		\$0.00	
Base Price						\$178,203.20	
Unfinished Living Area:							
Room/Unfinished:				0		\$0.00	
Unfinished Basement:				1,568		\$35,076.16	
Half Story/Unfinished:						\$0.00	
Structure Info, Features and Attachments:							
Heating/AC				Air Conditioning - Same Ducts		\$3,857.28	
Plumbing				1 - Half Bath 1 - Full Bath		\$4,881.00	
Finished Basement Living Area				0		\$0.00	
Features:				2		\$5,800.00	
Attachments:				580		\$17,200.00	
Adjusted Base Price						\$245,017.64	
Changes/Adjustments							
Grade Adjustment:				C+ 110%		\$244,219.40	
Market Adjustment:				46%		\$356,560.33	
CDU Adjustment:				65		\$231,800.00	
Complete:				100		\$231,800.00	
Dollar Adjustments						\$700.00	
Dwelling Value						\$232,500.00	

Other Building Improvements	0	\$0.00
Total Improvement Value		\$232,500.00
Total Land Value		\$105,300.00
Total Assessed Value		\$337,800.00

Parcel Numbers: 950-9999-002 Property Address: 4127 OAKWOOD RD W Municipality: Franklin, City of

Owner Name: LEMIEUX, JOHN H Mailing Address: 4127 W OAKWOOD RD FRANKLIN, WI 53132 Land Use: Residential

Property Photograph:	Legal Description:	Building Sketch:
	CERTIFIED SURVEY MAP NO 2710 NW 36 5 21 PARCEL 2	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood:	
	3601-Franklin	

Building Description

Dwelling #	950 9999 002- 1		
Year Built:	12/31/1899	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	12/31/1899	Bedrooms:	4
Remodeled/Effective Age:	-123	Full Baths:	2
Building Type/Style:	22-Other	Half Baths:	0
Story:	1.50	Rough-in:	0
Grade:	C	Room Count:	6
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Basic Heating
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
950 9999 002- 1	1,048	0	0	0	573	0	1,621

Attachment Description(s):	Area:	Attachment Value:
12-EFP	64	\$1,900
12-EFP	40	\$1,200
11-OFP	30	\$600
31-WD	329	\$3,300

Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	2	\$600
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements

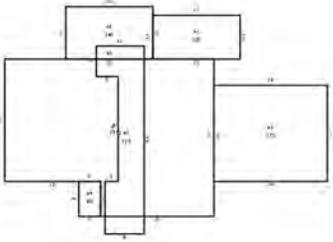
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
RG1-Detached Frame Garage	1/1/1940	1,200		Average	\$12,000.00

Permit / Construction History							
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:				
4/23/2010	606	\$4,000.00	INTREMOD				
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
8/1/1994		\$78,000.00	Invalid		Land and Improvements		
1/10/2005		\$100,000.00	Invalid		Land and Improvements		
3/16/2011		\$198,900.00	Invalid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	1.650	Gross				\$98,200	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:			
71,874	1.650			\$98,200			
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Rolling	Semi-Improved	Light			Well		
Valuation/Explanation							
Dwelling #				950 9999 002- 1			
Description				Area		Value Amount	
Living Area:							
First Story:				1,048		\$130,538.88	
Second Story:				0		\$0.00	
Additional Story:				0		\$0.00	
Attic/Finished Net:				0		\$0.00	
Half Story/Finished Net:				573		\$33,631.28	
Base Price						\$164,170.16	
Unfinished Living Area:							
Room/Unfinished:				0		\$0.00	
Unfinished Basement:				1,018		\$25,877.56	
Half Story/Unfinished:						\$0.00	
Structure Info, Features and Attachments:							
Heating/AC				Basic Heating		\$0.00	
Plumbing				0 - Half Bath 2 - Full Bath		\$7,322.00	
Finished Basement Living Area				0		\$0.00	
Features:				2		\$600.00	
Attachments:				463		\$7,000.00	
Adjusted Base Price						\$204,969.72	
Changes/Adjustments							
Grade Adjustment:				C 100%		\$197,369.72	
Market Adjustment:				35%		\$266,449.12	
CDU Adjustment:				55		\$146,500.00	
Complete:				100		\$146,500.00	
Dollar Adjustments						\$100.00	
Dwelling Value						\$146,600.00	

Other Building Improvements	0	\$12,000.00
Total Improvement Value		\$158,600.00
Total Land Value		\$98,200.00
Total Assessed Value		\$256,800.00

Parcel Numbers: 950-9999-003 Property Address: 4051 OAKWOOD RD W Municipality: Franklin, City of

Owner Name: GARCIA, MARIO A HERNANDEZ Mailing Address: 4051 W OAKWOOD RD FRANKLIN, WI 53132 Land Use: Residential

Property Photograph:	Legal Description:	Building Sketch:
	CERTIFIED SURVEY MAP NO 2710 NW 36 5 21 PARCEL 3	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood:	
	3601-Franklin	

Building Description

Dwelling #	950 9999 003- 1		
Year Built:	1/1/1976	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/1976	Bedrooms:	4
Remodeled/Effective Age:	-46	Full Baths:	2
Building Type/Style:	03-Split Level	Half Baths:	1
Story:	1.00	Rough-in:	0
Grade:	C+	Room Count:	5
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Hot Water

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
950 9999 003- 1	1,552	0	0	0	0	672	2,224

Attachment Description(s):	Area:	Attachment Value:
12-EFP	240	\$7,200
31-WD	200	\$2,000
13-AFG	572	\$17,200
11-OFP	40	\$800

Feature Description(s):	Area:	Feature Value:
03-Masonry Fireplace	1	\$5,500
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
RG1-Detached Frame Garage	1/1/1976	720		Average	\$7,200.00

Permit / Construction History							
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:				
6/1/2000	00-0739	\$1,875.00	A/C				
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
11/30/2020		\$315,000.00	Valid		Land and Improvements		
11/1/2016		\$349,900.00	Invalid		Land and Improvements		
7/1/1999		\$200,000.00	Valid		Land and Improvements		
4/1/1998		\$205,000.00	Valid		Land and Improvements		
9/1/1984		\$112,000.00	Valid		Land and Improvements		
5/1/2019		\$339,900.00	Invalid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	2.480	Gross				\$105,300	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:			
108,029	2.480			\$105,300			
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Rolling	Semi-Improved	Light			Well		

Valuation/Explanation		
Dwelling #	950 9999 003- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,552	\$176,384.80
Second Story:	0	\$0.00
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$176,384.80
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	880	\$23,601.60
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$5,471.04
Plumbing	1 - Half Bath 2 - Full Bath	\$12,203.00
Finished Basement Living Area	672	\$18,137.28
Features:	1	\$5,500.00
Attachments:	1,052	\$27,200.00
Adjusted Base Price		\$268,497.72
Changes/Adjustments		
Grade Adjustment:	C+ 110%	\$259,377.49
Market Adjustment:	60%	\$415,003.99
CDU Adjustment:	65	\$269,800.00
Complete:	100	\$269,800.00
Dollar Adjustments		\$600.00
Dwelling Value		\$270,400.00
Other Building Improvements	0	\$7,200.00
Total Improvement Value		\$277,600.00
Total Land Value		\$105,300.00
Total Assessed Value		\$382,900.00

Building Description							
Square Footage / Attachments							
	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
Attachment Description(s):				Area:			Attachment Value:
Feature Description(s):			Area:			Feature Value:	
Other Building Improvements							
Structure Type:		Year Built:	Area:	Construction:	Condition:	Value:	
Permit / Construction History							
Date of Permit:		Permit Number:		Permit Amount:		Details of Permit:	
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
Land Breakdown							
Land Class:		Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:		Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:	
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Valuation/Explanation							

Parcel Numbers: 951-9994-002	Property Address: 27TH OAKWOOD RD W	Municipality: Franklin, City of
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Owner Name: SFT FRANKLIN OAKWOOD, LLC (89.2%)	Mailing Address: 100 S WACKER DR, STE 950 CHICAGO, IL 60606	Land Use: Residential
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Property Photograph:	Legal Description: CERTIFIED SURVEY MAP NO. 9362, NE 1/4 SEC 36-5-21, LOT 1	Building Sketch:
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 3601-Franklin	

Building Description

Dwelling # Year Built: Year Remodeled: Remodeled/Effective Age: Building Type/Style: Story: Grade: CDU/Overall Condition: Interior Condition: Kitchen Condition: Bath Condition:	Exterior Wall: Bedrooms: Full Baths: Half Baths: Rough-in: 0 Room Count: Basement Description: Heating: Type of Fuel: Type of System:
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Square Footage / Attachments

First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
						0

Attachment Description(s):	Area:	Attachment Value:
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Feature Description(s):	Area:	Feature Value:
Rec Room Condition:	Rec Room Area:	Rec Room Value:

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
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Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
9/24/2004		\$100,000.00	Valid		Land		
6/9/2005		\$784,000.00	Valid		Land		
10/23/2007		\$2,200,000.00	Valid		Land and Improvements		
11/3/2021	11184692	\$7,298,200.00	Valid	O - Other	Land	Other	
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
D12-2ND Grade Tillable	17.444	Acreage				\$4,200	
Acreage/Squarefoot Variables							
Acreage Variable 1 - 17.44 @ \$241.00							
Total of Above: 4,204.00							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
759,861	17.444				\$4,200		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		
Valuation/Explanation							
Dwelling #	Description			Area	Value Amount		
Living Area:							
	First Story:						
	Second Story:						
	Additional Story:						
	Attic/Finished Net:						
	Half Story/Finished Net:						
Base Price							
Unfinished Living Area:							
	Room/Unfinished:						
	Unfinished Basement:						
	Half Story/Unfinished:						
Structure Info, Features and Attachments:							
	Heating/AC						
	Plumbing				- Half Bath - Full Bath		
	Finished Basement Living Area						
	Features:						
	Attachments:						
Adjusted Base Price					\$0.00		
Changes/Adjustments							
	Grade Adjustment:				%		
	Market Adjustment:						
	CDU Adjustment:						
	Complete:				100%		
	Dollar Adjustments						
Dwelling Value							
	Other Building Improvements				0		
Total Improvement Value					\$0.00		
Total Land Value					\$4,200.00		
Total Assessed Value					\$4,200.00		

Parcel Numbers: 951-9994-003 Property Address: 27TH OAKWOOD RD W Municipality: Franklin, City of

Owner Name: Saputo Mailing Address: 2365, Chemin de la Cote-de-Liesse St-Laurent, Quebec, CN H4N 2M7 Land Use: Residential

Property Photograph: 

Legal Description: CERTIFIED SURVEY MAP NO. 9362, NE 1/4 SEC 36-5-21, LOT 2

Building Sketch: Parcel Sketch and Site Map obtained from the County GIS

Neighborhood: 3601-Franklin

Building Description

Dwelling #	
Year Built:	Exterior Wall:
Year Remodeled:	Bedrooms:
Remodeled/Effective Age:	Full Baths:
Building Type/Style:	Half Baths:
Story:	Rough-in: 0
Grade:	Room Count:
CDU/Overall Condition:	Basement Description:
Interior Condition:	Heating:
Kitchen Condition:	Type of Fuel:
Bath Condition:	Type of System:

Square Footage / Attachments

First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
						0

Attachment Description(s): Area: Attachment Value:

Feature Description(s): Area: Feature Value:

Rec Room Condition: Rec Room Area: Rec Room Value:

Other Building Improvements

Structure Type: RS1-Frame Utility Shed	Year Built: 1/1/1980	Area: 1,000	Construction:	Condition: Average	Value: \$2,000.00
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Permit / Construction History

Date of Permit: Permit Number: Permit Amount: Details of Permit:

Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
4/4/2022	11234133	\$7,083,845.00	Valid	O - Other	Land	Other
9/24/2004		\$100,000.00	Valid		Land	
6/9/2005		\$784,000.00	Valid		Land	
10/23/2007		\$2,200,000.00	Valid		Land and Improvements	
11/3/2021	11184692	\$7,298,200.00	Valid	O - Other	Land	Other
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	1.000	Gross				\$5,000
D12-2ND Grade Tillable	33.388	Acreage				\$8,000
Acreage/Squarefoot Variables						
Acreage Variable 1 - 33.39 @ \$241.00						
Total of Above: 8,046.51						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
1,497,941	34.388			\$13,000		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Paved	Light			All Public	

Valuation/Explanation		
Dwelling #		
Description	Area	Value Amount
Living Area:		
First Story:		
Second Story:		
Additional Story:		
Attic/Finished Net:		
Half Story/Finished Net:		
Base Price		
Unfinished Living Area:		
Room/Unfinished:		
Unfinished Basement:		
Half Story/Unfinished:		
Structure Info, Features and Attachments:		
Heating/AC		
Plumbing	- Half Bath - Full Bath	
Finished Basement Living Area		
Features:		
Attachments:		
Adjusted Base Price		\$0.00
Changes/Adjustments		
Grade Adjustment:	%	
Market Adjustment:		
CDU Adjustment:		
Complete:	100%	
Dollar Adjustments		
Dwelling Value		
Other Building Improvements	0	\$2,000.00
Total Improvement Value		\$2,000.00
Total Land Value		\$13,000.00
Total Assessed Value		\$15,000.00

Parcel Numbers: 951-9994-004	Property Address: 27TH OAKWOOD RD W	Municipality: Franklin, City of
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Owner Name: JAMS-4 LLC	Mailing Address: 10467 S 27TH ST FRANKLIN, WI 53132	Land Use: Residential
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Property Photograph:	Legal Description: CERTIFIED SURVEY MAP NO. 9362, NE 1/4 SEC 36-5-21, OUTLOT 1	Building Sketch:
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 3601-Franklin	

Building Description

Dwelling #	
Year Built:	Exterior Wall:
Year Remodeled:	Bedrooms:
Remodeled/Effective Age:	Full Baths:
Building Type/Style:	Half Baths:
Story:	Rough-in: 0
Grade:	Room Count:
CDU/Overall Condition:	Basement Description:
Interior Condition:	Heating:
Kitchen Condition:	Type of Fuel:
Bath Condition:	Type of System:

Square Footage / Attachments

First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished: 0
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Attachment Description(s):	Area:	Attachment Value:
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Feature Description(s):	Area:	Feature Value:
Rec Room Condition:	Rec Room Area:	Rec Room Value:

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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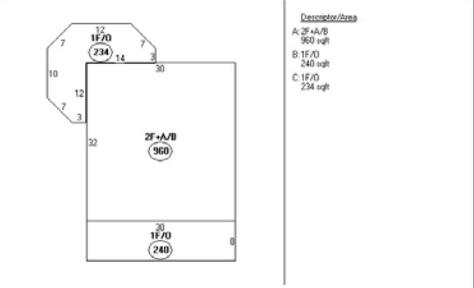
Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
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Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
9/24/2004		\$100,000.00	Valid		Land		
6/9/2005		\$784,000.00	Valid		Land		
10/23/2007		\$2,200,000.00	Valid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
E13-Undeveloped Low	21.160	Acreage				\$55,000	
Acreage/Squarefoot Variables							
Acreage Variable 1 - 21.16 @ \$2,600.00							
Total of Above: 55,016.00							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
921,730	21.160				\$55,000		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		
Valuation/Explanation							
Dwelling #							
Description	Area					Value Amount	
Living Area:							
First Story:							
Second Story:							
Additional Story:							
Attic/Finished Net:							
Half Story/Finished Net:							
Base Price							
Unfinished Living Area:							
Room/Unfinished:							
Unfinished Basement:							
Half Story/Unfinished:							
Structure Info, Features and Attachments:							
Heating/AC							
Plumbing				- Half Bath - Full Bath			
Finished Basement Living Area							
Features:							
Attachments:							
Adjusted Base Price						\$0.00	
Changes/Adjustments							
Grade Adjustment:				%			
Market Adjustment:							
CDU Adjustment:							
Complete:				100%			
Dollar Adjustments							
Dwelling Value							
Other Building Improvements				0		\$0.00	
Total Improvement Value						\$0.00	
Total Land Value						\$55,000.00	
Total Assessed Value						\$55,000.00	

Parcel Numbers: 951-9995-000 Property Address: 10467 27TH ST S Municipality: Franklin, City of

Owner Name: SPENCER, MARILYN REVOCABLE TRUST OF 200 Mailing Address: 10467 S 27TH ST FRANKLIN, WI 53132 Land Use: Commercial

	Legal Description:	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood:	
	Zoning:	

N 160 FT OF S 190 FT OF E 272.35 FT OF N HALF OF NE 36

999.2-Franklin

M1

Building Description

Building #	1	
Building Type/Style:	999-Single Family Residence	One Bedroom:
Stories:		Two Bedroom:
Year Built:	1915	Three Bedroom:
Remodeled/Effective Age:		Total Unit Count:
Grade Factor:	C	Business Name:
Market Adjustment:	14	CDU/Overall Condition Average
Building #	2	
Building Type/Style:	999-Single Family Residence	One Bedroom:
Stories:		Two Bedroom:
Year Built:	1915	Three Bedroom:
Remodeled/Effective Age:		Total Unit Count:
Grade Factor:	C	Business Name:
Market Adjustment:	-70	CDU/Overall Condition Average
Building #	3	
Building Type/Style:	326-Storage Garage	One Bedroom:
Stories:		Two Bedroom:
Year Built:	1915	Three Bedroom:
Remodeled/Effective Age:		Total Unit Count:
Grade Factor:	C	Business Name:
Market Adjustment:	-51	CDU/Overall Condition Fair
Building #	4	
Building Type/Style:	999-Single Family Residence	One Bedroom:
Stories:		Two Bedroom:
Year Built:	1915	Three Bedroom:
Remodeled/Effective Age:		Total Unit Count:
Grade Factor:	C	Business Name:
Market Adjustment:	193	CDU/Overall Condition Average

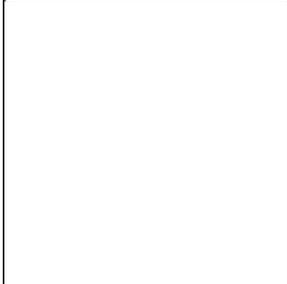
Structure / Basement Data									
Building #	Section #	Occupancy:	Year:	Area:	Framing:	Wall Hgt:	Rental:		
1	1	999-Single Family Residence	1915	1,200	D4-Wood Average	8			
2	2	999-Single Family Residence	1915	960	D4-Wood Average	8			
3	3	326-Storage Garage	1915	480	D4-Wood Average	8			
4	4	999-Single Family Residence	1915	234	D4-Wood Average	8			
Building #	Section #	Description:			Basement Area:	Total Area:			
1					960	2,160			
2						960			
3						480			
4						234			
Components				Site Improvements					
Bldg #	Sec. #	Description:	Area:	Value:	Bldg #	Sec. #	Description:	Area:	Value:
1	1	HVAC-Warmed and Cooled Air	960	\$1,400	1				
1	1	HVAC-Warmed and Cooled Air	960	\$1,400	2				
1	1	HVAC-Warmed and Cooled Air	960	\$1,400	3				
2					4				
3									
4									
Detached Improvements									
Structure:		Year:	Sq Ft:	Grade:	Construction:	Condition:			
RG1-Detached Frame Garage		1/1/1970	520	C		Good			
RS1-Frame Utility Shed		1/1/1975	280	C		Good			
RS1-Frame Utility Shed		1/1/1989	1,296	C		Average			
Permit / Construction History									
Date of Permit:		Permit Number:		Permit Amount:		Details of Permit:			
6/1/1999		99-0687		\$1,200.00		RESIDING			
8/24/2007		2024		\$21,580.00		KITCHEN ALTER			
7/11/2006		2238		\$9,000.00		HOTTUB			
Ownership/Sales History									
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:		Sale Type:		Sale Validation Source:	
4/2/2010		\$87,300.00	Invalid			Land and Improvements			
4/2/2010		\$87,900.00	Invalid			Land and Improvements			
8/1/1989		\$60,000.00	Invalid			Land and Improvements			
Land Breakdown									
Land Class:		Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:		
B-Commercial Primary Site		0.706	Gross				\$39,100.00		
Acreage/Squarefoot Variables									
Land Data & Computations									
Total Square Footage:		Total Acreage:	Depth:	Act. Frontage:		Total Land Value:			
30,753		0.706				\$39,100.00			
General Information									
Topography:	Street/Road:	Fronting Traffic:		Inspected By:	Inspected On:	Utilities:			
Level	Paved	Heavy				Well			
Assessment History									
Parcel Year:		Acres Total:		Land Total:		Improvement Total:			

Valuation/Explanation		
Building #	1	
Description	Area	Value Amount
Structure:	1,200	\$64,392.00
Commercial Building Base Price		\$64,392.00
Basement:	0	\$0.00
Components:	0	\$0.00
Site Improvements:	0	\$0.00
Adjusted Base Price		\$64,392.00
Depreciation Adjustment:	0	\$0.00
Adjusted Base Price with Depreciation		\$64,392.00
Grade Adjustment:	C	0.00
Market Adjustment:	14	\$9,014.88
Local Modifier:		\$0.00
Percent Complete:		\$0.00
Dollar Adjustment:		\$300.00
Commercial Building Value		\$73,700.00
Building #	2	
Description	Area	Value Amount
Structure:	960	\$51,514.00
Commercial Building Base Price		\$51,514.00
Basement:	0	\$0.00
Components:	0	\$0.00
Site Improvements:	0	\$0.00
Adjusted Base Price		\$51,514.00
Depreciation Adjustment:	0	\$0.00
Adjusted Base Price with Depreciation		\$51,514.00
Grade Adjustment:	C	0.00
Market Adjustment:	-70	(\$36,059.80)
Local Modifier:		\$0.00
Percent Complete:		\$0.00
Dollar Adjustment:		\$100.00
Commercial Building Value		\$15,600.00
Building #	3	
Description	Area	Value Amount
Structure:	480	\$16,378.00
Commercial Building Base Price		\$16,378.00
Basement:	0	\$0.00
Components:	0	\$0.00
Site Improvements:	0	\$0.00
Adjusted Base Price		\$16,378.00
Depreciation Adjustment:	0	\$0.00
Adjusted Base Price with Depreciation		\$16,378.00
Grade Adjustment:	C	0.00
Market Adjustment:	-51	(\$8,352.78)
Local Modifier:		\$0.00
Percent Complete:		\$0.00
Dollar Adjustment:		\$100.00
Commercial Building Value		\$8,100.00
Building #	4	
Description	Area	Value Amount

Structure:	234	\$12,556.00
Commercial Building Base Price		\$12,556.00
Basement:	0	\$0.00
Components:	0	\$0.00
Site Improvements:	0	\$0.00
Adjusted Base Price		\$12,556.00
Depreciation Adjustment:	0	\$0.00
Adjusted Base Price with Depreciation		\$12,556.00
Grade Adjustment:	C	0.00
Market Adjustment:	193	\$24,233.08
Local Modifier:		\$0.00
Percent Complete:		\$0.00
Dollar Adjustment:		\$0.00
Commercial Building Value		\$36,800.00
Total Dwelling Value		\$0
Detached Improvements	0	\$9,200.00
Total Improvement Value		\$152,800.00
Total Land Value		\$39,100.00
Total Assessed Value		\$191,900.00

Parcel Numbers: 951-9996-005	Property Address: ELM RD W (REAR)	Municipality: Franklin, City of
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Owner Name: JAMS-4 LLC	Mailing Address: 10467 S 27TH ST FRANKLIN, WI 53132	Land Use: Residential
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Property Photograph:	Legal Description: COM 660 FT N OF SW COR OF NE 36 5 21 TH E 385 FT N 325 F	Building Sketch:
	<p>Parcel Sketch and Site Map obtained from the County GIS</p> <p>Neighborhood: 3601-Franklin</p>	

Building Description

<p>Dwelling #</p> <p>Year Built:</p> <p>Year Remodeled:</p> <p>Remodeled/Effective Age:</p> <p>Building Type/Style:</p> <p>Story:</p> <p>Grade:</p> <p>CDU/Overall Condition:</p> <p>Interior Condition:</p> <p>Kitchen Condition:</p> <p>Bath Condition:</p>	<p>Exterior Wall:</p> <p>Bedrooms:</p> <p>Full Baths:</p> <p>Half Baths:</p> <p>Rough-in: 0</p> <p>Room Count:</p> <p>Basement Description:</p> <p>Heating:</p> <p>Type of Fuel:</p> <p>Type of System:</p>
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Square Footage / Attachments

First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
						0

Attachment Description(s):	Area:	Attachment Value:
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Feature Description(s):	Area:	Feature Value:
Rec Room Condition:	Rec Room Area:	Rec Room Value:

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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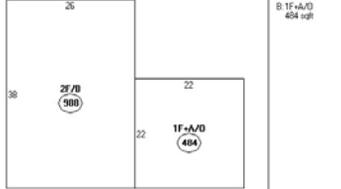
Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
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Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
9/24/2004		\$100,000.00	Invalid		Land		
6/9/2005		\$16,000.00	Invalid		Land		
10/23/2007		\$2,200,000.00	Invalid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
E13-Undeveloped Low	10.650	Acreage				\$27,700	
Acreage/Squarefoot Variables							
Acreage Variable 1 - 10.65 @ \$2,600.00							
Total of Above: 27,690.00							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
463,914	10.650				\$27,700		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Extremely Heavy Traffic			All Public		
Valuation/Explanation							
Dwelling #							
Description	Area					Value Amount	
Living Area:							
First Story:							
Second Story:							
Additional Story:							
Attic/Finished Net:							
Half Story/Finished Net:							
Base Price							
Unfinished Living Area:							
Room/Unfinished:							
Unfinished Basement:							
Half Story/Unfinished:							
Structure Info, Features and Attachments:							
Heating/AC							
Plumbing				- Half Bath - Full Bath			
Finished Basement Living Area							
Features:							
Attachments:							
Adjusted Base Price						\$0.00	
Changes/Adjustments							
Grade Adjustment:				%			
Market Adjustment:							
CDU Adjustment:							
Complete:				100%			
Dollar Adjustments							
Dwelling Value							
Other Building Improvements				0		\$0.00	
Total Improvement Value						\$0.00	
Total Land Value						\$27,700.00	
Total Assessed Value						\$27,700.00	

Parcel Numbers: 951-9996-007 Property Address: 10563 27TH ST S Municipality: Franklin, City of

Owner Name: ACKER, DELORES Mailing Address: 10563 S 27TH ST FRANKLIN, WI 53132 Land Use: Commercial

	Legal Description:	CERTIFIED SURVEY MAP NO 3677 NE 36 5 21 PARCEL 1 INCL	
	Parcel Sketch and Site Map obtained from the County GIS		
	Neighborhood:	999.2-Franklin	
	Zoning:	M1	

Building Description

Building #	1	
Building Type/Style:	999-Single Family Residence	One Bedroom:
Stories:		Two Bedroom:
Year Built:	1900	Three Bedroom:
Remodeled/Effective Age:		Total Unit Count:
Grade Factor:	C	Business Name:
Market Adjustment:	11	CDU/Overall Condition Average
Building #	2	
Building Type/Style:	999-Single Family Residence	One Bedroom:
Stories:		Two Bedroom:
Year Built:	1900	Three Bedroom:
Remodeled/Effective Age:		Total Unit Count:
Grade Factor:	C	Business Name:
Market Adjustment:	-36	CDU/Overall Condition Average

Structure / Basement Data

Building #	Section #	Occupancy:	Year:	Area:	Framing:	Wall Hgt:	Rental:
1	1	999-Single Family Residence	1900	1,472	D4-Wood Average	8	
2	2	999-Single Family Residence	1900	1,230	D4-Wood Average	8	
Building #	Section #	Description:	Basement Area:	Total Area:			
1			988	2,460			
2				1,230			

Components Site Improvements

Bldg #	Sec. #	Description:	Area:	Value:	Bldg #	Sec. #	Description:	Area:	Value:
1	1	HVAC-Warmed and Cooled Air	988	\$1,500	1				
1	1	HVAC-Warmed and Cooled Air	988	\$1,500	2				
2									

Detached Improvements

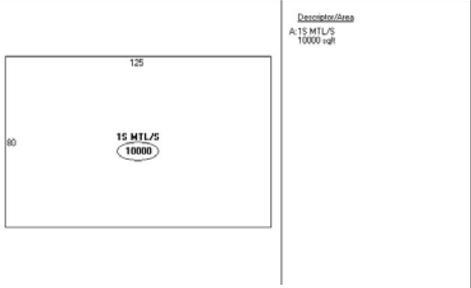
Structure:	Year:	Sq Ft:	Grade:	Construction:	Condition:
RS1-Frame Utility Shed	1/1/1980	1,440	C		Average
RS1-Frame Utility Shed	1/1/2000	468	C		Excellent
RS1-Frame Utility Shed	1/1/2000	280	C		Excellent

Permit / Construction History						
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:			
10/1/1999	99-1310	\$10,000.00	PORCH W/ROOF			
Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
9/6/1979		\$0.00	Invalid		Land and Improvements	
3/1/1982		\$200.00	Invalid		Land and Improvements	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
B-Commercial Primary Site	1.408	Gross				\$78,000.00
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Total Land Value:		
61,332	1.408			\$78,000.00		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Paved	Heavy			Well	
Assessment History						
Parcel Year:	Acres Total:	Land Total:	Improvement Total:			

Valuation/Explanation		
Building #	1	
Description	Area	Value Amount
Structure:	1,472	\$78,988.00
Commercial Building Base Price		\$78,988.00
Basement:	0	\$0.00
Components:	0	\$0.00
Site Improvements:	0	\$0.00
Adjusted Base Price		\$78,988.00
Depreciation Adjustment:	0	\$0.00
Adjusted Base Price with Depreciation		\$78,988.00
Grade Adjustment:	C	0.00
Market Adjustment:	11	\$8,688.68
Local Modifier:		\$0.00
Percent Complete:		\$0.00
Dollar Adjustment:		\$500.00
Commercial Building Value		\$88,200.00
Building #	2	
Description	Area	Value Amount
Structure:	1,230	\$66,002.00
Commercial Building Base Price		\$66,002.00
Basement:	0	\$0.00
Components:	0	\$0.00
Site Improvements:	0	\$0.00
Adjusted Base Price		\$66,002.00
Depreciation Adjustment:	0	\$0.00
Adjusted Base Price with Depreciation		\$66,002.00
Grade Adjustment:	C	0.00
Market Adjustment:	-36	(\$23,760.72)
Local Modifier:		\$0.00
Percent Complete:		\$0.00
Dollar Adjustment:		\$500.00
Commercial Building Value		\$42,700.00
Total Dwelling Value		\$0
Detached Improvements	0	\$5,500.00
Total Improvement Value		\$139,700.00
Total Land Value		\$78,000.00
Total Assessed Value		\$217,700.00

Parcel Numbers: 951-9996-008 Property Address: 10601 27TH ST S Municipality: Franklin, City of

Owner Name: CON-WAY CENTRAL EXPRESS Mailing Address: P O BOX 4138 PORTLAND, OR 97208-4138 Land Use: Commercial

Property Photograph:	Legal Description:	Building Sketch:
	COM 420 FT N & 80.015 FT W OF THE SE COR OF NE 36 5 21 Parcel Sketch and Site Map obtained from the County GIS Neighborhood: 999.2-Franklin Zoning:	

Building Description

Building #	2	
Building Type/Style:	406-Warehouse, Storage	One Bedroom:
Stories:		Two Bedroom:
Year Built:	1980	Three Bedroom:
Remodeled/Effective Age:		Total Unit Count:
Grade Factor:	C	Business Name:
Market Adjustment:	-39	CDU/Overall Condition
		Average
Building #	4	
Building Type/Style:	597-Mixed Retail w/Off Units	One Bedroom:
Stories:		Two Bedroom:
Year Built:	1980	Three Bedroom:
Remodeled/Effective Age:		Total Unit Count:
Grade Factor:	C	Business Name:
Market Adjustment:	132	CDU/Overall Condition
		Very Good
Building #	6	
Building Type/Style:	597-Mixed Retail w/Off Units	One Bedroom:
Stories:		Two Bedroom:
Year Built:	1980	Three Bedroom:
Remodeled/Effective Age:		Total Unit Count:
Grade Factor:	C	Business Name:
Market Adjustment:	57	CDU/Overall Condition
		Very Good
Building #	8	
Building Type/Style:	406-Warehouse, Storage	One Bedroom:
Stories:		Two Bedroom:
Year Built:	1980	Three Bedroom:
Remodeled/Effective Age:		Total Unit Count:
Grade Factor:	C	Business Name:
Market Adjustment:	-32	CDU/Overall Condition
		Average
Building #	9	
Building Type/Style:	597-Mixed Retail w/Off Units	One Bedroom:
Stories:		Two Bedroom:

Year Built:	1980	Three Bedroom:	
Remodeled/Effective Age:		Total Unit Count:	
Grade Factor:	C	Business Name:	
Market Adjustment:	123	CDU/Overall Condition	Average
Building #	10		
Building Type/Style:	597-Mixed Retail w/Off Units	One Bedroom:	
Stories:		Two Bedroom:	
Year Built:	1980	Three Bedroom:	
Remodeled/Effective Age:		Total Unit Count:	
Grade Factor:	C	Business Name:	
Market Adjustment:	48	CDU/Overall Condition	Average
Building #	3		
Building Type/Style:	406-Warehouse, Storage	One Bedroom:	
Stories:		Two Bedroom:	
Year Built:	1980	Three Bedroom:	
Remodeled/Effective Age:		Total Unit Count:	
Grade Factor:	C	Business Name:	
Market Adjustment:	-9	CDU/Overall Condition	Average
Building #	5		
Building Type/Style:	344-Office Building	One Bedroom:	
Stories:		Two Bedroom:	
Year Built:	1980	Three Bedroom:	
Remodeled/Effective Age:		Total Unit Count:	
Grade Factor:	C	Business Name:	
Market Adjustment:	-52	CDU/Overall Condition	Average
Building #	7		
Building Type/Style:	344-Office Building	One Bedroom:	
Stories:		Two Bedroom:	
Year Built:	1980	Three Bedroom:	
Remodeled/Effective Age:		Total Unit Count:	
Grade Factor:	C	Business Name:	
Market Adjustment:	-50	CDU/Overall Condition	Average
Building #	1		
Building Type/Style:	406-Warehouse, Storage	One Bedroom:	
Stories:		Two Bedroom:	
Year Built:	2007	Three Bedroom:	
Remodeled/Effective Age:		Total Unit Count:	
Grade Factor:	C	Business Name:	
Market Adjustment:	-100	CDU/Overall Condition	Average

Structure / Basement Data

Building #	Section #	Occupancy:	Year:	Area:	Framing:	Wall Hgt:	Rental:
1	1	406-Warehouse, Storage	2007	24,984	C4-Masonry Average	10	
10	6	597-Mixed Retail w/Off Units	1980	1,806	C4-Masonry Average	10	
2	1	406-Warehouse, Storage	1980	25,440	C4-Masonry Average	12	
3	1	406-Warehouse, Storage	1980	10,000	C4-Masonry Average	18	
4	2	597-Mixed Retail w/Off Units	1980	3,440	C4-Masonry Average	10	
5	2	344-Office Building	1980	800	C4-Masonry Average	8	
6	3	597-Mixed Retail w/Off Units	1980	3,440	C4-Masonry Average	10	
7	3	344-Office Building	1980	840	C4-Masonry Average	8	
8	4	406-Warehouse, Storage	1980	13,560	C4-Masonry Average	12	
9	5	597-Mixed Retail w/Off Units	1980	1,806	C4-Masonry Average	10	

Building #	Section #	Description:	Basement Area:	Total Area:
1				24,984
10				1,806
2				25,440
3				10,000
4				3,440
5				800
6				3,440
7				840
8				13,560
9				1,806

Components					Site Improvements				
Bldg #	Sec. #	Description:	Area:	Value:	Bldg #	Sec. #	Description:	Area:	Value:
2					2				
4					4				
6					6				
8					8				
9					9				
10					10				
3					3				
5					5				
7					7				
1	1	HVAC-Forced Air Unit	24,984	\$37,500	1				
1	1	HVAC-Warmed and Cooled Air	24,984	\$37,500					
1	1	HVAC-Warmed and Cooled Air	24,984	\$37,500					
1	1	HVAC-Warmed and Cooled Air	24,984	\$37,500					
1	1	HVAC-Warmed and Cooled Air	24,984	\$37,500					
1	1	HVAC-Warmed and Cooled Air	24,984	\$37,500					
1	1	HVAC-Warmed and Cooled Air	24,984	\$37,500					
1	1	HVAC-Warmed and Cooled Air	24,984	\$37,500					

Detached Improvements						
Structure:	Year:	Sq Ft:	Grade:	Construction:	Condition:	
PA-Paving	1/1/1985	122,200	C		Average	
RC2-Canopy	1/1/2003	2,400	C		Average	
WTK - Water Tank	1/1/1994	44,000	C		Average	
PAV-Paving-Concrete	1/1/1985	91,600	C		Average	

Permit / Construction History			
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
1/28/2004	214	\$89,300.00	FUR/AC
11/26/2003	598693	\$200,000.00	ALTER
11/27/2002	02-1317	\$24,000.00	CANOPY
8/9/2007	1886	\$70,000.00	FENCE
1/10/2007	53	\$1,500,000.00	ADDITIONS
6/18/2020	20-1562	\$10,000.00	HVAC
11/26/2003	599059	\$530,300.00	ADDITION

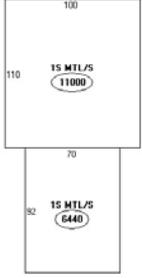
Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
1/1/1990		\$2,000,000.00	Valid		Land and Improvements	

Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
B-Commercial Primary Site	26.400	Gross				\$1,406,000.00
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Total Land Value:		
1,149,984	26.400			\$1,406,000.00		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Paved	Light			All Public	
Assessment History						
Parcel Year:	Acres Total:	Land Total:	Improvement Total:			
Valuation/Explanation						
Building #	2					
Description	Area		Value Amount			
Structure:	25,440		\$731,654.00			
Commercial Building Base Price			\$731,654.00			
Basement:	0		\$0.00			
Components:	0		\$0.00			
Site Improvements:	0		\$0.00			
Adjusted Base Price			\$731,654.00			
Depreciation Adjustment:	0		\$0.00			
Adjusted Base Price with Depreciation			\$731,654.00			
Grade Adjustment:	C		0.00			
Market Adjustment:	-39		(\$285,345.06)			
Local Modifier:			\$0.00			
Percent Complete:			\$0.00			
Dollar Adjustment:			\$16,800.00			
Commercial Building Value			\$463,100.00			
Building #	4					
Description	Area		Value Amount			
Structure:	3,440		\$209,324.00			
Commercial Building Base Price			\$209,324.00			
Basement:	0		\$0.00			
Components:	0		\$0.00			
Site Improvements:	0		\$0.00			
Adjusted Base Price			\$209,324.00			
Depreciation Adjustment:	0		\$0.00			
Adjusted Base Price with Depreciation			\$209,324.00			
Grade Adjustment:	C		0.00			
Market Adjustment:	132		\$276,307.68			
Local Modifier:			\$0.00			
Percent Complete:			\$0.00			
Dollar Adjustment:			\$900.00			
Commercial Building Value			\$486,500.00			
Building #	6					
Description	Area		Value Amount			
Structure:	3,440		\$209,324.00			

Commercial Building Base Price		\$209,324.00
Basement:	0	\$0.00
Components:	0	\$0.00
Site Improvements:	0	\$0.00
Adjusted Base Price		\$209,324.00
Depreciation Adjustment:	0	\$0.00
Adjusted Base Price with Depreciation		\$209,324.00
Grade Adjustment:	C	0.00
Market Adjustment:	57	\$119,314.68
Local Modifier:		\$0.00
Percent Complete:		\$0.00
Dollar Adjustment:		\$2,900.00
Commercial Building Value		\$331,500.00
Building #	8	
Description	Area	Value Amount
Structure:	13,560	\$389,986.00
Commercial Building Base Price		\$389,986.00
Basement:	0	\$0.00
Components:	0	\$0.00
Site Improvements:	0	\$0.00
Adjusted Base Price		\$389,986.00
Depreciation Adjustment:	0	\$0.00
Adjusted Base Price with Depreciation		\$389,986.00
Grade Adjustment:	C	0.00
Market Adjustment:	-32	(\$124,795.52)
Local Modifier:		\$0.00
Percent Complete:		\$0.00
Dollar Adjustment:		\$6,300.00
Commercial Building Value		\$271,500.00
Building #	9	
Description	Area	Value Amount
Structure:	1,806	\$109,895.00
Commercial Building Base Price		\$109,895.00
Basement:	0	\$0.00
Components:	0	\$0.00
Site Improvements:	0	\$0.00
Adjusted Base Price		\$109,895.00
Depreciation Adjustment:	0	\$0.00
Adjusted Base Price with Depreciation		\$109,895.00
Grade Adjustment:	C	0.00
Market Adjustment:	123	\$135,170.85
Local Modifier:		\$0.00
Percent Complete:		\$0.00
Dollar Adjustment:		\$1,600.00
Commercial Building Value		\$246,700.00
Building #	10	
Description	Area	Value Amount
Structure:	1,806	\$109,895.00
Commercial Building Base Price		\$109,895.00
Basement:	0	\$0.00
Components:	0	\$0.00

Site Improvements:	0	\$0.00
Adjusted Base Price		\$109,895.00
Depreciation Adjustment:	0	\$0.00
Adjusted Base Price with Depreciation		\$109,895.00
Grade Adjustment:	C	0.00
Market Adjustment:	48	\$52,749.60
Local Modifier:		\$0.00
Percent Complete:		\$0.00
Dollar Adjustment:		\$1,200.00
Commercial Building Value		\$163,800.00
Building #	3	
Description	Area	Value Amount
Structure:	10,000	\$287,600.00
Commercial Building Base Price		\$287,600.00
Basement:	0	\$0.00
Components:	0	\$0.00
Site Improvements:	0	\$0.00
Adjusted Base Price		\$287,600.00
Depreciation Adjustment:	0	\$0.00
Adjusted Base Price with Depreciation		\$287,600.00
Grade Adjustment:	C	0.00
Market Adjustment:	-9	(\$25,884.00)
Local Modifier:		\$0.00
Percent Complete:		\$0.00
Dollar Adjustment:		\$8,500.00
Commercial Building Value		\$270,200.00
Building #	5	
Description	Area	Value Amount
Structure:	800	\$57,696.00
Commercial Building Base Price		\$57,696.00
Basement:	0	\$0.00
Components:	0	\$0.00
Site Improvements:	0	\$0.00
Adjusted Base Price		\$57,696.00
Depreciation Adjustment:	0	\$0.00
Adjusted Base Price with Depreciation		\$57,696.00
Grade Adjustment:	C	0.00
Market Adjustment:	-52	(\$30,001.92)
Local Modifier:		\$0.00
Percent Complete:		\$0.00
Dollar Adjustment:		\$600.00
Commercial Building Value		\$28,300.00
Building #	7	
Description	Area	Value Amount
Structure:	840	\$60,581.00
Commercial Building Base Price		\$60,581.00
Basement:	0	\$0.00
Components:	0	\$0.00
Site Improvements:	0	\$0.00
Adjusted Base Price		\$60,581.00
Depreciation Adjustment:	0	\$0.00

Adjusted Base Price with Depreciation		\$60,581.00
Grade Adjustment:	C	0.00
Market Adjustment:	-50	(\$30,290.50)
Local Modifier:		\$0.00
Percent Complete:		\$0.00
Dollar Adjustment:		\$700.00
Commercial Building Value		\$31,000.00
Building #	1	
Description	Area	Value Amount
Structure:	24,984	\$718,540.00
Commercial Building Base Price		\$718,540.00
Basement:	0	\$0.00
Components:	0	\$0.00
Site Improvements:	0	\$0.00
Adjusted Base Price		\$718,540.00
Depreciation Adjustment:	0	\$0.00
Adjusted Base Price with Depreciation		\$718,540.00
Grade Adjustment:	C	0.00
Market Adjustment:	-100	(\$718,540.00)
Local Modifier:		\$0.00
Percent Complete:		\$0.00
Dollar Adjustment:		\$100.00
Commercial Building Value		\$100.00
Total Dwelling Value		\$0
Detached Improvements	0	\$128,800.00
Total Improvement Value		\$5,043,800.00
Total Land Value		\$1,406,000.00
Total Assessed Value		\$6,449,800.00

