

Vilas County Tax Parcel Map



1/5/2018 11:18:07 AM

1:2,400

Section Corners

- Section Corner
- Quarter Corner
- Water Access/Boat Ramp

Highways

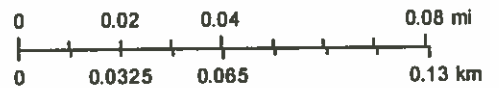
- US/State Highway

Major Roads

- County Highway
- Collector Road
- Local Road
- Resource Road

Minor Roads

- Service Road
- 4WD Road
- Runway
- Section Line
- Quarter/Gov't Lot Line



Created by Vilas County Mapping Department

CONOVER

08-828:

The North 600 feet of the South 925 feet of the NW ¼ of the SW ¼, Section 9, Township 41 North, Range 10 East, Conover Township, Vilas County, Wisconsin, lying East of the Chicago and Northwestern Railroad right of way and West of Federal Highway 45, EXCEPT those parcels as described in Volume 171 Records, Page 236 and Volume 558 Micro Records, Page 258.

SUBJECT TO AN EASEMENT as described in Document No. 551231 recorded at Vilas County Register of Deeds.

LAND APPRAISAL REPORT

File No. 01107-18

Borrower N/A Census Tract 9502.00 Map Reference VI-125
 Property Address Highway 45 S Parcel 8-828
 City Conover County Vilas State WI Zip Code 54519
 Legal Description Part of the NW - SW Esmt 543592 kd 10-1
 Sale Price \$ _____ Date of Sale _____ Loan Term _____ yrs. Property Rights Appraised Fee Leasehold De Minimis PUD
 Actual Real Estate Taxes \$ 171.61 (yr) Loan charges to be paid by seller \$ N/A Other sales concessions _____
 Lender/Client Vilas County Forest, Recreation & Land Department Address 330 Court Street, Eagle River, WI 54521
 Occupant Vilas County Appraiser Dan Pudlo Instructions to Appraiser Appraise for current fair market value for bid sale process. Per client limited reporting, with additional information by request in appraisers work file.

<p>Location <input type="checkbox"/> Urban <input type="checkbox"/> Suburban <input checked="" type="checkbox"/> Rural</p> <p>Built Up <input type="checkbox"/> Over 75% <input checked="" type="checkbox"/> 25% to 75% <input type="checkbox"/> Under 25%</p> <p>Growth Rate <input type="checkbox"/> Fully Dev. <input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Steady <input type="checkbox"/> Slow</p> <p>Property Values <input type="checkbox"/> Increasing <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Declining</p> <p>Demand/Supply <input type="checkbox"/> Shortage <input checked="" type="checkbox"/> In Balance <input type="checkbox"/> Oversupply</p> <p>Marketing Time <input type="checkbox"/> Under 3 Mos. <input type="checkbox"/> 4-6 Mos. <input checked="" type="checkbox"/> Over 6 Mos.</p> <p>Present Land Use <u>45% 1 Family</u> <u>% 2-4 Family</u> <u>% Apts.</u> <u>% Condo</u> <u>5% Commercial</u> <u>% Industrial</u> <u>% Vacant</u> <u>50%</u></p> <p>Change in Present Land Use <input checked="" type="checkbox"/> Not Likely <input type="checkbox"/> Likely (*) <input type="checkbox"/> Taking Place (*) (*) From _____ To _____</p> <p>Predominant Occupancy <input type="checkbox"/> Owner <input type="checkbox"/> Tenant <u>100% Vacant</u></p> <p>Single Family Price Range \$ <u>30</u> to \$ <u>250</u> Predominant Value \$ <u>90</u></p> <p>Single Family Age <u>New yrs. to 60+</u> yrs. Predominant Age <u>20+</u> yrs.</p>	<table border="0" style="width: 100%;"> <tr> <td>Employment Stability</td> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td>Convenience to Employment</td> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td>Convenience to Shopping</td> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td>Convenience to Schools</td> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td>Adequacy of Public Transportation</td> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td>Recreational Facilities</td> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td>Adequacy of Utilities</td> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td>Property Compatibility</td> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td>Protection from Detrimental Conditions</td> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td>Police and Fire Protection</td> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td>General Appearance of Properties</td> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td>Appeal to Market</td> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> </table>	Employment Stability	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Convenience to Employment	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Convenience to Shopping	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Convenience to Schools	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Adequacy of Public Transportation	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Recreational Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Adequacy of Utilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Property Compatibility	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Protection from Detrimental Conditions	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Police and Fire Protection	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	General Appearance of Properties	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Appeal to Market	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Comments including those factors, favorable or unfavorable, affecting marketability (e.g. public parks, schools, view, noise): The area is vacation and second home oriented, with tourism and the forest product industry being the major industry and employers. The subject has access to all necessary supporting facilities, including schools, medical, dental, places of worship, fire and police protection, and a variety of activity groups and recreational opportunities. Located just south of the Town of Conover on the west side of Highway 45

