APPRAISAL REPORT OF



1126 authur st WAUSAU, WI 54403

PREPARED FOR

MARATHON COUNTY WAUSAU WI,

AS OF

5/9/2021

PREPARED BY

meyer appraisal service 4503 AUGUSTINE AVE WESTON, WI 54476

Table of Contents

Page Title	Page #
Summary of Salient Features	1
Photo Subject	2
Photo Subject Extra	3
Photo Subject Extra	4
Photo Subject Extra	5
Photo Subject Extra	6
Photo Subject Extra	7
Photo Subject Extra	8
Photo Subject Extra	9
Photo Subject Extra	10
Photo Subject Extra	11
Photo Subject Extra	12
Photo Subject Extra	13
Photo Subject Extra	14
Photo Subject Extra	15
Photo Comparables 1-2-3	16
URAR Page 1	17
URAR Page 2	18
Sketch	19
Sketch	20
Comments	21
URAR Page 4	22
URAR Page 5	23
URAR Page 6	24
Exhibit	25
Exhibit	26
Location Map	27
Exhibit	28
Exhibit	29

5/9/2021

MARATHON COUNTY WAUSAU WI,

RE:

N/A

1126 authur st

WAUSAU, WI 54403

File No. MARATHON COUNTY

Case No.

Dear

In accordance with your request, I have personally inspected and prepared an appraisal report of the real property located at:

1126 authur st, WAUSAU, WI 54403

The purpose of this appraisal is to estimate the market value of the property described in the body of this appraisal report.

Enclosed, please find the appraisal report which describes certain data gathered during our investigation of the property. The methods of approach and reasoning in the valuation of the various physical and economic factors of the subject property are contained in this report.

An inspection of the property and a study of pertinent factors, including valuation trends and an analysis of neighborhood data, led the appraiser to the conclusion that the market value, as of 5/9/2021

\$ 10,500

The opinion of value expressed in this report is contingent upon the limiting conditions attached to this report.

Meyer

It has been a pleasure to assist you. If I may be of further service to you in the future, please let me know.

Respectfully submitted,

Signature:_

Gordon A Meyer

SUMMARY OF SALIENT FEATURES

			Case No.	
SUBJECT IN	IFORMATION			
	Subject Address	1126 authur st		
	Legal Description	SEE ADDENDUM		
	City	WAUSAU		
	County	Marathon		
	State	WI		
	Zip Code	54403		
	Census Tract	8		
	Map Reference	59		
SALES PRIC	DE.			
	Sale Price	\$ N/A		
	Date of Sale	N/A		
CLIENT				
	Borrower	N/A		
	Lender/Client	MARATHON COUNTY		
DESCRIPTION	ON OF IMPROVEMENT			
	Size (Square Feet)	1,972		
	Price per Square Foot	\$ 0.00		
	Location	URBAN		
	Age	1930		
	Condition	Fair		
	Total Rooms	8		
	Bedrooms	4		
	Baths	2.00		
APPRAISER				
	Appraiser	Gordon A Meyer		
	Date of Appraised Value	5/9/2021		
VALUE				
	Final Opinion of Value \$	10,500		

File No. MARATHON COUNTY Case No.

 Borrower
 N/A

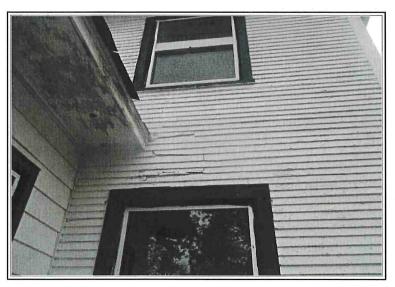
 Property Address
 1126 authur st

 City
 WAUSAU
 County
 Marathon
 State
 WI
 Zip Code
 54403

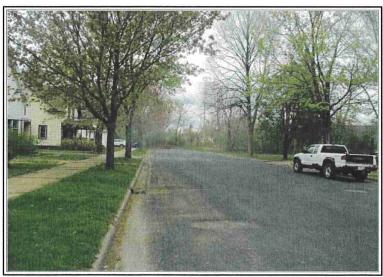
 Lender/Client
 MARATHON COUNTY
 Address
 WAUSAU, WI,



FRONT OF SUBJECT PROPERTY 1126 authur st WAUSAU, WI 54403



REAR OF SUBJECT PROPERTY



STREET SCENE

UAD Version 9/2011 Produced by ClickFORMS Software 800-622-8727

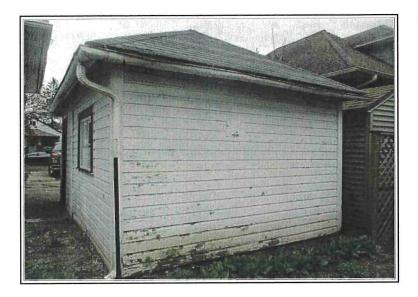
File No. MARATHON COUNTY Case No.

 Borrower
 N/A

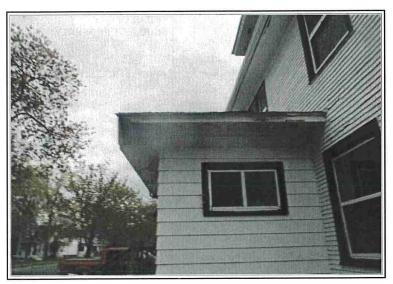
 Property Address
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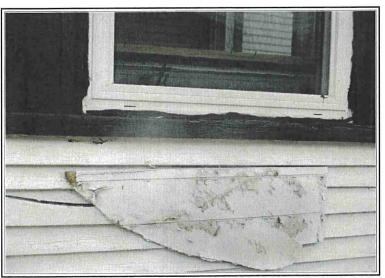
 Lender/Client
 MARATHON COUNTY
 Address
 WAUSAU, WI,



GARAGE



FRONT ADDITION SOFFIT



SIDING/WINDOW FRAME

UAD Version 9/2011 Produced by ClickFORMS Software 800-622-8727

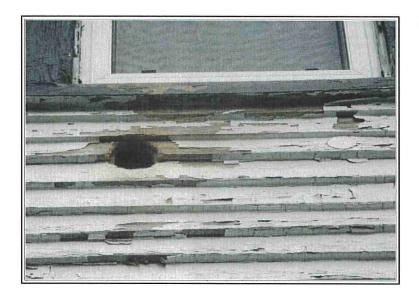
File No. MARATHON COUNTY Case No.