Parcel Numbers: 951-9996-013		Property Address: 3240 ELM RD W		Municipality: Franklin, City of	
Owner Name: WEST PROPERTIES INC		Mailing Address: 22760 S 104TH AVE FRANKFORT, IL 60423		Land Use: Commercial	
Property Photograph:		Legal Description:		Building Sketch:	
		COM 690 FT E OF SW COR OF NE 36 5 21 TH E 300 FT N 660 F			
		Parcel Sketch and Site Map obtained from the County GIS			
		Neighborhood: 999.2-Franklin			
		Zoning:			
				<small>Descriptor/Usage</small> A: 15 MTL/S 6440 sqft B: 15 MTL/S 11000 sqft	

Building Description			
Building #	1		
Building Type/Style:	406-Warehouse, Storage	One Bedroom:	
Stories:		Two Bedroom:	
Year Built:	1986	Three Bedroom:	
Remodeled/Effective Age:		Total Unit Count:	
Grade Factor:	C-	Business Name:	GFL ENVIRONMENTAL
Market Adjustment:	79	CDU/Overall Condition	Average
Building #	2		
Building Type/Style:	344-Office Building	One Bedroom:	
Stories:		Two Bedroom:	
Year Built:	1986	Three Bedroom:	
Remodeled/Effective Age:		Total Unit Count:	
Grade Factor:	C-	Business Name:	
Market Adjustment:	265	CDU/Overall Condition	Good
Building #	3		
Building Type/Style:	597-Mixed Retail w/Off Units	One Bedroom:	
Stories:		Two Bedroom:	
Year Built:	1986	Three Bedroom:	
Remodeled/Effective Age:		Total Unit Count:	
Grade Factor:	C-	Business Name:	
Market Adjustment:	-94	CDU/Overall Condition	Good
Building #	4		
Building Type/Style:	406-Warehouse, Storage	One Bedroom:	
Stories:		Two Bedroom:	
Year Built:	1986	Three Bedroom:	
Remodeled/Effective Age:		Total Unit Count:	
Grade Factor:	C-	Business Name:	
Market Adjustment:	-68	CDU/Overall Condition	Average
Building #	5		
Building Type/Style:	406-Warehouse, Storage	One Bedroom:	
Stories:		Two Bedroom:	
Year Built:	1986	Three Bedroom:	
Remodeled/Effective Age:		Total Unit Count:	
Grade Factor:	C-	Business Name:	
Market Adjustment:	34	CDU/Overall Condition	Average

Structure / Basement Data							
Building #	Section #	Occupancy:	Year:	Area:	Framing:	Wall Hgt:	Rental:
1	1	406-Warehouse, Storage	1986	6,440	S4-Metal Average	20	
2	2	344-Office Building	1986	4,060	D4-Wood Average	10	
3	3	597-Mixed Retail w/Off Units	1986	3,388	D4-Wood Average	10	
4	4	406-Warehouse, Storage	1986	672	D4-Wood Average	10	
5	5	406-Warehouse, Storage	1986	11,000	S4-Metal Average	21	
Building #	Section #	Description:			Basement Area:	Total Area:	
1						6,440	
2						4,060	
3						3,388	
4						672	
5						11,000	

Components					Site Improvements				
Bldg #	Sec. #	Description:	Area:	Value:	Bldg #	Sec. #	Description:	Area:	Value:
1	1	HVAC-Warmed and Cooled Air	6,440	\$9,700	1				
1	1	HVAC-Warmed and Cooled Air	6,440	\$9,700	2				
1	1	HVAC-Forced Air Unit	6,440	\$9,700	3				
1	1	HVAC-Forced Air Unit	6,440	\$9,700	4				
2					5				
3									
4									
5									
Detached Improvements									
Structure:		Year:	Sq Ft:	Grade:	Construction:	Condition:			
PAV-Paving-Concrete		1/1/1993	32,000	C		Average			
Permit / Construction History									
Date of Permit:		Permit Number:		Permit Amount:		Details of Permit:			
2/12/2003		03-0383		\$400,000.00		ADDTN			
7/25/2003		36586		\$73,862.00		ALTER			
Ownership/Sales History									
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:		Sale Validation Source:		
9/26/2008		\$900,000.00	Valid		Land and Improvements				
8/1/1993		\$290,000.00	Invalid		Land and Improvements				
Land Breakdown									
Land Class:		Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:		
B-Commercial Primary Site		4.270	Gross				\$266,200.00		
Acreage/Squarefoot Variables									
Land Data & Computations									
Total Square Footage:		Total Acreage:	Depth:	Act. Frontage:		Total Land Value:			
186,001		4.270				\$266,200.00			
General Information									
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:				
Level	Unpaved	Light			Well				
Assessment History									
Parcel Year:		Acres Total:		Land Total:		Improvement Total:			
Valuation/Explanation									
Building #					1				
Description					Area		Value Amount		
Structure:					6,440		\$164,156.00		
Commercial Building Base Price							\$164,156.00		
Basement:					0		\$0.00		
Components:					0		\$0.00		
Site Improvements:					0		\$0.00		
Adjusted Base Price							\$164,156.00		
Depreciation Adjustment:					0		\$0.00		
Adjusted Base Price with Depreciation							\$164,156.00		
Grade Adjustment:					C-		(10,147.78)		
Market Adjustment:					79		\$121,666.49		

Local Modifier:		\$0.00
Percent Complete:		\$0.00
Dollar Adjustment:		\$1,700.00
Commercial Building Value		\$277,400.00
Building #	2	
Description	Area	Value Amount
Structure:	4,060	\$279,653.00
Commercial Building Base Price		\$279,653.00
Basement:	0	\$0.00
Components:	0	\$0.00
Site Improvements:	0	\$0.00
Adjusted Base Price		\$279,653.00
Depreciation Adjustment:	0	\$0.00
Adjusted Base Price with Depreciation		\$279,653.00
Grade Adjustment:	C-	(5,300.33)
Market Adjustment:	265	\$727,034.58
Local Modifier:		\$0.00
Percent Complete:		\$0.00
Dollar Adjustment:		\$800.00
Commercial Building Value		\$1,002,200.00
Building #	3	
Description	Area	Value Amount
Structure:	3,388	\$197,554.00
Commercial Building Base Price		\$197,554.00
Basement:	0	\$0.00
Components:	0	\$0.00
Site Improvements:	0	\$0.00
Adjusted Base Price		\$197,554.00
Depreciation Adjustment:	0	\$0.00
Adjusted Base Price with Depreciation		\$197,554.00
Grade Adjustment:	C-	(4,423.03)
Market Adjustment:	-94	(\$181,543.11)
Local Modifier:		\$0.00
Percent Complete:		\$0.00
Dollar Adjustment:		\$400.00
Commercial Building Value		\$12,000.00
Building #	4	
Description	Area	Value Amount
Structure:	672	\$17,546.00
Commercial Building Base Price		\$17,546.00
Basement:	0	\$0.00
Components:	0	\$0.00
Site Improvements:	0	\$0.00
Adjusted Base Price		\$17,546.00
Depreciation Adjustment:	0	\$0.00
Adjusted Base Price with Depreciation		\$17,546.00
Grade Adjustment:	C-	(877.30)
Market Adjustment:	-68	(\$11,334.72)
Local Modifier:		\$0.00
Percent Complete:		\$0.00
Dollar Adjustment:		\$100.00

Commercial Building Value		\$5,400.00
Building #	5	
Description	Area	Value Amount
Structure:	11,000	\$280,390.00
Commercial Building Base Price		\$280,390.00
Basement:	0	\$0.00
Components:	0	\$0.00
Site Improvements:	0	\$0.00
Adjusted Base Price		\$280,390.00
Depreciation Adjustment:	0	\$0.00
Adjusted Base Price with Depreciation		\$280,390.00
Grade Adjustment:	C-	(14,019.50)
Market Adjustment:	34	\$90,565.97
Local Modifier:		\$0.00
Percent Complete:		\$0.00
Dollar Adjustment:		\$700.00
Commercial Building Value		\$357,600.00
Total Dwelling Value		\$0
Detached Improvements	0	\$9,600.00
Total Improvement Value		\$1,093,200.00
Total Land Value		\$266,200.00
Total Assessed Value		\$1,359,400.00

Parcel Numbers: 951-9996-017	Property Address: ELM RD W	Municipality: Franklin, City of
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Owner Name: WISCONSIN ELECTRIC POWER CO	Mailing Address: 231 W MICHIGAN ST ROOM A252 MILWAUKEE, WI 53203	Land Use: Commercial
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Property Photograph:	Legal Description: CSM NO 6463 NE 36 5 21 OUTLOT 1	Building Sketch:
<small>Descriptor/Map</small>	Parcel Sketch and Site Map obtained from the County GIS	<small>Descriptor/Map</small>
	Neighborhood: 999.2-Franklin	
	Zoning:	

Building Description

Building #	
Building Type/Style:	One Bedroom:
Stories:	Two Bedroom:
Year Built:	Three Bedroom:
Remodeled/Effective Age:	Total Unit Count:
Grade Factor:	Business Name:
Market Adjustment:	CDU/Overall Condition

Structure / Basement Data

Building #	Section #	Occupancy:	Year:	Area:	Framing:	Wall Hgt:	Rental:
Building #	Section #	Description:	Basement Area:	Total Area:	0		

Components Site Improvements

Bldg #	Sec. #	Description:	Area:	Value:	Bldg #	Sec. #	Description:	Area:	Value:
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Detached Improvements

Structure:	Year:	Sq Ft:	Grade:	Construction:	Condition:
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Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
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Ownership/Sales History

Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
2/1/1998		\$133,200.00	Invalid		Land	

Land Breakdown

Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
B-Commercial Primary Site	3.401	Gross				\$117,800.00

Acreage/Squarefoot Variables

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Land Data & Computations					
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Total Land Value:	
148,148	3.401			\$117,800.00	
General Information					
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:
Level	Unpaved	Light			Well
Assessment History					
Parcel Year:	Acres Total:	Land Total:	Improvement Total:		
Valuation/Explanation					
Building #					
Description		Area		Value Amount	
Structure:					
Commercial Building Base Price					
Basement:					
Components:					
Site Improvements:					
Adjusted Base Price				\$0.00	
Depreciation Adjustment:				\$0.00	
Adjusted Base Price with Depreciation				\$0.00	
Grade Adjustment:					
Market Adjustment:				\$0.00	
Local Modifier:				\$0.00	
Percent Complete:				\$0.00	
Dollar Adjustment:				\$0.00	
Commercial Building Value				\$0.00	
Total Dwelling Value				\$0	
Detached Improvements		0		\$0.00	
Total Improvement Value				\$0.00	
Total Land Value				\$117,800.00	
Total Assessed Value				\$117,800.00	

Parcel Numbers: 951-9996-018	Property Address: 27TH ST S	Municipality: Franklin, City of
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Owner Name: BEST DISPOSAL SYSTEMS	Mailing Address: PO BOX 1450 CHICAGO, IL 60690	Land Use: Commercial
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Property Photograph:	Legal Description: COM 320 FT N OF SE COR OF NE 36 5 21, TH N 100 FT, W 726 FT, S 420 FT, E 453.75 FT, N 320 FT, TH E 272.25 FT TO BEG, EXC	Building Sketch:
<small>Describe/Map</small>	Parcel Sketch and Site Map obtained from the County GIS	<small>Describe/Map</small>
	Neighborhood: 999.2-Franklin	
	Zoning:	

Building Description

Building #	
Building Type/Style:	One Bedroom:
Stories:	Two Bedroom:
Year Built:	Three Bedroom:
Remodeled/Effective Age:	Total Unit Count:
Grade Factor:	Business Name:
Market Adjustment:	CDU/Overall Condition

Structure / Basement Data

Building #	Section #	Occupancy:	Year:	Area:	Framing:	Wall Hgt:	Rental:
Building #	Section #	Description:	Basement Area:	Total Area:	0		

Components Site Improvements

Bldg #	Sec. #	Description:	Area:	Value:	Bldg #	Sec. #	Description:	Area:	Value:
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Detached Improvements

Structure:	Year:	Sq Ft:	Grade:	Construction:	Condition:
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Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
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Ownership/Sales History

Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
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Land Breakdown

Land Class: B-Commercial Primary Site	Acreage: 4.473	Unit of Measure: Gross	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value: \$216,800.00
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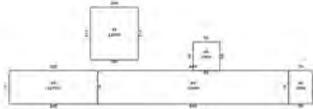
Acreage/Squarefoot Variables

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Land Data & Computations					
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Total Land Value:	
194,844	4.473			\$216,800.00	
General Information					
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:
Level	Paved	Heavy			Public Sewer
Assessment History					
Parcel Year:	Acres Total:	Land Total:	Improvement Total:		
Valuation/Explanation					
Building #					
Description			Area	Value Amount	
Structure:					
Commercial Building Base Price					
Basement:					
Components:					
Site Improvements:					
Adjusted Base Price				\$0.00	
Depreciation Adjustment:				\$0.00	
Adjusted Base Price with Depreciation				\$0.00	
Grade Adjustment:					
Market Adjustment:				\$0.00	
Local Modifier:				\$0.00	
Percent Complete:				\$0.00	
Dollar Adjustment:				\$0.00	
Commercial Building Value				\$0.00	
Total Dwelling Value				\$0	
Detached Improvements			0	\$0.00	
Total Improvement Value				\$0.00	
Total Land Value				\$216,800.00	
Total Assessed Value				\$216,800.00	

Parcel Numbers: 951-9996-019	Property Address: 10613 27TH ST S	Municipality: Franklin, City of
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Owner Name: AMERICAN FREIGHTWAYS CORP	Mailing Address: 3336 E 32ND ST SUITE 217 TULSA, OK 74135-4442	Land Use: Commercial
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Property Photograph:	Legal Description:	Building Sketch:
	COM 726 FT W OF SE COR OF NE 36 5 21 TH N 660.03 FT W	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 999.2-Franklin	
	Zoning:	

Components					Site Improvements				
Bldg #	Sec. #	Description:	Area:	Value:	Bldg #	Sec. #	Description:	Area:	Value:
1	1	HVAC-Warmed and Cooled Air	12,950	\$19,400	1				
1	1	HVAC-Forced Air Unit	12,950	\$19,400	2				
1	1	HVAC-Warmed and Cooled Air	12,950	\$19,400	3				
2					4				
3					5				
4									
5									

Detached Improvements

Structure:	Year:	Sq Ft:	Grade:	Construction:	Condition:
RS1-Frame Utility Shed	1/1/1981	64	C		Excellent
PA-Paving	1/1/1981	124,800	C		Good
RC2-Canopy	1/1/1997	1,600	C		Average
WTK - Water Tank	1/1/1981	25,000	C		Good
PAV-Paving-Concrete	1/1/1981	49,200	C		Good

Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
4/1/1997	97-0227	\$28,000.00	FUEL CANOPY
4/3/2007	658	\$51,000.00	ALTER
4/30/2010	674	\$4,626.00	REPR HVAC
3/1/1997	97-0099	\$2,850.00	REP HTG UNIT
8/27/2002	02-0968	\$780,875.00	ADDN 70X185'

Ownership/Sales History

Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
4/1/1990		\$1,650,000.00	Valid		Land and Improvements	
4/1/1996		\$1,650,000.00	Valid		Land and Improvements	
6/28/2001		\$1,678,900.00	Invalid		Land and Improvements	

Land Breakdown

Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
B-Commercial Primary Site	13.099	Gross				\$816,500.00

Acreage/Squarefoot Variables

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Land Data & Computations

Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Total Land Value:
570,592	13.099			\$816,500.00

General Information

Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:
Level	Paved	Light			All Public

Assessment History

Parcel Year:	Acres Total:	Land Total:	Improvement Total:

Valuation/Explanation

Building #	Area	Value Amount
1		
Description	Area	Value Amount
Structure:	12,950	\$372,442.00
Commercial Building Base Price		\$372,442.00

Basement:	0	\$0.00
Components:	0	\$0.00
Site Improvements:	0	\$0.00
Adjusted Base Price		\$372,442.00
Depreciation Adjustment:	0	\$0.00
Adjusted Base Price with Depreciation		\$372,442.00
Grade Adjustment:	C	0.00
Market Adjustment:	-100	(\$372,442.00)
Local Modifier:		\$0.00
Percent Complete:		\$0.00
Dollar Adjustment:		\$3,300.00
Commercial Building Value		\$3,300.00
Building #	2	
Description	Area	Value Amount
Structure:	3,360	\$204,456.00
Commercial Building Base Price		\$204,456.00
Basement:	0	\$0.00
Components:	0	\$0.00
Site Improvements:	0	\$0.00
Adjusted Base Price		\$204,456.00
Depreciation Adjustment:	0	\$0.00
Adjusted Base Price with Depreciation		\$204,456.00
Grade Adjustment:	C	0.00
Market Adjustment:	-99	(\$202,411.44)
Local Modifier:		\$0.00
Percent Complete:		\$0.00
Dollar Adjustment:		\$400.00
Commercial Building Value		\$2,400.00
Building #	3	
Description	Area	Value Amount
Structure:	3,360	\$204,456.00
Commercial Building Base Price		\$204,456.00
Basement:	0	\$0.00
Components:	0	\$0.00
Site Improvements:	0	\$0.00
Adjusted Base Price		\$204,456.00
Depreciation Adjustment:	0	\$0.00
Adjusted Base Price with Depreciation		\$204,456.00
Grade Adjustment:	C	0.00
Market Adjustment:	55	\$112,450.80
Local Modifier:		\$0.00
Percent Complete:		\$0.00
Dollar Adjustment:		\$1,100.00
Commercial Building Value		\$318,000.00
Building #	4	
Description	Area	Value Amount
Structure:	28,000	\$805,280.00
Commercial Building Base Price		\$805,280.00
Basement:	0	\$0.00
Components:	0	\$0.00
Site Improvements:	0	\$0.00

Adjusted Base Price		\$805,280.00
Depreciation Adjustment:	0	\$0.00
Adjusted Base Price with Depreciation		\$805,280.00
Grade Adjustment:	C	0.00
Market Adjustment:	-26	(\$209,372.80)
Local Modifier:		\$0.00
Percent Complete:		\$0.00
Dollar Adjustment:		\$24,800.00
Commercial Building Value		\$620,700.00
Building #	5	
Description	Area	Value Amount
Structure:	3,500	\$100,660.00
Commercial Building Base Price		\$100,660.00
Basement:	0	\$0.00
Components:	0	\$0.00
Site Improvements:	0	\$0.00
Adjusted Base Price		\$100,660.00
Depreciation Adjustment:	0	\$0.00
Adjusted Base Price with Depreciation		\$100,660.00
Grade Adjustment:	C	0.00
Market Adjustment:	-5	(\$5,033.00)
Local Modifier:		\$0.00
Percent Complete:		\$0.00
Dollar Adjustment:		\$700.00
Commercial Building Value		\$96,300.00
Total Dwelling Value		\$0
Detached Improvements	0	\$93,000.00
Total Improvement Value		\$2,732,400.00
Total Land Value		\$816,500.00
Total Assessed Value		\$3,548,900.00

Parcel Numbers: 951-9997-001	Property Address: 10511 27TH ST S	Municipality: Franklin, City of
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Owner Name: JAMS-4 LLC	Mailing Address: 10467 S 27TH ST FRANKLIN, WI 53132	Land Use: Commercial
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Property Photograph: 	Legal Description: N 190 FT OF E 272.25 FT OF S HALF OF NE 36 5 21 EXC E 80 Parcel Sketch and Site Map obtained from the County GIS Neighborhood: 999.2-Franklin Zoning: M1	Building Sketch: 
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Building Description

Building #	1	
Building Type/Style:	999-Single Family Residence	One Bedroom:
Stories:		Two Bedroom:
Year Built:	1960	Three Bedroom:
Remodeled/Effective Age:		Total Unit Count:
Grade Factor:	C	Business Name:
Market Adjustment:	43	CDU/Overall Condition
		Average

Structure / Basement Data

Building #	Section #	Occupancy:	Year:	Area:	Framing:	Wall Hgt:	Rental:
1	1	999-Single Family Residence	1960	1,680	D4-Wood Average	8	
Building #	Section #	Description:	Basement Area:	Total Area:			
1			1,680	3,360			

Components

Components					Site Improvements				
Bldg #	Sec. #	Description:	Area:	Value:	Bldg #	Sec. #	Description:	Area:	Value:
1	1	HVAC-Warmed and Cooled Air	1,680	\$2,500					

Detached Improvements

Structure:	Year:	Sq Ft:	Grade:	Construction:	Condition:
RG1-Detached Frame Garage	1/1/1960	528	C		Average

Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
1/1/1998	B980009	\$4,900.00	HEATING SYST

Ownership/Sales History

Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
10/23/2007		\$2,200,000.00	Invalid		Land and Improvements	
6/9/2005		\$75,800.00	Invalid		Land and Improvements	

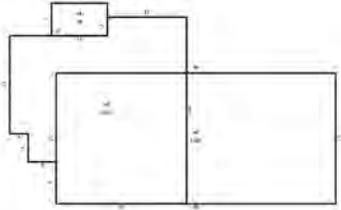
Land Breakdown

Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
B-Commercial Primary Site	0.840	Gross				\$46,500.00

Acreage/Squarefoot Variables					
Land Data & Computations					
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Total Land Value:	
36,590	0.840			\$46,500.00	
General Information					
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:
Level	Paved	Heavy			Well
Assessment History					
Parcel Year:	Acres Total:	Land Total:	Improvement Total:		
Valuation/Explanation					
Building #	1				
Description	Area	Value Amount			
Structure:	1,680	\$90,149.00			
Commercial Building Base Price		\$90,149.00			
Basement:	0	\$0.00			
Components:	0	\$0.00			
Site Improvements:	0	\$0.00			
Adjusted Base Price		\$90,149.00			
Depreciation Adjustment:	0	\$0.00			
Adjusted Base Price with Depreciation		\$90,149.00			
Grade Adjustment:	C	0.00			
Market Adjustment:	43	\$38,764.07			
Local Modifier:		\$0.00			
Percent Complete:		\$0.00			
Dollar Adjustment:		\$500.00			
Commercial Building Value		\$129,400.00			
Total Dwelling Value		\$0			
Detached Improvements	0	\$5,300.00			
Total Improvement Value		\$138,300.00			
Total Land Value		\$46,500.00			
Total Assessed Value		\$184,800.00			

Parcel Numbers: 951-9998-000	Property Address: 10521 27TH ST S	Municipality: Franklin, City of
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Owner Name: JAMS-4 LLC	Mailing Address: 10467 S 27TH ST FRANKLIN, WI 53132	Land Use: Commercial
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Property Photograph: 	Legal Description: S 160 FT OF N 350 FT OF E 272.25 FT OF S HALF OF NE 36	Building Sketch: 
Parcel Sketch and Site Map obtained from the County GIS		
Neighborhood: 999.2-Franklin		
Zoning: M1		

Building Description

Building #	1	
Building Type/Style:	999-Single Family Residence	One Bedroom:
Stories:		Two Bedroom:
Year Built:	1956	Three Bedroom:
Remodeled/Effective Age:		Total Unit Count:
Grade Factor:	C	Business Name:
Market Adjustment:	59	CDU/Overall Condition
		Average

Structure / Basement Data

Building #	Section #	Occupancy:	Year:	Area:	Framing:	Wall Hgt:	Rental:
1	1	999-Single Family Residence	1956	1,406	D4-Wood Average	8	
Building #	Section #	Description:	Basement Area:	Total Area:			
1			1,322	2,728			

Components

Components					Site Improvements				
Bldg #	Sec. #	Description:	Area:	Value:	Bldg #	Sec. #	Description:	Area:	Value:
1	1	HVAC-Warmed and Cooled Air	1,322	\$2,000	1				

Detached Improvements

Structure:	Year:	Sq Ft:	Grade:	Construction:	Condition:
RG1-Detached Frame Garage	1/1/1956	660	D		Average

Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
12/20/2001	01-1370	\$3,000.00	REPLACE FURNACE
6/18/2009	1004	\$1,800.00	AC

Ownership/Sales History

Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
6/9/2005		\$66,300.00	Invalid		Land and Improvements	
10/23/2007		\$2,200,000.00	Invalid		Land and Improvements	

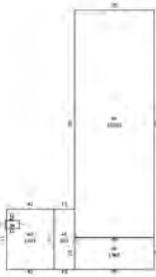
Land Breakdown

Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
B-Commercial Primary Site	0.706	Gross				\$39,100.00

Acreage/Squarefoot Variables				
Land Data & Computations				
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Total Land Value:
30,753	0.706			\$39,100.00
General Information				
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:
Level	Paved	Heavy		
				Utilities:
				Well
Assessment History				
Parcel Year:	Acres Total:	Land Total:	Improvement Total:	
Valuation/Explanation				
Building #	1			
Description	Area	Value Amount		
Structure:	1,406	\$75,446.00		
Commercial Building Base Price		\$75,446.00		
Basement:	0	\$0.00		
Components:	0	\$0.00		
Site Improvements:	0	\$0.00		
Adjusted Base Price		\$75,446.00		
Depreciation Adjustment:	0	\$0.00		
Adjusted Base Price with Depreciation		\$75,446.00		
Grade Adjustment:	C	0.00		
Market Adjustment:	59	\$44,513.14		
Local Modifier:		\$0.00		
Percent Complete:		\$0.00		
Dollar Adjustment:		\$100.00		
Commercial Building Value		\$120,100.00		
Total Dwelling Value		\$0		
Detached Improvements	0	\$5,600.00		
Total Improvement Value		\$128,800.00		
Total Land Value		\$39,100.00		
Total Assessed Value		\$167,900.00		

Parcel Numbers: 951-9999-002	Property Address: 10627 27TH ST S	Municipality: Franklin, City of
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Owner Name: WASTE MANAGEMENT OF WIS INC	Mailing Address: P O BOX 1450 CHICAGO, IL 60690-1450	Land Use: Commercial
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Property Photograph:	Legal Description:	Building Sketch:
	S 320 FT OF E 272.25 FT OF NE 36-5-21 EXC S 20 FT & E 80 FT FOR HWYS & EX PTS CONV TO DOT DOC NO. 10086649, & EXC PTS CONV IN DOC NO. 10991116 FOR ST	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 999.2-Franklin	
	Zoning:	

Building #	Section #	Description:	Basement Area:	Total Area:
1				5,760
2				5,140
3				2,226
4				14,000
5				2,940
6				1,680

Components					Site Improvements				
Bldg #	Sec. #	Description:	Area:	Value:	Bldg #	Sec. #	Description:	Area:	Value:
1	1	HVAC-Warmed and Cooled Air	5,760	\$8,600	1				
1	1	HVAC-Warmed and Cooled Air	5,760	\$8,600	2				
1	1	HVAC-Forced Air Unit	5,760	\$8,600	3				
1	1	HVAC-Forced Air Unit	5,760	\$8,600	4				
1	1	HVAC-Warmed and Cooled Air	5,760	\$8,600	5				
1	1	HVAC-Warmed and Cooled Air	5,760	\$8,600	6				
2									
3									
4									
5									
6									

Detached Improvements						
Structure:	Year:	Sq Ft:	Grade:	Construction:	Condition:	
PA-Paving	1/1/1980	230,000	C		Average	
RC2-Canopy	1/1/1988	840	C		Average	
WTK - Water Tank	1/1/1988	15,000	C		Average	
WTK - Water Tank	1/1/1988	1,000	C		Average	

Permit / Construction History				
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:	
9/11/2014	14-2197	\$6,000.00	RPR FENCE	
11/5/2012	234822	\$26,840.00	EXHAUST FANS	
3/1/1997	97-0097	\$5,250.00	HTG UNIT	
9/1/1995	95-1025	\$175,000.00	2S ADDN OFF	
4/17/2013	13-0596	\$6,000.00	ALT MAINT SHOP	
4/17/2013	13-0597	\$500,000.00	HVAC REPL	

Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:

Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
B-Commercial Primary Site	1.172	Gross				\$56,800.00

Acreage/Squarefoot Variables						

Land Data & Computations					
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Total Land Value:	
51,052	1.172			\$56,800.00	

General Information					
Topography: Level	Street/Road: Paved	Fronting Traffic: Light	Inspected By:	Inspected On:	Utilities: All Public
Assessment History					
Parcel Year:	Acres Total:	Land Total:	Improvement Total:		
Valuation/Explanation					
Building #	1				
Description	Area	Value Amount			
Structure:	5,760	\$165,658.00			
Commercial Building Base Price		\$165,658.00			
Basement:	0	\$0.00			
Components:	0	\$0.00			
Site Improvements:	0	\$0.00			
Adjusted Base Price		\$165,658.00			
Depreciation Adjustment:	0	\$0.00			
Adjusted Base Price with Depreciation		\$165,658.00			
Grade Adjustment:	C	0.00			
Market Adjustment:	20	\$33,131.60			
Local Modifier:		\$0.00			
Percent Complete:		\$0.00			
Dollar Adjustment:		\$1,400.00			
Commercial Building Value		\$200,200.00			
Building #	2				
Description	Area	Value Amount			
Structure:	5,140	\$312,769.00			
Commercial Building Base Price		\$312,769.00			
Basement:	0	\$0.00			
Components:	0	\$0.00			
Site Improvements:	0	\$0.00			
Adjusted Base Price		\$312,769.00			
Depreciation Adjustment:	0	\$0.00			
Adjusted Base Price with Depreciation		\$312,769.00			
Grade Adjustment:	C	0.00			
Market Adjustment:	438	\$1,369,928.22			
Local Modifier:		\$0.00			
Percent Complete:		\$0.00			
Dollar Adjustment:		\$900.00			
Commercial Building Value		\$1,683,600.00			
Building #	3				
Description	Area	Value Amount			
Structure:	2,226	\$135,452.00			
Commercial Building Base Price		\$135,452.00			
Basement:	0	\$0.00			
Components:	0	\$0.00			
Site Improvements:	0	\$0.00			
Adjusted Base Price		\$135,452.00			
Depreciation Adjustment:	0	\$0.00			
Adjusted Base Price with Depreciation		\$135,452.00			
Grade Adjustment:	C	0.00			
Market Adjustment:	457	\$619,015.64			
Local Modifier:		\$0.00			

Percent Complete:		\$0.00
Dollar Adjustment:		\$100.00
Commercial Building Value		\$754,600.00
Building #	4	
Description	Area	Value Amount
Structure:	14,000	\$402,640.00
Commercial Building Base Price		\$402,640.00
Basement:	0	\$0.00
Components:	0	\$0.00
Site Improvements:	0	\$0.00
Adjusted Base Price		\$402,640.00
Depreciation Adjustment:	0	\$0.00
Adjusted Base Price with Depreciation		\$402,640.00
Grade Adjustment:	C	0.00
Market Adjustment:	-97	(\$390,560.80)
Local Modifier:		\$0.00
Percent Complete:		\$0.00
Dollar Adjustment:		\$0.00
Commercial Building Value		\$12,100.00
Building #	5	
Description	Area	Value Amount
Structure:	2,940	\$212,033.00
Commercial Building Base Price		\$212,033.00
Basement:	0	\$0.00
Components:	0	\$0.00
Site Improvements:	0	\$0.00
Adjusted Base Price		\$212,033.00
Depreciation Adjustment:	0	\$0.00
Adjusted Base Price with Depreciation		\$212,033.00
Grade Adjustment:	C	0.00
Market Adjustment:	106	\$224,754.98
Local Modifier:		\$0.00
Percent Complete:		\$0.00
Dollar Adjustment:		\$200.00
Commercial Building Value		\$437,000.00
Building #	6	
Description	Area	Value Amount
Structure:	1,680	\$121,162.00
Commercial Building Base Price		\$121,162.00
Basement:	0	\$0.00
Components:	0	\$0.00
Site Improvements:	0	\$0.00
Adjusted Base Price		\$121,162.00
Depreciation Adjustment:	0	\$0.00
Adjusted Base Price with Depreciation		\$121,162.00
Grade Adjustment:	C	0.00
Market Adjustment:	104	\$126,008.48
Local Modifier:		\$0.00
Percent Complete:		\$0.00
Dollar Adjustment:		\$200.00
Commercial Building Value		\$247,400.00

Total Dwelling Value		\$0
Detached Improvements	0	\$70,200.00
Total Improvement Value		\$1,770,500.00
Total Land Value		\$56,800.00
Total Assessed Value		\$1,827,300.00

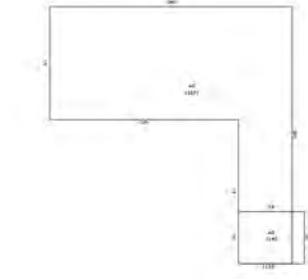
Structure / Basement Data									
Building #	Section #	Occupancy:	Year:	Area:	Framing:	Wall Hgt:	Rental:		
1	1	999-Single Family Residence	1959	1,140	D4-Wood Average	8			
2	1	528-Auto Service Repair Garage	1990	2,400	D4-Wood Average	12			
3	2	528-Auto Service Repair Garage	1990	1,280	D4-Wood Average	12			
4	3	344-Office Building	1990	448	D4-Wood Average	8			
Building #	Section #	Description:	Basement Area:		Total Area:				
1			1,140		2,280				
2					2,400				
3					1,280				
4					448				
Components					Site Improvements				
Bldg #	Sec. #	Description:	Area:	Value:	Bldg #	Sec. #	Description:	Area:	Value:
1	1	HVAC-Warmed and Cooled Air	1,140	\$1,700	1				
1	1	HVAC-Warmed and Cooled Air	1,140	\$1,700	2				
2	1	HVAC-Forced Air Unit	2,400	\$3,600	3				
2	1	HVAC-Forced Air Unit	2,400	\$3,600	4				
2	1	HVAC-Forced Air Unit	2,400	\$3,600					
3									
4									
Detached Improvements									
Structure:		Year:	Sq Ft:	Grade:	Construction:	Condition:			
PA-Paving		1/1/1975	24,000	C		Average			
RG1-Detached Frame Garage		1/1/1959	484	C		Average			
Permit / Construction History									
Date of Permit:		Permit Number:		Permit Amount:		Details of Permit:			
10/1/1990		1150		\$50,000.00		AUTO B SHOP			
11/22/2010		2575		\$2,400.00		REPL FURN			
10/1/1998		98-1179		\$50,000.00		ADDN 32X40'			
Ownership/Sales History									
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:		Sale Validation Source:		
9/1/1988		\$61,000.00	Invalid		Land and Improvements				
9/1/1998		\$70,000.00	Invalid		Land and Improvements				
9/1/2000		\$500,000.00	Invalid		Land and Improvements				
Land Breakdown									
Land Class:		Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:		
B-Commercial Primary Site		0.777	Gross				\$43,000.00		
Acreage/Squarefoot Variables									
Land Data & Computations									
Total Square Footage:		Total Acreage:	Depth:	Act. Frontage:		Total Land Value:			
33,846		0.777				\$43,000.00			
General Information									
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:				
Level	Paved	Light			Well				
Assessment History									
Parcel Year:		Acres Total:		Land Total:			Improvement Total:		
Valuation/Explanation									

Building #	1	
Description	Area	Value Amount
Structure:	1,140	\$61,172.00
Commercial Building Base Price		\$61,172.00
Basement:	0	\$0.00
Components:	0	\$0.00
Site Improvements:	0	\$0.00
Adjusted Base Price		\$61,172.00
Depreciation Adjustment:	0	\$0.00
Adjusted Base Price with Depreciation		\$61,172.00
Grade Adjustment:	C	0.00
Market Adjustment:	66	\$40,373.52
Local Modifier:		\$0.00
Percent Complete:		\$0.00
Dollar Adjustment:		\$400.00
Commercial Building Value		\$101,900.00
Building #	2	
Description	Area	Value Amount
Structure:	2,400	\$80,784.00
Commercial Building Base Price		\$80,784.00
Basement:	0	\$0.00
Components:	0	\$0.00
Site Improvements:	0	\$0.00
Adjusted Base Price		\$80,784.00
Depreciation Adjustment:	0	\$0.00
Adjusted Base Price with Depreciation		\$80,784.00
Grade Adjustment:	C	0.00
Market Adjustment:	27	\$21,811.68
Local Modifier:		\$0.00
Percent Complete:		\$0.00
Dollar Adjustment:		\$200.00
Commercial Building Value		\$102,800.00
Building #	3	
Description	Area	Value Amount
Structure:	1,280	\$43,085.00
Commercial Building Base Price		\$43,085.00
Basement:	0	\$0.00
Components:	0	\$0.00
Site Improvements:	0	\$0.00
Adjusted Base Price		\$43,085.00
Depreciation Adjustment:	0	\$0.00
Adjusted Base Price with Depreciation		\$43,085.00
Grade Adjustment:	C	0.00
Market Adjustment:	36	\$15,510.60
Local Modifier:		\$0.00
Percent Complete:		\$0.00
Dollar Adjustment:		\$100.00
Commercial Building Value		\$58,700.00
Building #	4	
Description	Area	Value Amount
Structure:	448	\$30,858.00

Commercial Building Base Price		\$30,858.00
Basement:	0	\$0.00
Components:	0	\$0.00
Site Improvements:	0	\$0.00
Adjusted Base Price		\$30,858.00
Depreciation Adjustment:	0	\$0.00
Adjusted Base Price with Depreciation		\$30,858.00
Grade Adjustment:	C	0.00
Market Adjustment:	37	\$11,417.46
Local Modifier:		\$0.00
Percent Complete:		\$0.00
Dollar Adjustment:		\$100.00
Commercial Building Value		\$42,400.00
Total Dwelling Value		\$0
Detached Improvements	0	\$9,600.00
Total Improvement Value		\$313,200.00
Total Land Value		\$43,000.00
Total Assessed Value		\$356,200.00

Parcel Numbers: 978-9993-002 Property Address: 10741 27TH ST S Municipality: Franklin, City of

Owner Name: H A & H HOLDINGS LLC Mailing Address: 10741 S 27TH ST FRANKLIN, WI 53132 Land Use: Commercial

	Legal Description:	
	CERTIFIED SURVEY MAP NO 8306 SE 36-5-21 LOT 1,	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 999.2-Franklin	
Zoning:		

Building Description

Building #	1	
Building Type/Style:	442-Bar/Tavern	One Bedroom:
Stories:		Two Bedroom:
Year Built:	1970	Three Bedroom:
Remodeled/Effective Age:		Total Unit Count:
Grade Factor:	C	Business Name:
Market Adjustment:	5	CDU/Overall Condition Good

Structure / Basement Data

Building #	Section #	Occupancy:	Year:	Area:	Framing:	Wall Hgt:	Rental:
1	1	442-Bar/Tavern	1970	11,673	C4-Masonry Average	16	
Building #	Section #	Description:	Basement Area:	Total Area:			
1				11,673			

Components Site Improvements

Bldg #	Sec. #	Description:	Area:	Value:	Bldg #	Sec. #	Description:	Area:	Value:
1	1	HVAC-Warmed and Cooled Air	11,673	\$17,500	1				

Detached Improvements

Structure:	Year:	Sq Ft:	Grade:	Construction:	Condition:
PA-Paving	1/1/1970	50,000	C		Good

Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:

Ownership/Sales History

Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
1/1/1996		\$400,000.00	Valid		Land and Improvements	

Land Breakdown

Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
B-Commercial Primary Site	5.746	Gross				\$398,000.00

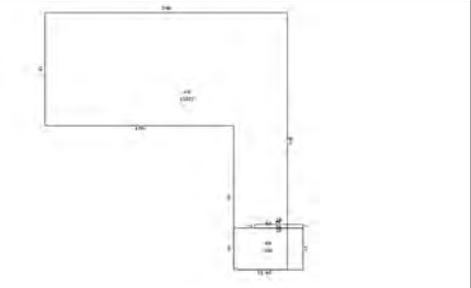
Acreege/Squarefoot Variables

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Land Data & Computations					
Total Square Footage: 250,296	Total Acreage: 5.746	Depth:	Act. Frontage:	Total Land Value: \$398,000.00	
General Information					
Topography: Level	Street/Road: Paved	Fronting Traffic: Heavy	Inspected By:	Inspected On:	Utilities: Public Sewer
Assessment History					
Parcel Year:	Acres Total:	Land Total:	Improvement Total:		
Valuation/Explanation					
Building #	1				
Description	Area		Value Amount		
Structure:	11,673		\$814,425.00		
Commercial Building Base Price			\$814,425.00		
Basement:	0		\$0.00		
Components:	0		\$0.00		
Site Improvements:	0		\$0.00		
Adjusted Base Price			\$814,425.00		
Depreciation Adjustment:	0		\$0.00		
Adjusted Base Price with Depreciation			\$814,425.00		
Grade Adjustment:	C		0.00		
Market Adjustment:	5		\$40,721.25		
Local Modifier:			\$0.00		
Percent Complete:			\$0.00		
Dollar Adjustment:			\$4,600.00		
Commercial Building Value			\$859,700.00		
Total Dwelling Value			\$0		
Detached Improvements	0		\$12,500.00		
Total Improvement Value			\$890,600.00		
Total Land Value			\$398,000.00		
Total Assessed Value			\$1,288,600.00		

Parcel Numbers: 978-9994-000 Property Address: 10771 27TH ST S Municipality: Franklin, City of

Owner Name: H A & H HOLDINGS LLC Mailing Address: 10741 S 27TH ST FRANKLIN, WI 53132 Land Use: Commercial

	Legal Description:	
	COM IN E LI 505.50 FT S OF NE COR OF SE 36 5 21 TH S	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 999.2-Franklin	
	Zoning: M1	

Building Description

Building #	1	
Building Type/Style:	999-Single Family Residence	One Bedroom:
Stories:		Two Bedroom:
Year Built:	1965	Three Bedroom:
Remodeled/Effective Age:		Total Unit Count:
Grade Factor:	C	Business Name:
Market Adjustment:	-42	CDU/Overall Condition Average
Building #	2	
Building Type/Style:	999-Single Family Residence	One Bedroom:
Stories:		Two Bedroom:
Year Built:	1965	Three Bedroom:
Remodeled/Effective Age:		Total Unit Count:
Grade Factor:	C	Business Name:
Market Adjustment:	174	CDU/Overall Condition Average

Structure / Basement Data

Building #	Section #	Occupancy:	Year:	Area:	Framing:	Wall Hgt:	Rental:
1	1	999-Single Family Residence	1965	1,016	D4-Wood Average	8	
2	2	999-Single Family Residence	1965	720	D4-Wood Average	8	
Building #	Section #	Description:	Basement Area:	Total Area:			
1			1,016	2,032			
2				720			

Components Site Improvements

Bldg #	Sec. #	Description:	Area:	Value:	Bldg #	Sec. #	Description:	Area:	Value:
1	1	HVAC-Warmed and Cooled Air	1,016	\$1,500	1				
1	1	HVAC-Warmed and Cooled Air	1,016	\$1,500	2				
2									

Detached Improvements

Structure:	Year:	Sq Ft:	Grade:	Construction:	Condition:
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Permit / Construction History							
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:				
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
12/1/1982		\$60,600.00	Valid		Land and Improvements		
11/15/2004		\$198,000.00	Invalid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
B-Commercial Primary Site	0.550	Gross				\$30,500.00	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Total Land Value:			
23,958	0.550			\$30,500.00			
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Heavy			Well		
Assessment History							
Parcel Year:	Acres Total:	Land Total:	Improvement Total:				