Dimensions 200 R rd frt x irregular = 1.5 ac Sq. Ft. or Acres Corner Lot
 Zoning classification Community Business Present Improvements do do not conform to zoning regulations
 Highest and best use Present use Other (specify) _____
 Public Other (Describe) _____
 Elec. Nat Gas/Avail Well/Typ Avail Septic/Typ Avail Undergound Elct. & Tel.
 Gas Surface Paved Storm Sewer Sidewalk Street Lights
 Water Maintenance Public Private Curb/Gutter Street Lights
 San. Sewer Drainage Appears Adequate
 Topo Level/Gentle Swales
 Size Typical for Area
 Shape Irregular
 View Woods/Good
 Is the property located in a HUD identified Special Flood Hazard Area? No Yes

Comments (favorable or unfavorable including any apparent adverse easements, encroachments, or other adverse conditions): There appears to be no adverse easements, encroachments, adverse assessments, etc., that would have a negative effect on the marketability of the subject property. The subject is not located within a flood plain.

The undersigned has recited three recent sales of properties most similar and proximate to subject and has considered these in the market analysis. The description includes a dollar adjustment reflecting market reaction to those items of significant variation between the subject and comparable properties. If a significant item in the comparable property is superior to or more favorable than the subject property, a minus (-) adjustment is made thus reducing the indicated value of subject; if a significant item in the comparable is inferior to or less favorable than the subject property, a plus (+) adjustment is made thus increasing the indicated value of the subject.

ITEM	SUBJECT PROPERTY	COMPARABLE NO. 1	COMPARABLE NO. 2	COMPARABLE NO. 3
Address	Highway 45 S Parcel 8-828 Conover, WI 54519	Lot 10 Big Sky Dr Eagle River, WI 54521	Log Ln Lot St Germain, WI 54558	Lot 3 Found Lake Rd St Germain, WI 54558
Proximity to Subject		5.79 miles S	12.73 miles SW	12.21 miles SW
Sales Price		\$ 16,000	\$ 19,000	\$ 18,000
Price listed price		\$ 16,900	\$ 22,000	\$ 19,900
Data Source	Public Record	MLS 147574 827 days	MLS 151614 742 days	MLS 163864 56 days
Date of Sale and Time Adjustment	DESCRIPTION	DESCRIPTION +/- Adjust	DESCRIPTION +/- Adjust	DESCRIPTION +/- Adjust
		06/2/2017	7/17/2017	06/14/2017
Location	Rural	Rural	Rural	Rural
Site/View	1.5 ac .24 ac easmnt	1.68 ac -4,000	1.70 ac -4,917	1.84 ac -5,674
Wooded	Yes	Yes	Yes	Yes
Other	None	None	None	None
Cost Per Acre		\$ 9524	\$ 11176	\$ 9783
Sales or Financing Concessions		Typical None Known	Typical None Known	Typical None Known
Net Adj. (Total)		<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ -4,000	<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ -4,917	<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ -5,674
Indicated Value of Subject		\$ 12,000	\$ 14,083	\$ 12,326

Comments on Market Data: All of the comparables are rural acreage parcels

Comments and Conditions of Appraisal: No warranty of the appraised is given or implied. No liability is assumed for the mechanical, structural, electrical, septic, and well and or sewer and water laterals if any Effective land is total acreage minus easement area effective acreage 1.26 acres.

Final Reconciliation: The market approach reflects the thinking and behavior of the typical buyer. Therefore it is this approach which carries the most weight.

I ESTIMATE THE MARKET VALUE, AS DEFINED, OF SUBJECT PROPERTY AS OF 01/08/2018 to be \$ 13,000

Dan Pudlo
 Appraiser(s) _____ Review Appraiser (if applicable) Did Did Not Physically Inspect Property