 Borrower
 N/A

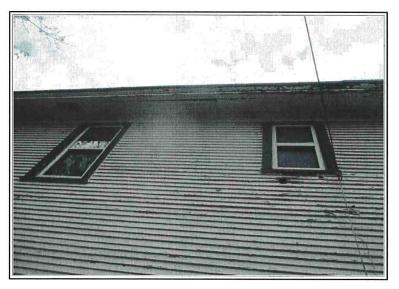
 Property Address
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 Marathon
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 WI
 Zip Code
 54403

 Lender/Client
 MARATHON COUNTY
 Address
 WAUSAU, WI,



ANIMAL HOLES IN WALL



SIDING AND SOFFITS



HOME ROOF

File No. MARATHON COUNTY Case No.

 Borrower
 N/A

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 1126 authur st

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 Marathon
 State
 WI
 Zip Code
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 Lender/Client
 MARATHON COUNTY
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 WAUSAU, WI,



FOUNDATION



LOWER SINK DISPLACED



WALL AROUND TUB LOWER

File No. MARATHON COUNTY Case No.

 Borrower
 N/A

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DINING AREA



LIVING ROOM CEILING



LIVING ROOM FLOOR

File No. MARATHON COUNTY Case No.

 Borrower
 N/A

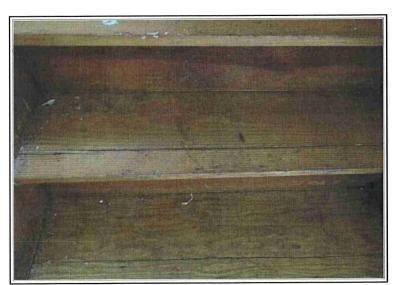
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FLOORS



BROKEN STEPS



WALL HOLES

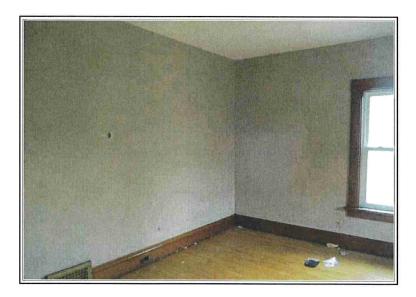
File No. MARATHON COUNTY Case No.

 Borrower
 N/A

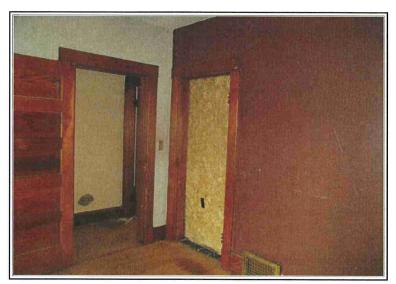
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BEDROOM



MISSING DOOR UP



LIVING ROOM UP

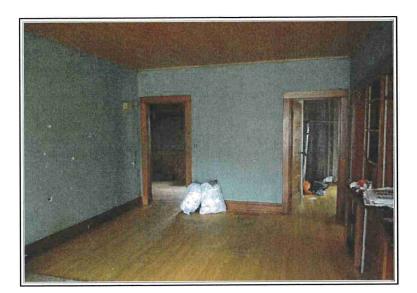
File No. MARATHON COUNTY Case No.

 Borrower
 N/A

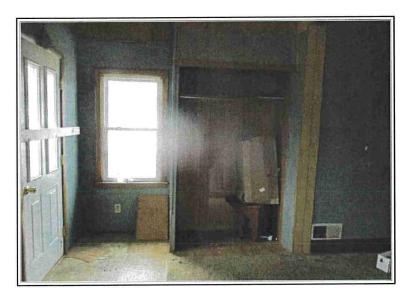
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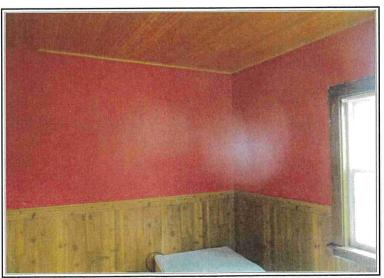
 Lender/Client
 MARATHON COUNTY
 Address
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BEDROOM



PART OF LIVING ROOM



BEDROOM

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 N/A

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 Lender/Client
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 WAUSAU, WI,



PLUMBING



FURNACE



BASEMENT

File No. MARATHON COUNTY Case No.

 Borrower
 N/A

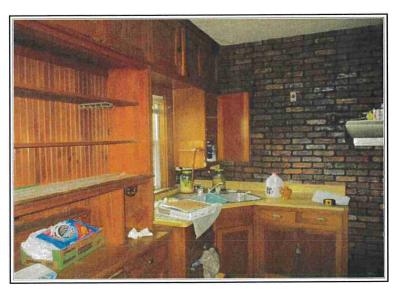
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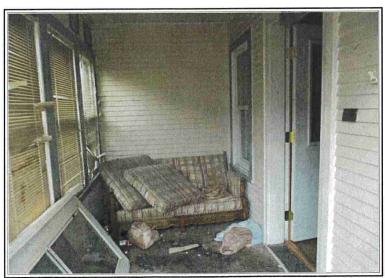
 Lender/Client
 MARATHON COUNTY
 Address
 WAUSAU, WI,



LOWER BATH



KITCHEN



PORCH

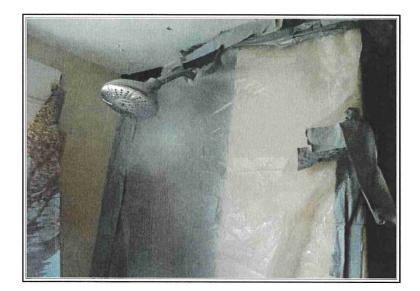
File No. MARATHON COUNTY Case No.