Valuation/Explanation		
Building #	1	
Description	Area	Value Amount
Structure:	1,016	\$54,519.00
Commercial Building Base Price		\$54,519.00
Basement:	0	\$0.00
Components:	0	\$0.00
Site Improvements:	0	\$0.00
Adjusted Base Price		\$54,519.00
Depreciation Adjustment:	0	\$0.00
Adjusted Base Price with Depreciation		\$54,519.00
Grade Adjustment:	C	0.00
Market Adjustment:	-42	(\$22,897.98)
Local Modifier:		\$0.00
Percent Complete:		\$0.00
Dollar Adjustment:		\$0.00
Commercial Building Value		\$31,600.00
Building #	2	
Description	Area	Value Amount
Structure:	720	\$38,635.00
Commercial Building Base Price		\$38,635.00
Basement:	0	\$0.00
Components:	0	\$0.00
Site Improvements:	0	\$0.00
Adjusted Base Price		\$38,635.00
Depreciation Adjustment:	0	\$0.00
Adjusted Base Price with Depreciation		\$38,635.00
Grade Adjustment:	C	0.00
Market Adjustment:	174	\$67,224.90
Local Modifier:		\$0.00
Percent Complete:		\$0.00
Dollar Adjustment:		\$300.00
Commercial Building Value		\$106,200.00
Total Dwelling Value		\$0
Detached Improvements	0	\$0.00
Total Improvement Value		\$139,600.00
Total Land Value		\$30,500.00
Total Assessed Value		\$170,100.00

Permit / Construction History							
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:				
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
12/31/2004		\$68,200.00	Invalid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
B-Commercial Primary Site	0.689	Gross				\$47,700.00	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Total Land Value:			
30,013	0.689			\$47,700.00			
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Heavy			Public Sewer		
Assessment History							
Parcel Year:	Acres Total:	Land Total:	Improvement Total:				

Valuation/Explanation		
Building #	1	
Description	Area	Value Amount
Structure:	1,440	\$37,598.00
Commercial Building Base Price		\$37,598.00
Basement:	0	\$0.00
Components:	0	\$0.00
Site Improvements:	0	\$0.00
Adjusted Base Price		\$37,598.00
Depreciation Adjustment:	0	\$0.00
Adjusted Base Price with Depreciation		\$37,598.00
Grade Adjustment:	C	0.00
Market Adjustment:	-93	(\$34,966.14)
Local Modifier:		\$0.00
Percent Complete:		\$0.00
Dollar Adjustment:		\$100.00
Commercial Building Value		\$2,700.00
Building #	2	
Description	Area	Value Amount
Structure:	400	\$23,324.00
Commercial Building Base Price		\$23,324.00
Basement:	0	\$0.00
Components:	0	\$0.00
Site Improvements:	0	\$0.00
Adjusted Base Price		\$23,324.00
Depreciation Adjustment:	0	\$0.00
Adjusted Base Price with Depreciation		\$23,324.00
Grade Adjustment:	C	0.00
Market Adjustment:	502	\$117,086.48
Local Modifier:		\$0.00
Percent Complete:		\$0.00
Dollar Adjustment:		\$0.00
Commercial Building Value		\$140,400.00
Total Dwelling Value		\$0
Detached Improvements	0	\$0.00
Total Improvement Value		\$65,900.00
Total Land Value		\$47,700.00
Total Assessed Value		\$113,600.00

Parcel Numbers: 978-9996-010 Property Address: 3001 ELM RD W Municipality: Franklin, City of

Owner Name: WASTE MANAGEMENT OF WIS INC Mailing Address: P O BOX 1450 CHICAGO, IL 60690-1450 Land Use: Commercial

Property Photograph:	Legal Description:	Building Sketch:
	CSM NO 4673 SE 36 5 21 PARCEL 2 & CSM NO 5232	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 999.2-Franklin	
	Zoning:	

Building Description

Building #	1	
Building Type/Style:	406-Warehouse, Storage	One Bedroom:
Stories:		Two Bedroom:
Year Built:	1992	Three Bedroom:
Remodeled/Effective Age:		Total Unit Count:
Grade Factor:	C	Business Name: WASTE MGMT MAINTENANCE BLDG_x0000_x0000_x0000_
Market Adjustment:	36	CDU/Overall Condition Average
Building #	2	
Building Type/Style:	344-Office Building	One Bedroom:
Stories:		Two Bedroom:
Year Built:	1992	Three Bedroom:
Remodeled/Effective Age:		Total Unit Count:
Grade Factor:	C	Business Name:
Market Adjustment:	98	CDU/Overall Condition Average
Building #	3	
Building Type/Style:	344-Office Building	One Bedroom:
Stories:		Two Bedroom:
Year Built:	1992	Three Bedroom:
Remodeled/Effective Age:		Total Unit Count:
Grade Factor:	C	Business Name:
Market Adjustment:	-33	CDU/Overall Condition Average

Structure / Basement Data

Building #	Section #	Occupancy:	Year:	Area:	Framing:	Wall Hgt:	Rental:
1	1	406-Warehouse, Storage	1992	6,000	S4-Metal Average	18	
2	2	344-Office Building	1992	180	S4-Metal Average	8	
3	3	344-Office Building	1992	180	S4-Metal Average	10	
Building #	Section #	Description:	Basement Area:		Total Area:		
1					6,000		
2					180		
3					180		

Components					Site Improvements				
Bldg #	Sec. #	Description:	Area:	Value:	Bldg #	Sec. #	Description:	Area:	Value:
1	1	HVAC-Forced Air Unit	6,000	\$9,000	1				
1	1	HVAC-Forced Air Unit	6,000	\$9,000	2				
1	1	HVAC-Forced Air Unit	6,000	\$9,000	3				
2									
3									

Detached Improvements

Structure:	Year:	Sq Ft:	Grade:	Construction:	Condition:
PA-Paving	1/1/1989	114,000	C		Average

Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:

Ownership/Sales History

Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:

Land Breakdown

Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
B-Commercial Primary Site	2.388	Gross				\$132,300.00

Acreage/Squarefoot Variables

Land Data & Computations

Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Total Land Value:
104,021	2.388			\$132,300.00

General Information

Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:
Level	Unpaved	Light			Well

Assessment History

Parcel Year:	Acres Total:	Land Total:	Improvement Total:

Valuation/Explanation		
Building #	1	
Description	Area	Value Amount
Structure:	6,000	\$152,940.00
Commercial Building Base Price		\$152,940.00
Basement:	0	\$0.00
Components:	0	\$0.00
Site Improvements:	0	\$0.00
Adjusted Base Price		\$152,940.00
Depreciation Adjustment:	0	\$0.00
Adjusted Base Price with Depreciation		\$152,940.00
Grade Adjustment:	C	0.00
Market Adjustment:	36	\$55,058.40
Local Modifier:		\$0.00
Percent Complete:		\$0.00
Dollar Adjustment:		\$1,300.00
Commercial Building Value		\$209,300.00
Building #	2	
Description	Area	Value Amount
Structure:	180	\$11,358.00
Commercial Building Base Price		\$11,358.00
Basement:	0	\$0.00
Components:	0	\$0.00
Site Improvements:	0	\$0.00
Adjusted Base Price		\$11,358.00
Depreciation Adjustment:	0	\$0.00
Adjusted Base Price with Depreciation		\$11,358.00
Grade Adjustment:	C	0.00
Market Adjustment:	98	\$11,130.84
Local Modifier:		\$0.00
Percent Complete:		\$0.00
Dollar Adjustment:		\$0.00
Commercial Building Value		\$22,500.00
Building #	3	
Description	Area	Value Amount
Structure:	180	\$11,358.00
Commercial Building Base Price		\$11,358.00
Basement:	0	\$0.00
Components:	0	\$0.00
Site Improvements:	0	\$0.00
Adjusted Base Price		\$11,358.00
Depreciation Adjustment:	0	\$0.00
Adjusted Base Price with Depreciation		\$11,358.00
Grade Adjustment:	C	0.00
Market Adjustment:	-33	(\$3,748.14)
Local Modifier:		\$0.00
Percent Complete:		\$0.00
Dollar Adjustment:		\$0.00
Commercial Building Value		\$7,600.00

Total Dwelling Value		\$0
Detached Improvements	0	\$22,800.00
Total Improvement Value		\$281,000.00
Total Land Value		\$132,300.00
Total Assessed Value		\$413,300.00

Parcel Numbers: 978-9996-011	Property Address: 3151 ELM RD W	Municipality: Franklin, City of
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Owner Name: 3151 ELM ROAD LLC	Mailing Address: 7228 S 27TH ST OAK CREEK, WI 53154	Land Use: Residential
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Property Photograph:	Legal Description: CSM NO 6366 SE 36 5 21 PARCEL 1, EXC PTS CONV	Building Sketch:
<small>Describe/Map</small>	<small>Describe/Map</small>	<small>Describe/Map</small>
<small>Parcel Sketch and Site Map obtained from the County GIS</small>		
<small>Neighborhood: 3601-Franklin</small>		

Building Description

Dwelling # Year Built: Year Remodeled: Remodeled/Effective Age: Building Type/Style: Story: Grade: CDU/Overall Condition: Interior Condition: Kitchen Condition: Bath Condition:	Exterior Wall: Bedrooms: Full Baths: Half Baths: Rough-in: 0 Room Count: Basement Description: Heating: Type of Fuel: Type of System:
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Square Footage / Attachments

First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
						0

Attachment Description(s):	Area:	Attachment Value:
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Feature Description(s):	Area:	Feature Value:
Rec Room Condition:	Rec Room Area:	Rec Room Value:

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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Permit / Construction History

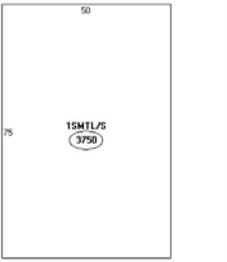
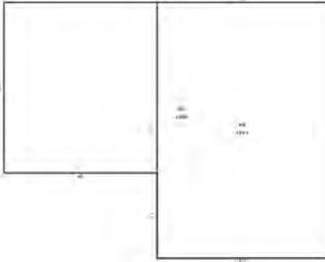
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
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Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
D12-2ND Grade Tillable	8.000	Acreage				\$1,900	
E13-Undeveloped Low	7.670	Acreage				\$19,900	
Acreage/Squarefoot Variables							
Acreage Variable 1 - 7.67 @ \$2,600.00 Total of Above: 19,942.00							
Acreage Variable 1 - 8.00 @ \$241.00 Total of Above: 1,928.00							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
682,585	15.670				\$21,800		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Rolling	Unpaved	Light		6/29/2022	All Public		
Valuation/Explanation							
Dwelling #	Description			Area	Value Amount		
	Living Area:						
	First Story:						
	Second Story:						
	Additional Story:						
	Attic/Finished Net:						
	Half Story/Finished Net:						
	Base Price						
	Unfinished Living Area:						
	Room/Unfinished:						
	Unfinished Basement:						
	Half Story/Unfinished:						
	Structure Info, Features and Attachments:						
	Heating/AC						
	Plumbing				- Half Bath - Full Bath		
	Finished Basement Living Area						
	Features:						
	Attachments:						
	Adjusted Base Price				\$0.00		
	Changes/Adjustments						
	Grade Adjustment:				%		
	Market Adjustment:						
	CDU Adjustment:						
	Complete:				100%		
	Dollar Adjustments						
	Dwelling Value						

Other Building Improvements	0	\$0.00
Total Improvement Value		\$0.00
Total Land Value		\$21,800.00
Total Assessed Value		\$21,800.00

Parcel Numbers: 978-9996-012 Property Address: 2901 ELM RD W Municipality: Franklin, City of

Owner Name: KUHN, DONALD J Mailing Address: 9348 S 35TH ST FRANKLIN, WI 53132 Land Use: Commercial

Property Photograph:	Legal Description:	Building Sketch:
	CERTIFIED SURVEY MAP NO 4673 SE 36 5 21 PARCEL 1, EXC	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 999.2-Franklin	
	Zoning:	

Building Description

Building #	1	
Building Type/Style:	528-Auto Service Repair Garage	One Bedroom:
Stories:		Two Bedroom:
Year Built:	1988	Three Bedroom:
Remodeled/Effective Age:		Total Unit Count:
Grade Factor:	C	Business Name: RELIABLE TRUCK MAINTENANCE_x0000__x0000__x0000__x0000_
Market Adjustment:	-44	CDU/Overall Condition Average

Building #	2	
Building Type/Style:	344-Office Building	One Bedroom:
Stories:		Two Bedroom:
Year Built:	1988	Three Bedroom:
Remodeled/Effective Age:		Total Unit Count:
Grade Factor:	C	Business Name:
Market Adjustment:	81	CDU/Overall Condition Average

Building #	3	
Building Type/Style:	344-Office Building	One Bedroom:
Stories:		Two Bedroom:
Year Built:	1988	Three Bedroom:
Remodeled/Effective Age:		Total Unit Count:
Grade Factor:	C	Business Name:
Market Adjustment:	-45	CDU/Overall Condition Average

Structure / Basement Data

Building #	Section #	Occupancy:	Year:	Area:	Framing:	Wall Hgt:	Rental:
1	1	528-Auto Service Repair Garage	1988	3,750	S4-Metal Average	18	
2	2	344-Office Building	1988	384	S4-Metal Average	10	
3	3	344-Office Building	1988	384	S4-Metal Average	8	
Building #	Section #	Description:	Basement Area:		Total Area:		
1					3,750		
2					384		
3					384		

Components					Site Improvements				
Bldg #	Sec. #	Description:	Area:	Value:	Bldg #	Sec. #	Description:	Area:	Value:
1	1	HVAC-Forced Air Unit	3,750	\$5,600	1				
1	1	HVAC-Electric	3,750	\$5,600	2				
1	1	HVAC-Forced Air Unit	3,750	\$5,600	3				
2									
3									
Detached Improvements									
Structure:		Year:	Sq Ft:	Grade:	Construction:	Condition:			
PA-Paving		1/1/1988	10,700	C		Average			
Permit / Construction History									
Date of Permit:		Permit Number:		Permit Amount:			Details of Permit:		
Ownership/Sales History									
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:		Sale Validation Source:		
4/6/2020		\$211,700.00	Invalid		Land and Improvements				
12/1/1985		\$15,000.00	Valid		Land				
Land Breakdown									
Land Class:		Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:		
B-Commercial Primary Site		2.350	Gross				\$97,700.00		
Acreage/Squarefoot Variables									
Land Data & Computations									
Total Square Footage:		Total Acreage:	Depth:	Act. Frontage:		Total Land Value:			
102,366		2.350				\$97,700.00			
General Information									
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:				
Level	Paved	Light			Well				
Assessment History									
Parcel Year:		Acres Total:		Land Total:			Improvement Total:		

Valuation/Explanation		
Building #	1	
Description	Area	Value Amount
Structure:	3,750	\$118,050.00
Commercial Building Base Price		\$118,050.00
Basement:	0	\$0.00
Components:	0	\$0.00
Site Improvements:	0	\$0.00
Adjusted Base Price		\$118,050.00
Depreciation Adjustment:	0	\$0.00
Adjusted Base Price with Depreciation		\$118,050.00
Grade Adjustment:	C	0.00
Market Adjustment:	-44	(\$51,942.00)
Local Modifier:		\$0.00
Percent Complete:		\$0.00
Dollar Adjustment:		\$300.00
Commercial Building Value		\$66,400.00
Building #	2	
Description	Area	Value Amount
Structure:	384	\$24,230.00
Commercial Building Base Price		\$24,230.00
Basement:	0	\$0.00
Components:	0	\$0.00
Site Improvements:	0	\$0.00
Adjusted Base Price		\$24,230.00
Depreciation Adjustment:	0	\$0.00
Adjusted Base Price with Depreciation		\$24,230.00
Grade Adjustment:	C	0.00
Market Adjustment:	81	\$19,626.30
Local Modifier:		\$0.00
Percent Complete:		\$0.00
Dollar Adjustment:		\$0.00
Commercial Building Value		\$43,900.00
Building #	3	
Description	Area	Value Amount
Structure:	384	\$24,230.00
Commercial Building Base Price		\$24,230.00
Basement:	0	\$0.00
Components:	0	\$0.00
Site Improvements:	0	\$0.00
Adjusted Base Price		\$24,230.00
Depreciation Adjustment:	0	\$0.00
Adjusted Base Price with Depreciation		\$24,230.00
Grade Adjustment:	C	0.00
Market Adjustment:	-45	(\$10,903.50)
Local Modifier:		\$0.00
Percent Complete:		\$0.00
Dollar Adjustment:		\$100.00
Commercial Building Value		\$13,400.00

Total Dwelling Value		\$0
Detached Improvements	0	\$2,100.00
Total Improvement Value		\$106,500.00
Total Land Value		\$97,700.00
Total Assessed Value		\$204,200.00

Parcel Numbers: 978-9997-000	Property Address: 10885 27TH ST S	Municipality: Franklin, City of
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Owner Name: FOX GLEN CORPORATE CENTRE LLC	Mailing Address: 3167 LITTLEFIELD CT PEWAUKEE, WI 53072	Land Use: Residential
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Property Photograph: 	Legal Description: N 59 & ONE HALF ACS OF S 115 & ONE HALF ACS OF SE 36 5 21	Building Sketch: 
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 3601-Franklin	

Building Description

Dwelling #	
Year Built:	Exterior Wall:
Year Remodeled:	Bedrooms:
Remodeled/Effective Age:	Full Baths:
Building Type/Style:	Half Baths:
Story:	Rough-in: 0
Grade:	Room Count:
CDU/Overall Condition:	Basement Description:
Interior Condition:	Heating:
Kitchen Condition:	Type of Fuel:
Bath Condition:	Type of System:

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
							0

Attachment Description(s):	Area:	Attachment Value:
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Feature Description(s):	Area:	Feature Value:
Rec Room Condition:	Rec Room Area:	Rec Room Value:

Other Building Improvements

Structure Type: AS2-Silo Concrete Stave w/oRoof	Year Built: 12/31/1929	Area: 1	Construction:	Condition:	Value: \$0.00
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Permit / Construction History

Date of Permit: 9/24/2019	Permit Number: 19-2442	Permit Amount: \$0.00	Details of Permit: RAZE DWLG/BARN/
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Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
1/1/1992		\$500,000.00	Invalid		Land and Improvements	
11/26/2003		\$1,450,000.00	Invalid		Land and Improvements	
9/8/2003		\$1,300,000.00	Invalid		Land and Improvements	
9/1/1997		\$625,000.00	Invalid		Land and Improvements	

Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
5M2-Agricultural Forest	20.730	Acreage				\$118,200	
D12-2ND Grade Tillable	36.000	Acreage				\$8,700	
G-Other Class	1.000	Gross				\$92,600	

Acreage/Squarefoot Variables	
Acreage Variable 1 - 36.00 @ \$241.00 Total of Above: 8,676.00	
Acreage Variable 1 - 20.73 @ \$5,700.00 Total of Above: 118,161.00	

Land Data & Computations				
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:
2,514,719	57.730			\$219,500

General Information					
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:
Rolling	Semi-Improved	Medium		6/29/2022	Well

Valuation/Explanation		
Dwelling #		
Description	Area	Value Amount
Living Area:		
First Story:		
Second Story:		
Additional Story:		
Attic/Finished Net:		
Half Story/Finished Net:		
Base Price		
Unfinished Living Area:		
Room/Unfinished:		
Unfinished Basement:		
Half Story/Unfinished:		
Structure Info, Features and Attachments:		
Heating/AC		
Plumbing	- Half Bath - Full Bath	
Finished Basement Living Area		
Features:		
Attachments:		
Adjusted Base Price		\$0.00
Changes/Adjustments		
Grade Adjustment:	%	
Market Adjustment:		
CDU Adjustment:		
Complete:	100%	
Dollar Adjustments		
Dwelling Value		
Other Building Improvements	0	\$0.00
Total Improvement Value		\$0.00
Total Land Value		\$219,500.00
Total Assessed Value		\$219,500.00

Parcel Numbers: 978-9998-000	Property Address: 11027 27TH ST S	Municipality: Franklin, City of
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Owner Name: FOX GLEN CORPORATE CENTRE LLC	Mailing Address: 3167 LITTLEFIELD CT PEWAUKEE, WI 53072	Land Use: Commercial
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Property Photograph: 	Legal Description: N 28 ACS OF S 56 ACS OF SE 36 5 21 EXC E 80 FT FOR HWY	Building Sketch: 
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 999-Franklin	
	Zoning: PDD-FC	

Building Description

Building #	
Building Type/Style:	One Bedroom:
Stories:	Two Bedroom:
Year Built:	Three Bedroom:
Remodeled/Effective Age:	Total Unit Count:
Grade Factor:	Business Name:
Market Adjustment:	CDU/Overall Condition

Structure / Basement Data

Building #	Section #	Occupancy:	Year:	Area:	Framing:	Wall Hgt:	Rental:
Building #	Section #	Description:	Basement Area:		Total Area: 0		

Components **Site Improvements**

Bldg #	Sec. #	Description:	Area:	Value:	Bldg #	Sec. #	Description:	Area:	Value:

Detached Improvements

Structure:	Year:	Sq Ft:	Grade:	Construction:	Condition:
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Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
1/1/1999	98-1405	\$1,000,000.00	NEW CONST
10/1/1999	99-1285	\$21,000.00	FENCING
11/28/2018	18-2966	\$20,000.00	RAZED
1/1/1999	98-1394	\$300,000.00	NEW CONST

Ownership/Sales History

Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
9/8/2003		\$1,300,000.00	Invalid		Land and Improvements	
11/26/2003		\$1,450,000.00	Invalid		Land and Improvements	
1/1/1992		\$500,000.00	Invalid		Land	
9/1/1997		\$625,000.00	Invalid		Land and Improvements	

Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
B-Commercial Primary Site	13.150	Gross				\$344,500.00
D12-2ND Grade Tillable	13.000	Acreage				\$3,100.00
Acreage/Squarefoot Variables						
Acreage Variable 1 - 13.00 @ \$241.00 Total of Above: 3,133.00						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Total Land Value:		
1,139,094	26.150			\$347,600.00		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Rolling	Semi-Improved	Light		6/29/2022	All Public	
Assessment History						
Parcel Year:	Acres Total:	Land Total:	Improvement Total:			
Valuation/Explanation						
Building #						
Description	Area		Value Amount			
Structure:						
Commercial Building Base Price						
Basement:						
Components:						
Site Improvements:						
Adjusted Base Price						
Depreciation Adjustment:			\$0.00			
Adjusted Base Price with Depreciation						
Grade Adjustment:						
Market Adjustment:			\$0.00			
Local Modifier:			\$0.00			
Percent Complete:			\$0.00			
Dollar Adjustment:			\$0.00			
Commercial Building Value						
						\$0.00
Total Dwelling Value						
						\$0
Detached Improvements	0		\$0.00			
Total Improvement Value						
						\$0.00
Total Land Value						
						\$347,600.00
Total Assessed Value						
						\$347,600.00

Parcel Numbers: 978-9999-001	Property Address: COUNTY LINE RD SOUTH	Municipality: Franklin, City of
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Owner Name: FOX GLEN CORPORATE CENTRE LLC	Mailing Address: 3167 LITTLEFIELD CT PEWAUKEE, WI 53072	Land Use: Residential
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Property Photograph:	Legal Description: S 28 ACS OF SE 36-5-21 EXC E 80 FT FOR HWY CONT 27.152	Building Sketch:
<small>Describe/Map</small>	Parcel Sketch and Site Map obtained from the County GIS Neighborhood: 3601-Franklin	<small>Describe/Map</small>

Building Description

Dwelling # Year Built: Year Remodeled: Remodeled/Effective Age: Building Type/Style: Story: Grade: CDU/Overall Condition: Interior Condition: Kitchen Condition: Bath Condition:	Exterior Wall: Bedrooms: Full Baths: Half Baths: Rough-in: 0 Room Count: Basement Description: Heating: Type of Fuel: Type of System:
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Square Footage / Attachments

First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
						0

Attachment Description(s):	Area:	Attachment Value:
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Feature Description(s):	Area:	Feature Value:
Rec Room Condition:	Rec Room Area:	Rec Room Value:

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
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Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
9/8/2003		\$1,300,000.00	Invalid		Land and Improvements		
11/26/2003		\$1,450,000.00	Invalid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
D12-2ND Grade Tillable	8.000	Acreage				\$1,900	
E13-Undeveloped Low	14.430	Acreage				\$37,500	
Acreage/Squarefoot Variables							
Acreage Variable 1 - 8.00 @ \$241.00 Total of Above: 1,928.00							
Acreage Variable 1 - 14.43 @ \$2,600.00 Total of Above: 37,518.00							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
977,051	22.430				\$39,400		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Rolling	Semi-Improved	Light		6/29/2022	All Public		
Valuation/Explanation							
Dwelling #							
Description				Area		Value Amount	
Living Area:							
First Story:							
Second Story:							
Additional Story:							
Attic/Finished Net:							
Half Story/Finished Net:							
Base Price							
Unfinished Living Area:							
Room/Unfinished:							
Unfinished Basement:							
Half Story/Unfinished:							
Structure Info, Features and Attachments:							
Heating/AC							
Plumbing				- Half Bath - Full Bath			
Finished Basement Living Area							
Features:							
Attachments:							
Adjusted Base Price						\$0.00	
Changes/Adjustments							
Grade Adjustment:				%			
Market Adjustment:							
CDU Adjustment:							
Complete:				100%			
Dollar Adjustments							
Dwelling Value							

Other Building Improvements	0	\$0.00
Total Improvement Value		\$0.00
Total Land Value		\$39,400.00
Total Assessed Value		\$39,400.00

Parcel Numbers: 979-9001-000	Property Address: 3707 ASPEN WAY W	Municipality: Franklin, City of
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Owner Name: JHB PROPERTIES LLC	Mailing Address: 5158 S MARQUETTE CT NEW BERLIN, WI 53151	Land Use: Residential
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Property Photograph:	Legal Description: CERTIFIED SURVEY MAP NO. 9243, SW 36 5 21, LOT 1	Building Sketch:
<small>Describe/Use</small>	<small>Describe/Use</small>	<small>Describe/Use</small>
<small>Parcel Sketch and Site Map obtained from the County GIS</small>		
<small>Neighborhood: 3601-Franklin</small>		

Building Description

Dwelling # Year Built: Year Remodeled: Remodeled/Effective Age: Building Type/Style: Story: Grade: CDU/Overall Condition: Interior Condition: Kitchen Condition: Bath Condition:	Exterior Wall: Bedrooms: Full Baths: Half Baths: Rough-in: 0 Room Count: Basement Description: Heating: Type of Fuel: Type of System:
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Square Footage / Attachments

First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
						0

Attachment Description(s):	Area:	Attachment Value:
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Feature Description(s):	Area:	Feature Value:
Rec Room Condition:	Rec Room Area:	Rec Room Value:

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
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Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
3/12/2017		\$32,700.00	Invalid		Land	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
D12-2ND Grade Tillable	7.974	Acreage				\$1,900
Acreage/Squarefoot Variables						
Acreage Variable 1 - 7.97 @ \$241.00						
Total of Above: 1,921.73						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
347,347	7.974			\$1,900		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Rolling	Unpaved	Light		6/29/2022	Well	
Valuation/Explanation						
Dwelling #			Area		Value Amount	
Description			Area		Value Amount	
Living Area:						
First Story:						
Second Story:						
Additional Story:						
Attic/Finished Net:						
Half Story/Finished Net:						
Base Price						
Unfinished Living Area:						
Room/Unfinished:						
Unfinished Basement:						
Half Story/Unfinished:						
Structure Info, Features and Attachments:						
Heating/AC						
Plumbing			- Half Bath - Full Bath			
Finished Basement Living Area						
Features:						
Attachments:						
Adjusted Base Price					\$0.00	
Changes/Adjustments						
Grade Adjustment:			%			
Market Adjustment:						
CDU Adjustment:						
Complete:			100%			
Dollar Adjustments						
Dwelling Value						
Other Building Improvements			0		\$0.00	
Total Improvement Value					\$0.00	
Total Land Value					\$1,900.00	
Total Assessed Value					\$1,900.00	

Parcel Numbers: 979-9002-000	Property Address: 3825 ASPEN WAY W	Municipality: Franklin, City of
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Owner Name: JHB PROPERTIES LLC	Mailing Address: 5158 S MARQUETTE CT NEW BERLIN, WI 53151	Land Use: Residential
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Property Photograph:	Legal Description: CERTIFIED SURVEY MAP NO. 9243, SW 36 5 21, LOT 2	Building Sketch:
<small>Describe/Map</small>	<p>Parcel Sketch and Site Map obtained from the County GIS</p> <p>Neighborhood: 3601-Franklin</p>	<small>Describe/Map</small>

Building Description

Dwelling # Year Built: Year Remodeled: Remodeled/Effective Age: Building Type/Style: Story: Grade: CDU/Overall Condition: Interior Condition: Kitchen Condition: Bath Condition:	Exterior Wall: Bedrooms: Full Baths: Half Baths: Rough-in: 0 Room Count: Basement Description: Heating: Type of Fuel: Type of System:
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Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished: 0
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Attachment Description(s):	Area:	Attachment Value:
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Feature Description(s):	Area:	Feature Value:
Rec Room Condition:	Rec Room Area:	Rec Room Value:

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
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Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
D12-2ND Grade Tillable	8.028	Acreage				\$1,900
Acreage/Squarefoot Variables						
Acreage Variable 1 - 8.03 @ \$241.00						
Total of Above: 1,934.75						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
349,700	8.028			\$1,900		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Rolling	Unpaved	Light		6/29/2022	Well	
Valuation/Explanation						
Dwelling #			Area		Value Amount	
Description			Area		Value Amount	
Living Area:						
First Story:						
Second Story:						
Additional Story:						
Attic/Finished Net:						
Half Story/Finished Net:						
Base Price						
Unfinished Living Area:						
Room/Unfinished:						
Unfinished Basement:						
Half Story/Unfinished:						
Structure Info, Features and Attachments:						
Heating/AC						
Plumbing			- Half Bath - Full Bath			
Finished Basement Living Area						
Features:						
Attachments:						
Adjusted Base Price					\$0.00	
Changes/Adjustments						
Grade Adjustment:			%			
Market Adjustment:						
CDU Adjustment:						
Complete:			100%			
Dollar Adjustments						
Dwelling Value						
Other Building Improvements			0		\$0.00	
Total Improvement Value					\$0.00	
Total Land Value					\$1,900.00	
Total Assessed Value					\$1,900.00	

Parcel Numbers: 979-9004-000	Property Address: ASPEN WAY W	Municipality: Franklin, City of
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Owner Name: JHB PROPERTIES LLC	Mailing Address: 5158 S MARQUETTE CT NEW BERLIN, WI 53151	Land Use: Residential
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Property Photograph:	Legal Description: CERTIFIED SURVEY MAP NO. 9243, SW 36 5 21, OUTLOT 1	Building Sketch:
<small>Describe/Map</small>	<small>Describe/Map</small>	<small>Describe/Map</small>
<small>Parcel Sketch and Site Map obtained from the County GIS</small>		
<small>Neighborhood: 3601-Franklin</small>		

Building Description

Dwelling # Year Built: Year Remodeled: Remodeled/Effective Age: Building Type/Style: Story: Grade: CDU/Overall Condition: Interior Condition: Kitchen Condition: Bath Condition:	Exterior Wall: Bedrooms: Full Baths: Half Baths: Rough-in: 0 Room Count: Basement Description: Heating: Type of Fuel: Type of System:
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Square Footage / Attachments

First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
						0

Attachment Description(s):	Area:	Attachment Value:
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Feature Description(s):	Area:	Feature Value:
Rec Room Condition:	Rec Room Area:	Rec Room Value:

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
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Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
D12-2ND Grade Tillable	1.221	Acreage				\$300
Acreage/Squarefoot Variables						
Acreage Variable 1 - 1.22 @ \$241.00						
Total of Above: 294.26						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
53,187	1.221			\$300		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Rolling	Unpaved	Light		6/29/2022	Well	
Valuation/Explanation						
Dwelling #			Area		Value Amount	
Description			Area		Value Amount	
Living Area:						
First Story:						
Second Story:						
Additional Story:						
Attic/Finished Net:						
Half Story/Finished Net:						
Base Price						
Unfinished Living Area:						
Room/Unfinished:						
Unfinished Basement:						
Half Story/Unfinished:						
Structure Info, Features and Attachments:						
Heating/AC						
Plumbing			- Half Bath - Full Bath			
Finished Basement Living Area						
Features:						
Attachments:						
Adjusted Base Price					\$0.00	
Changes/Adjustments						
Grade Adjustment:			%			
Market Adjustment:						
CDU Adjustment:						
Complete:			100%			
Dollar Adjustments						
Dwelling Value						
Other Building Improvements			0		\$0.00	
Total Improvement Value					\$0.00	
Total Land Value					\$300.00	
Total Assessed Value					\$300.00	

Parcel Numbers: 979-9005-000 Property Address: ASPEN WAY W Municipality: Franklin, City of

Owner Name: JHB PROPERTIES LLC Mailing Address: 5158 S MARQUETTE CT NEW BERLIN, WI 53151 Land Use: Residential

	Legal Description:	Building Sketch:	
	CERTIFIED SURVEY MAP NO. 9260, SW 36 5 21, LOT 4		
	Parcel Sketch and Site Map obtained from the County GIS		
	Neighborhood: 3601-Franklin		

Building Description

Dwelling #	
Year Built:	Exterior Wall:
Year Remodeled:	Bedrooms:
Remodeled/Effective Age:	Full Baths:
Building Type/Style:	Half Baths:
Story:	Rough-in: 0
Grade:	Room Count:
CDU/Overall Condition:	Basement Description:
Interior Condition:	Heating:
Kitchen Condition:	Type of Fuel:
Bath Condition:	Type of System:

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
							0

Attachment Description(s): _____ Area: _____ Attachment Value: _____

Feature Description(s): _____ Area: _____ Feature Value: _____

Rec Room Condition: _____ Rec Room Area: _____ Rec Room Value: _____

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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Permit / Construction History

Date of Permit: _____ Permit Number: _____ Permit Amount: _____ Details of Permit: _____

Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
D12-2ND Grade Tillable	2.257	Acreage				\$500	
E13-Undeveloped Low	2.909	Acreage				\$7,600	
Acreage/Squarefoot Variables							
Acreage Variable 1 - 2.91 @ \$2,600.00 Total of Above: 7,563.40							
Acreage Variable 1 - 2.26 @ \$241.00 Total of Above: 543.94							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
225,031	5.166				\$8,100		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Rolling	Unpaved	Light		6/29/2022	Well		
Valuation/Explanation							
Dwelling #	Description			Area	Value Amount		
	Living Area:						
	First Story:						
	Second Story:						
	Additional Story:						
	Attic/Finished Net:						
	Half Story/Finished Net:						
	Base Price						
	Unfinished Living Area:						
	Room/Unfinished:						
	Unfinished Basement:						
	Half Story/Unfinished:						
	Structure Info, Features and Attachments:						
	Heating/AC						
	Plumbing				- Half Bath - Full Bath		
	Finished Basement Living Area						
	Features:						
	Attachments:						
	Adjusted Base Price				\$0.00		
	Changes/Adjustments						
	Grade Adjustment:				%		
	Market Adjustment:						
	CDU Adjustment:						
	Complete:				100%		
	Dollar Adjustments						
	Dwelling Value						

Other Building Improvements	0	\$0.00
Total Improvement Value		\$0.00
Total Land Value		\$8,100.00
Total Assessed Value		\$8,100.00

Parcel Numbers: 979-9006-000	Property Address: ASPEN WAY W	Municipality: Franklin, City of
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Owner Name: JHB PROPERTIES LLC	Mailing Address: 5158 S MARQUETTE CT NEW BERLIN, WI 53151	Land Use: Residential
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Property Photograph:	Legal Description: CERTIFIED SURVEY MAP NO. 9260, SW 36 5 21, LOT 5	Building Sketch:
<small>Describe/Map</small>	<small>Describe/Map</small>	<small>Describe/Map</small>
<small>Parcel Sketch and Site Map obtained from the County GIS</small>		
<small>Neighborhood: 3601-Franklin</small>		

Building Description

Dwelling #	
Year Built:	Exterior Wall:
Year Remodeled:	Bedrooms:
Remodeled/Effective Age:	Full Baths:
Building Type/Style:	Half Baths:
Story:	Rough-in: 0
Grade:	Room Count:
CDU/Overall Condition:	Basement Description:
Interior Condition:	Heating:
Kitchen Condition:	Type of Fuel:
Bath Condition:	Type of System:

Square Footage / Attachments

First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
						0

Attachment Description(s):	Area:	Attachment Value:
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Feature Description(s):	Area:	Feature Value:
Rec Room Condition:	Rec Room Area:	Rec Room Value:

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
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Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
D12-2ND Grade Tillable	11.136	Acreage				\$2,700
Acreage/Squarefoot Variables						
Acreage Variable 1 - 11.14 @ \$241.00						
Total of Above: 2,683.78						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
485,084	11.136			\$2,700		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Rolling	Unpaved	Light		6/29/2022	Well	
Valuation/Explanation						
Dwelling #			Area		Value Amount	
Description			Area		Value Amount	
Living Area:						
First Story:						
Second Story:						
Additional Story:						
Attic/Finished Net:						
Half Story/Finished Net:						
Base Price						
Unfinished Living Area:						
Room/Unfinished:						
Unfinished Basement:						
Half Story/Unfinished:						
Structure Info, Features and Attachments:						
Heating/AC						
Plumbing			- Half Bath - Full Bath			
Finished Basement Living Area						
Features:						
Attachments:						
Adjusted Base Price					\$0.00	
Changes/Adjustments						
Grade Adjustment:			%			
Market Adjustment:						
CDU Adjustment:						
Complete:			100%			
Dollar Adjustments						
Dwelling Value						
Other Building Improvements			0		\$0.00	
Total Improvement Value					\$0.00	
Total Land Value					\$2,700.00	
Total Assessed Value					\$2,700.00	

Parcel Numbers: 979-9007-000	Property Address: ASPEN WAY W	Municipality: Franklin, City of
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Owner Name: JHB PROPERTIES LLC	Mailing Address: 5158 S MARQUETTE CT NEW BERLIN, WI 53151	Land Use: Residential
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Property Photograph:	Legal Description: CERTIFIED SURVEY MAP NO. 9260, SW 36 5 21, OUTLOT 2	Building Sketch:
<small>Describe/Map</small>	<small>Describe/Map</small>	<small>Describe/Map</small>
<small>Parcel Sketch and Site Map obtained from the County GIS</small>		
<small>Neighborhood: 3601-Franklin</small>		

Building Description

Dwelling # Year Built: Year Remodeled: Remodeled/Effective Age: Building Type/Style: Story: Grade: CDU/Overall Condition: Interior Condition: Kitchen Condition: Bath Condition:	Exterior Wall: Bedrooms: Full Baths: Half Baths: Rough-in: 0 Room Count: Basement Description: Heating: Type of Fuel: Type of System:
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Square Footage / Attachments

First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
						0

Attachment Description(s):	Area:	Attachment Value:
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Feature Description(s):	Area:	Feature Value:
Rec Room Condition:	Rec Room Area:	Rec Room Value:

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
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Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
E13-Undeveloped Low	10.374	Acreage				\$27,000
Acreage/Squarefoot Variables						
Acreage Variable 1 - 10.37 @ \$2,600.00						
Total of Above: 26,972.40						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
451,891	10.374			\$27,000		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Rolling	Unpaved	Light			Well	
Valuation/Explanation						
Dwelling #			Area		Value Amount	
Description			Area		Value Amount	
Living Area:						
First Story:						
Second Story:						
Additional Story:						
Attic/Finished Net:						
Half Story/Finished Net:						
Base Price						
Unfinished Living Area:						
Room/Unfinished:						
Unfinished Basement:						
Half Story/Unfinished:						
Structure Info, Features and Attachments:						
Heating/AC						
Plumbing			- Half Bath - Full Bath			
Finished Basement Living Area						
Features:						
Attachments:						
Adjusted Base Price					\$0.00	
Changes/Adjustments						
Grade Adjustment:			%			
Market Adjustment:						
CDU Adjustment:						
Complete:			100%			
Dollar Adjustments						
Dwelling Value						
Other Building Improvements			0		\$0.00	
Total Improvement Value					\$0.00	
Total Land Value					\$27,000.00	
Total Assessed Value					\$27,000.00	

Parcel Numbers: 979-9008-000	Property Address: ASPEN WAY W	Municipality: Franklin, City of
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Owner Name: JHB PROPERTIES LLC	Mailing Address: 5158 S MARQUETTE CT NEW BERLIN, WI 53151	Land Use: Residential
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Property Photograph:	Legal Description: CERTIFIED SURVEY MAP NO. 9260, SW 36 5 21, OUTLOT 3	Building Sketch:
<small>Describe/Map</small>	<small>Describe/Map</small>	<small>Describe/Map</small>
Parcel Sketch and Site Map obtained from the County GIS		
Neighborhood: 3601-Franklin		

Building Description

Dwelling # Year Built: Year Remodeled: Remodeled/Effective Age: Building Type/Style: Story: Grade: CDU/Overall Condition: Interior Condition: Kitchen Condition: Bath Condition:	Exterior Wall: Bedrooms: Full Baths: Half Baths: Rough-in: 0 Room Count: Basement Description: Heating: Type of Fuel: Type of System:
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Square Footage / Attachments

First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
						0

Attachment Description(s):	Area:	Attachment Value:
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Feature Description(s):	Area:	Feature Value:
Rec Room Condition:	Rec Room Area:	Rec Room Value:

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
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Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
E13-Undeveloped Low	28.568	Acreage				\$74,300
Acreage/Squarefoot Variables						
Acreage Variable 1 - 28.57 @ \$2,600.00						
Total of Above: 74,276.80						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
1,244,422	28.568			\$74,300		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Rolling	Unpaved	Light			Well	
Valuation/Explanation						
Dwelling #		Area		Value Amount		
Description		Area		Value Amount		
Living Area:						
First Story:						
Second Story:						
Additional Story:						
Attic/Finished Net:						
Half Story/Finished Net:						
Base Price						
Unfinished Living Area:						
Room/Unfinished:						
Unfinished Basement:						
Half Story/Unfinished:						
Structure Info, Features and Attachments:						
Heating/AC						
Plumbing				- Half Bath - Full Bath		
Finished Basement Living Area						
Features:						
Attachments:						
Adjusted Base Price				\$0.00		
Changes/Adjustments						
Grade Adjustment:				%		
Market Adjustment:						
CDU Adjustment:						
Complete:				100%		
Dollar Adjustments						
Dwelling Value						
Other Building Improvements		0		\$0.00		
Total Improvement Value				\$0.00		
Total Land Value				\$74,300.00		
Total Assessed Value				\$74,300.00		

Parcel Numbers: 979-9998-000	Property Address: SOUTH COUNTY LINE RD W	Municipality: Franklin, City of
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Owner Name: GERASOPOULOS, PETER & JUDITH	Mailing Address: 3730 W ABBOTT GREENFIELD, WI 53221	Land Use: Residential
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Property Photograph:	Legal Description: COM AT SW COR OF SW 36 5 21 TH N 1322.30 FT E 658.20 FT	Building Sketch:
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood:	
	3601-Franklin	

Building Description

Dwelling #	
Year Built:	Exterior Wall:
Year Remodeled:	Bedrooms:
Remodeled/Effective Age:	Full Baths:
Building Type/Style:	Half Baths:
Story:	Rough-in: 0
Grade:	Room Count:
CDU/Overall Condition:	Basement Description:
Interior Condition:	Heating:
Kitchen Condition:	Type of Fuel:
Bath Condition:	Type of System:

Square Footage / Attachments

First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished: 0
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Attachment Description(s):	Area:	Attachment Value:
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Feature Description(s):	Area:	Feature Value:
Rec Room Condition:	Rec Room Area:	Rec Room Value:

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
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Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
8/1/1995		\$90,000.00	Valid		Land		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
D12-2ND Grade Tillable	30.000	Acreage				\$7,200	
E13-Undeveloped Low	14.930	Acreage				\$38,800	
Acreage/Squarefoot Variables							
Acreage Variable 1 - 30.00 @ \$241.00 Total of Above: 7,230.00							
Acreage Variable 1 - 14.93 @ \$2,600.00 Total of Above: 38,818.00							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
1,957,151	44.930				\$46,000		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Rolling	Semi-Improved	Light		6/29/2022	All Public		
Valuation/Explanation							
Dwelling #	Description			Area	Value Amount		
Living Area:							
	First Story:						
	Second Story:						
	Additional Story:						
	Attic/Finished Net:						
	Half Story/Finished Net:						
Base Price							
Unfinished Living Area:							
	Room/Unfinished:						
	Unfinished Basement:						
	Half Story/Unfinished:						
Structure Info, Features and Attachments:							
	Heating/AC						
	Plumbing				- Half Bath - Full Bath		
	Finished Basement Living Area						
	Features:						
	Attachments:						
Adjusted Base Price							
Changes/Adjustments							
	Grade Adjustment:				%		
	Market Adjustment:						
	CDU Adjustment:						
	Complete:				100%		
	Dollar Adjustments						
Dwelling Value							

Other Building Improvements	0	\$0.00
Total Improvement Value		\$0.00
Total Land Value		\$46,000.00
Total Assessed Value		\$46,000.00

Building Description							
Square Footage / Attachments							
	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
Attachment Description(s):				Area:		Attachment Value:	
Feature Description(s):			Area:		Feature Value:		
Other Building Improvements							
Structure Type:		Year Built:	Area:	Construction:	Condition:	Value:	
Permit / Construction History							
Date of Permit:		Permit Number:		Permit Amount:		Details of Permit:	
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
Land Breakdown							
Land Class:		Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:		Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:	
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Valuation/Explanation							

Parcel Numbers: 979-9999-002 Property Address: 3548 COUNTY LINE RD SOUTH Municipality: Franklin, City of

Owner Name: MLG INVESTMENTS 2002 LLC Mailing Address: 19000 W BLUEMOUND RD BROOKFIELD, WI 53045 Land Use: Residential

Property Photograph:	Legal Description:	Building Sketch:
<small>Describe/Map</small>	COM AT SE COR OF SW 36 5 21, TH W 330 FT, N 660.89 FT, W 1644.41 FT, N 661.09 FT, E 1974.52 FT, TH S 1321.72 FT TO BEG, EXC PTS CONV IN DOC NO. 10962543	<small>Describe/Map</small>
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood:	
	3601-Franklin	

Building Description

Dwelling #	
Year Built:	Exterior Wall:
Year Remodeled:	Bedrooms:
Remodeled/Effective Age:	Full Baths:
Building Type/Style:	Half Baths:
Story:	Rough-in: 0
Grade:	Room Count:
CDU/Overall Condition:	Basement Description:
Interior Condition:	Heating:
Kitchen Condition:	Type of Fuel:
Bath Condition:	Type of System:

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
							0

Attachment Description(s):	Area:	Attachment Value:
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Feature Description(s):	Area:	Feature Value:
Rec Room Condition:	Rec Room Area:	Rec Room Value:

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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Permit / Construction History							
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:				
5/3/2016	16-0975	\$0.00	RAZE BARN #3				
5/3/2016	16-0978	\$0.00	RAZE BARN #2				
5/3/2016	16-0974	\$0.00	RAZE BARN #4				
5/3/2016	16-0973	\$0.00	RAZE BARN #5				
5/3/2016	16-0973	\$0.00	RAZE BARN #1				
5/3/2016	16-0983	\$0.00	RAZE SF DWLG				
5/3/2016	16-0980	\$0.00	RAZE IG POOL				
5/3/2016	16-0972	\$0.00	RAZE SILO				
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
10/3/2012		\$665,000.00	Invalid		Land		
1/21/2005		\$635,000.00	Valid		Land and Improvements		
12/1/1999		\$470,000.00	Invalid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
D12-2ND Grade Tillable	24.750	Acreage				\$6,000	
E13-Undeveloped Low	2.000	Acreage				\$5,200	
Acreage/Squarefoot Variables							
Acreage Variable 1 - 24.75 @ \$241.00 Total of Above: 5,964.75							
Acreage Variable 1 - 2.00 @ \$2,600.00 Total of Above: 5,200.00							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
1,165,230	26.750				\$11,200		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Rolling	Semi-Improved	Light			Well		

Valuation/Explanation		
Dwelling #		
Description	Area	Value Amount
Living Area:		
First Story:		
Second Story:		
Additional Story:		
Attic/Finished Net:		
Half Story/Finished Net:		
Base Price		
Unfinished Living Area:		
Room/Unfinished:		
Unfinished Basement:		
Half Story/Unfinished:		
Structure Info, Features and Attachments:		
Heating/AC		
Plumbing	- Half Bath - Full Bath	
Finished Basement Living Area		
Features:		
Attachments:		
Adjusted Base Price		\$0.00
Changes/Adjustments		
Grade Adjustment:	%	
Market Adjustment:		
CDU Adjustment:		
Complete:	100%	
Dollar Adjustments		
Dwelling Value		
Other Building Improvements	0	\$0.00
Total Improvement Value		\$0.00
Total Land Value		\$11,200.00
Total Assessed Value		\$11,200.00

Parcel Numbers: 980-9999-000 Property Address: 4844 COUNTY LINE RD SOUTH Municipality: Franklin, City of

Owner Name: MARBE LLC Mailing Address: 9079 N TENNYSON DR MILWAUKEE, WI 53217 Land Use: Residential

	Legal Description:	Building Sketch:	
	S 60 ACS OF W HALF OF SE 35 5 21 CONT 60 ACS		
	Parcel Sketch and Site Map obtained from the County GIS		
	Neighborhood: 3501-Franklin		

Building Description

Dwelling #	
Year Built:	Exterior Wall:
Year Remodeled:	Bedrooms:
Remodeled/Effective Age:	Full Baths:
Building Type/Style:	Half Baths:
Story:	Rough-in: 0
Grade:	Room Count:
CDU/Overall Condition:	Basement Description:
Interior Condition:	Heating:
Kitchen Condition:	Type of Fuel:
Bath Condition:	Type of System:

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
							0

Attachment Description(s): Area: Attachment Value:

Feature Description(s): Area: Feature Value:

Rec Room Condition: Rec Room Area: Rec Room Value:

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
AB2-Bank Barn Wood	1/1/1901	1,728		Poor	\$12,200.00

Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
4/23/2020	20-0987	\$0.00	EXTREMOD
10/10/2016	16-2535	\$23,160.00	BARN REPAIRS

Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
D12-2ND Grade Tillable	39.000	Acreage				\$9,400	
E13-Undeveloped Low	20.000	Acreage				\$52,000	
G-Other Class	1.000	Gross				\$18,500	
Acreage/Squarefoot Variables							
Acreage Variable 1 - 20.00 @ \$2,600.00 Total of Above: 52,000.00							
Acreage Variable 1 - 39.00 @ \$241.00 Total of Above: 9,399.00							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
2,613,600	60.000				\$79,900		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Rolling	Semi-Improved	Light		6/29/2022	Well		
Valuation/Explanation							
Dwelling #							
Description				Area		Value Amount	
Living Area:							
First Story:							
Second Story:							
Additional Story:							
Attic/Finished Net:							
Half Story/Finished Net:							
Base Price							
Unfinished Living Area:							
Room/Unfinished:							
Unfinished Basement:							
Half Story/Unfinished:							
Structure Info, Features and Attachments:							
Heating/AC							
Plumbing				- Half Bath - Full Bath			
Finished Basement Living Area							
Features:							
Attachments:							
Adjusted Base Price						\$0.00	
Changes/Adjustments							
Grade Adjustment:				%			
Market Adjustment:							
CDU Adjustment:							
Complete:				100%			
Dollar Adjustments							
Dwelling Value							

Other Building Improvements	0	\$12,200.00
Total Improvement Value		\$12,200.00
Total Land Value		\$79,900.00
Total Assessed Value		\$92,100.00

Parcel Numbers: 981-9989-000 Property Address: 10780 60TH ST S Municipality: Franklin, City of

Owner Name: PRZYBYLSKI, RALPH T & JANICE M Mailing Address: 10780 S 60TH ST FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	Building Sketch:
	N HALF OF N HALF OF SW 35 5 21 EXC W 660 FT OF N 627 FT	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 3501-Franklin	

Building Description

Dwelling #	981 9989 000- 1		
Year Built:	1/1/1930	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/1930	Bedrooms:	3
Remodeled/Effective Age:	-92	Full Baths:	2
Building Type/Style:	10-Farmhouse	Half Baths:	0
Story:	1.50	Rough-in:	0
Grade:	C+	Room Count:	7
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Separate Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
981 9989 000- 1	1,260	0	0	0	446	0	1,706

Attachment Description(s):	Area:	Attachment Value:
31-WD	112	\$1,100
11-OFP	84	\$1,700

Feature Description(s):	Area:	Feature Value:
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements

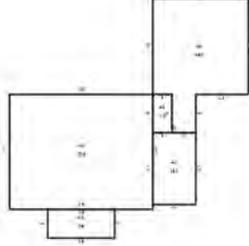
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
RG1-Detached Frame Garage	12/31/1929	1,056		Poor	\$0.00
AP1-Pole 4 Sides Closed Metal	1/1/2016	1,440		Average	\$17,300.00

Permit / Construction History						
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:			
11/1/2016	16-2680	\$55,000.00	ACC BLDG			
5/28/2021	21-0333	\$93,000.00	ADDTN+DECK			
Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
1/21/2005		\$122,500.00	Invalid		Land and Improvements	
8/30/2007		\$344,000.00	Valid		Land and Improvements	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
D12-2ND Grade Tillable	10.000	Acreage				\$2,400
E13-Undeveloped Low	15.500	Acreage				\$40,300
F12-Forest Medium	4.000	Acreage				\$45,200
G-Other Class	1.000	Gross				\$74,100
Acreage/Squarefoot Variables						
Acreage Variable 1 - 4.00 @ \$11,300.00 Total of Above: 45,200.00						
Acreage Variable 1 - 15.50 @ \$2,600.00 Total of Above: 40,300.00						
Acreage Variable 1 - 10.00 @ \$241.00 Total of Above: 2,410.00						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
1,328,580	30.500			\$162,000		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Semi-Improved	Light		6/29/2022	Well	

Valuation/Explanation		
Dwelling #	981 9989 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,260	\$149,360.40
Second Story:	0	\$0.00
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	446	\$28,387.26
Base Price		\$177,747.66
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	792	\$0.00
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Separate Ducts	\$8,035.26
Plumbing	0 - Half Bath 2 - Full Bath	\$7,322.00
Finished Basement Living Area	0	\$0.00
Features:	1	\$2,000.00
Attachments:	196	\$2,800.00
Adjusted Base Price		\$197,904.92
Changes/Adjustments		
Grade Adjustment:	C+ 110%	\$212,415.41
Market Adjustment:	53%	\$324,995.58
CDU Adjustment:	55	\$178,700.00
Complete:	100	\$178,700.00
Dollar Adjustments		\$500.00
Dwelling Value		\$179,200.00
Other Building Improvements	0	\$17,300.00
Total Improvement Value		\$196,500.00
Total Land Value		\$162,000.00
Total Assessed Value		\$358,500.00

Parcel Numbers: 981-9990-000 Property Address: 10722 60TH ST S Municipality: Franklin, City of

Owner Name: FOREMAN, DOUGLAS D Mailing Address: 10722 S 60TH ST FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	Building Sketch:
	CERTIFIED SURVEY MAP 471 SW 35 5 21 PARCEL 1	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 3501-Franklin	

Building Description

Dwelling #	981 9990 000- 1		
Year Built:	1/1/1945	Exterior Wall:	02-Block
Year Remodeled:	1/1/1945	Bedrooms:	3
Remodeled/Effective Age:	-77	Full Baths:	1
Building Type/Style:	12-Colonial	Half Baths:	1
Story:	2.00	Rough-in:	0
Grade:	C	Room Count:	5
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Basic Heating
Kitchen Condition:	Average	Type of Fuel:	Oil
Bath Condition:	Average	Type of System:	Hot Water

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
981 9990 000- 1	1,327	720	0	0	0	0	2,047

Attachment Description(s):	Area:	Attachment Value:
12-EFP	135	\$4,100
12-EFP	32	\$1,000

Feature Description(s):	Area:	Feature Value:
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
RG1-Detached Frame Garage	1/1/2008	896		Average	\$16,800.00

Permit / Construction History							
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:				
7/14/2008	1562	\$2,000.00	RAZED-RG1				
4/1/1995	95-0230	\$5,341.00	EFPADDN				
2/14/2011	255	\$2,500.00	WOODSTOVE IN EF				
10/5/2010	2069	\$14,000.00	ADDTN				
8/29/2008	2012	\$14,700.00	DETGARAGE				
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
10/1/1992		\$90,000.00	Valid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	3.530	Gross				\$114,400	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
153,767	3.530				\$114,400		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Rolling	Semi-Improved	Light			Well		
Valuation/Explanation							
Dwelling #	981 9990 000- 1						
Description	Area			Value Amount			
Living Area:							
First Story:	1,327			\$171,236.08			
Second Story:	720			\$55,533.60			
Additional Story:	0			\$0.00			
Attic/Finished Net:	0			\$0.00			
Half Story/Finished Net:	0			\$0.00			
Base Price				\$226,769.68			
Unfinished Living Area:							
Room/Unfinished:	0			\$0.00			
Unfinished Basement:	720			\$20,606.40			
Half Story/Unfinished:				\$0.00			
Structure Info, Features and Attachments:							
Heating/AC	Basic Heating			\$0.00			
Plumbing	1 - Half Bath 1 - Full Bath			\$4,881.00			
Finished Basement Living Area	0			\$0.00			
Features:							
Attachments:	167			\$5,100.00			
Adjusted Base Price				\$257,357.08			
Changes/Adjustments							
Grade Adjustment:	C 100%			\$252,257.08			
Market Adjustment:	15%			\$290,095.64			
CDU Adjustment:	55			\$159,600.00			
Complete:	100			\$159,600.00			
Dollar Adjustments				(\$500.00)			
Dwelling Value				\$159,100.00			

Other Building Improvements	0	\$16,800.00
Total Improvement Value		\$175,900.00
Total Land Value		\$114,400.00
Total Assessed Value		\$290,300.00

Parcel Numbers: 981-9991-000	Property Address: 10744 60TH ST S	Municipality: Franklin, City of
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Owner Name: ZERA, JOHN R & JANICE A - JT LVG TRUST	Mailing Address: 10744 S 60TH ST FRANKLIN, WI 53132	Land Use: Residential
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Property Photograph: 	Legal Description: CERTIFIED SURVEY MAP 471 SW 35 5 21 PARCEL 2	Building Sketch: 
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 3501-Franklin	

Building Description

Dwelling #	981 9991 000- 1		
Year Built:	1/1/1970	Exterior Wall:	09-Masonry/Frame
Year Remodeled:	1/1/1970	Bedrooms:	4
Remodeled/Effective Age:	-52	Full Baths:	1
Building Type/Style:	12-Colonial	Half Baths:	1
Story:	2.00	Rough-in:	0
Grade:	C+	Room Count:	6
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Basic Heating
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
981 9991 000- 1	1,186	870	0	0	0	0	2,056

Attachment Description(s):	Area:	Attachment Value:
33-Concrete Patio	600	\$3,000
23-AMG	462	\$16,200
11-Ofp	45	\$900
99-Additional Attachments	30	\$3,000

Feature Description(s):	Area:	Feature Value:
03-Masonry Fireplace	1	\$5,500
Rec Room Condition:	Rec Room Area: 0	Rec Room Value: \$0

Other Building Improvements

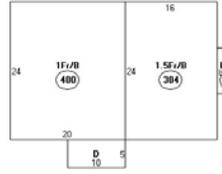
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
RG1-Detached Frame Garage	1/1/1991	484		Average	\$6,100.00

Permit / Construction History							
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:				
7/1/2001	01-0696	\$4,800.00	REMODEL INTE				
9/5/2018	18-2248	\$8,675.00	FOUNDRPR				
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
11/7/2004		\$245,000.00	Invalid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	5.320	Gross				\$128,400	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:			
231,739	5.320			\$128,400			
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Semi-Improved	Light			Well		
Valuation/Explanation							
Dwelling #				981 9991 000- 1			
Description				Area		Value Amount	
Living Area:							
First Story:				1,186		\$154,689.98	
Second Story:				870		\$66,102.60	
Additional Story:				0		\$0.00	
Attic/Finished Net:				0		\$0.00	
Half Story/Finished Net:				0		\$0.00	
Base Price						\$220,792.58	
Unfinished Living Area:							
Room/Unfinished:				0		\$0.00	
Unfinished Basement:				1,156		\$28,056.12	
Half Story/Unfinished:						\$0.00	
Structure Info, Features and Attachments:							
Heating/AC				Basic Heating		\$0.00	
Plumbing				1 - Half Bath 1 - Full Bath		\$4,881.00	
Finished Basement Living Area				0		\$0.00	
Features:				1		\$5,500.00	
Attachments:				1,137		\$23,100.00	
Adjusted Base Price						\$282,329.70	
Changes/Adjustments							
Grade Adjustment:				C+ 110%		\$279,102.67	
Market Adjustment:				46%		\$407,489.90	
CDU Adjustment:				60		\$244,500.00	
Complete:				100		\$244,500.00	
Dollar Adjustments						(\$800.00)	
Dwelling Value						\$243,700.00	

Other Building Improvements	0	\$6,100.00
Total Improvement Value		\$249,800.00
Total Land Value		\$128,400.00
Total Assessed Value		\$378,200.00

Parcel Numbers: 981-9992-000 Property Address: 10872 60TH ST S Municipality: Franklin, City of

Owner Name: 10872 SOUTH 60TH STREET LLC Mailing Address: 10791 S 27TH ST FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	Building Sketch:
	S 990 FT OF N 1650 FT OF W 1100 FT OF SW 35 5 21 CONT	
	Parcel Sketch and Site Map obtained from the County GIS	<p><small>Descriptor/Usage</small></p> <p>A: 1.5F/B 304 sqft B: 1F/B 480 sqft C: EFP 32 sqft D: Wood Deck 50 sqft</p>
	Neighborhood: 3501-Franklin	

Building Description

Dwelling #	981 9992 000- 1		
Year Built:	1/1/1915	Exterior Wall:	01-Wood
Year Remodeled:	1/1/1915	Bedrooms:	3
Remodeled/Effective Age:	-107	Full Baths:	1
Building Type/Style:	10-Farmhouse	Half Baths:	0
Story:	1.50	Rough-in:	0
Grade:	D+	Room Count:	5
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Basic Heating
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
981 9992 000- 1	864	0	0	0	216	0	1,080

Attachment Description(s):	Area:	Attachment Value:
12-EFP	32	\$1,000
31-WD	50	\$500

Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	1	\$300
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
RG1-Detached Frame Garage	1/1/1950	720		Average	\$7,200.00

Permit / Construction History

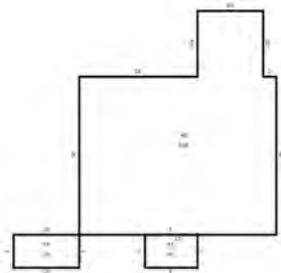
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:

Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
4/1/1998		\$165,000.00	Valid		Land and Improvements		
2/1/1990		\$67,800.00	Invalid		Land and Improvements		
12/31/2004		\$102,000.00	Valid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
D12-2ND Grade Tillable	22.000	Acreage				\$5,300	
E13-Undeveloped Low	2.000	Acreage				\$5,200	
G-Other Class	1.000	Gross				\$74,100	
Acreage/Squarefoot Variables							
Acreage Variable 1 - 22.00 @ \$241.00 Total of Above: 5,302.00							
Acreage Variable 1 - 2.00 @ \$2,600.00 Total of Above: 5,200.00							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
1,089,000	25.000				\$84,600		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Rolling	Semi-Improved	Light		6/29/2022	Well		

Valuation/Explanation		
Dwelling #	981 9992 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	864	\$111,767.04
Second Story:	0	\$0.00
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	216	\$15,174.72
Base Price		\$126,941.76
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	864	\$23,172.48
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Basic Heating	\$0.00
Plumbing	0 - Half Bath 1 - Full Bath	\$0.00
Finished Basement Living Area	0	\$0.00
Features:	1	\$300.00
Attachments:	82	\$1,500.00
Adjusted Base Price		\$151,914.24
Changes/Adjustments		
Grade Adjustment:	D+ 90%	\$135,102.82
Market Adjustment:	42%	\$191,846.00
CDU Adjustment:	55	\$105,500.00
Complete:	100	\$105,500.00
Dollar Adjustments		(\$100.00)
Dwelling Value		\$105,400.00
Other Building Improvements	0	\$7,200.00
Total Improvement Value		\$112,600.00
Total Land Value		\$84,600.00
Total Assessed Value		\$197,200.00

Parcel Numbers: 981-9993-000 Property Address: 10946 60TH ST S Municipality: Franklin, City of

Owner Name: BALTHAZOR PATRICK M Mailing Address: 10946 S 60TH ST FRANKLIN, WI 53132 Land Use: Residential

Property Photograph:	Legal Description:	Building Sketch:
	N 108 FT OF S 990 FT OF W 258.71 FT OF SW 35 5 21 CONT	
Parcel Sketch and Site Map obtained from the County GIS		
Neighborhood: 3501-Franklin		

Building Description

Dwelling #	981 9993 000- 1		
Year Built:	1/1/1940	Exterior Wall:	01-Wood
Year Remodeled:	1/1/1940	Bedrooms:	2
Remodeled/Effective Age:	-82	Full Baths:	1
Building Type/Style:	09-Basic Single Story	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	C-	Room Count:	3
CDU/Overall Condition:	Good	Basement Description:	No Basement
Interior Condition:	Same	Heating:	None
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
981 9993 000- 1	820	0	0	0	0	0	820

Attachment Description(s): 12-EFP Area: 40 Attachment Value: \$1,200

Feature Description(s): Rec Room Condition: Area: Rec Room Area: 0 Feature Value: Rec Room Value: \$0

Other Building Improvements

Structure Type: RG1-Detached Frame Garage	Year Built: 1/1/1940	Area: 280	Construction:	Condition: Fair	Value: \$1,800.00
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Permit / Construction History

Date of Permit: Permit Number: Permit Amount: Details of Permit:

Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
6/27/2007		\$113,000.00	Invalid		Land and Improvements		
9/1/1992		\$5,500.00	Invalid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.450	Gross				\$60,000	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
19,602	0.450				\$60,000		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Semi-Improved	Light			Well		
Valuation/Explanation							
Dwelling #				981 9993 000- 1			
Description				Area		Value Amount	
Living Area:							
First Story:				820		\$107,657.80	
Second Story:				0		\$0.00	
Additional Story:				0		\$0.00	
Attic/Finished Net:				0		\$0.00	
Half Story/Finished Net:				0		\$0.00	
Base Price						\$107,657.80	
Unfinished Living Area:							
Room/Unfinished:				0		\$0.00	
Unfinished Basement:				0		\$0.00	
Half Story/Unfinished:						\$0.00	
Structure Info, Features and Attachments:							
Heating/AC				None		(\$3,509.60)	
Plumbing				0 - Half Bath 1 - Full Bath		\$0.00	
Finished Basement Living Area				0		\$0.00	
Features:							
Attachments:				40		\$1,200.00	
Adjusted Base Price						\$105,348.20	
Changes/Adjustments							
Grade Adjustment:				C- 95%		\$98,940.79	
Market Adjustment:				96%		\$193,923.95	
CDU Adjustment:				55		\$106,700.00	
Complete:				100		\$106,700.00	
Dollar Adjustments						(\$200.00)	
Dwelling Value						\$106,500.00	
Other Building Improvements				0		\$1,800.00	
Total Improvement Value						\$108,300.00	
Total Land Value						\$60,000.00	
Total Assessed Value						\$168,300.00	

Parcel Numbers: 981-9994-000 Property Address: 10960 60TH ST S Municipality: Franklin, City of

Owner Name: BALTHAZOR, PATRICK M Mailing Address: 10946 S 60TH ST FRANKLIN, WI 53132 Land Use: Residential

Property Photograph:	Legal Description:	Building Sketch:
	N 150 FT OF S 882 FT OF W 258.71 FT OF SW 35 5 21 CONT	
Parcel Sketch and Site Map obtained from the County GIS		
Neighborhood:		
3501-Franklin		

Building Description

Dwelling #	981 9994 000- 1		
Year Built:	1/1/1955	Exterior Wall:	07-Brick
Year Remodeled:	1/1/1955	Bedrooms:	3
Remodeled/Effective Age:	-67	Full Baths:	1
Building Type/Style:	01-Ranch	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	C+	Room Count:	5
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Basic Heating
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
981 9994 000- 1	1,208	0	0	0	0	0	1,208

Attachment Description(s):	Area:	Attachment Value:
21-OMP	80	\$2,000
23-AMG	594	\$20,800
21-OMP	24	\$600

Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	1	\$300
Rec Room Condition:	Rec Room Area:	Rec Room Value:
Average	534	\$2,670

Other Building Improvements

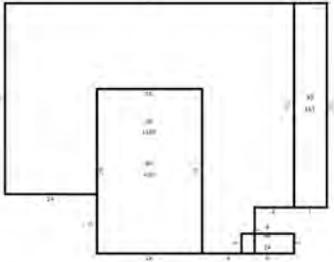
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
RS1-Frame Utility Shed	1/1/1974	420		Average	\$800.00

Permit / Construction History							
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:				
6/1/2000	00-0715	\$8,485.00	REMOV&REROOF				
9/15/2009	1747	\$3,400.00	FURREPLAC				
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
1/13/2015		\$168,000.00	Invalid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.780	Gross				\$87,400	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:			
33,977	0.780			\$87,400			
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Semi-Improved	Light			Well		
Valuation/Explanation							
Dwelling #				981 9994 000- 1			
Description				Area		Value Amount	
Living Area:							
First Story:				1,208			\$166,160.40
Second Story:				0			\$0.00
Additional Story:				0			\$0.00
Attic/Finished Net:				0			\$0.00
Half Story/Finished Net:				0			\$0.00
Base Price						\$166,160.40	
Unfinished Living Area:							
Room/Unfinished:				0			\$0.00
Unfinished Basement:				1,068			\$26,710.68
Half Story/Unfinished:							\$0.00
Structure Info, Features and Attachments:							
Heating/AC				Basic Heating			\$0.00
Plumbing				0 - Half Bath 1 - Full Bath			\$0.00
Finished Basement Living Area				0			\$0.00
Features:				1			\$300.00
Attachments:				698			\$23,400.00
Adjusted Base Price						\$216,571.08	
Changes/Adjustments							
Grade Adjustment:				C+ 110%			\$212,158.19
Market Adjustment:				40%			\$297,021.46
CDU Adjustment:				60			\$178,200.00
Complete:				100			\$178,200.00
Dollar Adjustments							\$0.00
Dwelling Value						\$178,200.00	

Other Building Improvements	0	\$800.00
Total Improvement Value		\$179,000.00
Total Land Value		\$87,400.00
Total Assessed Value		\$266,400.00

Parcel Numbers: 981-9995-001	Property Address: 10972 60TH ST S	Municipality: Franklin, City of
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Owner Name: ZEBELL, DENNIS H	Mailing Address: 10972 S 60TH ST FRANKLIN, WI 53132	Land Use: Residential
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Property Photograph: 	Legal Description: CSM NO 6004 SW 35 5 21 PARCEL 1	Building Sketch: 
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 3501-Franklin	

Building Description

Dwelling #	981 9995 001- 1		
Year Built:	1/1/1890	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/1890	Bedrooms:	3
Remodeled/Effective Age:	-132	Full Baths:	1
Building Type/Style:	10-Farmhouse	Half Baths:	0
Story:	2.00	Rough-in:	0
Grade:	C-	Room Count:	5
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
981 9995 001- 1	1,504	400	0	0	0	0	1,904

Attachment Description(s): 31-WD	Area: 155	Attachment Value: \$1,600
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Feature Description(s): Rec Room Condition:	Area: Rec Room Area: 0	Feature Value: Rec Room Value: \$0
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Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
RG1-Detached Frame Garage	1/1/1901	440		Average	\$4,400.00
AP1-Pole 4 Sides Closed Metal	1/1/1989	1,200		Average	\$3,600.00

Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
10/1/1995	95-1281	\$3,000.00	ROOF ALTERAT
2/1/1997	97-0083	\$200.00	DUCT WORK

Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
8/1/1994		\$110,000.00	Valid		Land and Improvements	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	3.000	Gross				\$109,800
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
130,680	3.000			\$109,800		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Paved	Light			Well	
Valuation/Explanation						
Dwelling #			981 9995 001- 1			
Description			Area		Value Amount	
Living Area:						
First Story:			1,504		\$171,937.28	
Second Story:			400		\$30,252.00	
Additional Story:			0		\$0.00	
Attic/Finished Net:			0		\$0.00	
Half Story/Finished Net:			0		\$0.00	
Base Price					\$202,189.28	
Unfinished Living Area:						
Room/Unfinished:			0		\$0.00	
Unfinished Basement:			400		\$13,820.00	
Half Story/Unfinished:					\$0.00	
Structure Info, Features and Attachments:						
Heating/AC			Air Conditioning - Same Ducts		\$4,683.84	
Plumbing			0 - Half Bath 1 - Full Bath		\$0.00	
Finished Basement Living Area			0		\$0.00	
Features:						
Attachments:			155		\$1,600.00	
Adjusted Base Price					\$222,293.12	
Changes/Adjustments						
Grade Adjustment:			C- 95%		\$209,658.46	
Market Adjustment:			40%		\$293,521.85	
CDU Adjustment:			55		\$161,400.00	
Complete:			100		\$161,400.00	
Dollar Adjustments					\$600.00	
Dwelling Value					\$162,000.00	
Other Building Improvements			0		\$8,000.00	
Total Improvement Value					\$170,000.00	
Total Land Value					\$109,800.00	
Total Assessed Value					\$279,800.00	

Parcel Numbers: 981-9995-002	Property Address: 60TH ST S	Municipality: Franklin, City of
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Owner Name: REHBERGER, JAMES & MADELYN	Mailing Address: 5522 SOUTH COUNTY LINE RD FRANKLIN, WI 53132	Land Use: Residential
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Property Photograph:	Legal Description: CSM NO 6004 SW 35 5 21 OUTLOT 1	Building Sketch:
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 3501-Franklin	

Building Description

Dwelling #	Exterior Wall:
Year Built:	Bedrooms:
Year Remodeled:	Full Baths:
Remodeled/Effective Age:	Half Baths:
Building Type/Style:	Rough-in: 0
Story:	Room Count:
Grade:	Basement Description:
CDU/Overall Condition:	Heating:
Interior Condition:	Type of Fuel:
Kitchen Condition:	Type of System:
Bath Condition:	

Square Footage / Attachments

First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
						0

Attachment Description(s):	Area:	Attachment Value:
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Feature Description(s):	Area:	Feature Value:
Rec Room Condition:	Rec Room Area:	Rec Room Value:

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
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Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
10/10/2001		\$175,000.00	Valid		Land	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
D12-2ND Grade Tillable	16.620	Acreage				\$4,000
Acreage/Squarefoot Variables						
Acreage Variable 1 - 16.62 @ \$241.00						
Total of Above: 4,005.42						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
723,967	16.620			\$4,000		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Paved	Light		6/28/2022	Well	
Valuation/Explanation						
Dwelling #			Area		Value Amount	
Description			Area		Value Amount	
Living Area:						
First Story:						
Second Story:						
Additional Story:						
Attic/Finished Net:						
Half Story/Finished Net:						
Base Price						
Unfinished Living Area:						
Room/Unfinished:						
Unfinished Basement:						
Half Story/Unfinished:						
Structure Info, Features and Attachments:						
Heating/AC						
Plumbing			- Half Bath - Full Bath			
Finished Basement Living Area						
Features:						
Attachments:						
Adjusted Base Price					\$0.00	
Changes/Adjustments						
Grade Adjustment:			%			
Market Adjustment:						
CDU Adjustment:						
Complete:			100%			
Dollar Adjustments						
Dwelling Value						
Other Building Improvements			0		\$0.00	
Total Improvement Value					\$0.00	
Total Land Value					\$4,000.00	
Total Assessed Value					\$4,000.00	

Parcel Numbers: 981-9997-001 Property Address: 5604 COUNTY LINE RD SOUTH Municipality: Franklin, City of

Owner Name: MEYER, BARRY L & JEANNE L - REV TRUST Mailing Address: 5604 SOUTH COUNTY LINE RD FRANKLIN, WI 53132 Land Use: Residential

Property Photograph:	Legal Description:	Building Sketch:
	E 416.66 FT OF W 1100 FT OF S 261.36 FT OF SW 35-5-21	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood:	
	3501-Franklin	

Building Description

Dwelling #	981 9997 001- 1		
Year Built:	1/1/1950	Exterior Wall:	07-Brick
Year Remodeled:	1/1/1950	Bedrooms:	3
Remodeled/Effective Age:	-72	Full Baths:	1
Building Type/Style:	01-Ranch	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	C+	Room Count:	5
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Oil
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
981 9997 001- 1	1,428	0	0	0	0	0	1,428

Attachment Description(s):	Area:	Attachment Value:
11-OFP	84	\$1,700
13-AFG	576	\$17,300

Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	1	\$300
Rec Room Condition:	Rec Room Area:	Rec Room Value:
Average	428	\$2,140

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
AP2-Pole 4 Sides Closed Wood	1/1/2008	900		Average	\$6,100.00

Permit / Construction History							
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:				
8/8/2013	13-1754	\$14,600.00	FOUNDRPR				
7/27/2007	2484	\$4,832.00	FURREPLAC				
5/11/2006	1613	\$2,881.00	AC				
10/22/2007	2578	\$15,000.00	POLEBLDG				
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
5/11/2015		\$207,300.00	Invalid		Land and Improvements		
5/21/2014		\$207,300.00	Invalid		Land and Improvements		
9/27/2013		\$16,400.00	Invalid		Land		
9/27/2013		\$207,300.00	Invalid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	2.250	Gross				\$103,400	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:			
98,010	2.250			\$103,400			
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		

Valuation/Explanation		
Dwelling #	981 9997 001- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,428	\$184,426.20
Second Story:	0	\$0.00
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$184,426.20
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	1,428	\$32,815.44
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$3,512.88
Plumbing	0 - Half Bath 1 - Full Bath	\$0.00
Finished Basement Living Area	0	\$0.00
Features:	1	\$300.00
Attachments:	660	\$19,000.00
Adjusted Base Price		\$240,054.52
Changes/Adjustments		
Grade Adjustment:	C+ 110%	\$242,829.97
Market Adjustment:	38%	\$335,105.36
CDU Adjustment:	55	\$184,300.00
Complete:	100	\$184,300.00
Dollar Adjustments		(\$200.00)
Dwelling Value		\$184,100.00
Other Building Improvements	0	\$6,100.00
Total Improvement Value		\$190,200.00
Total Land Value		\$103,400.00
Total Assessed Value		\$293,600.00

Parcel Numbers: 981-9998-001 Property Address: 5412 COUNTY LINE RD SOUTH Municipality: Franklin, City of

Owner Name: REHBERGER, MADELYN G Mailing Address: 5522 SOUTH COUNTY LINE RD FRANKLIN, WI 53132 Land Use: Residential

Property Photograph: Legal Description: CSM NO 5852 SW 35 5 21 LOT 1 Building Sketch: 

Parcel Sketch and Site Map obtained from the County GIS

Neighborhood: 3501-Franklin

Building Description

Dwelling #	
Year Built:	Exterior Wall:
Year Remodeled:	Bedrooms:
Remodeled/Effective Age:	Full Baths:
Building Type/Style:	Half Baths:
Story:	Rough-in: 0
Grade:	Room Count:
CDU/Overall Condition:	Basement Description:
Interior Condition:	Heating:
Kitchen Condition:	Type of Fuel:
Bath Condition:	Type of System:

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
							0

Attachment Description(s): Area: Attachment Value:

Feature Description(s): Area: Feature Value:

Rec Room Condition: Rec Room Area: Rec Room Value:

Other Building Improvements

Structure Type: RG1-Detached Frame Garage	Year Built: 1/1/1940	Area: 616	Construction:	Condition: Average	Value: \$8,000.00
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Permit / Construction History

Date of Permit: 2/19/2018 Permit Number: 18-0299 Permit Amount: \$15,300.00 Details of Permit: RAZED

Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
4/19/2006		\$138,000.00	Invalid		Land and Improvements		
10/14/2013		\$180,000.00	Invalid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
D12-2ND Grade Tillable	8.950	Acreage				\$2,200	
G-Other Class	1.000	Gross				\$92,600	
Acreage/Squarefoot Variables							
Acreage Variable 1 - 8.95 @ \$241.00 Total of Above: 2,156.95							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
433,422	9.950				\$94,800		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Rolling	Semi-Improved	Light		6/29/2022	Well		
Valuation/Explanation							
Dwelling #							
Description				Area		Value Amount	
Living Area:							
First Story:							
Second Story:							
Additional Story:							
Attic/Finished Net:							
Half Story/Finished Net:							
Base Price							
Unfinished Living Area:							
Room/Unfinished:							
Unfinished Basement:							
Half Story/Unfinished:							
Structure Info, Features and Attachments:							
Heating/AC							
Plumbing				- Half Bath - Full Bath			
Finished Basement Living Area							
Features:							
Attachments:							
Adjusted Base Price						\$0.00	
Changes/Adjustments							
Grade Adjustment:				%			
Market Adjustment:							
CDU Adjustment:							
Complete:				100%			
Dollar Adjustments							
Dwelling Value							

Other Building Improvements	0	\$8,000.00
Total Improvement Value		\$8,000.00
Total Land Value		\$94,800.00
Total Assessed Value		\$102,800.00

Parcel Numbers: 981-9998-002 Property Address: 5522 COUNTY LINE RD SOUTH Municipality: Franklin, City of

Owner Name: REHBERGER, JAMES M & MADELYN Mailing Address: 5522 SOUTH COUNTY LINE RD FRANKLIN, WI 53132 Land Use: Residential

Property Photograph:	Legal Description:	Building Sketch:
	CSM NO 5852 SW 35 5 21 LOT 2	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood:	
	3501-Franklin	

Building Description

Dwelling #	981 9998 002- 1		
Year Built:	1/1/1994	Exterior Wall:	01-Wood
Year Remodeled:	1/1/1994	Bedrooms:	2
Remodeled/Effective Age:	-28	Full Baths:	1
Building Type/Style:	01-Ranch	Half Baths:	1
Story:	1.00	Rough-in:	0
Grade:	B+	Room Count:	4
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
981 9998 002- 1	2,297	0	0	0	0	719	3,016

Attachment Description(s):	Area:	Attachment Value:
13-AFG	920	\$27,600
11-OFP	154	\$3,100

Feature Description(s):	Area:	Feature Value:
05-Metal Fireplace	2	\$4,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
22-Additional Fixture	3	\$900
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements

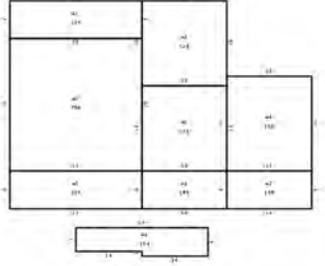
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:

Permit / Construction History							
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:				
11/1/1993	93-1103	\$210,000.00	NEW CONST				
2/1/1994	94-0053	\$3,200.00	HTG & A/C				
9/3/2021	21-0401	\$4,731.00	ACREPLAC				
1/2/2019	19-0004	\$4,400.00	FURREPLAC				
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
11/1/1993		\$9,450.00	Invalid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	9.380	Gross				\$145,800	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
408,593	9.380				\$145,800		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Semi-Improved	Light			Well		
Valuation/Explanation							
Dwelling #				981 9998 002- 1			
Description				Area		Value Amount	
Living Area:							
First Story:				2,297		\$244,538.62	
Second Story:				0		\$0.00	
Additional Story:				0		\$0.00	
Attic/Finished Net:				0		\$0.00	
Half Story/Finished Net:				0		\$0.00	
Base Price						\$244,538.62	
Unfinished Living Area:							
Room/Unfinished:				0		\$0.00	
Unfinished Basement:				1,578		\$35,299.86	
Half Story/Unfinished:						\$0.00	
Structure Info, Features and Attachments:							
Heating/AC				Air Conditioning - Same Ducts		\$7,419.36	
Plumbing				1 - Half Bath 1 - Full Bath		\$4,881.00	
Finished Basement Living Area				719		\$19,405.81	
Features:				5		\$4,900.00	
Attachments:				1,074		\$30,700.00	
Adjusted Base Price						\$347,144.65	
Changes/Adjustments							
Grade Adjustment:				B+ 135%		\$420,585.28	
Market Adjustment:				37%		\$576,201.83	
CDU Adjustment:				75		\$432,200.00	
Complete:				100		\$432,200.00	
Dollar Adjustments						(\$800.00)	
Dwelling Value						\$431,400.00	

Other Building Improvements	0	\$0.00
Total Improvement Value		\$431,400.00
Total Land Value		\$145,800.00
Total Assessed Value		\$577,200.00

Parcel Numbers: 981-9999-003 Property Address: 5224 COUNTY LINE RD SOUTH Municipality: Franklin, City of

Owner Name: FRYATT, JOHN & JANICE Mailing Address: 5224 SOUTH COUNTY LINE RD FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	Building Sketch:
	CERTIFIED SURVEY MAP NO 2498 SW 35 5 21 PARCEL 1	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 3501-Franklin	

Building Description

Dwelling #	981 9999 003- 1		
Year Built:	1/1/1830	Exterior Wall:	01-Wood
Year Remodeled:	1/1/1950	Bedrooms:	2
Remodeled/Effective Age:	-72	Full Baths:	2
Building Type/Style:	10-Farmhouse	Half Baths:	0
Story:	1.50	Rough-in:	0
Grade:	C+	Room Count:	2
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Basic Heating
Kitchen Condition:	Average	Type of Fuel:	Oil
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
981 9999 003- 1	1,432	0	0	0	441	0	1,873

Attachment Description(s):	Area:	Attachment Value:
11-OFP	144	\$2,900
12-EFP	360	\$10,800
12-EFP	224	\$6,700
11-OFP	224	\$4,500
12-EFP	144	\$4,300

Feature Description(s):	Area:	Feature Value:
02-Basement Garage	1	\$1,500
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
22-Additional Fixture	1	\$300
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
AP2-Pole 4 Sides Closed Wood	1/1/1987	7,710		Average	\$23,100.00
AP2-Pole 4 Sides Closed Wood	1/1/1901	288		Poor	\$400.00
AP2-Pole 4 Sides Closed Wood	1/1/1901	880		Poor	\$1,300.00

Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
5/10/2016	16-1029	\$0.00	RAZE GARAGE
5/10/2016	16-1028	\$40,000.00	GARAGEADN
10/22/2014	2564	\$13,885.00	ROOF

Ownership/Sales History

Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
10/1/1998		\$185,800.00	Invalid		Land and Improvements	
5/8/2019		\$325,000.00	Valid		Land and Improvements	

Land Breakdown

Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	2.900	Gross				\$108,900

Acreage/Squarefoot Variables

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Land Data & Computations

Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:
126,324	2.900			\$108,900

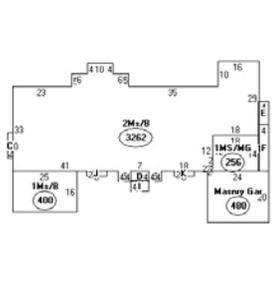
General Information

Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:
Rolling	Semi-Improved	Light			Well

Valuation/Explanation		
Dwelling #	981 9999 003- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,432	\$165,868.56
Second Story:	0	\$0.00
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	441	\$28,100.52
Base Price		\$193,969.08
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	1,612	\$35,770.28
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Basic Heating	\$0.00
Plumbing	0 - Half Bath 2 - Full Bath	\$7,322.00
Finished Basement Living Area	0	\$0.00
Features:	2	\$1,800.00
Attachments:	1,096	\$29,200.00
Adjusted Base Price		\$268,061.36
Changes/Adjustments		
Grade Adjustment:	C+ 110%	\$260,767.50
Market Adjustment:	35%	\$352,036.12
CDU Adjustment:	55	\$193,600.00
Complete:	100	\$193,600.00
Dollar Adjustments		(\$500.00)
Dwelling Value		\$193,100.00
Other Building Improvements	0	\$24,800.00
Total Improvement Value		\$217,900.00
Total Land Value		\$108,900.00
Total Assessed Value		\$326,800.00

Parcel Numbers: 981-9999-006 Property Address: 5250 COUNTY LINE RD SOUTH Municipality: Franklin, City of

Owner Name: RYAN, BASIL E JR Mailing Address: 5250 SOUTH COUNTY LINE RD FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	Building Sketch:
	COM SE COR OF SW 35 5 21 TH N 1983.69 FT W 1540.59 FT S	
	Parcel Sketch and Site Map obtained from the County GIS	<p>Neighborhood: 3501-Franklin</p>

Building Description

Dwelling #	981 9999 006- 1		
Year Built:	1/1/1995	Exterior Wall:	07-Brick
Year Remodeled:	1/1/1995	Bedrooms:	5
Remodeled/Effective Age:	-27	Full Baths:	3
Building Type/Style:	12-Colonial	Half Baths:	0
Story:	2.00	Rough-in:	0
Grade:	A-	Room Count:	9
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
981 9999 006- 1	3,714	3,546	0	0	0	0	7,260

Attachment Description(s):	Area:	Attachment Value:
11-OFP	28	\$600
23-AMG	256	\$9,000
35-Ms/Terrace	28	\$0
11-OFP	36	\$700
23-AMG	72	\$2,500
23-AMG	480	\$16,800

Feature Description(s): 03-Masonry Fireplace	Area: 1	Feature Value: \$5,500
Rec Room Condition:	Rec Room Area: 0	Rec Room Value: \$0
22-Additional Fixture	2	\$600
Rec Room Condition:	Rec Room Area: 0	Rec Room Value: \$0

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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Permit / Construction History

Date of Permit: 9/1/1995	Permit Number: 95-1065	Permit Amount: \$180,000.00	Details of Permit: NEW CONST
3/1/1998	B980213	\$40,000.00	AC / FURNACE

Ownership/Sales History

Date of Sale: 1/1/1995	Sale Document:	Purchase Amount: \$135,000.00	Sale Validity: Valid	Conveyance Type:	Sale Type: Land	Sale Validation Source:
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Land Breakdown

Land Class: D12-2ND Grade Tillable	Acreage: 27.710	Unit of Measure: Acreage	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value: \$6,700
F12-Forest Medium	10.000	Acreage				\$113,000
G-Other Class	9.000	Gross				\$91,700

Acreage/Squarefoot Variables

Acreage Variable 1 - 27.71 @ \$241.00 Total of Above: 6,678.11
Acreage Variable 1 - 10.00 @ \$11,300.00 Total of Above: 113,000.00

Land Data & Computations

Total Square Footage: 2,034,688	Total Acreage: 46.710	Depth:	Act. Frontage:	Assessed Land Value: \$211,400
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General Information

Topography: Rolling	Street/Road: Semi-Improved	Fronting Traffic: Light	Inspected By:	Inspected On: 6/29/2022	Utilities: Septic
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Valuation/Explanation		
Dwelling #	981 9999 006- 1	
Description	Area	Value Amount
Living Area:		
First Story:	3,714	\$120,890.70
Second Story:	3,546	\$252,900.72
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$373,791.42
Unfinished Living Area:		
Room/Unfinished:		\$0.00
Unfinished Basement:	3,714	\$68,300.46
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$17,859.60
Plumbing	0 - Half Bath 3 - Full Bath	\$14,644.00
Finished Basement Living Area	0	\$0.00
Features:	3	\$6,100.00
Attachments:	900	\$29,600.00
Adjusted Base Price		\$510,295.48
Changes/Adjustments		
Grade Adjustment:	A- 145%	\$688,163.45
Market Adjustment:	51%	\$1,039,126.80
CDU Adjustment:	75	\$779,300.00
Complete:	100	\$779,300.00
Dollar Adjustments		(\$2,400.00)
Dwelling Value		\$776,900.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$776,900.00
Total Land Value		\$211,400.00
Total Assessed Value		\$988,300.00

Parcel Numbers: 982-9992-002	Property Address: 10739 60TH ST S	Municipality: Franklin, City of
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Owner Name: THOMAS J KLEMENT REVOCABLE LIVING TRUST	Mailing Address: 3758 W 6 1/2 MILE RD CALEDONIA, WI 53108	Land Use: Residential
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Property Photograph:	Legal Description: CERTIFIED SURVEY MAP NO 7330 SE 34 5 21 PARCEL 1	Building Sketch:
<small>Describe/Map</small>	<p>Parcel Sketch and Site Map obtained from the County GIS</p> <p>Neighborhood: 3401-Franklin</p>	<small>Describe/Map</small>

Building Description

<p>Dwelling #</p> <p>Year Built:</p> <p>Year Remodeled:</p> <p>Remodeled/Effective Age:</p> <p>Building Type/Style:</p> <p>Story:</p> <p>Grade:</p> <p>CDU/Overall Condition:</p> <p>Interior Condition:</p> <p>Kitchen Condition:</p> <p>Bath Condition:</p>	<p>Exterior Wall:</p> <p>Bedrooms:</p> <p>Full Baths:</p> <p>Half Baths:</p> <p>Rough-in: 0</p> <p>Room Count:</p> <p>Basement Description:</p> <p>Heating:</p> <p>Type of Fuel:</p> <p>Type of System:</p>
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Square Footage / Attachments

First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
						0

Attachment Description(s):	Area:	Attachment Value:
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Feature Description(s):	Area:	Feature Value:
Rec Room Condition:	Rec Room Area:	Rec Room Value:

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
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Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
1/22/2004		\$135,000.00	Valid		Land		
7/24/2006		\$195,000.00	Invalid		Land		
4/28/2016		\$2,100.00	Invalid		Land		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
D12-2ND Grade Tillable	10.696	Acreage				\$2,600	
Acreage/Squarefoot Variables							
Acreage Variable 1 - 10.70 @ \$241.00							
Total of Above: 2,577.74							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
465,918	10.696				\$2,600		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Semi-Improved	Light		6/28/2022	Well		
Valuation/Explanation							
Dwelling #							
Description	Area					Value Amount	
Living Area:							
First Story:							
Second Story:							
Additional Story:							
Attic/Finished Net:							
Half Story/Finished Net:							
Base Price							
Unfinished Living Area:							
Room/Unfinished:							
Unfinished Basement:							
Half Story/Unfinished:							
Structure Info, Features and Attachments:							
Heating/AC							
Plumbing				- Half Bath - Full Bath			
Finished Basement Living Area							
Features:							
Attachments:							
Adjusted Base Price							
						\$0.00	
Changes/Adjustments							
Grade Adjustment:				%			
Market Adjustment:							
CDU Adjustment:							
Complete:				100%			
Dollar Adjustments							
Dwelling Value							
Other Building Improvements	0					\$0.00	
Total Improvement Value							
						\$0.00	
Total Land Value							
						\$2,600.00	
Total Assessed Value							
						\$2,600.00	

Parcel Numbers: 982-9992-003	Property Address: 10849 60TH ST S	Municipality: Franklin, City of
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Owner Name: THOMAS J KLEMENT REVOCABLE LIVING TRUST	Mailing Address: 3758 W 6 1/2 MILE RD CALEDONIA, WI 53108	Land Use: Residential
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Property Photograph:	Legal Description: CERTIFIED SURVEY MAP NO 7330 SE 34 5 21 PARCEL 2	Building Sketch:
<small>Describe/Map</small>	Parcel Sketch and Site Map obtained from the County GIS	<small>Describe/Map</small>
	Neighborhood: 3401-Franklin	

Building Description

Dwelling #	
Year Built:	Exterior Wall:
Year Remodeled:	Bedrooms:
Remodeled/Effective Age:	Full Baths:
Building Type/Style:	Half Baths:
Story:	Rough-in: 0
Grade:	Room Count:
CDU/Overall Condition:	Basement Description:
Interior Condition:	Heating:
Kitchen Condition:	Type of Fuel:
Bath Condition:	Type of System:

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
							0

Attachment Description(s):	Area:	Attachment Value:
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Feature Description(s):	Area:	Feature Value:
Rec Room Condition:	Rec Room Area:	Rec Room Value:

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
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Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
4/28/2016		\$1,800.00	Invalid		Land		
1/25/2004		\$145,000.00	Valid		Land		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
D12-2ND Grade Tillable	9.271	Acreage				\$2,200	
Acreage/Squarefoot Variables							
Acreage Variable 1 - 9.27 @ \$241.00							
Total of Above: 2,234.31							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
403,845	9.271				\$2,200		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Semi-Improved	Light		6/28/2022	Well		
Valuation/Explanation							
Dwelling #							
Description				Area		Value Amount	
Living Area:							
First Story:							
Second Story:							
Additional Story:							
Attic/Finished Net:							
Half Story/Finished Net:							
Base Price							
Unfinished Living Area:							
Room/Unfinished:							
Unfinished Basement:							
Half Story/Unfinished:							
Structure Info, Features and Attachments:							
Heating/AC							
Plumbing				- Half Bath - Full Bath			
Finished Basement Living Area							
Features:							
Attachments:							
Adjusted Base Price						\$0.00	
Changes/Adjustments							
Grade Adjustment:				%			
Market Adjustment:							
CDU Adjustment:							
Complete:				100%			
Dollar Adjustments							
Dwelling Value							
Other Building Improvements				0		\$0.00	
Total Improvement Value						\$0.00	
Total Land Value						\$2,200.00	
Total Assessed Value						\$2,200.00	

Parcel Numbers: 982-9992-004 Property Address: 10875 60TH ST S Municipality: Franklin, City of

Owner Name: BEADLE, MICHAEL W & ANGELA J Mailing Address: 10875 S 60TH ST FRANKLIN, WI 53132 Land Use: Residential

Property Photograph:	Legal Description:	Building Sketch:
	CERTIFIED SURVEY MAP NO 7330 SE 34 5 21 PARCEL 3	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood:	
	3401-Franklin	

Building Description

Dwelling #	982 9992 004- 1		
Year Built:	1/1/2004	Exterior Wall:	01-Wood
Year Remodeled:	1/1/2004	Bedrooms:	4
Remodeled/Effective Age:	-18	Full Baths:	3
Building Type/Style:	14-Modern Single Story	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	B+	Room Count:	4
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Good	Type of Fuel:	Gas
Bath Condition:	Good	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
982 9992 004- 1	2,585	0	0	0	0	1,200	3,785

Attachment Description(s):	Area:	Attachment Value:
31-WD	364	\$3,600
21-OMP	119	\$3,000
13-AFG	758	\$22,700

Feature Description(s):	Area:	Feature Value:
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
22-Additional Fixture	4	\$1,200
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements						
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:	
RG1-Detached Frame Garage	1/1/2010	780		Average	\$14,600.00	
Permit / Construction History						
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:			
2/26/2018	18-0354	\$15,855.00	FUR+ACRPLAC			
8/23/2004	2820	\$7,000.00	FUR/ AC			
6/8/2020	20-1402	\$24,990.00	EXTREMOD			
4/14/2010	535	\$6,000.00	DETGARAGE			
6/9/2004	1763	\$240,000.00	NEWDWLG			
4/23/2015	15-0818	\$11,000.00	WDDK			
Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
4/28/2017		\$570,000.00	Valid		Land and Improvements	
3/29/2004		\$149,900.00	Valid		Land	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	8.020	Gross				\$140,000
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
349,351	8.020			\$140,000		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Semi-Improved	Light			Well	

Valuation/Explanation		
Dwelling #	982 9992 004- 1	
Description	Area	Value Amount
Living Area:		
First Story:	2,585	\$269,977.40
Second Story:	0	\$0.00
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$269,977.40
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	1,385	\$32,132.00
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$9,311.10
Plumbing	0 - Half Bath 3 - Full Bath	\$14,644.00
Finished Basement Living Area	1,200	\$32,388.00
Features:	5	\$3,200.00
Attachments:	1,241	\$29,300.00
Adjusted Base Price		\$390,952.50
Changes/Adjustments		
Grade Adjustment:	B+ 135%	\$483,910.88
Market Adjustment:	42%	\$687,153.44
CDU Adjustment:	83	\$570,300.00
Complete:	100	\$570,300.00
Dollar Adjustments		(\$1,000.00)
Dwelling Value		\$569,300.00
Other Building Improvements	0	\$14,600.00
Total Improvement Value		\$583,900.00
Total Land Value		\$140,000.00
Total Assessed Value		\$723,900.00

Parcel Numbers: 982-9992-005	Property Address: 10903 60TH ST S	Municipality: Franklin, City of
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Owner Name: PASKIEWICZ-FARINA, HANNA J	Mailing Address: 4213 W MADISON BLVD FRANKLIN, WI 53132	Land Use: Residential
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Property Photograph:	Legal Description: CERTIFIED SURVEY MAP NO 7330 SE 34 5 21 PARCEL 4	Building Sketch:
<small>Describe/Map</small>	Parcel Sketch and Site Map obtained from the County GIS	<small>Describe/Map</small>
	Neighborhood: 3401-Franklin	

Building Description

Dwelling #	
Year Built:	Exterior Wall:
Year Remodeled:	Bedrooms:
Remodeled/Effective Age:	Full Baths:
Building Type/Style:	Half Baths:
Story:	Rough-in: 0
Grade:	Room Count:
CDU/Overall Condition:	Basement Description:
Interior Condition:	Heating:
Kitchen Condition:	Type of Fuel:
Bath Condition:	Type of System:

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
							0

Attachment Description(s):	Area:	Attachment Value:
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Feature Description(s):	Area:	Feature Value:
Rec Room Condition:	Rec Room Area:	Rec Room Value:

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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Permit / Construction History

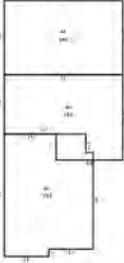
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
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Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
2/4/2004		\$149,900.00	Valid		Land		
11/17/2021		\$219,744.00	Valid		Land		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
D12-2ND Grade Tillable	4.000	Acreage				\$1,000	
F12-Forest Medium	6.620	Acreage				\$74,800	
Acreage/Squarefoot Variables							
Acreage Variable 1 - 6.62 @ \$11,300.00 Total of Above: 74,806.00							
Acreage Variable 1 - 4.00 @ \$241.00 Total of Above: 964.00							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
462,607	10.620				\$75,800		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Semi-Improved	Light		6/28/2022	Well		
Valuation/Explanation							
Dwelling #							
Description				Area		Value Amount	
Living Area:							
First Story:							
Second Story:							
Additional Story:							
Attic/Finished Net:							
Half Story/Finished Net:							
Base Price							
Unfinished Living Area:							
Room/Unfinished:							
Unfinished Basement:							
Half Story/Unfinished:							
Structure Info, Features and Attachments:							
Heating/AC							
Plumbing				- Half Bath - Full Bath			
Finished Basement Living Area							
Features:							
Attachments:							
Adjusted Base Price						\$0.00	
Changes/Adjustments							
Grade Adjustment:				%			
Market Adjustment:							
CDU Adjustment:							
Complete:				100%			
Dollar Adjustments							
Dwelling Value							

Other Building Improvements	0	\$0.00
Total Improvement Value		\$0.00
Total Land Value		\$75,800.00
Total Assessed Value		\$75,800.00

Parcel Numbers: 982-9993-001 Property Address: 10823 60TH ST S Municipality: Franklin, City of

Owner Name: Ralph T Przybylski and Janice M Przybylski 2019 Joint Rev Tr Mailing Address: 10823 S. 60th Street Franklin, WI 53132 Land Use: Residential

	Legal Description:	
	COM IN E LI 371.86 FT S OF NE COR OF SE 34 5 21 TH W	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 3401-Franklin	

Building Description

Dwelling #	982 9993 001- 1		
Year Built:	12/31/1899	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	12/31/1899	Bedrooms:	3
Remodeled/Effective Age:	-123	Full Baths:	1
Building Type/Style:	10-Farmhouse	Half Baths:	0
Story:	1.50	Rough-in:	0
Grade:	C	Room Count:	5
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Basic Heating
Kitchen Condition:	Average	Type of Fuel:	Oil
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
982 9993 001- 1	1,278	0	0	0	359	0	1,637

Attachment Description(s):	Area:	Attachment Value:
Feature Description(s):	Area:	Feature Value:
Rec Room Condition:	Rec Room Area: 0	Rec Room Value: \$0

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
AP1-Pole 4 Sides Closed Metal	1/1/1989	1,440		Average	\$4,300.00

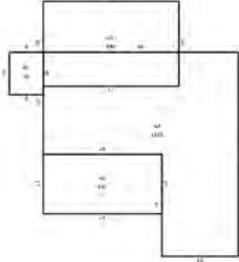
Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:

Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
1/5/2022	11207576	\$240,000.00	Invalid	QCD - Quit Claim Deed	Land and Improvements	Other	
5/1/1988		\$65,500.00	Valid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	2.570	Gross				\$106,100	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
111,949	2.570				\$106,100		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		
Valuation/Explanation							
Dwelling #				982 9993 001- 1			
Description				Area		Value Amount	
Living Area:							
First Story:				1,278		\$151,494.12	
Second Story:				0		\$0.00	
Additional Story:				0		\$0.00	
Attic/Finished Net:				0		\$0.00	
Half Story/Finished Net:				359		\$24,244.16	
Base Price						\$175,738.28	
Unfinished Living Area:							
Room/Unfinished:				0		\$0.00	
Unfinished Basement:				638		\$19,235.70	
Half Story/Unfinished:						\$0.00	
Structure Info, Features and Attachments:							
Heating/AC				Basic Heating		\$0.00	
Plumbing				0 - Half Bath 1 - Full Bath		\$0.00	
Finished Basement Living Area				0		\$0.00	
Features:							
Attachments:							
Adjusted Base Price						\$194,973.98	
Changes/Adjustments							
Grade Adjustment:				C 100%		\$194,973.98	
Market Adjustment:				32%		\$257,365.65	
CDU Adjustment:				55		\$141,600.00	
Complete:				100		\$141,600.00	
Dollar Adjustments						\$300.00	
Dwelling Value						\$141,900.00	
Other Building Improvements				0		\$4,300.00	
Total Improvement Value						\$146,200.00	
Total Land Value						\$106,100.00	
Total Assessed Value						\$252,300.00	

Parcel Numbers: 982-9994-000 Property Address: 10833 60TH ST S Municipality: Franklin, City of

Owner Name: FREDERICKSEN IRREVOCABLE TRUST Mailing Address: 10833 S 60TH ST FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	Building Sketch:
	COM IN E LI 652 FT S OF NE COR OF SE 34 5 21 TH W	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 3401-Franklin	

Building Description

Dwelling #	982 9994 000- 1		
Year Built:	1/1/1956	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/1956	Bedrooms:	3
Remodeled/Effective Age:	-66	Full Baths:	1
Building Type/Style:	01-Ranch	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	C+	Room Count:	4
CDU/Overall Condition:	Good	Basement Description:	No Basement
Interior Condition:	Same	Heating:	Basic Heating
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
982 9994 000- 1	1,536	0	0	0	0	0	1,536

Attachment Description(s):	Area:	Attachment Value:
12-EFP	80	\$2,400
33-Concrete Patio	392	\$2,000

Feature Description(s):	Area:	Feature Value:
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
RG1-Detached Frame Garage	1/1/1956	528		Average	\$5,300.00

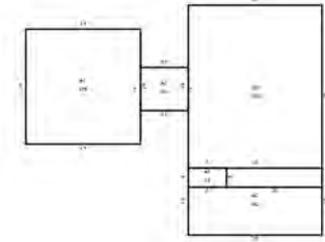
Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:

Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
9/1/1994		\$77,000.00	Invalid		Land and Improvements		
8/5/2004		\$50,275.00	Invalid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.940	Gross				\$91,400	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
40,946	0.940				\$91,400		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Semi-Improved	Light			Well		
Valuation/Explanation							
Dwelling #				982 9994 000- 1			
Description				Area		Value Amount	
Living Area:							
First Story:				1,536		\$175,595.52	
Second Story:				0		\$0.00	
Additional Story:				0		\$0.00	
Attic/Finished Net:				0		\$0.00	
Half Story/Finished Net:				0		\$0.00	
Base Price						\$175,595.52	
Unfinished Living Area:							
Room/Unfinished:				0		\$0.00	
Unfinished Basement:				0		\$0.00	
Half Story/Unfinished:						\$0.00	
Structure Info, Features and Attachments:							
Heating/AC				Basic Heating		\$0.00	
Plumbing				0 - Half Bath 1 - Full Bath		\$0.00	
Finished Basement Living Area				0		\$0.00	
Features:							
Attachments:				472		\$4,400.00	
Adjusted Base Price						\$179,995.52	
Changes/Adjustments							
Grade Adjustment:				C+ 110%		\$193,155.07	
Market Adjustment:				13%		\$218,265.23	
CDU Adjustment:				60		\$131,000.00	
Complete:				100		\$131,000.00	
Dollar Adjustments						(\$500.00)	
Dwelling Value						\$130,500.00	
Other Building Improvements				0		\$5,300.00	
Total Improvement Value						\$135,800.00	
Total Land Value						\$91,400.00	
Total Assessed Value						\$227,200.00	

Parcel Numbers: 982-9995-001 Property Address: 10863 60TH ST S Municipality: Franklin, City of

Owner Name: SCHREINER, LINDA M Mailing Address: 10863 S 60TH ST FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	Building Sketch:
	COM IN E LI 975.28 FT S OF NE COR OF SE 34 5 21 TH W	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood:	
	3401-Franklin	

Building Description

Dwelling #	982 9995 001- 1		
Year Built:	1/1/1955	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/1955	Bedrooms:	2
Remodeled/Effective Age:	-67	Full Baths:	1
Building Type/Style:	01-Ranch	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	C+	Room Count:	4
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Oil
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
982 9995 001- 1	1,032	0	0	0	0	0	1,032

Attachment Description(s):	Area:	Attachment Value:
13-AFG	576	\$17,300
12-EFP	90	\$2,700
11-OFP	32	\$600

Feature Description(s):	Area:	Feature Value:
Rec Room Condition:	Rec Room Area:	Rec Room Value:
Average	144	\$720

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:

Permit / Construction History

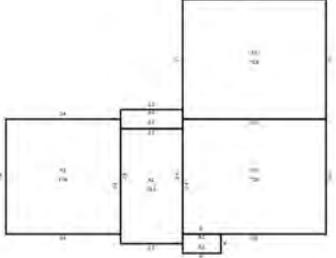
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
10/1/1997	97-1035	\$34,000.00	KIT & LL ALT

Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
9/1/2016		\$70,650.00	Invalid		Land and Improvements		
5/23/2014		\$107,000.00	Invalid		Land and Improvements		
4/19/2019		\$128,000.00	Invalid		Land and Improvements		
10/1/1993		\$80,000.00	Valid		Land and Improvements		
8/13/2012		\$99,000.00	Invalid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.500	Gross				\$69,500	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
21,780	0.500				\$69,500		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		
Valuation/Explanation							
Dwelling #				982 9995 001- 1			
Description				Area		Value Amount	
Living Area:							
First Story:				1,032	\$128,545.92		
Second Story:				0	\$0.00		
Additional Story:				0	\$0.00		
Attic/Finished Net:				0	\$0.00		
Half Story/Finished Net:				0	\$0.00		
Base Price						\$128,545.92	
Unfinished Living Area:							
Room/Unfinished:				0	\$0.00		
Unfinished Basement:				1,032	\$26,233.44		
Half Story/Unfinished:					\$0.00		
Structure Info, Features and Attachments:							
Heating/AC				Air Conditioning - Same Ducts	\$2,538.72		
Plumbing				0 - Half Bath 1 - Full Bath	\$0.00		
Finished Basement Living Area				0	\$0.00		
Features:							
Attachments:				698	\$20,600.00		
Adjusted Base Price						\$177,918.08	
Changes/Adjustments							
Grade Adjustment:				C+ 110%	\$173,049.89		
Market Adjustment:				50%	\$259,574.83		
CDU Adjustment:				60	\$155,700.00		
Complete:				100	\$155,700.00		
Dollar Adjustments					\$200.00		
Dwelling Value						\$155,900.00	

Other Building Improvements	0	\$0.00
Total Improvement Value		\$155,900.00
Total Land Value		\$69,500.00
Total Assessed Value		\$225,400.00

Parcel Numbers: 982-9996-000 Property Address: 10927 60TH ST S Municipality: Franklin, City of

Owner Name: WOJTOWITCZ, PAUL F Mailing Address: 10927 S 60TH ST FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	Building Sketch:
	S 100 FT OF E 435.60 FT OF N 50 ACS OF E HALF OF SE 34 5	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 3401-Franklin	

Building Description

Dwelling #	982 9996 000- 1		
Year Built:	1/1/1965	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/1965	Bedrooms:	4
Remodeled/Effective Age:	-57	Full Baths:	2
Building Type/Style:	01-Ranch	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	C	Room Count:	4
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Good	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
982 9996 000- 1	1,834	0	0	0	0	0	1,834

Attachment Description(s): 13-AFG Area: 576 Attachment Value: \$17,300

Feature Description(s): Rec Room Condition: Area: Rec Room Area: 0 Feature Value: Rec Room Value: \$0

Other Building Improvements

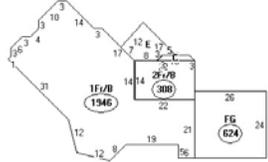
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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Permit / Construction History							
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:				
5/1/2000	00-0553	\$30,000.00	INTREMOD				
4/18/2006	1181	\$85,000.00	ADDTN				
7/1/2001	01-0757	\$1,300.00	ACREPLACE				
9/28/2006	3325	\$5,200.00	FURREPLAC				
10/1/2000	00-1195	\$3,300.00	FURREPLAC				
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
12/1/1994		\$44,000.00	Invalid		Land and Improvements		
8/15/2013		\$165,000.00	Invalid		Land and Improvements		
3/2/2015		\$190,000.00	Valid		Land and Improvements		
4/28/2015		\$190,000.00	Valid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.940	Gross				\$74,000	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
40,946	0.940				\$74,000		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Semi-Improved	Light			Well		

Valuation/Explanation		
Dwelling #	982 9996 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,834	\$202,913.76
Second Story:	0	\$0.00
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$202,913.76
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	720	\$20,606.40
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$4,511.64
Plumbing	0 - Half Bath 2 - Full Bath	\$7,322.00
Finished Basement Living Area	0	\$0.00
Features:		
Attachments:	576	\$17,300.00
Adjusted Base Price		\$252,653.80
Changes/Adjustments		
Grade Adjustment:	C 100%	\$235,353.80
Market Adjustment:	52%	\$357,737.78
CDU Adjustment:	60	\$214,600.00
Complete:	100	\$214,600.00
Dollar Adjustments		\$200.00
Dwelling Value		\$214,800.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$214,800.00
Total Land Value		\$74,000.00
Total Assessed Value		\$288,800.00

Parcel Numbers: 982-9998-000 Property Address: 10977 60TH ST S Municipality: Franklin, City of

Owner Name: BURRELL, SCOTT M Mailing Address: 10977 S 60TH ST FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	Building Sketch:
	S ONE THIRD OF N TWO THIRDS OF S 30 ACS OF SE QUAR OF SE	
	Parcel Sketch and Site Map obtained from the County GIS	<p><small>Descriptor/Usage</small></p> <ul style="list-style-type: none"> A: 2F1/B 308 sqft B: 1F1/B 1946 sqft C: 1F1/B 24 sqft D: FG 624 sqft E: Wood Deck 147 sqft
	Neighborhood:	

3401-Franklin

Building Description

Dwelling #	982 9998 000- 1		
Year Built:	1/1/1993	Exterior Wall:	01-Wood
Year Remodeled:	1/1/1993	Bedrooms:	3
Remodeled/Effective Age:	-29	Full Baths:	2
Building Type/Style:	13-Contemporary	Half Baths:	1
Story:	2.00	Rough-in:	0
Grade:	B	Room Count:	4
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Basic Heating
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
982 9998 000- 1	2,278	308	0	0	0	0	2,586

Attachment Description(s):	Area:	Attachment Value:
13-AFG	624	\$18,700
31-WD	147	\$1,500

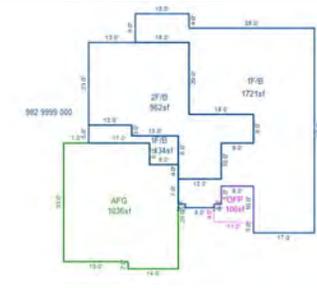
Feature Description(s):	Area:	Feature Value:
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
22-Additional Fixture	3	\$900
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements						
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:	
RG1-Detached Frame Garage	12/31/2020	900		Average	\$22,500.00	
RG1-Detached Frame Garage	1/1/1940	360		Unsound	\$0.00	
Permit / Construction History						
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:			
2/7/2013	13-0164	\$3,647.00	FURREPL			
8/26/2021	21-0591	\$61,000.00	ACCBLDG 30X30			
4/1/1994	94-0276	\$2,000.00	DECK			
Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
8/1/1990		\$50,000.00	Valid		Land	
7/31/2020		\$425,000.00	Valid		Land and Improvements	
2/26/2021		\$435,000.00	Valid		Land and Improvements	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	9.960	Gross				\$148,300
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
433,858	9.960			\$148,300		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Semi-Improved	Light		6/28/2022	Well	

Valuation/Explanation		
Dwelling #	982 9998 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	2,278	\$242,515.88
Second Story:	308	\$23,294.04
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$265,809.92
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	2,278	\$47,519.08
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Basic Heating	\$0.00
Plumbing	1 - Half Bath 2 - Full Bath	\$12,203.00
Finished Basement Living Area	0	\$0.00
Features:	4	\$2,900.00
Attachments:	771	\$20,200.00
Adjusted Base Price		\$348,632.00
Changes/Adjustments		
Grade Adjustment:	B 128%	\$416,680.96
Market Adjustment:	-8%	\$383,346.48
CDU Adjustment:	75	\$287,500.00
Complete:	100	\$287,500.00
Dollar Adjustments		(\$800.00)
Dwelling Value		\$286,700.00
Other Building Improvements	0	\$22,500.00
Total Improvement Value		\$309,200.00
Total Land Value		\$148,300.00
Total Assessed Value		\$457,500.00

Parcel Numbers: 982-9999-000 Property Address: 11063 60TH ST S Municipality: Franklin, City of

Owner Name: RYAN, BASIL Mailing Address: 11063 S 60TH ST FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	
	S ONE THIRD OF S 30 ACS OF SE QUAR OF SE 34 5 21 CONT	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 3401-Franklin	

Building Description

Dwelling #	982 9999 000- 1		
Year Built:	12/31/2021	Exterior Wall:	Partial
Year Remodeled:	1/1/2022	Bedrooms:	4
Remodeled/Effective Age:	0	Full Baths:	3
Building Type/Style:	15-Modern Multi Story	Half Baths:	1
Story:	2.00	Rough-in:	0
Grade:	B	Room Count:	4
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
982 9999 000- 1	2,817	962	0	0	0	0	3,779

Attachment Description(s):	Area:	Attachment Value:
13-AFG	1,036	\$31,100
11-OPF	100	\$2,000

Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	4	\$1,200
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements

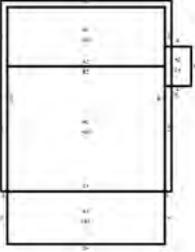
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
AP1-Pole 4 Sides Closed Metal	1/1/1988	3,780		Average	\$11,300.00

Permit / Construction History						
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:			
4/26/2021	PA01379	\$250,000.00	NEWDWLG			
10/22/2021	21-0467	\$20,000.00	HVAC			
Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
3/12/2016		\$324,900.00	Invalid		Land and Improvements	
10/7/2016		\$235,000.00	Invalid		Land and Improvements	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	1.000	Gross				\$74,100
D12-2ND Grade Tillable	5.000	Acreage				\$1,200
E13-Undeveloped Low	4.000	Acreage				\$10,400
Acreage/Squarefoot Variables						
Acreage Variable 1 - 5.00 @ \$241.00 Total of Above: 1,205.00						
Acreage Variable 1 - 4.00 @ \$2,600.00 Total of Above: 10,400.00						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
435,600	10.000			\$85,700		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Paved	Light		6/28/2022	Well	

Valuation/Explanation		
Dwelling #	982 9999 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	2,817	\$0.00
Second Story:	962	\$0.00
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$0.00
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	2,817	\$55,607.58
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$9,296.34
Plumbing	1 - Half Bath 3 - Full Bath	\$19,525.00
Finished Basement Living Area	0	\$0.00
Features:	5	\$3,200.00
Attachments:	1,136	\$33,100.00
Adjusted Base Price		\$120,728.92
Changes/Adjustments		
Grade Adjustment:	B 128%	\$108,069.02
Market Adjustment:	-39%	\$65,922.10
CDU Adjustment:	0	\$65,900.00
Complete:	20	\$65,900.00
Dollar Adjustments		\$200.00
Dwelling Value		\$66,100.00
Other Building Improvements	0	\$11,300.00
Total Improvement Value		\$77,400.00
Total Land Value		\$85,700.00
Total Assessed Value		\$163,100.00

Parcel Numbers: 983-9997-001	Property Address: 10882 76TH ST S	Municipality: Franklin, City of
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Owner Name: HOLTERMAN, JOSEPH M	Mailing Address: S110 W14718 UNION CHURCH DR MUSKEGO, WI 53150	Land Use: Residential
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Property Photograph: 	Legal Description: N 1320 FT OF W 1320 FT OF SW 34 5 21 & PT COM 1237.50 FT	Building Sketch: 
Parcel Sketch and Site Map obtained from the County GIS		
Neighborhood: 3401-Franklin		

Building Description

Dwelling #	983 9997 001- 1		
Year Built:	1/1/1850	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/1850	Bedrooms:	3
Remodeled/Effective Age:	-172	Full Baths:	1
Building Type/Style:	10-Farmhouse	Half Baths:	1
Story:	2.00	Rough-in:	0
Grade:	C+	Room Count:	3
CDU/Overall Condition:	Very Good	Basement Description:	Partial
Interior Condition:	Same	Heating:	Basic Heating
Kitchen Condition:	Average	Type of Fuel:	Electric
Bath Condition:	Average	Type of System:	Electric

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
983 9997 001- 1	864	754	0	0	0	0	1,618

Attachment Description(s): 11-OFP	Area: 24	Attachment Value: \$500
99-Additional Attachments	82	\$8,200

Feature Description(s): Rec Room Condition:	Area: Rec Room Area: 0	Feature Value: Rec Room Value: \$0
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Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
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Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
10/1/2014		\$164,600.00	Invalid		Land and Improvements	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
D12-2ND Grade Tillable	32.610	Acreage				\$7,900
E13-Undeveloped Low	7.000	Acreage	Shape or Size			\$16,400
G-Other Class	1.000	Gross				\$74,100
Acreage/Squarefoot Variables						
Acreage Variable 1 - 7.00 @ \$2,600.00 Total of Above: 18,200.00						
Acreage Variable 1 - 32.61 @ \$241.00 Total of Above: 7,859.01						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
1,768,972	40.610			\$98,400		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Rolling	Paved	Medium			Well	
Valuation/Explanation						
Dwelling #	983 9997 001- 1					
Description	Area				Value Amount	
Living Area:						
First Story:	864				\$111,767.04	
Second Story:	754				\$51,091.04	
Additional Story:	0				\$0.00	
Attic/Finished Net:	0				\$0.00	
Half Story/Finished Net:	0				\$0.00	
Base Price						\$162,858.08
Unfinished Living Area:						
Room/Unfinished:	0				\$0.00	
Unfinished Basement:	216				\$0.00	
Half Story/Unfinished:					\$0.00	
Structure Info, Features and Attachments:						
Heating/AC	Basic Heating				\$0.00	
Plumbing	1 - Half Bath 1 - Full Bath				\$4,881.00	
Finished Basement Living Area	0				\$0.00	
Features:						
Attachments:	106				\$8,700.00	
Adjusted Base Price						\$176,439.08
Changes/Adjustments						
Grade Adjustment:	C+ 110%				\$184,512.99	
Market Adjustment:	30%				\$239,866.88	
CDU Adjustment:	60				\$143,900.00	
Complete:	100				\$143,900.00	
Dollar Adjustments					\$100.00	
Dwelling Value						\$144,000.00

Other Building Improvements	0	\$0.00
Total Improvement Value		\$144,000.00
Total Land Value		\$98,400.00
Total Assessed Value		\$242,400.00

Parcel Numbers: 983-9998-000	Property Address: 10974 76TH ST S	Municipality: Franklin, City of
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Owner Name: SCHAEFER, JEROME & JANET	Mailing Address: 8234 S 34TH ST FRANKLIN, WI 53132	Land Use: Residential
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Property Photograph: 	Legal Description: N 49 ACS OF S 75 ACS OF SW 34 5 21 EXC E 1320 FT & EXC	Building Sketch: 
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 3401-Franklin	

Building Description

Dwelling #	
Year Built:	Exterior Wall:
Year Remodeled:	Bedrooms:
Remodeled/Effective Age:	Full Baths:
Building Type/Style:	Half Baths:
Story:	Rough-in: 0
Grade:	Room Count:
CDU/Overall Condition:	Basement Description:
Interior Condition:	Heating:
Kitchen Condition:	Type of Fuel:
Bath Condition:	Type of System:

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
							0

Attachment Description(s):	Area:	Attachment Value:
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Feature Description(s):	Area:	Feature Value:
Rec Room Condition:	Rec Room Area:	Rec Room Value:

Other Building Improvements

Structure Type: RG1-Detached Frame Garage	Year Built: 1/1/1940	Area: 572	Construction:	Condition: Average	Value: \$7,600.00
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Permit / Construction History

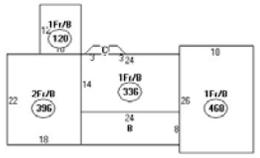
Date of Permit: 4/1/2001	Permit Number: 01-0243	Permit Amount: \$0.00	Details of Permit: RAZE HOUSE
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Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
2/1/2001		\$100,000.00	Invalid		Land and Improvements	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
D12-2ND Grade Tillable	16.000	Acreage				\$3,900
E13-Undeveloped Low	6.380	Acreage				\$16,600
G-Other Class	1.000	Gross				\$74,100
Acreage/Squarefoot Variables						
Acreage Variable 1 - 16.00 @ \$241.00 Total of Above: 3,856.00						
Acreage Variable 1 - 6.38 @ \$2,600.00 Total of Above: 16,588.00						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
1,018,433	23.380			\$94,600		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Rolling	Semi-Improved	Medium			Well	
Valuation/Explanation						
Dwelling #						
Description	Area					Value Amount
Living Area:						
First Story:						
Second Story:						
Additional Story:						
Attic/Finished Net:						
Half Story/Finished Net:						
Base Price						
Unfinished Living Area:						
Room/Unfinished:						
Unfinished Basement:						
Half Story/Unfinished:						
Structure Info, Features and Attachments:						
Heating/AC						
Plumbing	- Half Bath - Full Bath					
Finished Basement Living Area						
Features:						
Attachments:						
Adjusted Base Price						\$0.00
Changes/Adjustments						
Grade Adjustment:	%					
Market Adjustment:						
CDU Adjustment:						
Complete:	100%					
Dollar Adjustments						
Dwelling Value						

Other Building Improvements	0	\$7,600.00
Total Improvement Value		\$7,600.00
Total Land Value		\$94,600.00
Total Assessed Value		\$102,200.00

Parcel Numbers: 983-9999-000 Property Address: 11052 76TH ST S Municipality: Franklin, City of

Owner Name: SANCHEZ, ROBERTO Mailing Address: 11052 S 76TH ST FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	Building Sketch:
	S 26 ACS OF SW 34 5 21 EXC E 1320 FT & EXC PART TAKEN FO	
	Parcel Sketch and Site Map obtained from the County GIS	<p><small>Descriptor/Usage</small></p> <p>A: 1F1/B 326 sqft B: EFP 132 sqft C: 1F1 18 sqft D: 2F1/B 206 sqft E: 1F1/B 120 sqft F: 1F1/B 468 sqft</p>
	Neighborhood:	
	3401-Franklin	

Building Description

Dwelling #	983 9999 000- 1		
Year Built:	12/31/1899	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	12/31/1899	Bedrooms:	3
Remodeled/Effective Age:	-123	Full Baths:	1
Building Type/Style:	10-Farmhouse	Half Baths:	1
Story:	1.00	Rough-in:	0
Grade:	C+	Room Count:	4
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Basic Heating
Kitchen Condition:	Average	Type of Fuel:	Oil
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
983 9999 000- 1	1,336	0	0	0	0	0	1,336

Attachment Description(s): 12-EFP	Area: 192	Attachment Value: \$5,800
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Feature Description(s): 03-Masonry Fireplace	Area: 1	Feature Value: \$5,500
Rec Room Condition:	Rec Room Area: 0	Rec Room Value: \$0

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
AP1-Pole 4 Sides Closed Metal	1/1/1980	5,940		Average	\$17,800.00
AP1-Pole 4 Sides Closed Metal	1/1/1991	11,680		Average	\$35,000.00

Permit / Construction History			
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
8/5/2003	79319	\$15,000.00	INTREMOD
8/19/2004	2756	\$25,000.00	ADDTN
11/11/2008	2615	\$40,000.00	REMOD
1/7/2009	28	\$900.00	DUCTWORK

Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
11/30/2006		\$300,000.00	Invalid		Land and Improvements	
12/31/2018		\$525,000.00	Invalid		Land and Improvements	
11/30/2006		\$287,000.00	Invalid		Land and Improvements	
8/14/2002		\$198,900.00	Invalid		Land and Improvements	
11/1/1991		\$165,000.00	Valid		Land and Improvements	
1/29/2003		\$300,000.00	Invalid		Land and Improvements	

Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
D12-2ND Grade Tillable	10.770	Acreage				\$2,600	
G-Other Class	1.000	Gross				\$83,300	

Acreage/Squarefoot Variables
Acreage Variable 1 - 10.77 @ \$241.00
Total of Above: 2,595.57

Land Data & Computations				
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:
512,701	11.770			\$85,900

General Information					
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:
Level	Semi-Improved	Medium			Well

Valuation/Explanation		
Dwelling #	983 9999 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,336	\$157,046.80
Second Story:	0	\$0.00
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$157,046.80
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	1,320	\$30,927.60
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Basic Heating	\$0.00
Plumbing	1 - Half Bath 1 - Full Bath	\$4,881.00
Finished Basement Living Area	0	\$0.00
Features:	1	\$5,500.00
Attachments:	192	\$5,800.00
Adjusted Base Price		\$204,155.40
Changes/Adjustments		
Grade Adjustment:	C+ 110%	\$212,140.94
Market Adjustment:	63%	\$345,789.73
CDU Adjustment:	55	\$190,200.00
Complete:	100	\$190,200.00
Dollar Adjustments		(\$300.00)
Dwelling Value		\$189,900.00
Other Building Improvements	0	\$52,800.00
Total Improvement Value		\$242,700.00
Total Land Value		\$85,900.00
Total Assessed Value		\$328,600.00

Parcel Numbers: 984-9995-000	Property Address: 76TH ST S	Municipality: Franklin, City of
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Owner Name: BORCHARDT FAMILY TRUST DTD 8/5/2012	Mailing Address: W234S5460 BIG BEND RD WAUKESHA, WI 53189	Land Use: Residential
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Property Photograph:	Legal Description: N HALF OF N HALF OF SE 33 5 21 EXC S 400 FT OF E 544.50	Building Sketch:
	<p>Parcel Sketch and Site Map obtained from the County GIS</p> <p>Neighborhood: 3301-Franklin</p>	

Building Description

Dwelling # Year Built: Year Remodeled: Remodeled/Effective Age: Building Type/Style: Story: Grade: CDU/Overall Condition: Interior Condition: Kitchen Condition: Bath Condition:	Exterior Wall: Bedrooms: Full Baths: Half Baths: Rough-in: 0 Room Count: Basement Description: Heating: Type of Fuel: Type of System:
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Square Footage / Attachments