 Borrower
 N/A

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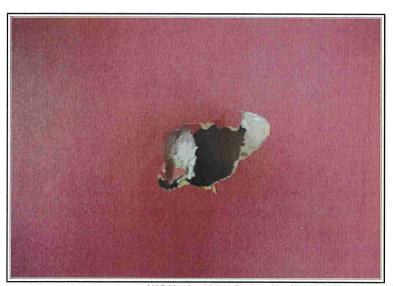
 Lender/Client
 MARATHON COUNTY
 Address
 WAUSAU, WI,



LOWER BATH WALL



BEDROOM



WALLS

File No. MARATHON COUNTY Case No.

 Borrower
 N/A

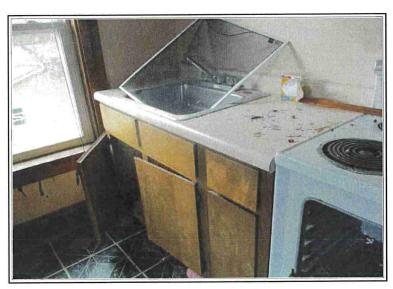
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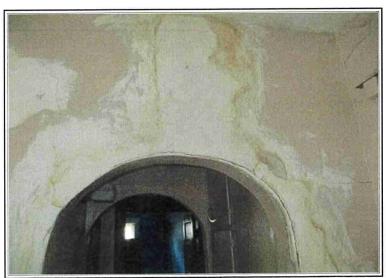
 Lender/Client
 MARATHON COUNTY
 Address
 WAUSAU, WI,



BATH UP



KITCHEN UP



WALL AND CEILINF REPAIR WATER DAMAGE

File No. MARATHON COUNTY Case No.

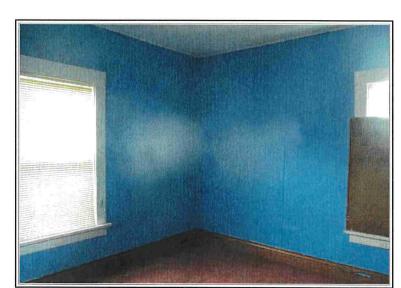
54403

Borrower N/A

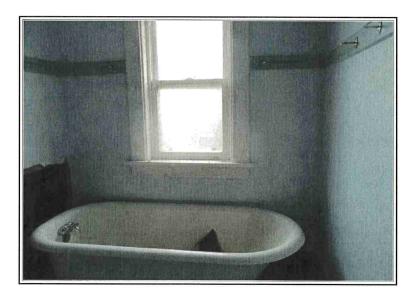
Property Address 1126 authur st

City WAUSAU County Marathon State WI Zip Code

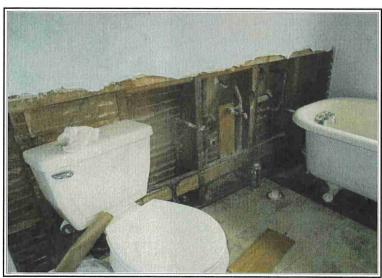
Lender/Client MARATHON COUNTY Address WAUSAU, WI,



BEDROOOM UP



BATH UP



BATH UP NO SINK

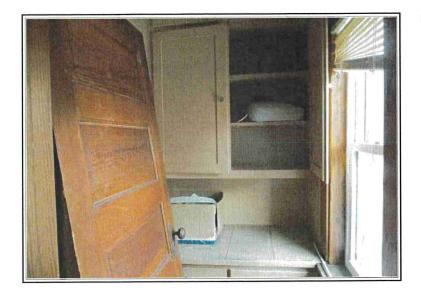
File No. MARATHON COUNTY Case No.

 Borrower
 N/A

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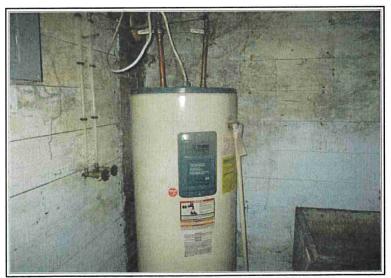
 Lender/Client
 MARATHON COUNTY
 Address
 WAUSAU, WI,



PANTRY UP



ELECTRIC



WATER HEATER

1

 Borrower
 N/A

 Property Address
 1126 authur st

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 WAUSAU
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 Marathon
 State
 WI
 Zip Code
 54403