First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
						0

Attachment Description(s):	Area:	Attachment Value:
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Feature Description(s):	Area:	Feature Value:
Rec Room Condition:	Rec Room Area:	Rec Room Value:

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
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Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
1/21/2013		\$798,800.00	Invalid		Land	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
D12-2ND Grade Tillable	30.000	Acreage				\$7,200
E13-Undeveloped Low	4.640	Acreage				\$12,100
Acreage/Squarefoot Variables						
Acreage Variable 1 - 30.00 @ \$241.00 Total of Above: 7,230.00						
Acreage Variable 1 - 4.64 @ \$2,600.00 Total of Above: 12,064.00						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
1,508,918	34.640			\$19,300		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Semi-Improved	Light			All Public	
Valuation/Explanation						
Dwelling #	Description			Area	Value Amount	
Living Area:						
	First Story:					
	Second Story:					
	Additional Story:					
	Attic/Finished Net:					
	Half Story/Finished Net:					
Base Price						
Unfinished Living Area:						
	Room/Unfinished:					
	Unfinished Basement:					
	Half Story/Unfinished:					
Structure Info, Features and Attachments:						
	Heating/AC					
	Plumbing			- Half Bath - Full Bath		
	Finished Basement Living Area					
	Features:					
	Attachments:					
Adjusted Base Price					\$0.00	
Changes/Adjustments						
	Grade Adjustment:			%		
	Market Adjustment:					
	CDU Adjustment:					
	Complete:			100%		
	Dollar Adjustments					
Dwelling Value						

Other Building Improvements	0	\$0.00
Total Improvement Value		\$0.00
Total Land Value		\$19,300.00
Total Assessed Value		\$19,300.00

Parcel Numbers: 984-9996-000	Property Address: 10753 76TH ST S	Municipality: Franklin, City of
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Owner Name: MELBY, MICHAEL G	Mailing Address: 10753 S 76TH ST FRANKLIN, WI 53132	Land Use: Residential
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Property Photograph: 	Legal Description: S 400 FT OF E 544.50 FT OF N HALF OF N HALF OF SE 33 5 2	Building Sketch: 
Parcel Sketch and Site Map obtained from the County GIS		
Neighborhood: 3301-Franklin		

Building Description

Dwelling #	984 9996 000- 1		
Year Built:	12/31/1899	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	12/31/1899	Bedrooms:	4
Remodeled/Effective Age:	-123	Full Baths:	2
Building Type/Style:	10-Farmhouse	Half Baths:	0
Story:	2.00	Rough-in:	0
Grade:	C	Room Count:	6
CDU/Overall Condition:	Very Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Oil
Bath Condition:	Average	Type of System:	Hot Water

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
984 9996 000- 1	1,144	1,144	0	0	0	0	2,288

Attachment Description(s):	Area:	Attachment Value:
31-WD	344	\$3,400
31-WD	144	\$1,400
31-WD	208	\$2,100

Feature Description(s):	Area:	Feature Value:
Rec Room Condition:	Rec Room Area: 0	Rec Room Value: \$0

Other Building Improvements

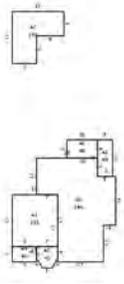
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
RS1-Frame Utility Shed	1/1/1901	240		Fair	\$400.00
AP1-Pole 4 Sides Closed Metal	1/1/1999	5,000		Average	\$18,800.00
RS1-Frame Utility Shed	1/1/1901	1,120		Average	\$2,200.00

Permit / Construction History							
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:				
4/1/1996	96-0300	\$10,000.00	ADDN				
3/1/1999	99-0204	\$17,900.00	POLE BLDG				
5/1/1996	96-0397	\$5,000.00	DECK				
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
7/1/2016		\$162,500.00	Invalid		Land and Improvements		
10/26/2015		\$98,600.00	Invalid		Land and Improvements		
8/12/2005		\$350,000.00	Invalid		Land and Improvements		
12/30/2003		\$107,000.00	Invalid		Land and Improvements		
10/29/2018		\$0.00	Invalid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	4.450	Gross				\$103,800	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:			
193,842	4.450			\$103,800			
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Semi-Improved	Light			Well		

Valuation/Explanation		
Dwelling #	984 9996 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,144	\$139,259.12
Second Story:	1,144	\$73,124.48
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$212,383.60
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	1,144	\$28,176.72
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$5,628.48
Plumbing	0 - Half Bath 2 - Full Bath	\$7,322.00
Finished Basement Living Area	0	\$0.00
Features:		
Attachments:	696	\$6,900.00
Adjusted Base Price		\$260,410.80
Changes/Adjustments		
Grade Adjustment:	C 100%	\$253,510.80
Market Adjustment:	-28%	\$182,527.78
CDU Adjustment:	60	\$109,500.00
Complete:	100	\$109,500.00
Dollar Adjustments		(\$300.00)
Dwelling Value		\$109,200.00
Other Building Improvements	0	\$21,400.00
Total Improvement Value		\$130,600.00
Total Land Value		\$103,800.00
Total Assessed Value		\$234,400.00

Parcel Numbers: 984-9997-000 Property Address: 10879 76TH ST S Municipality: Franklin, City of

Owner Name: Sukhjinder, Karaka and Swaran Singh Mailing Address: 10879 S 76th St Franklin, WI 53132 Land Use: Residential

Property Photograph:	Legal Description:	Building Sketch:
	S HALF OF N HALF & N HALF OF S HALF OF SE 33 5 21 EXC E	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood:	
	3301-Franklin	

Building Description

Dwelling #	984 9997 000- 1		
Year Built:	1/1/1886	Exterior Wall:	01-Wood
Year Remodeled:	1/1/1886	Bedrooms:	5
Remodeled/Effective Age:	-136	Full Baths:	1
Building Type/Style:	10-Farmhouse	Half Baths:	0
Story:	2.00	Rough-in:	0
Grade:	C	Room Count:	7
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Basic Heating
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Hot Water

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
984 9997 000- 1	1,004	901	0	0	0	0	1,905

Attachment Description(s):	Area:	Attachment Value:
11-OFP	60	\$1,200
11-OFP	40	\$800

Feature Description(s):	Area:	Feature Value:
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
RS1-Frame Utility Shed	1/1/1901	160		Average	\$300.00
RG1-Detached Frame Garage	1/1/1901	800		Average	\$8,000.00

Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:

Ownership/Sales History

Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
2/5/2022	11215693	\$1,050,000.00	Valid	W/C D - Warrant/Condo Deed	Land and Improvements	Other
3/26/2012		\$500,000.00	Invalid		Land and Improvements	
3/28/2012		\$500,000.00	Invalid		Land and Improvements	
3/20/2017		\$1,174,500.00	Invalid		Land	
10/19/2017		\$1,174,500.00	Invalid		Land	
4/12/2018		\$1,576,000.00	Invalid		Land	

Land Breakdown

Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
D12-2ND Grade Tillable	77.180	Acreage				\$18,600
G-Other Class	1.000	Gross				\$74,100

Acreage/Squarefoot Variables

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Acreage Variable 1 - 77.18 @ \$241.00
Total of Above: 18,600.38

Land Data & Computations

Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:
3,405,521	78.180			\$92,700

General Information

Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:
Above Street	Semi-Improved	Light			Well

Valuation/Explanation		
Dwelling #	984 9997 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,004	\$125,058.24
Second Story:	901	\$59,276.79
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$184,335.03
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	646	\$19,476.90
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Basic Heating	\$0.00
Plumbing	0 - Half Bath 1 - Full Bath	\$0.00
Finished Basement Living Area	0	\$0.00
Features:		
Attachments:	100	\$2,000.00
Adjusted Base Price		\$205,811.93
Changes/Adjustments		
Grade Adjustment:	C 100%	\$203,811.93
Market Adjustment:	42%	\$289,412.94
CDU Adjustment:	55	\$159,200.00
Complete:	100	\$159,200.00
Dollar Adjustments		\$500.00
Dwelling Value		\$159,700.00
Other Building Improvements	0	\$8,300.00
Total Improvement Value		\$168,000.00
Total Land Value		\$92,700.00
Total Assessed Value		\$260,700.00

Parcel Numbers: 984-9998-001 Property Address: 8300 COUNTY LINE RD Municipality: Franklin, City of

Owner Name: ROSS, DAVID Mailing Address: 8300 COUNTY LINE RD FRANKSVILLE, WI 53126-9354 Land Use: Residential

	Legal Description:	Building Sketch:
	CERTIFIED SURVEY MAP NO 7282 SE 33 5 21 PARCEL 1	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 3301-Franklin	

Building Description

Dwelling #	984 9998 001- 1		
Year Built:	1/1/2003	Exterior Wall:	01-Wood
Year Remodeled:	1/1/2003	Bedrooms:	4
Remodeled/Effective Age:	-19	Full Baths:	2
Building Type/Style:	13-Contemporary	Half Baths:	1
Story:	2.00	Rough-in:	0
Grade:	B+	Room Count:	5
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
984 9998 001- 1	1,908	878	0	0	0	0	2,786

Attachment Description(s):	Area:	Attachment Value:
13-AFG	170	\$5,100
13-AFG	586	\$17,600
11-OfP	66	\$1,300

Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	3	\$900
Rec Room Condition:	Rec Room Area: 0	Rec Room Value: \$0

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:

Permit / Construction History							
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:				
7/20/2018	18-1833	\$50,000.00	POLEBLDG				
2/2/2004	282	\$10,939.00	FUR/AC				
11/3/2003	668090	\$253,919.00	NEW DWLG				
5/12/2006	1539	\$1,500.00	ABVPOOL				
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
9/25/2003		\$117,500.00	Valid		Land		
9/16/2015		\$488,000.00	Valid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	7.397	Gross				\$184,000	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
322,213	7.397				\$184,000		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			Well		
Valuation/Explanation							
Dwelling #				984 9998 001- 1			
Description				Area		Value Amount	
Living Area:							
First Story:				1,908		\$209,078.64	
Second Story:				878		\$58,369.44	
Additional Story:				0		\$0.00	
Attic/Finished Net:				0		\$0.00	
Half Story/Finished Net:				0		\$0.00	
Base Price						\$267,448.08	
Unfinished Living Area:							
Room/Unfinished:				0		\$0.00	
Unfinished Basement:				1,908		\$41,308.20	
Half Story/Unfinished:						\$0.00	
Structure Info, Features and Attachments:							
Heating/AC				Air Conditioning - Same Ducts		\$6,853.56	
Plumbing				1 - Half Bath 2 - Full Bath		\$12,203.00	
Finished Basement Living Area				0		\$0.00	
Features:				3		\$900.00	
Attachments:				822		\$24,000.00	
Adjusted Base Price						\$352,712.84	
Changes/Adjustments							
Grade Adjustment:				B+ 135%		\$442,547.33	
Market Adjustment:				22%		\$539,907.75	
CDU Adjustment:				82		\$442,700.00	
Complete:				100		\$442,700.00	
Dollar Adjustments						(\$1,200.00)	
Dwelling Value						\$441,500.00	

Other Building Improvements	0	\$0.00
Total Improvement Value		\$441,500.00
Total Land Value		\$184,000.00
Total Assessed Value		\$625,500.00

Parcel Numbers: 984-9998-003 Property Address: 8040 COUNTY LINE RD Municipality: Franklin, City of

Owner Name: WALGRAVE, JAMES E & KAREN F - REV TRUST Mailing Address: 8040 COUNTY LINE RD FRANKSVILLE, WI 53126-9354 Land Use: Residential

	Legal Description:	Building Sketch:
	CERTIFIED SURVEY MAP NO 7282 SE 33 5 21 PARCEL 3	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 3301-Franklin	

Building Description

Dwelling #	984 9998 003- 1		
Year Built:	1/1/2005	Exterior Wall:	01-Wood
Year Remodeled:	1/1/2005	Bedrooms:	3
Remodeled/Effective Age:	-17	Full Baths:	2
Building Type/Style:	14-Modern Single Story	Half Baths:	1
Story:	1.00	Rough-in:	0
Grade:	B	Room Count:	3
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
984 9998 003- 1	2,356	0	0	0	0	0	2,356

Attachment Description(s):	Area:	Attachment Value:
11-OFP	112	\$2,200
13-AFG	612	\$18,400

Feature Description(s):	Area:	Feature Value:
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
22-Additional Fixture	2	\$600
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements

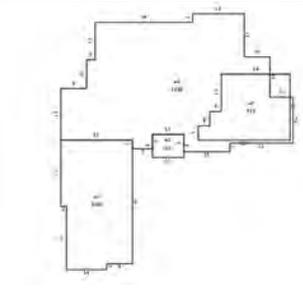
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:

Permit / Construction History							
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:				
11/5/2005	885104	\$363,000.00	NEWDWLG				
7/21/2006	2415	\$13,000.00	AC & FURNACE				
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
11/23/2010		\$500,000.00	Invalid		Land and Improvements		
9/9/2003		\$139,900.00	Valid		Land		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	6.073	Gross				\$211,700	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:			
264,540	6.073			\$211,700			
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			Well		
Valuation/Explanation							
Dwelling #				984 9998 003- 1			
Description				Area		Value Amount	
Living Area:							
First Story:				2,356		\$249,241.24	
Second Story:				0		\$0.00	
Additional Story:				0		\$0.00	
Attic/Finished Net:				0		\$0.00	
Half Story/Finished Net:				0		\$0.00	
Base Price						\$249,241.24	
Unfinished Living Area:							
Room/Unfinished:				0		\$0.00	
Unfinished Basement:				2,136		\$45,347.28	
Half Story/Unfinished:						\$0.00	
Structure Info, Features and Attachments:							
Heating/AC				Air Conditioning - Same Ducts		\$5,795.76	
Plumbing				1 - Half Bath 2 - Full Bath		\$12,203.00	
Finished Basement Living Area				0		\$0.00	
Features:				3		\$2,600.00	
Attachments:				724		\$20,600.00	
Adjusted Base Price						\$335,787.28	
Changes/Adjustments							
Grade Adjustment:				B 128%		\$400,111.72	
Market Adjustment:				20%		\$480,134.06	
CDU Adjustment:				84		\$403,300.00	
Complete:				100		\$403,300.00	
Dollar Adjustments						\$400.00	
Dwelling Value						\$403,700.00	

Other Building Improvements	0	\$0.00
Total Improvement Value		\$403,700.00
Total Land Value		\$211,700.00
Total Assessed Value		\$615,400.00

Parcel Numbers: 984-9998-004 Property Address: 7920 COUNTY LINE RD Municipality: Franklin, City of

Owner Name: HAY, GERALD C & MARY E Mailing Address: 7920 COUNTY LINE RD FRANKSVILLE, WI 53126-9354 Land Use: Residential

Property Photograph:	Legal Description:	Building Sketch:
	CERTIFIED SURVEY MAP NO 7282 SE 33 5 21 PARCEL 4	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood:	
	3301-Franklin	

Building Description

Dwelling #	984 9998 004- 1		
Year Built:	1/1/2005	Exterior Wall:	01-Wood
Year Remodeled:	1/1/2005	Bedrooms:	3
Remodeled/Effective Age:	-17	Full Baths:	2
Building Type/Style:	14-Modern Single Story	Half Baths:	1
Story:	1.00	Rough-in:	0
Grade:	A	Room Count:	3
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
984 9998 004- 1	2,898	0	0	0	0	0	2,898

Attachment Description(s):	Area:	Attachment Value:
11-OFP	88	\$1,800
13-AFG	1,063	\$31,900

Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	8	\$2,400
Rec Room Condition:	Rec Room Area:	Rec Room Value:
Good	1,700	\$10,200
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
Good	1,700	\$10,200

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
RG1-Detached Frame Garage	1/1/2007	672		Average	\$12,600.00

Permit / Construction History						
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:			
8/12/2005	426726	\$446,300.00	NEWDWLG			
10/27/2005	845293	\$0.00	AC & FURNACE			
5/23/2007	1103	\$25,000.00	DETGARAGE			
Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
9/26/2003		\$139,900.00	Valid		Land	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	6.073	Gross				\$211,700
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
264,540	6.073			\$211,700		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Paved	Light			Well	
Valuation/Explanation						
Dwelling #			984 9998 004- 1			
Description			Area		Value Amount	
Living Area:						
First Story:			2,898			\$297,682.56
Second Story:			0			\$0.00
Additional Story:			0			\$0.00
Attic/Finished Net:			0			\$0.00
Half Story/Finished Net:			0			\$0.00
Base Price					\$297,682.56	
Unfinished Living Area:						
Room/Unfinished:			0			\$0.00
Unfinished Basement:			2,898			\$56,916.72
Half Story/Unfinished:						\$0.00
Structure Info, Features and Attachments:						
Heating/AC			Air Conditioning - Same Ducts		\$7,129.08	
Plumbing			1 - Half Bath 2 - Full Bath		\$12,203.00	
Finished Basement Living Area			0			\$0.00
Features:			9			\$4,400.00
Attachments:			1,151			\$33,700.00
Adjusted Base Price					\$412,031.36	
Changes/Adjustments						
Grade Adjustment:			A 155%		\$579,593.61	
Market Adjustment:			25%		\$724,492.01	
CDU Adjustment:			84		\$608,600.00	
Complete:			100		\$608,600.00	
Dollar Adjustments					\$600.00	
Dwelling Value					\$609,200.00	

Other Building Improvements	0	\$12,600.00
Total Improvement Value		\$621,800.00
Total Land Value		\$211,700.00
Total Assessed Value		\$833,500.00

Parcel Numbers: 984-9998-005 Property Address: 8226 COUNTY LINE RD Municipality: Franklin, City of

Owner Name: BEYER, BO & ERIN M Mailing Address: 8226 COUNTY LINE RD FRANKSVILLE, WI 53126-9354 Land Use: Residential

	Legal Description:	Building Sketch:
	CERTIFIED SURVEY MAP NO 7400 SE 33-5-21 LOT 1	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 3301-Franklin	

Building Description

Dwelling #	984 9998 005- 1		
Year Built:	1/1/2004	Exterior Wall:	01-Wood
Year Remodeled:	1/1/2004	Bedrooms:	4
Remodeled/Effective Age:	-18	Full Baths:	3
Building Type/Style:	14-Modern Single Story	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	B-	Room Count:	5
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
984 9998 005- 1	1,906	0	0	0	0	750	2,656

Attachment Description(s):	Area:	Attachment Value:
11-OFP	192	\$3,800
13-AFG	1,000	\$30,000

Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	3	\$900
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements

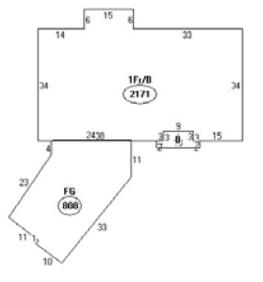
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
RG1-Detached Frame Garage	1/1/2015	1,200		Average	\$24,000.00

Permit / Construction History							
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:				
11/2/2006	3724	\$16,000.00	RECROOM				
6/15/2015	15-1329	\$15,000.00	DETGARAGE				
7/1/2004	2122	\$170,000.00	NEWDWLG				
8/30/2004	2915	\$4,500.00	FUR/AC				
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
5/4/2004		\$96,000.00	Valid		Land		
12/8/2021		\$445,100.00	Invalid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	3.022	Gross				\$113,800	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:			
131,638	3.022			\$113,800			
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		
Valuation/Explanation							
Dwelling #	984 9998 005- 1						
Description	Area			Value Amount			
Living Area:							
First Story:	1,906			\$208,859.48			
Second Story:	0			\$0.00			
Additional Story:	0			\$0.00			
Attic/Finished Net:	0			\$0.00			
Half Story/Finished Net:	0			\$0.00			
Base Price				\$208,859.48			
Unfinished Living Area:							
Room/Unfinished:	0			\$0.00			
Unfinished Basement:	1,156			\$28,056.12			
Half Story/Unfinished:				\$0.00			
Structure Info, Features and Attachments:							
Heating/AC	Air Conditioning - Same Ducts			\$6,533.76			
Plumbing	0 - Half Bath 3 - Full Bath			\$14,644.00			
Finished Basement Living Area	750			\$20,242.50			
Features:	4			\$2,900.00			
Attachments:	1,192			\$33,800.00			
Adjusted Base Price				\$315,035.86			
Changes/Adjustments							
Grade Adjustment:	B- 120%			\$334,003.03			
Market Adjustment:	35%			\$450,904.09			
CDU Adjustment:	83			\$374,300.00			
Complete:	100			\$374,300.00			
Dollar Adjustments				\$1,100.00			
Dwelling Value				\$375,400.00			

Other Building Improvements	0	\$24,000.00
Total Improvement Value		\$399,400.00
Total Land Value		\$113,800.00
Total Assessed Value		\$513,200.00

Parcel Numbers: 984-9998-006 Property Address: 8150 COUNTY LINE RD Municipality: Franklin, City of

Owner Name: KOPER, ALAN J Mailing Address: 8150 COUNTY LINE RD FRANKSVILLE, WI 53126-9354 Land Use: Residential

	Legal Description:	Building Sketch:
	CERTIFIED SURVEY MAP NO 7400 SE 33-5-21 LOT 2	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 3301-Franklin	

Building Description

Dwelling #	984 9998 006- 1		
Year Built:	1/1/2020	Exterior Wall:	01-Wood
Year Remodeled:	1/1/2020	Bedrooms:	3
Remodeled/Effective Age:	-2	Full Baths:	2
Building Type/Style:	14-Modern Single Story	Half Baths:	1
Story:	1.00	Rough-in:	0
Grade:	A-	Room Count:	3
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
984 9998 006- 1	2,171	0	0	0	0	0	2,171

Attachment Description(s):	Area:	Attachment Value:
11-OFP	53	\$1,100
13-AFG	808	\$24,200

Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	3	\$900
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:

Permit / Construction History							
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:				
2/26/2021	21-0066	\$1,500.00	DUCTWORK				
1/27/2021	21-0018	\$10,000.00	INTREMOD				
5/20/2020	20-1205	\$9,721.00	HVAC				
3/29/2020	20-0782	\$426,964.00	NEWDWLG				
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
5/4/2004		\$97,000.00	Valid		Land		
5/30/2019		\$158,900.00	Valid		Land		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	3.022	Gross				\$147,800	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
131,638	3.022				\$147,800		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light		6/7/2022	All Public		
Valuation/Explanation							
Dwelling #	984 9998 006- 1						
Description	Area				Value Amount		
Living Area:							
First Story:	2,171				\$232,839.75		
Second Story:	0				\$0.00		
Additional Story:	0				\$0.00		
Attic/Finished Net:	0				\$0.00		
Half Story/Finished Net:	0				\$0.00		
Base Price					\$232,839.75		
Unfinished Living Area:							
Room/Unfinished:	0				\$0.00		
Unfinished Basement:	2,171				\$45,829.81		
Half Story/Unfinished:					\$0.00		
Structure Info, Features and Attachments:							
Heating/AC	Air Conditioning - Same Ducts				\$5,340.66		
Plumbing	1 - Half Bath 2 - Full Bath				\$12,203.00		
Finished Basement Living Area	0				\$0.00		
Features:	4				\$2,900.00		
Attachments:	861				\$25,300.00		
Adjusted Base Price					\$324,413.22		
Changes/Adjustments							
Grade Adjustment:	A- 145%				\$429,509.17		
Market Adjustment:	8%				\$463,869.90		
CDU Adjustment:	97				\$450,000.00		
Complete:	100				\$450,000.00		
Dollar Adjustments					\$1,200.00		
Dwelling Value					\$451,200.00		

Other Building Improvements	0	\$0.00
Total Improvement Value		\$451,200.00
Total Land Value		\$147,800.00
Total Assessed Value		\$599,000.00

Parcel Numbers: 984-9999-000 Property Address: 11053 76TH ST S Municipality: Franklin, City of

Owner Name: BETKER, RICHARD Mailing Address: 11053 S 76TH ST FRANKLIN, WI 53132 Land Use: Residential

Property Photograph:	Legal Description:	Building Sketch:
	E 858 FT OF S HALF OF S HALF OF SE 33 5 21 EXC E 60 FT	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood:	
	3301-Franklin	

Building Description

Dwelling #	984 9999 000- 1		
Year Built:	12/31/1899	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	12/31/1899	Bedrooms:	3
Remodeled/Effective Age:	-123	Full Baths:	1
Building Type/Style:	10-Farmhouse	Half Baths:	0
Story:	2.00	Rough-in:	0
Grade:	C-	Room Count:	5
CDU/Overall Condition:	Good	Basement Description:	Partial
Interior Condition:	Same	Heating:	Basic Heating
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Hot Water

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
984 9999 000- 1	1,125	693	0	0	0	0	1,818

Attachment Description(s): Area: Attachment Value:

Feature Description(s): Area: Feature Value:

22-Additional Fixture 1 \$300

Rec Room Condition: Rec Room Area: Rec Room Value:

0 \$0

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
RG1-Detached Frame Garage	1/1/1994	888		Average	\$11,100.00

Permit / Construction History

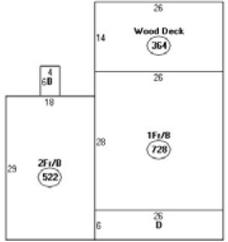
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
6/1/1994	94-0626	\$5,000.00	GARAGE

Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
9/1/1993		\$147,000.00	Invalid		Land and Improvements	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
D12-2ND Grade Tillable	9.080	Acreage				\$2,200
E13-Undeveloped Low	2.000	Acreage				\$5,200
G-Other Class	1.000	Gross				\$74,100
Acreage/Squarefoot Variables						
Acreage Variable 1 - 2.00 @ \$2,600.00 Total of Above: 5,200.00						
Acreage Variable 1 - 9.08 @ \$241.00 Total of Above: 2,188.28						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
526,205	12.080			\$81,500		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Semi-Improved	Light			Well	
Valuation/Explanation						
Dwelling #	984 9999 000- 1					
Description	Area				Value Amount	
Living Area:						
First Story:	1,125				\$136,946.25	
Second Story:	693				\$47,976.39	
Additional Story:	0				\$0.00	
Attic/Finished Net:	0				\$0.00	
Half Story/Finished Net:	0				\$0.00	
Base Price						\$184,922.64
Unfinished Living Area:						
Room/Unfinished:	0				\$0.00	
Unfinished Basement:	693				\$10,498.95	
Half Story/Unfinished:					\$0.00	
Structure Info, Features and Attachments:						
Heating/AC	Basic Heating				\$0.00	
Plumbing	0 - Half Bath 1 - Full Bath				\$0.00	
Finished Basement Living Area	0				\$0.00	
Features:	1				\$300.00	
Attachments:						
Adjusted Base Price						\$195,721.59
Changes/Adjustments						
Grade Adjustment:	C- 95%				\$185,650.51	
Market Adjustment:	44%				\$267,336.74	
CDU Adjustment:	55				\$147,000.00	
Complete:	100				\$147,000.00	
Dollar Adjustments					(\$300.00)	
Dwelling Value						\$146,700.00

Other Building Improvements	0	\$11,100.00
Total Improvement Value		\$157,800.00
Total Land Value		\$81,500.00
Total Assessed Value		\$239,300.00

Parcel Numbers: 985-9993-003 Property Address: 10728 92ND ST S Municipality: Franklin, City of

Owner Name: STANLEY, KRISTEN M Mailing Address: 10728 S 92ND ST FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	Building Sketch:
	COM 16.5 FT S OF NW COR OF SW 33 5 21 TH E 1321.27 FT S	
	Parcel Sketch and Site Map obtained from the County GIS	<p><small>Description/Step</small></p> <p>A: 21x8 522 sqft</p> <p>B: EFP 24 sqft</p> <p>C: 11x8 720 sqft</p> <p>D: EMP 156 sqft</p> <p>E: Wood Deck 364 sqft</p>
	Neighborhood:	

3301-Franklin

Building Description

Dwelling #	985 9993 003- 1		
Year Built:	12/31/1899	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	12/31/1899	Bedrooms:	3
Remodeled/Effective Age:	-123	Full Baths:	1
Building Type/Style:	10-Farmhouse	Half Baths:	0
Story:	2.00	Rough-in:	0
Grade:	C+	Room Count:	5
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Basic Heating
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
985 9993 003- 1	1,250	522	0	0	0	0	1,772

Attachment Description(s):	Area:	Attachment Value:
12-EFP	24	\$700
22-EMP	156	\$5,500
31-WD	364	\$3,600

Feature Description(s):	Area:	Feature Value:
03-Masonry Fireplace	1	\$5,500
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
AP2-Pole 4 Sides Closed Wood	12/31/1919	576		Poor	\$0.00
AB2-Bank Barn Wood	12/31/1919	1,496		Fair	\$0.00
AM1-Milkhouse Attached Block	12/31/1919	256		Fair	\$0.00
AP1-Pole 4 Sides Closed Metal	1/1/2002	896		Average	\$4,700.00

Permit / Construction History							
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:				
4/1/1997	97-0229	\$0.00	RAZE 30X10'				
8/23/2002	02-0958	\$20,000.00	POLE BLDG 28X32				
7/7/2003	03-1766	\$1,500.00	WDDK				
10/30/2003	489487	\$100.00	TANK				
9/18/2019	19-2410	\$11,920.00	FURREPLAC				
10/1/1998	98-1243	\$0.00	RAZE SILO				
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
5/2/2016		\$268,000.00	Invalid		Land and Improvements		
8/1/1997		\$164,000.00	Invalid		Land and Improvements		
11/27/2001		\$249,900.00	Invalid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
D12-2ND Grade Tillable	6.690	Acreage				\$1,600	
G-Other Class	1.000	Gross				\$74,100	
Acreage/Squarefoot Variables							
Acreage Variable 1 - 6.69 @ \$241.00							
Total of Above: 1,612.29							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:			Assessed Land Value:	
334,976	7.690					\$75,700	
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Semi-Improved	Light		6/28/2022	Well		

Valuation/Explanation		
Dwelling #	985 9993 003- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,250	\$148,175.00
Second Story:	522	\$37,798.02
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$185,973.02
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	1,250	\$29,600.00
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Basic Heating	\$0.00
Plumbing	0 - Half Bath 1 - Full Bath	\$0.00
Finished Basement Living Area	0	\$0.00
Features:	1	\$5,500.00
Attachments:	544	\$9,800.00
Adjusted Base Price		\$230,873.02
Changes/Adjustments		
Grade Adjustment:	C+ 110%	\$237,130.32
Market Adjustment:	46%	\$346,210.27
CDU Adjustment:	55	\$190,400.00
Complete:	100	\$190,400.00
Dollar Adjustments		\$500.00
Dwelling Value		\$190,900.00
Other Building Improvements	0	\$4,700.00
Total Improvement Value		\$195,600.00
Total Land Value		\$75,700.00
Total Assessed Value		\$271,300.00

Parcel Numbers: 985-9993-004 Property Address: 92ND ST S Municipality: Franklin, City of

Owner Name: SUDOL, JOHN Mailing Address: 1720 NEW ST APT #107 UNION GROVE, WI 53182-1768 Land Use: Residential

Property Photograph:  Legal Description: COM 276.5 FT S OF NW COR OF SW 33 5 21 TH S 150 FT E 726 Building Sketch: 

Parcel Sketch and Site Map obtained from the County GIS

Neighborhood: 3301-Franklin

Building Description

Dwelling #	
Year Built:	Exterior Wall:
Year Remodeled:	Bedrooms:
Remodeled/Effective Age:	Full Baths:
Building Type/Style:	Half Baths:
Story:	Rough-in: 0
Grade:	Room Count:
CDU/Overall Condition:	Basement Description:
Interior Condition:	Heating:
Kitchen Condition:	Type of Fuel:
Bath Condition:	Type of System:

Square Footage / Attachments

First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
						0

Attachment Description(s): Area: Attachment Value:

Feature Description(s): Area: Feature Value:

Rec Room Condition: Rec Room Area: Rec Room Value:

Other Building Improvements

Structure Type: RS1-Frame Utility Shed	Year Built: 1/1/1995	Area: 352	Construction:	Condition: Average	Value: \$3,700.00
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Permit / Construction History

Date of Permit: 7/1/1995	Permit Number: 95-0666	Permit Amount: \$1,000.00	Details of Permit: EXISTG SHED
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Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
1/1/1989		\$43,000.00	Valid		Land	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
D12-2ND Grade Tillable	24.120	Acreage				\$5,800
E13-Undeveloped Low	6.000	Acreage				\$15,600
G-Other Class	0.000	Gross				\$0
Acreage/Squarefoot Variables						
Acreage Variable 1 - 24.12 @ \$241.00						
Total of Above: 5,812.92						
Acreage Variable 1 - 6.00 @ \$2,600.00						
Total of Above: 15,600.00						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
1,312,027	30.120			\$21,400		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Rolling	Paved	Light		6/28/2022	All Public	
Valuation/Explanation						
Dwelling #						
Description	Area					Value Amount
Living Area:						
First Story:						
Second Story:						
Additional Story:						
Attic/Finished Net:						
Half Story/Finished Net:						
Base Price						
Unfinished Living Area:						
Room/Unfinished:						
Unfinished Basement:						
Half Story/Unfinished:						
Structure Info, Features and Attachments:						
Heating/AC						
Plumbing	- Half Bath - Full Bath					
Finished Basement Living Area						
Features:						
Attachments:						
Adjusted Base Price						
						\$0.00
Changes/Adjustments						
Grade Adjustment:	%					
Market Adjustment:						
CDU Adjustment:						
Complete:	100%					
Dollar Adjustments						
Dwelling Value						

Other Building Improvements	0	\$3,700.00
Total Improvement Value		\$3,700.00
Total Land Value		\$21,400.00
Total Assessed Value		\$25,100.00

Parcel Numbers: 985-9994-001 Property Address: 10760 92ND ST S Municipality: Franklin, City of

Owner Name: KOSTUCH, ALLEN & BALINDA Mailing Address: 10760 S 92ND ST FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	Building Sketch:
	CERTIFIED SURVEY MAP NO 1924 SW 33 5 21 PARCEL 1	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 3301-Franklin	

Building Description

Dwelling #	985 9994 001- 1		
Year Built:	1/1/1965	Exterior Wall:	08-Stone
Year Remodeled:	1/1/1965	Bedrooms:	3
Remodeled/Effective Age:	-57	Full Baths:	1
Building Type/Style:	01-Ranch	Half Baths:	1
Story:	1.00	Rough-in:	0
Grade:	C+	Room Count:	4
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
985 9994 001- 1	1,384	0	0	0	0	0	1,384

Attachment Description(s):	Area:	Attachment Value:
33-Concrete Patio	280	\$1,400
23-AMG	400	\$14,000
11-Ofp	60	\$1,200

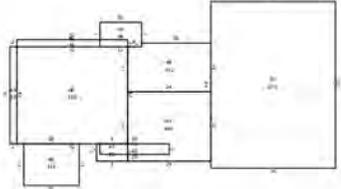
Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	1	\$300
Rec Room Condition: Average	Rec Room Area: 415	Rec Room Value: \$2,075
03-Masonry Fireplace	1	\$5,500
Rec Room Condition: Average	Rec Room Area: 415	Rec Room Value: \$2,075

Other Building Improvements						
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:	
RG1-Detached Frame Garage	1/1/1975	360		Average	\$3,600.00	
Permit / Construction History						
Date of Permit:	Permit Number:	Permit Amount:		Details of Permit:		
Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
10/1/1997		\$147,000.00	Valid		Land and Improvements	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	2.010	Gross				\$101,300
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:	
87,556	2.010				\$101,300	
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Semi-Improved	Light			Well	
Valuation/Explanation						
Dwelling #			985 9994 001- 1			
Description			Area		Value Amount	
Living Area:						
First Story:			1,384			\$181,650.00
Second Story:			0			\$0.00
Additional Story:			0			\$0.00
Attic/Finished Net:			0			\$0.00
Half Story/Finished Net:			0			\$0.00
Base Price					\$181,650.00	
Unfinished Living Area:						
Room/Unfinished:			0			\$0.00
Unfinished Basement:			1,384			\$32,108.80
Half Story/Unfinished:						\$0.00
Structure Info, Features and Attachments:						
Heating/AC			Air Conditioning - Same Ducts		\$3,404.64	
Plumbing			1 - Half Bath 1 - Full Bath		\$4,881.00	
Finished Basement Living Area			0			\$0.00
Features:			2			\$5,800.00
Attachments:			740			\$16,600.00
Adjusted Base Price					\$244,444.44	
Changes/Adjustments						
Grade Adjustment:			C+ 110%		\$244,248.88	
Market Adjustment:			45%		\$354,160.88	
CDU Adjustment:			60		\$212,500.00	
Complete:			100		\$212,500.00	
Dollar Adjustments					(\$300.00)	
Dwelling Value					\$212,200.00	

Other Building Improvements	0	\$3,600.00
Total Improvement Value		\$215,800.00
Total Land Value		\$101,300.00
Total Assessed Value		\$317,100.00

Parcel Numbers: 985-9994-002 Property Address: 10780 92ND ST S Municipality: Franklin, City of

Owner Name: WESTRUM, JUSTIN Mailing Address: 10780 S 92ND ST FRANKLIN, WI 53132 Land Use: Residential

Property Photograph:	Legal Description:	Building Sketch:
	CERTIFIED SURVEY MAP NO 1924 SW 33 5 21 PARCEL 2	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood:	
	3301-Franklin	

Building Description

Dwelling #	985 9994 002- 1		
Year Built:	1/1/1973	Exterior Wall:	01-Wood
Year Remodeled:	1/1/1973	Bedrooms:	3
Remodeled/Effective Age:	-49	Full Baths:	1
Building Type/Style:	12-Colonial	Half Baths:	1
Story:	2.00	Rough-in:	0
Grade:	C+	Room Count:	5
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
985 9994 002- 1	1,368	960	0	0	0	0	2,328

Attachment Description(s):	Area:	Attachment Value:
99-Additional Attachments	64	\$6,400
13-AFG	480	\$14,400
11-OFP	45	\$900
13-AFG	1,728	\$51,800
12-EFP	192	\$5,800

Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	1	\$300
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
03-Masonry Fireplace	1	\$5,500
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
RG1-Detached Frame Garage	1/1/1997	900		Average	\$13,500.00

Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
1/1/1997	96-1322	\$36,000.00	GARAGES (4)
8/29/2003	181952	\$22,000.00	ADDTN
11/1/1996	96-1262	\$35,000.00	GARAGE ADDN

Ownership/Sales History

Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
6/30/2021		\$499,900.00	Valid		Land and Improvements	
9/22/2016		\$349,300.00	Invalid		Land and Improvements	
9/27/2021		\$430,000.00	Valid		Land and Improvements	
12/1/1996		\$207,000.00	Valid		Land and Improvements	
5/28/2014		\$349,300.00	Invalid		Land and Improvements	

Land Breakdown

Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	3.750	Gross				\$116,300

Acreage/Squarefoot Variables

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Land Data & Computations

Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:
163,350	3.750			\$116,300

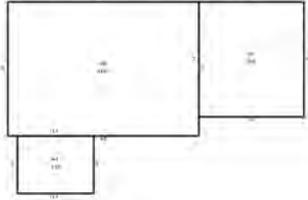
General Information

Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:
Level	Semi-Improved	Light			Well

Valuation/Explanation		
Dwelling #	985 9994 002- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,368	\$159,631.92
Second Story:	960	\$62,707.20
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$222,339.12
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	1,284	\$30,405.12
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$5,726.88
Plumbing	1 - Half Bath 1 - Full Bath	\$4,881.00
Finished Basement Living Area	0	\$0.00
Features:	2	\$5,800.00
Attachments:	2,509	\$79,300.00
Adjusted Base Price		\$348,452.12
Changes/Adjustments		
Grade Adjustment:	C+ 110%	\$289,687.33
Market Adjustment:	59%	\$460,602.86
CDU Adjustment:	65	\$299,400.00
Complete:	100	\$299,400.00
Dollar Adjustments		\$800.00
Dwelling Value		\$300,200.00
Other Building Improvements	0	\$13,500.00
Total Improvement Value		\$313,700.00
Total Land Value		\$116,300.00
Total Assessed Value		\$430,000.00

Parcel Numbers: 985-9995-001 Property Address: 10820 92ND ST S Municipality: Franklin, City of

Owner Name: HAGERT, MARK W Mailing Address: 10820 S 92ND ST FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	
	CERTIFIED SURVEY MAP NO 1924 SW 33 5 21 OUTLOT A & COM I	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 3301-Franklin	

Building Description

Dwelling #	985 9995 001- 1		
Year Built:	1/1/1960	Exterior Wall:	07-Brick
Year Remodeled:	1/1/1960	Bedrooms:	3
Remodeled/Effective Age:	-62	Full Baths:	1
Building Type/Style:	01-Ranch	Half Baths:	1
Story:	1.00	Rough-in:	0
Grade:	C+	Room Count:	3
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Oil
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
985 9995 001- 1	1,120	0	0	0	0	0	1,120

Attachment Description(s): 23-AMG	Area: 528	Attachment Value: \$18,500
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Feature Description(s): 03-Masonry Fireplace	Area: 1	Feature Value: \$5,500
Rec Room Condition:	Rec Room Area: 0	Rec Room Value: \$0
22-Additional Fixture	1	\$300
Rec Room Condition:	Rec Room Area: 0	Rec Room Value: \$0

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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Permit / Construction History							
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:				
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
10/1/1985		\$68,500.00	Valid		Land and Improvements		
8/1/1998		\$128,000.00	Valid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	1.910	Gross				\$100,400	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:			
83,200	1.910			\$100,400			
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Semi-Improved	Light			Well		
Valuation/Explanation							
Dwelling #				985 9995 001- 1			
Description				Area		Value Amount	
Living Area:							
First Story:				1,120		\$156,632.00	
Second Story:				0		\$0.00	
Additional Story:				0		\$0.00	
Attic/Finished Net:				0		\$0.00	
Half Story/Finished Net:				0		\$0.00	
Base Price						\$156,632.00	
Unfinished Living Area:							
Room/Unfinished:				0		\$0.00	
Unfinished Basement:				1,120		\$27,585.60	
Half Story/Unfinished:						\$0.00	
Structure Info, Features and Attachments:							
Heating/AC				Air Conditioning - Same Ducts		\$2,755.20	
Plumbing				1 - Half Bath 1 - Full Bath		\$4,881.00	
Finished Basement Living Area				0		\$0.00	
Features:				2		\$5,800.00	
Attachments:				528		\$18,500.00	
Adjusted Base Price						\$216,153.80	
Changes/Adjustments							
Grade Adjustment:				C+ 110%		\$211,039.18	
Market Adjustment:				46%		\$308,117.20	
CDU Adjustment:				60		\$184,900.00	
Complete:				100		\$184,900.00	
Dollar Adjustments						(\$400.00)	
Dwelling Value						\$184,500.00	

Other Building Improvements	0	\$0.00
Total Improvement Value		\$184,500.00
Total Land Value		\$100,400.00
Total Assessed Value		\$284,900.00

Parcel Numbers: 985-9996-000	Property Address: 92ND ST S	Municipality: Franklin, City of
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Owner Name: DODD INVESTMENTS LLC (L/C)	Mailing Address: 426 E TRELIS LN OAK CREEK, WI 53154	Land Use: Residential
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Property Photograph:	Legal Description: W 20 ACS OF N 45 ACS OF S 105 ACS OF SW 33 5 21 CONT	Building Sketch:
	Parcel Sketch and Site Map obtained from the County GIS	<small>Describe/Map A: TFI B: Vgn</small>
	Neighborhood:	
	3301-Franklin	

Building Description

Dwelling #	
Year Built:	Exterior Wall:
Year Remodeled:	Bedrooms:
Remodeled/Effective Age:	Full Baths:
Building Type/Style:	Half Baths:
Story:	Rough-in: 0
Grade:	Room Count:
CDU/Overall Condition:	Basement Description:
Interior Condition:	Heating:
Kitchen Condition:	Type of Fuel:
Bath Condition:	Type of System:

Square Footage / Attachments

First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished: 0
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Attachment Description(s):	Area:	Attachment Value:
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Feature Description(s):	Area:	Feature Value:
Rec Room Condition:	Rec Room Area:	Rec Room Value:

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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Permit / Construction History

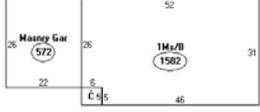
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
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Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
9/21/2012		\$200,000.00	Invalid		Land		
9/21/2012		\$310,500.00	Invalid		Land		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
D12-2ND Grade Tillable	11.000	Acreage				\$2,700	
E13-Undeveloped Low	9.000	Acreage				\$23,400	
Acreage/Squarefoot Variables							
Acreage Variable 1 - 9.00 @ \$2,600.00 Total of Above: 23,400.00							
Acreage Variable 1 - 11.00 @ \$241.00 Total of Above: 2,651.00							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
871,200	20.000				\$26,100		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Rolling	Semi-Improved	Light		6/27/2022	All Public		
Valuation/Explanation							
Dwelling #							
Description				Area		Value Amount	
Living Area:							
First Story:							
Second Story:							
Additional Story:							
Attic/Finished Net:							
Half Story/Finished Net:							
Base Price							
Unfinished Living Area:							
Room/Unfinished:							
Unfinished Basement:							
Half Story/Unfinished:							
Structure Info, Features and Attachments:							
Heating/AC							
Plumbing				- Half Bath - Full Bath			
Finished Basement Living Area							
Features:							
Attachments:							
Adjusted Base Price						\$0.00	
Changes/Adjustments							
Grade Adjustment:				%			
Market Adjustment:							
CDU Adjustment:							
Complete:				100%			
Dollar Adjustments							
Dwelling Value							

Other Building Improvements	0	\$0.00
Total Improvement Value		\$0.00
Total Land Value		\$26,100.00
Total Assessed Value		\$26,100.00

Parcel Numbers: 985-9997-001 Property Address: 8820 COUNTY LINE RD Municipality: Franklin, City of

Owner Name: ELLERTSON, KEVIN Mailing Address: 8820 COUNTY LINE RD FRANKSVILLE, WI 53126 Land Use: Residential

	Legal Description:	Building Sketch:
	CERTIFIED SURVEY MAP NO 3865 SW 33 5 21 PARCEL 1	
	Parcel Sketch and Site Map obtained from the County GIS	<p><small>Describe Area</small></p> <p>A: 1Mx/B 1502 sqft</p> <p>B: Master Gar 572 sqft</p> <p>C: OMP 30 sqft</p>
	Neighborhood:	

3301-Franklin

Building Description

Dwelling #	985 9997 001- 1		
Year Built:	1/1/1980	Exterior Wall:	07-Brick
Year Remodeled:	1/1/1980	Bedrooms:	3
Remodeled/Effective Age:	-42	Full Baths:	1
Building Type/Style:	01-Ranch	Half Baths:	1
Story:	1.00	Rough-in:	0
Grade:	C+	Room Count:	4
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Oil
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
985 9997 001- 1	1,582	0	0	0	0	0	1,582

Attachment Description(s):	Area:	Attachment Value:
23-AMG	572	\$20,000
21-OMP	30	\$800

Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	1	\$300
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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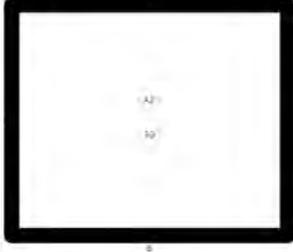
Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
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Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
3/28/2018		\$260,000.00	Valid		Land and Improvements		
12/4/2014		\$199,000.00	Valid		Land and Improvements		
7/29/2010		\$248,700.00	Invalid		Land and Improvements		
9/1/2010		\$248,700.00	Invalid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	2.000	Gross				\$101,200	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
87,120	2.000				\$101,200		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Semi-Improved	Light			Well		
Valuation/Explanation							
Dwelling #	985 9997 001 - 1						
Description	Area			Value Amount			
Living Area:							
First Story:	1,582			\$194,348.70			
Second Story:	0			\$0.00			
Additional Story:	0			\$0.00			
Attic/Finished Net:	0			\$0.00			
Half Story/Finished Net:	0			\$0.00			
Base Price				\$194,348.70			
Unfinished Living Area:							
Room/Unfinished:	0			\$0.00			
Unfinished Basement:	1,582			\$35,389.34			
Half Story/Unfinished:				\$0.00			
Structure Info, Features and Attachments:							
Heating/AC	Air Conditioning - Same Ducts			\$3,891.72			
Plumbing	1 - Half Bath 1 - Full Bath			\$4,881.00			
Finished Basement Living Area	0			\$0.00			
Features:	1			\$300.00			
Attachments:	602			\$20,800.00			
Adjusted Base Price				\$259,610.76			
Changes/Adjustments							
Grade Adjustment:	C+ 110%			\$262,361.84			
Market Adjustment:	31%			\$343,694.01			
CDU Adjustment:	65			\$223,400.00			
Complete:	100			\$223,400.00			
Dollar Adjustments				\$800.00			
Dwelling Value				\$224,200.00			
Other Building Improvements	0			\$0.00			
Total Improvement Value				\$224,200.00			
Total Land Value				\$101,200.00			
Total Assessed Value				\$325,400.00			

Parcel Numbers: 985-9997-003	Property Address: 9128 COUNTY LINE RD	Municipality: Franklin, City of
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Owner Name: DODD INVESTMENTS LLC (L/C)	Mailing Address: 426 E TRELIS LN OAK CREEK, WI 53154	Land Use: Residential
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Property Photograph:	Legal Description: E 25 ACS OF N 45 ACS OF S 105 ACS & W 50 ACS OF S 60	Building Sketch:
	<p>Parcel Sketch and Site Map obtained from the County GIS</p> <p>Neighborhood: 3301-Franklin</p>	

Building Description

Dwelling #	
Year Built:	Exterior Wall:
Year Remodeled:	Bedrooms:
Remodeled/Effective Age:	Full Baths:
Building Type/Style:	Half Baths:
Story:	Rough-in: 0
Grade:	Room Count:
CDU/Overall Condition:	Basement Description:
Interior Condition:	Heating:
Kitchen Condition:	Type of Fuel:
Bath Condition:	Type of System:

Square Footage / Attachments

First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
						0

Attachment Description(s):	Area:	Attachment Value:
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Feature Description(s):	Area:	Feature Value:
Rec Room Condition:	Rec Room Area:	Rec Room Value:

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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Permit / Construction History

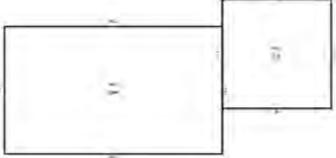
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
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Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
9/21/2012		\$200,000.00	Invalid		Land		
9/21/2012		\$310,500.00	Invalid		Land		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
D12-2ND Grade Tillable	59.010	Acreage				\$14,200	
E13-Undeveloped Low	12.000	Acreage				\$31,200	
Acreage/Squarefoot Variables							
Acreage Variable 1 - 12.00 @ \$2,600.00 Total of Above: 31,200.00							
Acreage Variable 1 - 59.01 @ \$241.00 Total of Above: 14,221.41							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
3,093,196	71.010				\$45,400		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Rolling	Semi-Improved	Light			All Public		
Valuation/Explanation							
Dwelling #							
Description				Area		Value Amount	
Living Area:							
First Story:							
Second Story:							
Additional Story:							
Attic/Finished Net:							
Half Story/Finished Net:							
Base Price							
Unfinished Living Area:							
Room/Unfinished:							
Unfinished Basement:							
Half Story/Unfinished:							
Structure Info, Features and Attachments:							
Heating/AC							
Plumbing				- Half Bath - Full Bath			
Finished Basement Living Area							
Features:							
Attachments:							
Adjusted Base Price						\$0.00	
Changes/Adjustments							
Grade Adjustment:				%			
Market Adjustment:							
CDU Adjustment:							
Complete:				100%			
Dollar Adjustments							
Dwelling Value							

Other Building Improvements	0	\$0.00
Total Improvement Value		\$0.00
Total Land Value		\$45,400.00
Total Assessed Value		\$45,400.00

Parcel Numbers: 985-9998-001 Property Address: 8634 COUNTY LINE RD Municipality: Franklin, City of

Owner Name: BERGERON, MURIEL (L/E) Mailing Address: 8634 COUNTY LINE RD FRANKSVILLE, WI 53126 Land Use: Residential

	Legal Description:	Building Sketch:
	CERTIFIED SURVEY MAP NO 434 & LANDS DESCRIBED AS COM	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 3301-Franklin	

Building Description

Dwelling #	985 9998 001- 1		
Year Built:	1/1/1970	Exterior Wall:	07-Brick
Year Remodeled:	1/1/1970	Bedrooms:	3
Remodeled/Effective Age:	-52	Full Baths:	1
Building Type/Style:	01-Ranch	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	C+	Room Count:	5
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
985 9998 001- 1	1,344	0	0	0	0	0	1,344

Attachment Description(s): 23-AMG	Area: 576	Attachment Value: \$20,200
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Feature Description(s): Rec Room Condition:	Area: Rec Room Area: 0	Feature Value: Rec Room Value: \$0
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Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
RS1-Frame Utility Shed	1/1/1975	96		Average	\$200.00
AP2-Pole 4 Sides Closed Wood	1/1/1985	1,200		Average	\$3,600.00

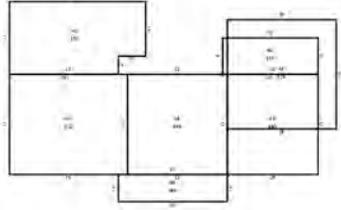
Permit / Construction History

Date of Permit: 8/1/1995	Permit Number: 95-0993	Permit Amount: \$4,184.00	Details of Permit: HTG & A/C
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Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
4/20/2016		\$225,000.00	Invalid		Land and Improvements	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	1.430	Gross				\$96,300
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
62,291	1.430			\$96,300		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Semi-Improved	Light			Well	
Valuation/Explanation						
Dwelling #			985 9998 001- 1			
Description			Area		Value Amount	
Living Area:						
First Story:			1,344		\$179,222.40	
Second Story:			0		\$0.00	
Additional Story:			0		\$0.00	
Attic/Finished Net:			0		\$0.00	
Half Story/Finished Net:			0		\$0.00	
Base Price					\$179,222.40	
Unfinished Living Area:						
Room/Unfinished:			0		\$0.00	
Unfinished Basement:			1,344		\$31,489.92	
Half Story/Unfinished:					\$0.00	
Structure Info, Features and Attachments:						
Heating/AC			Air Conditioning - Same Ducts		\$3,306.24	
Plumbing			0 - Half Bath 1 - Full Bath		\$0.00	
Finished Basement Living Area			0		\$0.00	
Features:						
Attachments:			576		\$20,200.00	
Adjusted Base Price					\$234,218.56	
Changes/Adjustments						
Grade Adjustment:			C+ 110%		\$235,420.42	
Market Adjustment:			42%		\$334,296.99	
CDU Adjustment:			60		\$200,600.00	
Complete:			100		\$200,600.00	
Dollar Adjustments					(\$600.00)	
Dwelling Value					\$200,000.00	
Other Building Improvements			0		\$3,800.00	
Total Improvement Value					\$203,800.00	
Total Land Value					\$96,300.00	
Total Assessed Value					\$300,100.00	

Parcel Numbers: 985-9999-000 Property Address: 8432 COUNTY LINE RD Municipality: Franklin, City of

Owner Name: FREDRICKSON, SCOTT S & DIANA Mailing Address: 8432 COUNTY LINE RD FRANKSVILLE, WI 53126 Land Use: Residential

Property Photograph:	Legal Description:	Building Sketch:
	E 10 ACS OF S 60 ACS OF SW 33 5 21 CONT 10 ACS	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood:	
	3301-Franklin	

Building Description

Dwelling #	985 9999 000- 1		
Year Built:	12/31/1899	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/1960	Bedrooms:	3
Remodeled/Effective Age:	-62	Full Baths:	2
Building Type/Style:	10-Farmhouse	Half Baths:	0
Story:	1.50	Rough-in:	0
Grade:	B-	Room Count:	4
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Basic Heating
Kitchen Condition:	Average	Type of Fuel:	Oil
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
985 9999 000- 1	1,056	0	0	0	322	0	1,378

Attachment Description(s):	Area:	Attachment Value:
13-AFG	440	\$13,200
13-AFG	168	\$5,000
11-OFP	144	\$2,900
31-WD	456	\$4,600

Feature Description(s):	Area:	Feature Value:
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements

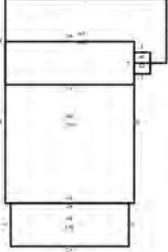
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
AP1-Pole 4 Sides Closed Metal	1/1/2005	5,616		Good	\$33,700.00
RG1-Detached Frame Garage	1/1/1930	440		Average	\$4,400.00

Permit / Construction History							
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:				
10/26/2007	2639	\$3,000.00	LUXAIRE BLOWER				
5/16/2007	1024	\$59,000.00	ADDTN				
6/9/2014	14-1268	\$1,000.00	DECK				
7/25/2011	1512	\$5,600.00	ABVPOOL				
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
9/1/1993		\$84,000.00	Invalid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
D12-2ND Grade Tillable	8.770	Acreage				\$2,100	
G-Other Class	1.000	Gross				\$92,600	
Acreage/Squarefoot Variables							
Acreage Variable 1 - 8.77 @ \$241.00							
Total of Above: 2,113.57							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:			
425,581	9.770			\$94,700			
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Semi-Improved	Light			Well		

Valuation/Explanation		
Dwelling #	985 9999 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,056	\$129,940.80
Second Story:	0	\$0.00
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	322	\$22,604.01
Base Price		\$152,544.81
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	1,056	\$26,410.56
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Basic Heating	\$0.00
Plumbing	0 - Half Bath 2 - Full Bath	\$7,322.00
Finished Basement Living Area	0	\$0.00
Features:		
Attachments:	1,208	\$25,700.00
Adjusted Base Price		\$211,977.37
Changes/Adjustments		
Grade Adjustment:	B- 120%	\$223,532.84
Market Adjustment:	93%	\$431,418.39
CDU Adjustment:	60	\$258,900.00
Complete:	100	\$258,900.00
Dollar Adjustments		(\$700.00)
Dwelling Value		\$258,200.00
Other Building Improvements	0	\$38,100.00
Total Improvement Value		\$296,300.00
Total Land Value		\$94,700.00
Total Assessed Value		\$391,000.00

Parcel Numbers: 986-9997-000	Property Address: 10757 92ND ST S	Municipality: Franklin, City of
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Owner Name: CHRISTOPHER AND JOSEPH CHAMPAGNE	Mailing Address: 10757 S 92ND ST FRANKLIN, WI 53132	Land Use: Residential
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Property Photograph: 	Legal Description: N HALF OF SE 32 5 21 CONT 80 ACS	Building Sketch: 
Parcel Sketch and Site Map obtained from the County GIS		
Neighborhood: 3201-Franklin		

Building Description

Dwelling #	986 9997 000- 1	
Year Built:	12/31/1899	Exterior Wall: 04-Alum/Vinyl
Year Remodeled:	12/31/1899	Bedrooms: 5
Remodeled/Effective Age:	-123	Full Baths: 1
Building Type/Style:	10-Farmhouse	Half Baths: 0
Story:	2.00	Rough-in: 0
Grade:	C+	Room Count: 6
CDU/Overall Condition:	Good	Basement Description: Full Basement
Interior Condition:	Same	Heating: Basic Heating
Kitchen Condition:	Average	Type of Fuel: Gas
Bath Condition:	Average	Type of System: Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
986 9997 000- 1	896	720	0	0	0	0	1,616

Attachment Description(s): 11-OFP	Area: 12	Attachment Value: \$200
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Feature Description(s): Rec Room Condition:	Area: Rec Room Area: 0	Feature Value: Rec Room Value: \$0
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Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
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Ownership/Sales History

Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
6/10/2013	11250873	\$77,183.00	Invalid	O - Other	Land and Improvements	Other
6/10/2013		\$77,183.00	Invalid		Land and Improvements	
6/14/2013		\$38,592.00	Invalid		Land and Improvements	
6/10/2013		\$38,592.00	Invalid		Land and Improvements	
8/18/2011		\$231,550.00	Invalid		Land and Improvements	
11/28/2012		\$77,183.00	Invalid		Land and Improvements	
12/18/2012		\$77,183.00	Invalid		Land and Improvements	
5/27/2022	11258386	\$183,500.00		O - Other	Land and Improvements	Other
5/27/2022	11258387	\$45,875.00		O - Other	Land and Improvements	Other
5/27/2022	11258388	\$45,875.00		O - Other	Land and Improvements	Other
5/27/2022	11258389	\$45,875.00		O - Other	Land and Improvements	Other
5/27/2022	11258390	\$45,875.00		O - Other	Land and Improvements	Other

Land Breakdown

Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
D12-2ND Grade Tillable	51.000	Acreage				\$12,300
E13-Undeveloped Low	28.000	Acreage				\$72,800
G-Other Class	1.000	Gross				\$74,100

Acreage/Squarefoot Variables

Acreage Variable 1 - 51.00 @ \$241.00 Total of Above: 12,291.00
Acreage Variable 1 - 28.00 @ \$2,600.00 Total of Above: 72,800.00

Land Data & Computations

Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:
3,484,800	80.000			\$159,200

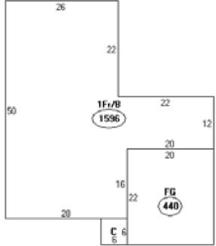
General Information

Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:
Level	Semi-Improved	Light			Well

Valuation/Explanation		
Dwelling #	986 9997 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	896	\$115,906.56
Second Story:	720	\$49,348.80
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$165,255.36
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	720	\$20,606.40
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Basic Heating	\$0.00
Plumbing	0 - Half Bath 1 - Full Bath	\$0.00
Finished Basement Living Area	0	\$0.00
Features:		
Attachments:	12	\$200.00
Adjusted Base Price		\$186,061.76
Changes/Adjustments		
Grade Adjustment:	C+ 110%	\$204,447.94
Market Adjustment:	37%	\$280,093.67
CDU Adjustment:	55	\$154,100.00
Complete:	100	\$154,100.00
Dollar Adjustments		(\$400.00)
Dwelling Value		\$153,700.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$153,700.00
Total Land Value		\$159,200.00
Total Assessed Value		\$312,900.00

Parcel Numbers: 986-9998-001 Property Address: 11001 92ND ST S Municipality: Franklin, City of

Owner Name: MICHEAL, BERNARD R Mailing Address: 11001 S 92ND ST FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	Building Sketch:
	CERTIFIED SURVEY MAP NO 2941 SE 32 5 21	
	Parcel Sketch and Site Map obtained from the County GIS	<p><small>Descriptor/Step</small></p> <p>A: 1Fz/B 1596 sqft</p> <p>B: FG 440 sqft</p> <p>C: OMP 36 sqft</p>
	Neighborhood:	

3201-Franklin

Building Description

Dwelling #	986 9998 001- 1		
Year Built:	1/1/1976	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/1976	Bedrooms:	3
Remodeled/Effective Age:	-46	Full Baths:	1
Building Type/Style:	01-Ranch	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	C+	Room Count:	5
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Poor	Type of Fuel:	Oil
Bath Condition:	Fair	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
986 9998 001- 1	1,596	0	0	0	0	0	1,596

Attachment Description(s):	Area:	Attachment Value:
13-AFG	440	\$13,200
21-OMP	36	\$900

Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	1	\$300
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
RS1-Frame Utility Shed	1/1/1976	240		Average	\$500.00

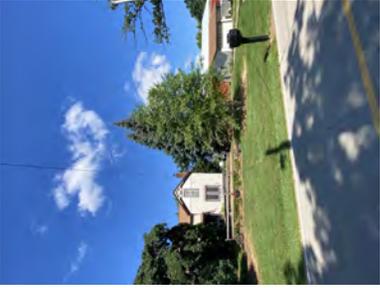
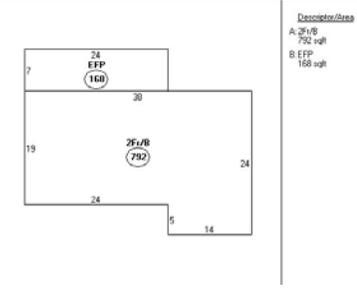
Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
8/5/2020	20-2074	\$400.00	INTREMOD
11/21/2013	13-2808	\$9,000.00	ROOF

Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
10/30/2009		\$200,000.00	Invalid		Land and Improvements		
9/12/2018		\$162,000.00	Valid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	2.000	Gross				\$101,200	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
87,120	2.000				\$101,200		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Semi-Improved	Light			Well		
Valuation/Explanation							
Dwelling #				986 9998 001- 1			
Description				Area		Value Amount	
Living Area:							
First Story:				1,596		\$181,385.40	
Second Story:				0		\$0.00	
Additional Story:				0		\$0.00	
Attic/Finished Net:				0		\$0.00	
Half Story/Finished Net:				0		\$0.00	
Base Price						\$181,385.40	
Unfinished Living Area:							
Room/Unfinished:				0		\$0.00	
Unfinished Basement:				1,596		\$35,702.52	
Half Story/Unfinished:						\$0.00	
Structure Info, Features and Attachments:							
Heating/AC				Air Conditioning - Same Ducts		\$3,926.16	
Plumbing				0 - Half Bath 1 - Full Bath		\$0.00	
Finished Basement Living Area				0		\$0.00	
Features:				1		\$300.00	
Attachments:				476		\$14,100.00	
Adjusted Base Price						\$235,414.08	
Changes/Adjustments							
Grade Adjustment:				C+ 110%		\$243,115.49	
Market Adjustment:				-3%		\$235,822.02	
CDU Adjustment:				65		\$153,300.00	
Complete:				100		\$153,300.00	
Dollar Adjustments						\$200.00	
Dwelling Value						\$153,500.00	
Other Building Improvements				0		\$500.00	
Total Improvement Value						\$154,000.00	
Total Land Value						\$101,200.00	
Total Assessed Value						\$255,200.00	

Parcel Numbers: 986-9998-002 Property Address: 10941 92ND ST S Municipality: Franklin, City of

Owner Name: MAINUS FARM INC, Mailing Address: 10941 S 92ND ST FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	Building Sketch:
	S HALF OF SE 32 5 21 EXC COM IN E LI 762 FT N OF SE COR	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 3201-Franklin	

Building Description

Dwelling #	986 9998 002- 1		
Year Built:	1/1/1842	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/1842	Bedrooms:	5
Remodeled/Effective Age:	-180	Full Baths:	2
Building Type/Style:	10-Farmhouse	Half Baths:	0
Story:	2.00	Rough-in:	0
Grade:	C-	Room Count:	6
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Basic Heating
Kitchen Condition:	Average	Type of Fuel:	Oil
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
986 9998 002- 1	792	792	0	0	0	0	1,584

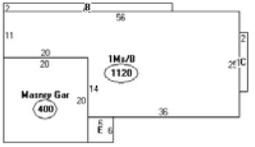
Attachment Description(s): 12-EFP	Area: 168	Attachment Value: \$5,000
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Feature Description(s): 22-Additional Fixture	Area: 1	Feature Value: \$300
Rec Room Condition:	Rec Room Area: 0	Rec Room Value: \$0

Valuation/Explanation		
Dwelling #	986 9998 002- 1	
Description	Area	Value Amount
Living Area:		
First Story:	792	\$105,644.88
Second Story:	792	\$53,665.92
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$159,310.80
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	792	\$0.00
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Basic Heating	\$0.00
Plumbing	0 - Half Bath 2 - Full Bath	\$7,322.00
Finished Basement Living Area	0	\$0.00
Features:	1	\$300.00
Attachments:	168	\$5,000.00
Adjusted Base Price		\$171,932.80
Changes/Adjustments		
Grade Adjustment:	C- 95%	\$158,301.16
Market Adjustment:	50%	\$237,451.74
CDU Adjustment:	55	\$130,600.00
Complete:	100	\$130,600.00
Dollar Adjustments		(\$400.00)
Dwelling Value		\$130,200.00
Other Building Improvements	0	\$66,800.00
Total Improvement Value		\$197,000.00
Total Land Value		\$146,500.00
Total Assessed Value		\$343,500.00

Parcel Numbers: 986-9999-000 Property Address: 10953 92ND ST S Municipality: Franklin, City of

Owner Name: Brent A and Lisa Maynard Mailing Address: 10953 S. 92nd Street Franklin, WI 53132 Land Use: Residential

	Legal Description:	Building Sketch:
	COM IN E LI 762 FT N OF SE COR OF SE 32 5 21 TH N 198	
	Parcel Sketch and Site Map obtained from the County GIS	<p><small>Describe Area</small></p> <p>A: 1Mx/B 1120 sqft B: 1Fl 80 sqft C: 1Mx 38 sqft D: Master Gar 400 sqft E: Deck 36 sqft</p>
	Neighborhood: 3201-Franklin	

Building Description

Dwelling #	986 9999 000- 1		
Year Built:	1/1/1961	Exterior Wall:	07-Brick
Year Remodeled:	1/1/1961	Bedrooms:	3
Remodeled/Effective Age:	-61	Full Baths:	1
Building Type/Style:	01-Ranch	Half Baths:	1
Story:	1.00	Rough-in:	0
Grade:	C+	Room Count:	4
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Oil
Bath Condition:	Fair	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
986 9999 000- 1	1,228	0	0	0	0	0	1,228

Attachment Description(s):	Area:	Attachment Value:
23-AMG	400	\$14,000
21-OMP	36	\$900

Feature Description(s):	Area:	Feature Value:
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
RG1-Detached Frame Garage	1/1/2015	900		Average	\$18,000.00

Permit / Construction History							
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:				
5/29/2013	13-152	\$6,000.00	ROOF				
6/4/2015	15-1214	\$10,000.00	DETGARAGE				
6/23/2021	21-0403	\$6,000.00	ADDTN				
7/1/1994	94-0785	\$1,679.00	A/C				
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
3/18/2022	11230510	\$259,100.00	Invalid	QCD - Quit Claim Deed	Land and Improvements	Other	
11/1/2014		\$168,800.00	Invalid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	1.500	Gross				\$96,900	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
65,340	1.500				\$96,900		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Semi-Improved	Light		6/27/2022	Well		
Valuation/Explanation							
Dwelling #				986 9999 000- 1			
Description				Area		Value Amount	
Living Area:							
First Story:				1,228		\$168,911.40	
Second Story:				0		\$0.00	
Additional Story:				0		\$0.00	
Attic/Finished Net:				0		\$0.00	
Half Story/Finished Net:				0		\$0.00	
Base Price						\$168,911.40	
Unfinished Living Area:							
Room/Unfinished:				0		\$0.00	
Unfinished Basement:				1,120		\$27,585.60	
Half Story/Unfinished:						\$0.00	
Structure Info, Features and Attachments:							
Heating/AC				Air Conditioning - Same Ducts		\$3,020.88	
Plumbing				1 - Half Bath 1 - Full Bath		\$4,881.00	
Finished Basement Living Area				0		\$0.00	
Features:							
Attachments:				436		\$14,900.00	
Adjusted Base Price						\$219,298.88	
Changes/Adjustments							
Grade Adjustment:				C+ 110%		\$224,838.77	
Market Adjustment:				27%		\$285,545.24	
CDU Adjustment:				60		\$171,300.00	
Complete:				100		\$171,300.00	
Dollar Adjustments						\$600.00	
Dwelling Value						\$171,900.00	

Other Building Improvements	0	\$18,000.00
Total Improvement Value		\$189,900.00
Total Land Value		\$96,900.00
Total Assessed Value		\$286,800.00

Parcel Numbers: 987-9997-002 Property Address: 10122 COUNTY LINE RD Municipality: Franklin, City of

Owner Name: WASTE MANAGEMENT OF WIS INC Mailing Address: P O BOX 1450 CHICAGO, IL 60690-1450 Land Use: Residential

Property Photograph:	Legal Description:	Building Sketch:
	CSM NO 6305 SW 32 5 21 PARCEL 1	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood:	
	3201-Franklin	

Building Description

Dwelling #	987 9997 002- 1		
Year Built:	12/31/1899	Exterior Wall:	01-Wood
Year Remodeled:	12/31/1899	Bedrooms:	6
Remodeled/Effective Age:	-123	Full Baths:	2
Building Type/Style:	22-Other	Half Baths:	0
Story:	2.00	Rough-in:	0
Grade:	C	Room Count:	10
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Basic Heating
Kitchen Condition:	Average	Type of Fuel:	Oil
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
987 9997 002- 1	1,436	1,292	0	0	0	0	2,728

Attachment Description(s):	Area:	Attachment Value:
11-OFP	16	\$300
12-EFP	120	\$3,600

Feature Description(s):	Area:	Feature Value:
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
AP1-Pole 4 Sides Closed Metal	1/1/2004	210		Average	\$1,100.00

Permit / Construction History			
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
8/1/2001	01-0853	\$5,000.00	REPL 2 FURN
6/25/2004	2057	\$50.00	RAZED
6/15/2004	1887	\$500.00	FENCE
7/23/2004	2440	\$2,000.00	POLEBLDG

Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
2/1/1997		\$159,000.00	Invalid		Land and Improvements	
12/8/2004		\$350,000.00	Invalid		Land and Improvements	
8/30/2009		\$132,000.00	Invalid		Land and Improvements	
2/3/2012		\$274,900.00	Invalid		Land and Improvements	
6/4/2013		\$274,900.00	Invalid		Land and Improvements	
8/19/2013		\$275,000.00	Invalid		Land and Improvements	

Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	12.000	Gross				\$121,400	

Acreage/Squarefoot Variables

Land Data & Computations				
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:
522,720	12.000			\$121,400

General Information					
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:
Level	Semi-Improved	Light			Well

Valuation/Explanation		
Dwelling #	987 9997 002- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,436	\$166,331.88
Second Story:	1,292	\$81,215.12
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$247,547.00
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	1,292	\$30,594.56
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Basic Heating	\$0.00
Plumbing	0 - Half Bath 2 - Full Bath	\$7,322.00
Finished Basement Living Area	0	\$0.00
Features:		
Attachments:	136	\$3,900.00
Adjusted Base Price		\$289,363.56
Changes/Adjustments		
Grade Adjustment:	C 100%	\$285,463.56
Market Adjustment:	23%	\$351,120.18
CDU Adjustment:	55	\$193,100.00
Complete:	100	\$193,100.00
Dollar Adjustments		\$700.00
Dwelling Value		\$193,800.00
Other Building Improvements	0	\$1,100.00
Total Improvement Value		\$194,900.00
Total Land Value		\$121,400.00
Total Assessed Value		\$316,300.00

Feature Description(s): 22-Additional Fixture	Area: 3	Feature Value: \$900
Rec Room Condition:	Rec Room Area: 0	Rec Room Value: \$0
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area: 0	Rec Room Value: \$0

Other Building Improvements

Structure Type: RS1-Frame Utility Shed	Year Built: 1/1/2002	Area: 140	Construction:	Condition: Average	Value: \$500.00
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Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
11/1/2000	00-1344	\$227,375.00	NEW CONST
2/22/2001	01-0115	\$8,088.00	HTG & A/C
7/15/2002	02-0772	\$1,500.00	SHED 10X14
1/25/2002	02-0062	\$1,500.00	DECK 16X39

Ownership/Sales History

Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
1/1/2014		\$300,000.00	Invalid		Land and Improvements	
8/1/1997		\$97,000.00	Valid		Land	

Land Breakdown

Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
D12-2ND Grade Tillable	29.620	Acreage				\$7,100
E13-Undeveloped Low	3.000	Acreage				\$7,800
G-Other Class	1.000	Gross				\$92,600

Acreage/Squarefoot Variables

Acreage Variable 1 - 29.62 @ \$241.00 Total of Above: 7,138.42
Acreage Variable 1 - 3.00 @ \$2,600.00 Total of Above: 7,800.00

Land Data & Computations

Total Square Footage: 1,464,487	Total Acreage: 33.620	Depth:	Act. Frontage:	Assessed Land Value: \$107,500
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General Information

Topography: Level	Street/Road: Semi-Improved	Fronting Traffic: Light	Inspected By:	Inspected On:	Utilities: Well
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Valuation/Explanation		
Dwelling #	987 9997 003- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,415	\$163,899.45
Second Story:	757	\$51,294.32
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$215,193.77
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	260	\$0.00
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$8,184.42
Plumbing	1 - Half Bath 3 - Full Bath	\$19,525.00
Finished Basement Living Area	1,155	\$31,173.45
Features:	4	\$2,900.00
Attachments:	2,177	\$44,300.00
Adjusted Base Price		\$321,276.64
Changes/Adjustments		
Grade Adjustment:	B- 120%	\$328,891.97
Market Adjustment:	38%	\$453,870.92
CDU Adjustment:	85	\$385,800.00
Complete:	100	\$385,800.00
Dollar Adjustments		(\$200.00)
Dwelling Value		\$385,600.00
Other Building Improvements	0	\$500.00
Total Improvement Value		\$386,100.00
Total Land Value		\$107,500.00
Total Assessed Value		\$493,600.00

Parcel Numbers: 987-9997-004	Property Address: 10210 COUNTY LINE RD	Municipality: Franklin, City of
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Owner Name: WASTE MANAGEMENT OF WIS INC	Mailing Address: P O BOX 1450 CHICAGO, IL 60690-1450	Land Use: Residential
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Property Photograph:	Legal Description: CSM NO 6385 SW 32 5 21 PARCEL 2	Building Sketch:
<div style="border: 1px solid black; height: 100px; width: 100%;"></div>	<div style="border: 1px solid black; height: 100px; width: 100%;"></div>	<div style="border: 1px solid black; height: 100px; width: 100%;"></div>
Parcel Sketch and Site Map obtained from the County GIS		
Neighborhood: 3201-Franklin		

Building Description

Dwelling # Year Built: Year Remodeled: Remodeled/Effective Age: Building Type/Style: Story: Grade: CDU/Overall Condition: Interior Condition: Kitchen Condition: Bath Condition:	Exterior Wall: Bedrooms: Full Baths: Half Baths: Rough-in: 0 Room Count: Basement Description: Heating: Type of Fuel: Type of System:
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Square Footage / Attachments

First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
						0

Attachment Description(s):	Area:	Attachment Value:
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Feature Description(s):	Area:	Feature Value:
Rec Room Condition:	Rec Room Area:	Rec Room Value:

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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Permit / Construction History

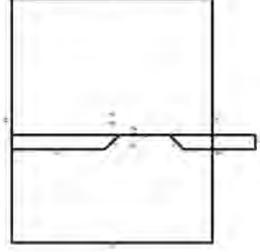
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
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Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
12/1/1997		\$92,500.00	Valid		Land		
2/20/2006		\$300,000.00	Invalid		Land		
11/21/2013		\$320,000.00	Invalid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
D12-2ND Grade Tillable	29.620	Acreage				\$7,100	
E13-Undeveloped Low	4.000	Acreage				\$10,400	
Acreage/Squarefoot Variables							
Acreage Variable 1 - 29.62 @ \$241.00 Total of Above: 7,138.42							
Acreage Variable 1 - 4.00 @ \$2,600.00 Total of Above: 10,400.00							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
1,464,487	33.620				\$17,500		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Semi-Improved	Light			Well		
Valuation/Explanation							
Dwelling #				Area		Value Amount	
Description				Area		Value Amount	
Living Area:							
First Story:							
Second Story:							
Additional Story:							
Attic/Finished Net:							
Half Story/Finished Net:							
Base Price							
Unfinished Living Area:							
Room/Unfinished:							
Unfinished Basement:							
Half Story/Unfinished:							
Structure Info, Features and Attachments:							
Heating/AC							
Plumbing				- Half Bath - Full Bath			
Finished Basement Living Area							
Features:							
Attachments:							
Adjusted Base Price						\$0.00	
Changes/Adjustments							
Grade Adjustment:				%			
Market Adjustment:							
CDU Adjustment:							
Complete:				100%			
Dollar Adjustments							
Dwelling Value							

Other Building Improvements	0	\$0.00
Total Improvement Value		\$0.00
Total Land Value		\$17,500.00
Total Assessed Value		\$17,500.00

Parcel Numbers: 987-9998-000 Property Address: 10816 112TH ST S Municipality: Franklin, City of

Owner Name: WASTE MANAGEMENT OF WIS INC Mailing Address: P O BOX 1450 CHICAGO, IL 60690-1450 Land Use: Residential

Property Photograph:	Legal Description:	Building Sketch:
	NW QUAR OF SW 32 5 21 & PART COM NW COR OF E HALF OF SD Parcel Sketch and Site Map obtained from the County GIS Neighborhood: 3201-Franklin	

Building Description

Dwelling #	987 9998 000- 1		
Year Built:	1/1/1953	Exterior Wall:	01-Wood
Year Remodeled:	1/1/1953	Bedrooms:	2
Remodeled/Effective Age:	-69	Full Baths:	1
Building Type/Style:	01-Ranch	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	C+	Room Count:	3
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Basic Heating
Kitchen Condition:	Average	Type of Fuel:	Oil
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
987 9998 000- 1	952	0	0	0	0	0	952

Attachment Description(s):	Area:	Attachment Value:

Feature Description(s):	Area:	Feature Value:
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:

Permit / Construction History

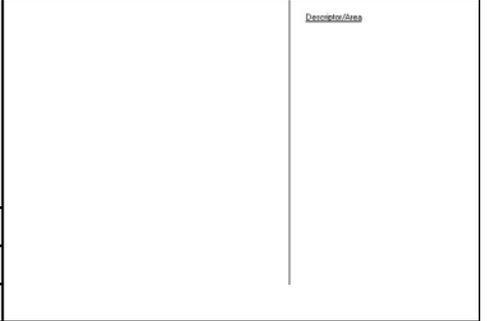
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:

Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
8/1/1995		\$610,000.00	Invalid		Land and Improvements		
1/1/1987		\$120,000.00	Invalid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
D12-2ND Grade Tillable	39.000	Acreage				\$9,400	
G-Other Class	1.000	Gross				\$74,100	
Acreage/Squarefoot Variables							
Acreage Variable 1 - 39.00 @ \$241.00							
Total of Above: 9,399.00							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
1,742,400	40.000				\$83,500		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Semi-Improved	Light			Well		
Valuation/Explanation							
Dwelling #				987 9998 000- 1			
Description				Area		Value Amount	
Living Area:							
First Story:				952		\$119,837.76	
Second Story:				0		\$0.00	
Additional Story:				0		\$0.00	
Attic/Finished Net:				0		\$0.00	
Half Story/Finished Net:				0		\$0.00	
Base Price						\$119,837.76	
Unfinished Living Area:							
Room/Unfinished:				0		\$0.00	
Unfinished Basement:				952		\$24,618.72	
Half Story/Unfinished:						\$0.00	
Structure Info, Features and Attachments:							
Heating/AC				Basic Heating		\$0.00	
Plumbing				0 - Half Bath 1 - Full Bath		\$0.00	
Finished Basement Living Area				0		\$0.00	
Features:							
Attachments:							
Adjusted Base Price						\$144,456.48	
Changes/Adjustments							
Grade Adjustment:				C+ 110%		\$158,902.13	
Market Adjustment:				2%		\$162,080.17	
CDU Adjustment:				60		\$97,200.00	
Complete:				100		\$97,200.00	
Dollar Adjustments						\$200.00	
Dwelling Value						\$97,400.00	

Other Building Improvements	0	\$0.00
Total Improvement Value		\$97,400.00
Total Land Value		\$83,500.00
Total Assessed Value		\$180,900.00

Parcel Numbers: 987-9999-000 Property Address: 10420 COUNTY LINE RD Municipality: Franklin, City of

Owner Name: WASTE MANAGEMENT OF WIS INC Mailing Address: P O BOX 1450 CHICAGO, IL 60690-1450 Land Use: Residential

Property Photograph:	Legal Description:	Building Sketch:
	SW QUAR OF SW 32 5 21 CONT 40 ACS	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood:	
	3201-Franklin	

Building Description

Dwelling #	
Year Built:	Exterior Wall:
Year Remodeled:	Bedrooms:
Remodeled/Effective Age:	Full Baths:
Building Type/Style:	Half Baths:
Story:	Rough-in: 0
Grade:	Room Count:
CDU/Overall Condition:	Basement Description:
Interior Condition:	Heating:
Kitchen Condition:	Type of Fuel:
Bath Condition:	Type of System:

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
							0

Attachment Description(s): Area: Attachment Value:

Feature Description(s): Area: Feature Value:

Rec Room Condition: Rec Room Area: Rec Room Value:

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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Permit / Construction History

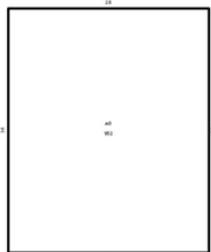
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
9/14/2015	15-2173	\$500.00	RAZE-DWLG
9/14/2015	15-2171	\$500.00	RAZE-POLE BARN

Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
10/28/2013		\$700,000.00	Invalid		Land and Improvements		
7/1/2000		\$90,000.00	Invalid		Land and Improvements		
12/14/2009		\$175,000.00	Invalid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
D12-2ND Grade Tillable	39.000	Acreage				\$9,400	
G-Other Class	1.000	Gross				\$74,100	
Acreage/Squarefoot Variables							
Acreage Variable 1 - 39.00 @ \$241.00							
Total of Above: 9,399.00							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
1,742,400	40.000				\$83,500		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Semi-Improved	Light			Well		
Valuation/Explanation							
Dwelling #				Area		Value Amount	
Description				Area		Value Amount	
Living Area:				Area		Value Amount	
First Story:							
Second Story:							
Additional Story:							
Attic/Finished Net:							
Half Story/Finished Net:							
Base Price				Area		Value Amount	
Unfinished Living Area:				Area		Value Amount	
Room/Unfinished:							
Unfinished Basement:							
Half Story/Unfinished:							
Structure Info, Features and Attachments:				Area		Value Amount	
Heating/AC							
Plumbing				- Half Bath - Full Bath			
Finished Basement Living Area							
Features:							
Attachments:							
Adjusted Base Price				Area		Value Amount	
						\$0.00	
Changes/Adjustments				Area		Value Amount	
Grade Adjustment:				%			
Market Adjustment:							
CDU Adjustment:							
Complete:				100%			
Dollar Adjustments							
Dwelling Value				Area		Value Amount	

Other Building Improvements	0	\$0.00
Total Improvement Value		\$0.00
Total Land Value		\$83,500.00
Total Assessed Value		\$83,500.00

Parcel Numbers: 988-9993-000	Property Address: 10816 112TH ST S	Municipality: Franklin, City of
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Owner Name: WASTE MANAGEMENT OF WIS INC	Mailing Address: P O BOX 1450 CHICAGO, IL 60690-1450	Land Use: Residential
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Property Photograph:	Legal Description: NE QUAR OF SE 31 5 21 EXC S 475 FT OF W 264 FT CONT	Building Sketch:
	<p>Parcel Sketch and Site Map obtained from the County GIS</p> <p>Neighborhood: 3101-Franklin</p>	

Building Description

Dwelling #	
Year Built:	Exterior Wall:
Year Remodeled:	Bedrooms:
Remodeled/Effective Age:	Full Baths:
Building Type/Style:	Half Baths:
Story:	Rough-in: 0
Grade:	Room Count:
CDU/Overall Condition:	Basement Description:
Interior Condition:	Heating:
Kitchen Condition:	Type of Fuel:
Bath Condition:	Type of System:

Square Footage / Attachments

First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
						0

Attachment Description(s):	Area:	Attachment Value:
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Feature Description(s):	Area:	Feature Value:
Rec Room Condition:	Rec Room Area:	Rec Room Value:

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
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Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
8/19/1995		\$610,000.00	Invalid		Land and Improvements		
1/1/1987		\$120,000.00	Valid		Land		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
D12-2ND Grade Tillable	37.000	Acreage				\$8,900	
Acreage/Squarefoot Variables							
Acreage Variable 1 - 37.00 @ \$241.00							
Total of Above: 8,917.00							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
1,611,720	37.000				\$8,900		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Rolling	Semi-Improved	Light			All Public		
Valuation/Explanation							
Dwelling #				Area		Value Amount	
Description				Area		Value Amount	
Living Area:							
First Story:							
Second Story:							
Additional Story:							
Attic/Finished Net:							
Half Story/Finished Net:							
Base Price							
Unfinished Living Area:							
Room/Unfinished:							
Unfinished Basement:							
Half Story/Unfinished:							
Structure Info, Features and Attachments:							
Heating/AC							
Plumbing				- Half Bath - Full Bath			
Finished Basement Living Area							
Features:							
Attachments:							
Adjusted Base Price						\$0.00	
Changes/Adjustments							
Grade Adjustment:				%			
Market Adjustment:							
CDU Adjustment:							
Complete:				100%			
Dollar Adjustments							
Dwelling Value							
Other Building Improvements				0		\$0.00	
Total Improvement Value						\$0.00	
Total Land Value						\$8,900.00	
Total Assessed Value						\$8,900.00	

Parcel Numbers: 988-9994-000	Property Address: 10832 112TH ST S	Municipality: Franklin, City of
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Owner Name: WASTE MANAGEMENT OF WIS INC	Mailing Address: P O BOX 1450 CHICAGO, IL 60690-1450	Land Use: Commercial
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Property Photograph:	Legal Description: S 475 FT OF W 264 FT OF NE QUAR OF SE 31 5 21 CONT	Building Sketch:
<small>Descriptor/Usage</small>	Parcel Sketch and Site Map obtained from the County GIS	<small>Descriptor/Usage</small>
	Neighborhood: 999-Franklin	
	Zoning: A2	

Building Description

Building #	
Building Type/Style:	One Bedroom:
Stories:	Two Bedroom:
Year Built:	Three Bedroom:
Remodeled/Effective Age:	Total Unit Count:
Grade Factor:	Business Name:
Market Adjustment:	CDU/Overall Condition

Structure / Basement Data

Building #	Section #	Occupancy:	Year:	Area:	Framing:	Wall Hgt:	Rental:
Building #	Section #	Description:	Basement Area:	Total Area:	0		

Components **Site Improvements**

Bldg #	Sec. #	Description:	Area:	Value:	Bldg #	Sec. #	Description:	Area:	Value:
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Detached Improvements

Structure:	Year:	Sq Ft:	Grade:	Construction:	Condition:
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Permit / Construction History

Date of Permit: 9/20/2002	Permit Number: 02-1068	Permit Amount: \$0.00	Details of Permit: RAZE HSE 1696 S
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Ownership/Sales History

Date of Sale: 5/1/1983	Sale Document:	Purchase Amount: \$2,691.00	Sale Validity: Invalid	Conveyance Type:	Sale Type: Land and Improvements	Sale Validation Source:
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Land Breakdown

Land Class: B-Commercial Primary Site	Acreage: 2.520	Unit of Measure: Gross	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value: \$73,700.00
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Acreage/Squarefoot Variables

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Land Data & Computations					
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Total Land Value:	
109,771	2.520			\$73,700.00	
General Information					
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:
Rolling	Paved	Light			Well
Assessment History					
Parcel Year:	Acres Total:	Land Total:	Improvement Total:		
Valuation/Explanation					
Building #					
Description		Area		Value Amount	
Structure:					
Commercial Building Base Price					
Basement:					
Components:					
Site Improvements:					
Adjusted Base Price				\$0.00	
Depreciation Adjustment:				\$0.00	
Adjusted Base Price with Depreciation				\$0.00	
Grade Adjustment:					
Market Adjustment:				\$0.00	
Local Modifier:				\$0.00	
Percent Complete:				\$0.00	
Dollar Adjustment:				\$0.00	
Commercial Building Value				\$0.00	
Total Dwelling Value				\$0	
Detached Improvements		0		\$0.00	
Total Improvement Value				\$0.00	
Total Land Value				\$73,700.00	
Total Assessed Value				\$73,700.00	

Parcel Numbers: 988-9995-000	Property Address: 10805 112TH ST S	Municipality: Franklin, City of
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Owner Name: WASTE MANAGEMENT OF WIS INC	Mailing Address: P O BOX 1450 CHICAGO, IL 60690-1450	Land Use: Commercial
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Property Photograph:	Legal Description: NW QUAR OF SE 31 5 21 EXC S 150 FT OF E 580.8 FT & EXC	Building Sketch:
<small>Descriptor/Map</small>	Parcel Sketch and Site Map obtained from the County GIS	<small>Descriptor/Map</small>
	Neighborhood: 999-Franklin	
	Zoning:	

Building Description

Building #	
Building Type/Style:	One Bedroom:
Stories:	Two Bedroom:
Year Built:	Three Bedroom:
Remodeled/Effective Age:	Total Unit Count:
Grade Factor:	Business Name:
Market Adjustment:	CDU/Overall Condition

Structure / Basement Data

Building #	Section #	Occupancy:	Year:	Area:	Framing:	Wall Hgt:	Rental:
Building #	Section #	Description:	Basement Area:	Total Area:	0		

Components **Site Improvements**

Bldg #	Sec. #	Description:	Area:	Value:	Bldg #	Sec. #	Description:	Area:	Value:
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Detached Improvements

Structure:	Year:	Sq Ft:	Grade:	Construction:	Condition:
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Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
9/20/2002	02-1065	\$0.00	RAZE HSE 1211SF
9/20/2002	02-1066	\$0.00	RAZE HSE 840SF

Ownership/Sales History

Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
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Land Breakdown

Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
B-Commercial Primary Site	36.480	Gross				\$152,900.00

Acreage/Squarefoot Variables

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Land Data & Computations					
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Total Land Value:	
1,589,069	36.480			\$152,900.00	
General Information					
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:
Level	Paved	Medium			Well
Assessment History					
Parcel Year:	Acres Total:	Land Total:	Improvement Total:		
Valuation/Explanation					
Building #					
Description	Area		Value Amount		
Structure:					
Commercial Building Base Price					
Basement:					
Components:					
Site Improvements:					
Adjusted Base Price					
Depreciation Adjustment:			\$0.00		
Adjusted Base Price with Depreciation					
Grade Adjustment:					
Market Adjustment:			\$0.00		
Local Modifier:			\$0.00		
Percent Complete:			\$0.00		
Dollar Adjustment:			\$0.00		
Commercial Building Value					
			\$0.00		
Total Dwelling Value					
			\$0		
Detached Improvements	0		\$0.00		
Total Improvement Value					
			\$0.00		
Total Land Value					
			\$152,900.00		
Total Assessed Value					
			\$152,900.00		

Parcel Numbers: 988-9996-000	Property Address: 10809 112TH ST S	Municipality: Franklin, City of
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Owner Name: WASTE MANAGEMENT OF WIS INC	Mailing Address: P O BOX 1450 CHICAGO, IL 60690-1450	Land Use: Commercial
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Property Photograph:	Legal Description: COM 374 FT S OF NE COR OF NW QUAR OF SE 31 5 21 TH S 123	Building Sketch:
<small>Descriptor/Usage</small>	Parcel Sketch and Site Map obtained from the County GIS	<small>Descriptor/Usage</small>
	Neighborhood: 999-Franklin	
	Zoning: M1	

Building Description

Building #	
Building Type/Style:	One Bedroom:
Stories:	Two Bedroom:
Year Built:	Three Bedroom:
Remodeled/Effective Age:	Total Unit Count:
Grade Factor:	Business Name:
Market Adjustment:	CDU/Overall Condition

Structure / Basement Data

Building #	Section #	Occupancy:	Year:	Area:	Framing:	Wall Hgt:	Rental:
Building #	Section #	Description:	Basement Area:	Total Area:	0		

Components **Site Improvements**

Bldg #	Sec. #	Description:	Area:	Value:	Bldg #	Sec. #	Description:	Area:	Value:
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Detached Improvements

Structure:	Year:	Sq Ft:	Grade:	Construction:	Condition:
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Permit / Construction History

Date of Permit: 9/20/2002	Permit Number: 02-1067	Permit Amount: \$0.00	Details of Permit: RAZE HSE 1848SF
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Ownership/Sales History

Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
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Land Breakdown

Land Class: B-Commercial Primary Site	Acreage: 0.850	Unit of Measure: Gross	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value: \$38,100.00
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Acreage/Squarefoot Variables

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Land Data & Computations					
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Total Land Value:	
37,026	0.850			\$38,100.00	
General Information					
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:
Rolling	Paved	Light			Well
Assessment History					
Parcel Year:	Acres Total:	Land Total:	Improvement Total:		
Valuation/Explanation					
Building #					
Description		Area		Value Amount	
Structure:					
Commercial Building Base Price					
Basement:					
Components:					
Site Improvements:					
Adjusted Base Price				\$0.00	
Depreciation Adjustment:				\$0.00	
Adjusted Base Price with Depreciation				\$0.00	
Grade Adjustment:					
Market Adjustment:				\$0.00	
Local Modifier:				\$0.00	
Percent Complete:				\$0.00	
Dollar Adjustment:				\$0.00	
Commercial Building Value				\$0.00	
Total Dwelling Value				\$0	
Detached Improvements		0		\$0.00	
Total Improvement Value				\$0.00	
Total Land Value				\$38,100.00	
Total Assessed Value				\$38,100.00	

Parcel Numbers: 988-9997-000	Property Address: 10873 112TH ST S	Municipality: Franklin, City of
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Owner Name: WASTE MANAGEMENT OF WIS INC	Mailing Address: P O BOX 1450 CHICAGO, IL 60690-1450	Land Use: Commercial
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Property Photograph:	Legal Description: S 150 FT OF E 580.8 FT OF NW QUAR OF SE 31 5 21 CONT 2	Building Sketch:
<small>Descriptor/Usage</small>	Parcel Sketch and Site Map obtained from the County GIS	<small>Descriptor/Usage</small>
	Neighborhood: 999-Franklin	
	Zoning:	

Building Description

Building #	
Building Type/Style:	One Bedroom:
Stories:	Two Bedroom:
Year Built:	Three Bedroom:
Remodeled/Effective Age:	Total Unit Count:
Grade Factor:	Business Name:
Market Adjustment:	CDU/Overall Condition

Structure / Basement Data

Building #	Section #	Occupancy:	Year:	Area:	Framing:	Wall Hgt:	Rental:
Building #	Section #	Description:	Basement Area:	Total Area:	0		

Components Site Improvements

Bldg #	Sec. #	Description:	Area:	Value:	Bldg #	Sec. #	Description:	Area:	Value:
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Detached Improvements

Structure:	Year:	Sq Ft:	Grade:	Construction:	Condition:
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Permit / Construction History

Date of Permit: 9/1/1997	Permit Number: 97-0926	Permit Amount: \$0.00	Details of Permit: RAZE HOUSE
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Ownership/Sales History

Date of Sale: 12/1/1992	Sale Document:	Purchase Amount: \$190,000.00	Sale Validity: Valid	Conveyance Type:	Sale Type: Land and Improvements	Sale Validation Source:
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Land Breakdown

Land Class: B-Commercial Primary Site	Acreage: 2.000	Unit of Measure: Gross	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value: \$51,200.00
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Acreage/Squarefoot Variables

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Land Data & Computations					
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Total Land Value:	
87,120	2.000			\$51,200.00	
General Information					
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:
Level	Paved	Medium			Well
Assessment History					
Parcel Year:	Acres Total:	Land Total:	Improvement Total:		
Valuation/Explanation					
Building #					
Description	Area		Value Amount		
Structure:					
Commercial Building Base Price					
Basement:					
Components:					
Site Improvements:					
Adjusted Base Price					
Depreciation Adjustment:			\$0.00		
Adjusted Base Price with Depreciation					
Grade Adjustment:					
Market Adjustment:			\$0.00		
Local Modifier:			\$0.00		
Percent Complete:			\$0.00		
Dollar Adjustment:			\$0.00		
Commercial Building Value					
				\$0.00	
Total Dwelling Value					
				\$0	
Detached Improvements	0		\$0.00		
Total Improvement Value					
				\$0.00	
Total Land Value					
				\$51,200.00	
Total Assessed Value					
				\$51,200.00	

Parcel Numbers: 988-9998-000	Property Address: 11420 COUNTY LINE RD	Municipality: Franklin, City of
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Owner Name: WASTE MANAGEMENT OF WIS INC	Mailing Address: P O BOX 1450 CHICAGO, IL 60690-1450	Land Use: Commercial
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Property Photograph:	Legal Description: SW QUAR OF SE 31 5 21 CONT 40 ACS	Building Sketch:
<small>Descriptor/Usage</small>	Parcel Sketch and Site Map obtained from the County GIS	<small>Descriptor/Usage</small>
	Neighborhood: 999-Franklin	
	Zoning: M1C1	

Building Description

Building #	
Building Type/Style:	One Bedroom:
Stories:	Two Bedroom:
Year Built:	Three Bedroom:
Remodeled/Effective Age:	Total Unit Count:
Grade Factor:	Business Name:
Market Adjustment:	CDU/Overall Condition

Structure / Basement Data

Building #	Section #	Occupancy:	Year:	Area:	Framing:	Wall Hgt:	Rental:
Building #	Section #	Description:	Basement Area:	Total Area:	0		

Components Site Improvements

Bldg #	Sec. #	Description:	Area:	Value:	Bldg #	Sec. #	Description:	Area:	Value:
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Detached Improvements

Structure:	Year:	Sq Ft:	Grade:	Construction:	Condition:
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Permit / Construction History

Date of Permit: 3/1/1997	Permit Number: 97-0092	Permit Amount: \$1,500.00	Details of Permit: RAZE 23X39'
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Ownership/Sales History

Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
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Land Breakdown

Land Class: B-Commercial Primary Site	Acreage: 40.000	Unit of Measure: Gross	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value: \$166,400.00
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Acreage/Squarefoot Variables

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Land Data & Computations					
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Total Land Value:	
1,742,400	40.000			\$166,400.00	
General Information					
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:
Rolling	Paved	Medium			Well
Assessment History					
Parcel Year:	Acres Total:	Land Total:	Improvement Total:		
Valuation/Explanation					
Building #					
Description	Area		Value Amount		
Structure:					
Commercial Building Base Price					
Basement:					
Components:					
Site Improvements:					
Adjusted Base Price					
Depreciation Adjustment:			\$0.00		
Adjusted Base Price with Depreciation					
Grade Adjustment:					
Market Adjustment:			\$0.00		
Local Modifier:			\$0.00		
Percent Complete:			\$0.00		
Dollar Adjustment:			\$0.00		
Commercial Building Value					
			\$0.00		
Total Dwelling Value					
			\$0		
Detached Improvements	0		\$0.00		
Total Improvement Value					
			\$0.00		
Total Land Value					
			\$166,400.00		
Total Assessed Value					
			\$166,400.00		

Parcel Numbers: 988-9999-000	Property Address: COUNTY LINE RD	Municipality: Franklin, City of
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Owner Name: WASTE MANAGEMENT OF WIS INC	Mailing Address: P O BOX 1450 CHICAGO, IL 60690-1450	Land Use: Residential
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Property Photograph:	Legal Description: SE QUAR OF SE 31 5 21 CONT 40 ACS	Building Sketch:
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood:	
	3101-Franklin	

Building Description

Dwelling #	
Year Built:	Exterior Wall:
Year Remodeled:	Bedrooms:
Remodeled/Effective Age:	Full Baths:
Building Type/Style:	Half Baths:
Story:	Rough-in: 0
Grade:	Room Count:
CDU/Overall Condition:	Basement Description:
Interior Condition:	Heating:
Kitchen Condition:	Type of Fuel:
Bath Condition:	Type of System:

Square Footage / Attachments

First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
						0

Attachment Description(s):	Area:	Attachment Value:
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Feature Description(s):	Area:	Feature Value:
Rec Room Condition:	Rec Room Area:	Rec Room Value:

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
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Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
12/14/2009		\$8,100.00	Invalid		Land		
10/28/2013		\$700,000.00	Invalid		Land		
3/1/1982		\$15,000.00	Invalid		Land		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
D12-2ND Grade Tillable	40.000	Acreage				\$9,600	
Acreage/Squarefoot Variables							
Acreage Variable 1 - 40.00 @ \$241.00							
Total of Above: 9,640.00							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
1,742,400	40.000				\$9,600		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Rolling	Semi-Improved	Light			All Public		
Valuation/Explanation							
Dwelling #							
Description	Area					Value Amount	
Living Area:							
First Story:							
Second Story:							
Additional Story:							
Attic/Finished Net:							
Half Story/Finished Net:							
Base Price							
Unfinished Living Area:							
Room/Unfinished:							
Unfinished Basement:							
Half Story/Unfinished:							
Structure Info, Features and Attachments:							
Heating/AC							
Plumbing				- Half Bath - Full Bath			
Finished Basement Living Area							
Features:							
Attachments:							
Adjusted Base Price							
						\$0.00	
Changes/Adjustments							
Grade Adjustment:				%			
Market Adjustment:							
CDU Adjustment:							
Complete:				100%			
Dollar Adjustments							
Dwelling Value							
Other Building Improvements				0		\$0.00	
Total Improvement Value							
						\$0.00	
Total Land Value							
						\$9,600.00	
Total Assessed Value							
						\$9,600.00	

Parcel Numbers: 989-9996-000	Property Address: 112TH ST S	Municipality: Franklin, City of
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Owner Name: RESTORATION SERVICES INC	Mailing Address: P O BOX 1450 CHICAGO, IL 60690-1450	Land Use: Commercial
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Property Photograph:	Legal Description: NE QUAR OF SW 31 5 21 CONT 40 ACS	Building Sketch:
<small>Descriptor/Usage</small>	Parcel Sketch and Site Map obtained from the County GIS	<small>Descriptor/Usage</small>
	Neighborhood: 999-Franklin	
	Zoning:	

Building Description

Building #	
Building Type/Style:	One Bedroom:
Stories:	Two Bedroom:
Year Built:	Three Bedroom:
Remodeled/Effective Age:	Total Unit Count:
Grade Factor:	Business Name:
Market Adjustment:	CDU/Overall Condition

Structure / Basement Data

Building #	Section #	Occupancy:	Year:	Area:	Framing:	Wall Hgt:	Rental:
Building #	Section #	Description:	Basement Area:	Total Area:	0		

Components **Site Improvements**

Bldg #	Sec. #	Description:	Area:	Value:	Bldg #	Sec. #	Description:	Area:	Value:
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Detached Improvements

Structure:	Year:	Sq Ft:	Grade:	Construction:	Condition:
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Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
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Ownership/Sales History

Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
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Land Breakdown

Land Class: B-Commercial Primary Site	Acreage: 37.000	Unit of Measure: Gross	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value: \$134,400.00
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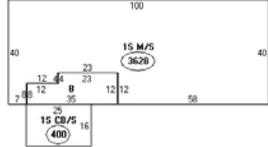
Acreage/Squarefoot Variables

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Land Data & Computations					
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Total Land Value:	
1,611,720	37.000			\$134,400.00	
General Information					
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:
Rolling	Paved	Medium			Gas
Assessment History					
Parcel Year:	Acres Total:	Land Total:	Improvement Total:		
Valuation/Explanation					
Building #					
Description		Area		Value Amount	
Structure:					
Commercial Building Base Price					
Basement:					
Components:					
Site Improvements:					
Adjusted Base Price				\$0.00	
Depreciation Adjustment:				\$0.00	
Adjusted Base Price with Depreciation				\$0.00	
Grade Adjustment:					
Market Adjustment:				\$0.00	
Local Modifier:				\$0.00	
Percent Complete:				\$0.00	
Dollar Adjustment:				\$0.00	
Commercial Building Value				\$0.00	
Total Dwelling Value				\$0	
Detached Improvements		0		\$0.00	
Total Improvement Value				\$0.00	
Total Land Value				\$134,400.00	
Total Assessed Value				\$134,400.00	

Parcel Numbers: 989-9997-000 Property Address: 10712 124TH ST S Municipality: Franklin, City of

Owner Name: RESTORATION SERVICES INC Mailing Address: 10712 S 124TH ST FRANKLIN, WI 53132 Land Use: Commercial

	Legal Description:	Building Sketch:
	NW QUAR OF SW 31 5 21 EXC W 38 FT FOR STR CONT 39.088	 <p><small>Describe/Use: A: 15 M/S 3628 sqft B: DEC ENCL 372 sqft C: 15 CB/S 400 sqft</small></p>
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood:	
	999-Franklin	
Zoning:	M2	

Building Description

Building #	1		
Building Type/Style:	406-Warehouse, Storage	One Bedroom:	
Stories:		Two Bedroom:	
Year Built:	1986	Three Bedroom:	
Remodeled/Effective Age:		Total Unit Count:	
Grade Factor:	C	Business Name:	
Market Adjustment:	-100	CDU/Overall Condition	Average
Building #	3		
Building Type/Style:	344-Office Building	One Bedroom:	
Stories:		Two Bedroom:	
Year Built:	1986	Three Bedroom:	
Remodeled/Effective Age:		Total Unit Count:	
Grade Factor:	C	Business Name:	
Market Adjustment:	130	CDU/Overall Condition	Average
Building #	5		
Building Type/Style:	344-Office Building	One Bedroom:	
Stories:		Two Bedroom:	
Year Built:	1986	Three Bedroom:	
Remodeled/Effective Age:		Total Unit Count:	
Grade Factor:	C	Business Name:	
Market Adjustment:	570	CDU/Overall Condition	Average
Building #	2		
Building Type/Style:	344-Office Building	One Bedroom:	
Stories:		Two Bedroom:	
Year Built:	1986	Three Bedroom:	
Remodeled/Effective Age:		Total Unit Count:	
Grade Factor:	C	Business Name:	
Market Adjustment:	-51	CDU/Overall Condition	Average
Building #	4		
Building Type/Style:	406-Warehouse, Storage	One Bedroom:	
Stories:		Two Bedroom:	
Year Built:	1986	Three Bedroom:	

Remodeled/Effective Age:		Total Unit Count:	
Grade Factor:	C	Business Name:	
Market Adjustment:	95	CDU/Overall Condition	Average
Building #	6		
Building Type/Style:	406-Warehouse, Storage	One Bedroom:	
Stories:		Two Bedroom:	
Year Built:	1986	Three Bedroom:	
Remodeled/Effective Age:		Total Unit Count:	
Grade Factor:	C	Business Name:	
Market Adjustment:	-32	CDU/Overall Condition	Average
Building #	7		
Building Type/Style:	344-Office Building	One Bedroom:	
Stories:		Two Bedroom:	
Year Built:	1986	Three Bedroom:	
Remodeled/Effective Age:		Total Unit Count:	
Grade Factor:	C	Business Name:	
Market Adjustment:	142	CDU/Overall Condition	Average
Building #	8		
Building Type/Style:	344-Office Building	One Bedroom:	
Stories:		Two Bedroom:	
Year Built:	1997	Three Bedroom:	
Remodeled/Effective Age:		Total Unit Count:	
Grade Factor:	C	Business Name:	
Market Adjustment:	174	CDU/Overall Condition	Average

Structure / Basement Data

Building #	Section #	Occupancy:	Year:	Area:	Framing:	Wall Hgt:	Rental:
1	1	406-Warehouse, Storage	1986	4,000	S4-Metal Average	14	
2	1	344-Office Building	1986	3,993	D4-Wood Average	14	
3	2	344-Office Building	1986	372	D4-Wood Average	8	
4	2	406-Warehouse, Storage	1986	9,984	C4-Masonry Average	24	
5	3	344-Office Building	1986	400	D4-Wood Average	8	
6	3	406-Warehouse, Storage	1986	1,040	D4-Wood Average	14	
7	4	344-Office Building	1986	442	D4-Wood Average	10	
8	1	344-Office Building	1997	360	D4-Wood Average	8	

Building #	Section #	Description:	Basement Area:	Total Area:
1				4,000
2				3,993
3				372
4				9,984
5				400
6				1,040
7				442
8				360

Components					Site Improvements				
Bldg #	Sec. #	Description:	Area:	Value:	Bldg #	Sec. #	Description:	Area:	Value:
1	1	HVAC-Hot Water	4,000	\$6,000	1				
1	1	HVAC-Warmed and Cooled Air	4,000	\$6,000	3				
1	1	HVAC-Forced Air Unit	4,000	\$6,000	5				
1	1	HVAC-Forced Air Unit	4,000	\$6,000	2				
1	1	HVAC-Warmed and Cooled Air	4,000	\$6,000	4				
1	1	HVAC-Warmed and Cooled Air	4,000	\$6,000	6				
1	1	HVAC-Warmed and Cooled Air	4,000	\$6,000	7				
3	2	HVAC-Electric	360	\$500	8				
5									
2									
4									
6									
7									
8									

Detached Improvements

Structure:	Year:	Sq Ft:	Grade:	Construction:	Condition:
PA-Paving	1/1/1986	44,000	C		Average

Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
11/1/1997	97-1154	\$55,000.00	NEW BLDG

Ownership/Sales History

Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:

Land Breakdown

Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
B-Commercial Primary Site	38.328	Gross				\$196,200.00

Acreage/Squarefoot Variables

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Land Data & Computations

Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Total Land Value:
1,669,568	38.328			\$196,200.00

General Information

Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:
Level	Paved	Medium			Well

Assessment History

Parcel Year:	Acres Total:	Land Total:	Improvement Total:

Valuation/Explanation

Building #	1	
Description	Area	Value Amount
Structure:	4,000	\$101,960.00
Commercial Building Base Price		\$101,960.00
Basement:	0	\$0.00
Components:	0	\$0.00
Site Improvements:	0	\$0.00
Adjusted Base Price		\$101,960.00
Depreciation Adjustment:	0	\$0.00

Adjusted Base Price with Depreciation		\$101,960.00
Grade Adjustment:	C	0.00
Market Adjustment:	-100	(\$101,960.00)
Local Modifier:		\$0.00
Percent Complete:		\$0.00
Dollar Adjustment:		\$100.00
Commercial Building Value		\$100.00
Building #	3	
Description	Area	Value Amount
Structure:	372	\$25,623.00
Commercial Building Base Price		\$25,623.00
Basement:	0	\$0.00
Components:	0	\$0.00
Site Improvements:	0	\$0.00
Adjusted Base Price		\$25,623.00
Depreciation Adjustment:	0	\$0.00
Adjusted Base Price with Depreciation		\$25,623.00
Grade Adjustment:	C	0.00
Market Adjustment:	130	\$33,309.90
Local Modifier:		\$0.00
Percent Complete:		\$0.00
Dollar Adjustment:		\$0.00
Commercial Building Value		\$58,900.00
Building #	5	
Description	Area	Value Amount
Structure:	400	\$27,552.00
Commercial Building Base Price		\$27,552.00
Basement:	0	\$0.00
Components:	0	\$0.00
Site Improvements:	0	\$0.00
Adjusted Base Price		\$27,552.00
Depreciation Adjustment:	0	\$0.00
Adjusted Base Price with Depreciation		\$27,552.00
Grade Adjustment:	C	0.00
Market Adjustment:	570	\$157,046.40
Local Modifier:		\$0.00
Percent Complete:		\$0.00
Dollar Adjustment:		\$0.00
Commercial Building Value		\$184,600.00
Building #	2	
Description	Area	Value Amount
Structure:	3,993	\$275,038.00
Commercial Building Base Price		\$275,038.00
Basement:	0	\$0.00
Components:	0	\$0.00
Site Improvements:	0	\$0.00
Adjusted Base Price		\$275,038.00
Depreciation Adjustment:	0	\$0.00
Adjusted Base Price with Depreciation		\$275,038.00
Grade Adjustment:	C	0.00
Market Adjustment:	-51	(\$140,269.38)

Local Modifier:		\$0.00
Percent Complete:		\$0.00
Dollar Adjustment:		\$200.00
Commercial Building Value		\$135,000.00
Building #	4	
Description	Area	Value Amount
Structure:	9,984	\$287,140.00
Commercial Building Base Price		\$287,140.00
Basement:	0	\$0.00
Components:	0	\$0.00
Site Improvements:	0	\$0.00
Adjusted Base Price		\$287,140.00
Depreciation Adjustment:	0	\$0.00
Adjusted Base Price with Depreciation		\$287,140.00
Grade Adjustment:	C	0.00
Market Adjustment:	95	\$272,783.00
Local Modifier:		\$0.00
Percent Complete:		\$0.00
Dollar Adjustment:		\$600.00
Commercial Building Value		\$560,500.00
Building #	6	
Description	Area	Value Amount
Structure:	1,040	\$27,154.00
Commercial Building Base Price		\$27,154.00
Basement:	0	\$0.00
Components:	0	\$0.00
Site Improvements:	0	\$0.00
Adjusted Base Price		\$27,154.00
Depreciation Adjustment:	0	\$0.00
Adjusted Base Price with Depreciation		\$27,154.00
Grade Adjustment:	C	0.00
Market Adjustment:	-32	(\$8,689.28)
Local Modifier:		\$0.00
Percent Complete:		\$0.00
Dollar Adjustment:		\$200.00
Commercial Building Value		\$18,700.00
Building #	7	
Description	Area	Value Amount
Structure:	442	\$30,445.00
Commercial Building Base Price		\$30,445.00
Basement:	0	\$0.00
Components:	0	\$0.00
Site Improvements:	0	\$0.00
Adjusted Base Price		\$30,445.00
Depreciation Adjustment:	0	\$0.00
Adjusted Base Price with Depreciation		\$30,445.00
Grade Adjustment:	C	0.00
Market Adjustment:	142	\$43,231.90
Local Modifier:		\$0.00
Percent Complete:		\$0.00
Dollar Adjustment:		\$100.00

Commercial Building Value		\$73,800.00
Building #	8	
Description	Area	Value Amount
Structure:	360	\$24,797.00
Commercial Building Base Price		\$24,797.00
Basement:	0	\$0.00
Components:	0	\$0.00
Site Improvements:	0	\$0.00
Adjusted Base Price		\$24,797.00
Depreciation Adjustment:	0	\$0.00
Adjusted Base Price with Depreciation		\$24,797.00
Grade Adjustment:	C	0.00
Market Adjustment:	174	\$43,146.78
Local Modifier:		\$0.00
Percent Complete:		\$0.00
Dollar Adjustment:		\$200.00
Commercial Building Value		\$68,100.00
Total Dwelling Value		\$0
Detached Improvements	0	\$8,800.00
Total Improvement Value		\$829,000.00
Total Land Value		\$196,200.00
Total Assessed Value		\$1,025,200.00

Parcel Numbers: 989-9998-002	Property Address: 12200 COUNTY LINE RD	Municipality: Franklin, City of
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Owner Name: WASTE MANAGEMENT OF WIS INC	Mailing Address: P O BOX 1450 CHICAGO, IL 60690-1450	Land Use: Commercial
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Property Photograph:	Legal Description: COM 630.37 FT E OF SW COR OF SW 31 5 21 TH N 801.13 FT E	Building Sketch:
<small>Descriptor/Map</small>	Parcel Sketch and Site Map obtained from the County GIS	<small>Descriptor/Map</small>
	Neighborhood: 999-Franklin	
	Zoning:	

Building Description

Building #	
Building Type/Style:	One Bedroom:
Stories:	Two Bedroom:
Year Built:	Three Bedroom:
Remodeled/Effective Age:	Total Unit Count:
Grade Factor:	Business Name:
Market Adjustment:	CDU/Overall Condition

Structure / Basement Data

Building #	Section #	Occupancy:	Year:	Area:	Framing:	Wall Hgt:	Rental:
Building #	Section #	Description:	Basement Area:	Total Area:	0		

Components **Site Improvements**

Bldg #	Sec. #	Description:	Area:	Value:	Bldg #	Sec. #	Description:	Area:	Value:
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Detached Improvements

Structure:	Year:	Sq Ft:	Grade:	Construction:	Condition:
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Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
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Ownership/Sales History

Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
11/1/1980		\$200,000.00	Invalid		Land	

Land Breakdown

Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
B-Commercial Primary Site	19.560	Gross				\$78,600.00

Acreage/Squarefoot Variables

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Land Data & Computations					
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Total Land Value:	
852,034	19.560			\$78,600.00	
General Information					
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:
Rolling	Paved	Light			Gas
Assessment History					
Parcel Year:	Acres Total:	Land Total:	Improvement Total:		
Valuation/Explanation					
Building #					
Description		Area		Value Amount	
Structure:					
Commercial Building Base Price					
Basement:					
Components:					
Site Improvements:					
Adjusted Base Price				\$0.00	
Depreciation Adjustment:				\$0.00	
Adjusted Base Price with Depreciation				\$0.00	
Grade Adjustment:					
Market Adjustment:				\$0.00	
Local Modifier:				\$0.00	
Percent Complete:				\$0.00	
Dollar Adjustment:				\$0.00	
Commercial Building Value				\$0.00	
Total Dwelling Value				\$0	
Detached Improvements		0		\$0.00	
Total Improvement Value				\$0.00	
Total Land Value				\$78,600.00	
Total Assessed Value				\$78,600.00	

Parcel Numbers: 989-9998-004	Property Address: 11010 124TH ST S	Municipality: Franklin, City of
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Owner Name: Albert Schill	Mailing Address: 10942 S. 124th Street Franklin, WI 53132	Land Use: Commercial
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Property Photograph:	Legal Description: COM SW COR OF SW 31-5-21 TH E 1069 FT N 486 FT W 1069 FT TH	Building Sketch:
<small>Describe/Map</small>	Parcel Sketch and Site Map obtained from the County GIS	<small>Describe/Map</small>
	Neighborhood: 999-Franklin	
	Zoning: M2	

Building Description

Building #	
Building Type/Style:	One Bedroom:
Stories:	Two Bedroom:
Year Built:	Three Bedroom:
Remodeled/Effective Age:	Total Unit Count:
Grade Factor:	Business Name:
Market Adjustment:	CDU/Overall Condition

Structure / Basement Data

Building #	Section #	Occupancy:	Year:	Area:	Framing:	Wall Hgt:	Rental:
Building #	Section #	Description:	Basement Area:	Total Area:	0		

Components Site Improvements

Bldg #	Sec. #	Description:	Area:	Value:	Bldg #	Sec. #	Description:	Area:	Value:
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Detached Improvements

Structure:	Year:	Sq Ft:	Grade:	Construction:	Condition:
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Permit / Construction History

Date of Permit: 5/13/2008	Permit Number: 946	Permit Amount: \$100.00	Details of Permit: RAZED
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Ownership/Sales History

Date of Sale: 1/24/2022	Sale Document: 11222187	Purchase Amount: \$91,600.00	Sale Validity: Invalid	Conveyance Type: W/C D - Warrant/Condo Deed	Sale Type: Land	Sale Validation Source: Other
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Land Breakdown

Land Class: B-Commercial Primary Site	Acreage: 6.012	Unit of Measure: Gross	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value: \$96,100.00
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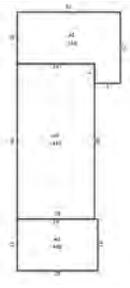
Acreege/Squarefoot Variables

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Land Data & Computations					
Total Square Footage: 261,883	Total Acreage: 6.012	Depth:	Act. Frontage:	Total Land Value: \$96,100.00	
General Information					
Topography: Level	Street/Road: Paved	Fronting Traffic: Light	Inspected By:	Inspected On:	Utilities: All Public
Assessment History					
Parcel Year:	Acres Total:	Land Total:	Improvement Total:		
Valuation/Explanation					
Building #					
Description		Area		Value Amount	
Structure:					
Commercial Building Base Price					
Basement:					
Components:					
Site Improvements:					
Adjusted Base Price				\$0.00	
Depreciation Adjustment:				\$0.00	
Adjusted Base Price with Depreciation				\$0.00	
Grade Adjustment:					
Market Adjustment:				\$0.00	
Local Modifier:				\$0.00	
Percent Complete:				\$0.00	
Dollar Adjustment:				\$0.00	
Commercial Building Value				\$0.00	
Total Dwelling Value				\$0	
Detached Improvements		0		\$0.00	
Total Improvement Value				\$0.00	
Total Land Value				\$96,100.00	
Total Assessed Value				\$96,100.00	

Parcel Numbers: 989-9998-005 Property Address: 10942 124TH ST S Municipality: Franklin, City of

Owner Name: SCHILL ALBERT G Mailing Address: 10942 S 124TH ST FRANKLIN, WI 53132 Land Use: Commercial

Property Photograph:  Legal Description: COM 1069 FT E OF SW COR OF SW 31-5-21 TH E 272.98 FT Building Sketch: 



Legal Description: COM 1069 FT E OF SW COR OF SW 31-5-21 TH E 272.98 FT

Parcel Sketch and Site Map obtained from the County GIS

Neighborhood: 999-Franklin

Zoning: M2

Building Description

Building #	1	
Building Type/Style:	406-Warehouse, Storage	One Bedroom:
Stories:		Two Bedroom:
Year Built:	1940	Three Bedroom:
Remodeled/Effective Age:		Total Unit Count:
Grade Factor:	C	Business Name:
Market Adjustment:	-52	AL'S AUTO SALVAGE, BY LND FILL
		CDU/Overall Condition:
		Fair
Building #	2	
Building Type/Style:	999-Single Family Residence	One Bedroom:
Stories:		Two Bedroom:
Year Built:	1915	Three Bedroom:
Remodeled/Effective Age:		Total Unit Count:
Grade Factor:	C	Business Name:
Market Adjustment:	181	CDU/Overall Condition:
		Average
Building #	3	
Building Type/Style:	999-Single Family Residence	One Bedroom:
Stories:		Two Bedroom:
Year Built:	1915	Three Bedroom:
Remodeled/Effective Age:		Total Unit Count:
Grade Factor:	C	Business Name:
Market Adjustment:	173	CDU/Overall Condition:
		Average

Structure / Basement Data

Building #	Section #	Occupancy:	Year:	Area:	Framing:	Wall Hgt:	Rental:
1	1	406-Warehouse, Storage	1940	3,600	D4-Wood Average	14	
2	2	999-Single Family Residence	1915	1,712	D4-Wood Average	8	
3	3	999-Single Family Residence	1915	1,072	D4-Wood Average	8	
Building #	Section #	Description:	Basement Area:		Total Area:		
1			1,632		5,232		
2					1,712		
3					1,072		

Components					Site Improvements				
Bldg #	Sec. #	Description:	Area:	Value:	Bldg #	Sec. #	Description:	Area:	Value:
1	1	HVAC-Warmed and Cooled Air	1,632	\$2,400	1				
1	1	HVAC-Forced Air Unit	1,632	\$2,400	2				
1	1	HVAC-Warmed and Cooled Air	1,632	\$2,400	3				
2									
3									
Detached Improvements									
Structure:	Year:	Sq Ft:	Grade:	Construction:	Condition:				
RS1-Frame Utility Shed	1/1/1998	240	C		Average				
RS1-Frame Utility Shed	1/1/1998	400	C		Average				
RG1-Detached Frame Garage	1/1/1950	1,740	C		Average				
RG1-Detached Frame Garage	1/1/1950	1,875	C		Average				
RS1-Frame Utility Shed	1/1/1990	2,625	C		Average				
RS1-Frame Utility Shed	1/1/1999	6,168	C		Average				
Permit / Construction History									
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:						
4/1/1999	99-0399	\$45,000.00	BLDG 60X104						
Ownership/Sales History									
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:			
Land Breakdown									
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:			
B-Commercial Primary Site	13.668	Gross				\$117,300.00			
Acreage/Squarefoot Variables									
Land Data & Computations									
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Total Land Value:					
595,378	13.668			\$117,300.00					
General Information									
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:				
Level	Paved	Light			All Public				
Assessment History									
Parcel Year:	Acres Total:	Land Total:	Improvement Total:						

Valuation/Explanation		
Building #	1	
Description	Area	Value Amount
Structure:	3,600	\$93,996.00
Commercial Building Base Price		\$93,996.00
Basement:	0	\$0.00
Components:	0	\$0.00
Site Improvements:	0	\$0.00
Adjusted Base Price		\$93,996.00
Depreciation Adjustment:	0	\$0.00
Adjusted Base Price with Depreciation		\$93,996.00
Grade Adjustment:	C	0.00
Market Adjustment:	-52	(\$48,877.92)
Local Modifier:		\$0.00
Percent Complete:		\$0.00
Dollar Adjustment:		\$800.00
Commercial Building Value		\$45,900.00
Building #	2	
Description	Area	Value Amount
Structure:	1,712	\$91,866.00
Commercial Building Base Price		\$91,866.00
Basement:	0	\$0.00
Components:	0	\$0.00
Site Improvements:	0	\$0.00
Adjusted Base Price		\$91,866.00
Depreciation Adjustment:	0	\$0.00
Adjusted Base Price with Depreciation		\$91,866.00
Grade Adjustment:	C	0.00
Market Adjustment:	181	\$166,277.46
Local Modifier:		\$0.00
Percent Complete:		\$0.00
Dollar Adjustment:		\$100.00
Commercial Building Value		\$258,200.00
Building #	3	
Description	Area	Value Amount
Structure:	1,072	\$57,524.00
Commercial Building Base Price		\$57,524.00
Basement:	0	\$0.00
Components:	0	\$0.00
Site Improvements:	0	\$0.00
Adjusted Base Price		\$57,524.00
Depreciation Adjustment:	0	\$0.00
Adjusted Base Price with Depreciation		\$57,524.00
Grade Adjustment:	C	0.00
Market Adjustment:	173	\$99,516.52
Local Modifier:		\$0.00
Percent Complete:		\$0.00
Dollar Adjustment:		\$200.00
Commercial Building Value		\$157,200.00

Total Dwelling Value		\$0
Detached Improvements	0	\$58,500.00
Total Improvement Value		\$523,300.00
Total Land Value		\$117,300.00
Total Assessed Value		\$640,600.00

Parcel Numbers: 989-9999-001	Property Address: COUNTY LINE RD	Municipality: Franklin, City of
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Owner Name: RESTORATION SERVICES INC	Mailing Address: P O BOX 1450 CHICAGO, IL 60690-1450	Land Use: Commercial
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Property Photograph:	Legal Description: COM SE COR OF SW 31 5 21 TH N 1335.04 FT W 1300.21 FT S	Building Sketch:
<small>Descriptor/Usage</small>	Parcel Sketch and Site Map obtained from the County GIS	<small>Descriptor/Usage</small>
	Neighborhood: 999-Franklin	
	Zoning: M2	

Building Description

Building #	
Building Type/Style:	One Bedroom:
Stories:	Two Bedroom:
Year Built:	Three Bedroom:
Remodeled/Effective Age:	Total Unit Count:
Grade Factor:	Business Name:
Market Adjustment:	CDU/Overall Condition

Structure / Basement Data

Building #	Section #	Occupancy:	Year:	Area:	Framing:	Wall Hgt:	Rental:
Building #	Section #	Description:	Basement Area:	Total Area:	0		

Components **Site Improvements**

Bldg #	Sec. #	Description:	Area:	Value:	Bldg #	Sec. #	Description:	Area:	Value:
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Detached Improvements

Structure:	Year:	Sq Ft:	Grade:	Construction:	Condition:
Gross value	1/1/2021	1	C		Average

Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
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Ownership/Sales History

Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
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Land Breakdown

Land Class: B-Commercial Primary Site	Acreage: 40.140	Unit of Measure: Gross	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value: \$144,400.00
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Acreage/Squarefoot Variables

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Land Data & Computations					
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Total Land Value:	
1,748,498	40.140			\$144,400.00	
General Information					
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:
Rolling	Paved	Medium			All Public
Assessment History					
Parcel Year:	Acres Total:	Land Total:	Improvement Total:		
Valuation/Explanation					
Building #					
Description		Area		Value Amount	
Structure:					
Commercial Building Base Price					
Basement:					
Components:					
Site Improvements:					
Adjusted Base Price				\$0.00	
Depreciation Adjustment:				\$0.00	
Adjusted Base Price with Depreciation				\$0.00	
Grade Adjustment:					
Market Adjustment:				\$0.00	
Local Modifier:				\$0.00	
Percent Complete:				\$0.00	
Dollar Adjustment:				\$0.00	
Commercial Building Value				\$0.00	
Total Dwelling Value				\$0	
Detached Improvements		0		\$600,000.00	
Total Improvement Value				\$600,000.00	
Total Land Value				\$144,400.00	
Total Assessed Value				\$744,400.00	