 Lender/Client
 MARATHON COUNTY
 Address
 WAUSAU, WI,



COMPARABLE SALE # 1303 CLEVELAND AVE WAUSAU, WI 54401



COMPARABLE SALE # 2 603 SEYMOUR ST WAUSAU, WI 54403



COMPARABLE SALE # 232 ADRIAN ST WAUSAU, WI 54401

erty Description			VECIDE!	NIIAL	APPR/	JOAL	- 1 1 - 1 -		Case N		
Property Address	1126 authur st			City		AUSAU				Zip Code	54403
	SEE ADDENDUM	Л						ounty		Maratho	
Assessor's Parcel No.	11.17.77.1			Tax Yea		R.E. Ta				Assessments S	
Borrower	N/A		nt Owner		HON COUN		Occupant		ner	Tenant	X Vacar
Property rights appraise		le Leasel	hold Proj	ject Type	PUD		ndominium (H			OA\$	
Neighborhood or Project					Map Referen		59		ensus T	ract	8
	N/A Date of	Sale N/A			nount of loan	charges/co	ncessions to I	oe paid by	seller		
Lender/Client MARA	THON COUNTY				USAU, WI,						
Appraiser Gordon	n A Meyer		Add	dress 450	3 AUGUST			I, WI 54	476		
Location X U	rban Subi	urban Rura		ominant	Single far	nily housi	ng Present I	and use %		Land use ch	
Built up X C	ver 75% 25-7	'5% Unde	er 25% occup	pancy	\$(000)	(yr			60	Not likel	
Growth rate R	apid X Stab	ole Slow	<i>r</i>	Owner	40	Low(2-4 fan		02	In proce	ess
Property values Ir	creasing X Stab	ole Decl	iningT	Tenant	800	High 1	00 Multi-fa	amily	01	To:	
Demand/supply S	hortage X In ba	alance Over	r supply UV	/acant (0-5%	6) Pred	dominant	Comm	ercial	25		
Marketing time U	nder 3 mos. X 3-6 i	mos. Over	r 6 mos. V	acant (over 5	%) 140	3	5		12		
Note: race and the rac	ial composition of t	he neighborhoo	d are not appra	aisal factors	s.						
Neighborhood boundari	es and characteristics	: THE NEIGH	HBORHOOD	IS THE C	ITY OF WA	USAU fr	om northwe	stern av	e west	to 72nd av	e and nort
evergreen rd to sou											
Factors that affect the n			ighborhood (pro	ximity to em	ployment and	amenities	, employment	stability, a	ppeal to	market, etc.)):
THE SUBJECT IS LO	CATED IN A FULL	Y DEVELOPED	RESIDENTIA	LAREAIN	WAUSAU.	THE ARE	A IS COMPA	ATIBLE, F	AS AV	ERAGE MA	RKET APP
AND OFFERS AVER	AGE ACCESS TO	ALL NECESSI	TIES. THE IM	MEDIATE	AREA INCLU	JDES SIN	NGLE FAMIL	Y RANCI	H. RAM	IBLER AND	MULTILE
HOMES, AS WELL	AS SOME DUD	EX PROPERT	TIES COMM	FRCIAL I	AND USE I	SBLOC	KS AWAY				
HOWES, AS WELL	AS SOME DOLL	LX I NOI LIN	TILO. OOMINI	LITOITIE	AND COL I	O BLOO	10711711				
Market conditions in the	aublest erfeltester	d (including accord	and for the ab	o conclus!	ac rolated to th	no trond of	property value	ac deman	deunel	v and markati	ing time
 Market conditions in the such as data on comp 	subject neighborhoo	a (including supp	our ior the above	e conclusion	is related to th	ie nend of	property value	occiono -	arauppi)	y, and market	ing tille
- such as data on comp	petitive properties for	sale in the neight	bornood, descrip	plion of the p	revalence of s	Sales and I	CHARTER M	ADVET T	TIMES	AND INCDE	VCED DDIC
THE GENERAL MAR	KET CONDITIONS I	HAVE IMPROVI	ED OVER THE	PASTSE	VERAL YEAR	KS WITH	SHURTERIN	IARKET	IIIVIES	AND INCRE	ASED PRIC
					To store was		10 1000 1000	de no recon	Taxor		
Project Information fo	r PUDs (If a	applicable Is the	e developer/buil	lder in contro	ol of the Home	Owner's A	Association (H	OA)?	Yes	No	
Approximate total numb	er of units in the subj	ect project		Approx	imate total nui	mber of un	its for sale in t	he subject	t project		
Describe common elem		facilities:					r .				
Dimensions irregular	5						Topography	<u>1</u>	Level		
Site area 3420 sf				Corner Lo	t Yes	X No	Size		AVERA	AGE	
Specific zoning classific	ation and description	R-3					Shape		Rectar	ngular	
Zoning compliance:	Legal X Legal		(Grandfathered	d use)	Illegal N	No Zoning	Drainage	1	UNKN	OWN	
Highest & best use as i			her use (explain				View	7	AVERA	AGE	
Utilities Public	Other	Off-site Imp			2 900	Delivata		1.	AVERA		
				IVUE	Public	Private	Landscaping	1		AGL	
		Street		Type	Public	Private	Landscaping Driveway Su	_	Concre		
Electricity X		Street Curb/gutter	PAVED	туре	X	Private	Driveway Su	ırface <u>(</u>	Concre		
Electricity X X Gas X		Curb/gutter	PAVED	Туре	X	Private	Driveway Su Apparent ea	ırface <u>(</u> sements <u>ı</u>	Concre utility	ete	Yes X N
Electricity X = Gas X Water X		Curb/gutter Sidewalk	PAVED	туре	X X X	Private	Driveway Su Apparent ea FEMA Spec	rface <u>(</u> sements <u>(</u> ial Flood F	Concre utility Hazard A	ete Area	2000
Electricity X Sanitary sewer X Sanitary sewer		Curb/gutter Sidewalk Street lights	PAVED	Туре	X	Private	Driveway Su Apparent ea FEMA Spec FEMA Zone	urface (sements (ial Flood H	Concre utility Hazard A	ete Area Map Date	1975
Electricity Gas Water Sanitary sewer Storm sewer X	duarea aggaments of	Curb/gutter Sidewalk Street lights Alley	PAVED		X X X X		Driveway Su Apparent ea FEMA Spec FEMA Zone FEMA Map	urface (sements uital Flood F	Concre utility Hazard A C 05730	ete Area Map Date 403G 9/28	1975 3/2018
Electricity	dverse easements, er	Curb/gutter Sidewalk Street lights Alley	PAVED secial assessme	ents, slide ar	X X X X X eas, illegal or	legal nonc	Driveway Su Apparent ea FEMA Spec FEMA Zone FEMA Map onforming zon	urface (sements uital Flood House States (See States States See States S	Concre utility Hazard A C 05730	ete Area Map Date 403G 9/28	1975 3/2018
Electricity	dverse easements, er NG. THERE IS N	Curb/gutter Sidewalk Street lights Alley	PAVED secial assessme	ents, slide ar	X X X X X eas, illegal or	legal nonc	Driveway Su Apparent ea FEMA Spec FEMA Zone FEMA Map onforming zon	urface (sements uital Flood House States (See States States See States S	Concre utility Hazard A C 05730	ete Area Map Date 403G 9/28	1975 3/2018
Electricity X Gas X Water X Sanitary sewer X Comments (apparent a	NG. THERE IS N	Curb/gutter Sidewalk Street lights Alley ncroachments, sp	PAVED Decial assessme ON OF ANY A	ents, slide ar	eas, illegal or	legal nonc	Driveway Su Apparent ea FEMA Spec FEMA Zone FEMA Map onforming zon ENCROACH	irface g sements g ial Flood H (No. 55) ing use, e	Concre utility Hazard A C 05730	Area Map Date _ 403G 9/28	1975 3/2018 CONFORM
Electricity	ON EXTER	Curb/gutter Sidewalk Street lights Alley ncroachments, sp IO INDICATIO	PAVED Decial assessme ON OF ANY A	ents, slide ar ADVERSE FOUNDA	eas, illegal or	legal nonc	Driveway Su Apparent ea FEMA Spec FEMA Zone FEMA Map onforming zon ENCROACH	irface generated in the sements of t	Concre utility Hazard A C 05730	AreaAreaAmap Date403G 9/28 THIS SITE (1975 3/2018 CONFORM
Electricity X Gas X X Water X Sanitary sewer X Comments (apparent awWITH LOCAL ZON) GENERAL DESCRIPTI No. of Units	ON EXTER 2 Founds	Curb/gutter Sidewalk Street lights Alley ncroachments, sp IO INDICATIO	PAVED Decial assessme ON OF ANY A TON STONE/AVE	ents, slide ar DVERSE FOUNDA Slab	eas, illegal or EASEMEN	legal nonc	Driveway St. Apparent ea FEMA Spec FEMA Zone FEMA Map onforming zone ENCROACH BASEMEN Area Sq. Fi	irface generated in the sements of t	Concre utility Hazard A C 05730 tc.): 1	Area Map Date 403G 9/28 FHIS SITE (1975 3/2018 CONFORM
Electricity X Gas X Water X Sanitary sewer X Comments (apparent a WITH LOCAL ZON GENERAL DESCRIPTI No. of Units No. of Stories	ON EXTER 2 Founds 2 Story Exterior	Curb/gutter Sidewalk Street lights Alley ncroachments, sp IO INDICATIO RIOR DESCRIPT ation Sorr Walls WQC	PAVED DECIAL ASSESSMENT OF ANY A ON OF ANY A ON STONE/AVE DD/ALUM/PC	ents, slide ar DVERSE FOUNDA Slab Otrawl Spa	eas, illegal or EASEMEN	legal nonc TS OR E	Driveway St. Apparent ea FEMA Spec FEMA Zone FEMA Map onforming zone ENCROACH BASEMEN Area Sq. Fi % Finished	urface	Concre utility Hazard A C 05730 ttc.): 1	Area Map Date 403G 9/28 FHIS SITE (1975 5/2018 CONFORM ON
Electricity X Gas X Water X Sanitary sewer X Comments (apparent at WITH LOCAL ZON) GENERAL DESCRIPTI No. of Units No. of Stories Type (Det./Att.)	ON EXTER S NO 2 Story Exterior Contached Conta	Curb/gutter Sidewalk Street lights Alley Acroachments, spoon INDICATION RIOR DESCRIPT ation Sor Walls WOO	PAVED DECIAL ASSESSME ON OF ANY A ON STONE/AVE DD/ALUM/PO hingle/POOR	ents, slide ar ADVERSE FOUNDA Slab ORawl Spa Basemen	eas, illegal or EASEMEN TION ace Pe	legal nonc TS OR E	Driveway Su Apparent ea FEMA Spec FEMA Zone FEMA Map onforming zon ENCROACH BASEMEN Area Sq. Fi % Finished Ceiling	urface	Concre utility Hazard # C 05730 tc.): ONE NFIN	AreaAnap Date403G 9/28 FHIS SITE (INSULATI Roof Ceiling Walls	1975 3/2018 CONFORM
Electricity Gas Water Storm sewer X Comments (apparent ar WITH LOCAL ZON GENERAL DESCRIPTI No. of Units No. of Stories Type (Det./Att.) Design (Style)	ON EXTER 2 Founda 2 Story Exterior Detached 2 STORY Gutters	Curb/gutter Sidewalk Street lights Alley ncroachments, sp IO INDICATIO RIOR DESCRIPT ation or Walls WOO urfaces S & Dunspts.	PAVED Decial assessme N OF ANY A ION STONE/AVE DD/ALUM/PO hingle/POOR Alum/AVE	ents, slide ar NDVERSE FOUNDA Slab ORrawl Spa Basemen Sump Pul	eas, illegal or EASEMEN TION ace Pet Pet Mp No	legal nonc TS OR E	Driveway Su Apparent ea FEMA Spec FEMA Zone FEMA Map onforming zon ENCROACH BASEMEN Area Sq. Fi % Finished Ceiling Walls	riface	Concre utility Hazard A C 05730 tc.): 1	AreaMap Date	1975 5/2018 CONFORM ON
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Electricity X Gas X Water X Sanitary sewer X Storm sewer X Comments (apparent a WITH LOCAL ZON GENERAL DESCRIPTI No. of Units No. of Stories Type (Det./Att.) Design (Style) Existing/Proposed Age (Yrs.) Effective Age (Yrs.) ROOMS Foyer Basement Level 1 Level 2 Finished area above 9 INTERIOR Materia Floors Wood, Walls WALL Trim/Finish Wood, Bath Floor Vinyl/F Bath Wainscot Plastic Doors WOOT Additional features (spe ENTRY PORCH AN Condition of the improv TWO STORY WOOD LOOKS IN AVERAGE	NG. THERE IS N ON 2 Found: 2 Story Detached 2 STORY Solventian So	Curb/gutter Sidewalk Street lights Alley Accordance of the street ligh	PAVED Decial assessme N OF ANY A ION STONE/AVE DD/ALUM/PC hingle/POOR Alum/AVE DH COMB/AVE COMB/AVE DH STONE/AVE DH COMB/AVE DH COMB/AVE DH COMB/AVE DH COMB/AVE DH COMB/AVE DH COMB/AVE DH STONE/AVE BRIGGER STOBLET H Onal, and externa FROM AVERA STOBE REPL	FOUNDA Slab OORawl Spa Basemen Sump Pul Dampnes Settlemer Infestation Family Rm. Ber Could be a county of the cou	eas, illegal or EASEMEN TION ace Pat	legal nonc TS OR E artial ONE ne vis. ONE ne Vis. 3edrooms 2 1 Bat A F C F F R HEATE Of constructions. IT HAS IM AND S	Driveway St. Apparent ea FEMA Spec FEMA Map FEMA Map Onforming zon ENCROACH BASEMEN Area Sq. Fi % Finished Ceiling Walls Floor Outside En # Baths 1.00 MENITIES Fireplace(s) # Patio Deck Porch Fence Cool ER, TWO 100 OFFIT'S, TH	inface of sements in the sements of	Concrete NFIN Square For No.	Area	1975 b/2018 CONFORM ON UNKIN UNKN UNKN Area Sq. Ft. 1,140 832 Gross Living / KGE # of cars X 1 A MAIN LE UBJECT IS
Electricity X Gas X Water X Sanitary sewer X Storm sewer X Comments (apparent a WITH LOCAL ZON GENERAL DESCRIPTI No. of Units No. of Stories Type (Det./Att.) Design (Style) Existing/Proposed	NG. THERE IS N ON 2 Story Detached 2 STORY Solvential	Curb/gutter Sidewalk Street lights Alley Accomments, sp. IO INDICATIO RIOR DESCRIPT ation Sor Walls WOC urfaces S. & Dwnspts. W Type Screens actured House Ing Kitchen Ing Ki	PAVED Decial assessme N OF ANY A ION STONE/AVE DD/ALUM/PC hingle/POOR Alum/AVE DH COMB/AVE COMB/AVE US STOBERE/POSA Washer/I E SUBJECT H Onal, and externa FROM AVERA S TO BE REPL S EXCEPT T	ents, slide ar ADVERSE FOUNDA Slab ORRawl Spa Basemen Sump Pul Dampnes Settlemer Infestation Family Rm. edroom(s): N EQUIP. ator d ve Dryer Infestation d d HAS ELEC all), repairs in GGE GRAD LACED, EX HE WOO	eas, illegal or EASEMEN TION	legal nonc TS OR E artial ONE ne vis. ONE Ne Vis Bedrooms 2 1 Bat F F F F R HEATE V of constru. S. IT HAS	Driveway St. Apparent ea FEMA Spec FEMA Zone FEMA Map FINCROACH BASEMEN Area Sq. Fi % Finished Ceiling Walls Floor Outside En # Baths 1.00 MENITIES Fireplace(s) # Patio Deck Forch Fo	inface of sements in the sements of	Concrete No Square LeCTR	Area	1975 1975 1975 1975 1975 1975 1975 1975

_\	Valuation Se	ction	UN	IFORM RE		praisal se	rvice PRAISAL REPORT	File No. Case No.	MARATHON COUNTY
	ESTIMATE	D SITE VALUE			_=\$	18,000	Comments on Cost Approach (such	as, source of co	ost estimate, site value,
	ESTIMATE	D REPRODUC	CTION COST-NEW-0	OF IMPROVEMENT	S:		square foot calculation and for HUD,	VA and FmHA	, the estimated remaining
1	Dwelling	1,972	_ Sq. Ft. @ \$	= \$	0		economic life of the property): THE	E COST API	PROACH WAS NOT
C	Bsmt.		Sq. Ft. @ \$	=	0		INCLUDED GIVEN THE AGE AN	ND CONDITI	ON OF THE SUBJECT.

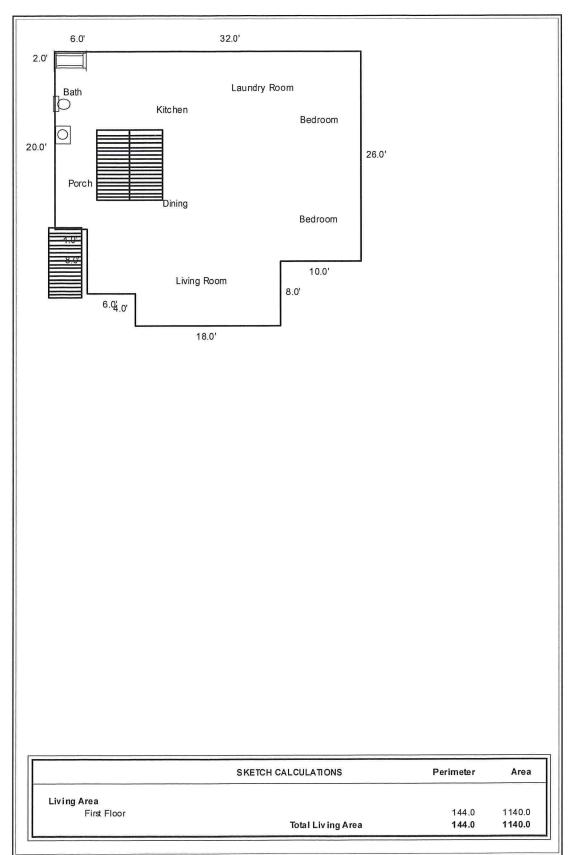
		CTION COST-NEW-OF IN			square foot calcula	ation and for HUD,	VA and FmHA, the estin	nated remaining
Į	Dwelling1,972	Sq. Ft. @ \$	= \$		The second secon		COST APPROACI	
ROAC		Sq. Ft. @ \$	_ <u>-</u>	0	INCLUDED GIVE	EN THE AGE AN	ID CONDITION OF 1	HE SUBJECT.
RC RC	Porch/entry Garage/Carport	Sq. Ft. @ \$						
APP				0				
	Less Physical	w	External					
COST	Depreciation0	235	0 = \$ _		35			
မ	Depreciated Value of Imp	provements	= \$ _		35			
		rovements				117 00		
Ц	INDICATED VALUE BY ITEM	SUBJECT -	= \$ COMPARABLE		65 Est. Remaining Eco		yrs COMPARABLE	NO 2
		26 authur st	1303 CLEVEL		603 SEYM		232 ADRIA	
		SAU, WI 54403	WAUSAU, V	10.000 mint on 10000000	WAUSAU, \		WAUSAU, V	
	Proximity to Subject		0.78 mile		0.38 mile	s NW	0.59 mile	
	Sales Price	\$ N/A	S THE S	59,500	\$	58,000	\$	58,000
	Price/Gross Liv. Area	\$ 0.00 🗵		7		Z	\$ 44.82	
	Data and/or		MLS# 220		MLS# 22		MLS# 21	
	Verification Source VALUE ADJUSTMENTS	DESCRIPTION	COUNTY/E DESCRIPTION	+(-)\$ Adjustment	COUNTY/D DESCRIPTION	+(-)\$ Adjustment	COUNTY/D DESCRIPTION	+(-)\$ Adjustment
	Sales or Financing	ESAMMETERS	CONV FIN	· () o r ajustinent	CONV FIN	/ / / / / / / / / / / / / / / / / / /	CONV FIN	·(-) o riajustinent
	Concessions		NONE		NONE		NONE	
	Date of Sale/Time		8/13/2020		12/8/2020		6/26/2019	
	Location	URBAN	URBAN		URBAN		URBAN	
	Leasehold/ Fee Simple	Fee Simple	FEE SIMPLE		FEE SIMPLE 6000 SF	ļ	FEE SIMPLE .17 ACRES	
	Site View	3420 sf AVERAGE	.17 ACRES AVERAGE		AVERAGE		AVERAGE	
	Design and Appeal	2 STORY	2 STORY		2 STORY		1.5 STORY	
	Quality of Construction	FRAME/AVE	FRAME/AVE		FRAME/AVE		FRAME/AVE	
	Age	1930a/50e	121		36		101	
2	Condition	Fair	AVERAGE	-44,000	AVERAGE	-44,000		-44,000
ANALYSI	Above Grade Room Count	Total Bdrms Baths 8 4 2.00	Total Bdrms Baths 8 4 2.00		Total Bdrms Baths 7 3 2.00		Total Bdrms Baths 7 3 2.00	
₹	Gross Living Area	1,972 Sq. Ft.	1,680 Sq. Ft.	+2,336		+2,176		+5,424
	Basement & Finished	Partial/848 sf	FULL	12,000	FULL	22,170	FULL	10,121
ğ	Rooms Below Grade	NONE	UNFINISHED		UNFINISHED		UNFINISHED	
COMPARISON	Functional Utility	Average	AVERAGE		AVERAGE		AVERAGE	
₹	Heating/Cooling	FAU/	GAS/NONE		GAS/NONE		GAS/NONE	
5	Energy Efficient Items Garage/Carport	STANDARD 1 Car	STANDARD NONE	+1,000	STANDARD NONE	+1,000	STANDARD 2 CAR	-4,000
	Porch, Patio, Deck,	Porches	PORCH	+1,000	PORCH	+1,000	PORCH	-4,000
								l
LES	Fireplace(s), etc.							
ᇦ	Fireplace(s), etc. Fence, Pool, etc.							
	Fence, Pool, etc.							
	Fence, Pool, etc. Net Adj. (total)		+ X - \$	-40,664	+ X - \$	-40,824	+ X - \$	-42,576
	Fence, Pool, etc. Net Adj. (total) Adjusted Sales Price		Net=-68%	,	Net=-70%	•	Net=-73%	20-87 32 10
	Net Adj. (total) Adjusted Sales Price of Comparable	mparison (including the su	Net=-68% Gross=80% \$	18,836	Net=-70% Gross=81% \$	17,176	Net=-73% Gross=92% \$	15,424
	Fence, Pool, etc. Net Adj. (total) Adjusted Sales Price of Comparable Comments on Sales Cor APPEAR THE HOME	nparison (including the su CAN BE SALVAGED A	Net=-68% Gross=80% Spject property's compatile T A REASONABLE P	18,836 bility to the neighbo	Net=-70% Gross=81% sprhood, etc.): GIVEN	17,176 THE REPAIRS AI	Net=-73% Gross=92% ND SIZE OF THE SITE	15,424 E, IT DOES NOT
	Fence, Pool, etc. Net Adj. (total) Adjusted Sales Price of Comparable Comments on Sales Cor APPEAR THE HOME	nparison (including the su	Net=-68% Gross=80% Spject property's compatile T A REASONABLE P	18,836 bility to the neighbo	Net=-70% Gross=81% sprhood, etc.): GIVEN	17,176 THE REPAIRS AI	Net=-73% Gross=92% ND SIZE OF THE SITE	15,424 E, IT DOES NOT
	Fence, Pool, etc. Net Adj. (total) Adjusted Sales Price of Comparable Comments on Sales Cor APPEAR THE HOME	nparison (including the su CAN BE SALVAGED A	Net=-68% Gross=80% Spject property's compatile T A REASONABLE P	18,836 bility to the neighbo	Net=-70% Gross=81% sprhood, etc.): GIVEN	17,176 THE REPAIRS AI	Net=-73% Gross=92% ND SIZE OF THE SITE	15,424 E, IT DOES NOT
	Fence, Pool, etc. Net Adj. (total) Adjusted Sales Price of Comparable Comments on Sales Cor APPEAR THE HOME	nparison (including the su CAN BE SALVAGED A	Net=-68% Gross=80% Spject property's compatile T A REASONABLE P	18,836 bility to the neighbo	Net=-70% Gross=81% sprhood, etc.): GIVEN	17,176 THE REPAIRS AI	Net=-73% Gross=92% ND SIZE OF THE SITE	15,424 E, IT DOES NOT
	Fence, Pool, etc. Net Adj. (total) Adjusted Sales Price of Comparable Comments on Sales Cor APPEAR THE HOME	nparison (including the su CAN BE SALVAGED A	Net=-68% Gross=80% Spject property's compatile T A REASONABLE P	18,836 billity to the neighbor RICE FOR SALE	Net=-70% Gross=81% sprhood, etc.): GIVEN	17,176 I'HE REPAIRS AI I'HE SITE IS SO	Net=-73% Gross=92% ND SIZE OF THE SITE	15,424 E, IT DOES NOT PPEAR WORTH
	Fence, Pool, etc. Net Adj. (total) Adjusted Sales Price of Comparable Comments on Sales Cor APPEAR THE HOME THE EFFORT TO T	mparison (including the su CAN BE SALVAGED A RY TO SELL IT WIT	Net=-68% Gross=80% Spject property's compatile. T A REASONABLE P H DUPLEX ON IT.	18,836 billity to the neighbor RICE FOR SALE	Net=-70% Gross=81% \$ orhood, etc.): GIVEN , BUT THE SIZE OF	17,176 I'HE REPAIRS AI I'HE SITE IS SO S	Net=-73% Gross=92% ND SIZE OF THE SITE SMALL, IT WOULD AF	15,424 E, IT DOES NOT PPEAR WORTH
	Fence, Pool, etc. Net Adj. (total) Adjusted Sales Price of Comparable Comments on Sales Cor APPEAR THE HOME THE EFFORT TO T ITEM Date, Price and Data Source, for prior sales	mparison (including the su CAN BE SALVAGED A RY TO SELL IT WITI	Net=-68% Gross=80% Spject property's compatil T A REASONABLE P H DUPLEX ON IT. COMPARABLE NON	18,836 bility to the neighbor RICE FOR SALE	Net=-70% Gross=81% \$ prhood, etc.): GIVEN 7 , BUT THE SIZE OF 1 COMPARABL	17,176 THE REPAIRS AI THE SITE IS SO S	Net=-73% Gross=92% ND SIZE OF THE SITE SMALL, IT WOULD AF COMPARABL NON	15,424 E, IT DOES NOT PEAR WORTH
	Fence, Pool, etc. Net Adj. (total) Adjusted Sales Price of Comparable Comments on Sales Cor APPEAR THE HOME THE EFFORT TO T ITEM Date, Price and Data Source, for prior sales within year of appraisal	mparison (including the su CAN BE SALVAGED A TRY TO SELL IT WIT	Net=-68% Gross=80% Spject property's compatil T A REASONABLE P H DUPLEX ON IT. COMPARABLE NON COUN	18,836 bility to the neighbor RICE FOR SALE	Net=-70% Gross=81% \$ prhood, etc.): GIVEN 7 , BUT THE SIZE OF 7 COMPARABL NON	17,176 THE REPAIRS AI THE SITE IS SO S	Net=-73% Gross=92% ND SIZE OF THE SITE SMALL, IT WOULD AF COMPARABL NON COUN	15,424 E, IT DOES NOT PPEAR WORTH E NO. 3 E
	Fence, Pool, etc. Net Adj. (total) Adjusted Sales Price of Comparable Comments on Sales Cor APPEAR THE HOME THE EFFORT TO T ITEM Date, Price and Data Source, for prior sales within year of appraisal Analysis of any current ag	mparison (including the su CAN BE SALVAGED A TRY TO SELL IT WITH SUBJECT COUNTY greement of sale, option, o	Net=-68% Gross=80% Spject property's compatil T A REASONABLE P H DUPLEX ON IT. COMPARABLE NON COUN r listing of the subject pro	18,836 bility to the neighbor RICE FOR SALE NO. 1 E TY operty and analysis	Net=-70% Gross=81% \$ prhood, etc.): GIVEN 7 , BUT THE SIZE OF 7 COMPARABL NON COUN of any prior sales of sul	17,176 THE REPAIRS AI THE SITE IS SO S E NO. 2 IE NTY Oject and comparab	Net=-73% Gross=92% ND SIZE OF THE SITE SMALL, IT WOULD AF COMPARABL NON COUN les within one year of the	15,424 E, IT DOES NOT PEAR WORTH E NO. 3 E TY date of appraisal.
	Fence, Pool, etc. Net Adj. (total) Adjusted Sales Price of Comparable Comments on Sales Cor APPEAR THE HOME THE EFFORT TO T ITEM Date, Price and Data Source, for prior sales within year of appraisal Analysis of any current at THE SUBJECT HAS	mparison (including the su CAN BE SALVAGED A TRY TO SELL IT WIT	Net=-68% Gross=80% Sbject property's compatil T A REASONABLE P H DUPLEX ON IT. COMPARABLE NON COUN r listing of the subject pro	18,836 bility to the neighbor RICE FOR SALE NO. 1 E TY operty and analysis	Net=-70% Gross=81% \$ prhood, etc.): GIVEN 7 , BUT THE SIZE OF 7 COMPARABL NON COUN of any prior sales of sul	17,176 THE REPAIRS AI THE SITE IS SO S E NO. 2 IE NTY Oject and comparab	Net=-73% Gross=92% ND SIZE OF THE SITE SMALL, IT WOULD AF COMPARABL NON COUN les within one year of the	15,424 E, IT DOES NOT PEAR WORTH E NO. 3 E TY date of appraisal.
	Fence, Pool, etc. Net Adj. (total) Adjusted Sales Price of Comparable Comments on Sales Cor APPEAR THE HOME THE EFFORT TO T ITEM Date, Price and Data Source, for prior sales within year of appraisal Analysis of any current at THE SUBJECT HAS OF TIME PRIOR TO	mparison (including the su CAN BE SALVAGED A TRY TO SELL IT WITH SUBJECT COUNTY greement of sale, option, o SOLD IN 3 YEARS, AN	Net=-68% Gross=80% Sbject property's compatil T A REASONABLE P H DUPLEX ON IT. COMPARABLE NON COUN r listing of the subject pro ID IT DOES NOT APP ATE INDICATED	18,836 bility to the neighbor RICE FOR SALE NO. 1 E TY operty and analysis	Net=-70% Gross=81% Sorhood, etc.): GIVEN - , BUT THE SIZE OF - COMPARABL NON COUN of any prior sales of sul	17,176 THE REPAIRS AI THE SITE IS SO S E NO. 2 IE NTY Oject and comparab	Net=-73% Gross=92% ND SIZE OF THE SITE SMALL, IT WOULD AF COMPARABL NON COUN les within one year of the	15,424 E, IT DOES NOT PEAR WORTH E NO. 3 E TY date of appraisal.
	Fence, Pool, etc. Net Adj. (total) Adjusted Sales Price of Comparable Comments on Sales Cor APPEAR THE HOME THE EFFORT TO THE EFFORT THE SUBJECT HAS OF TIME PRIOR TO INDICATED VALUE BY INDICATED VALUE BY	mparison (including the su CAN BE SALVAGED A RY TO SELL IT WITH SUBJECT COUNTY greement of sale, option, o SOLD IN 3 YEARS, AN OTHE LAST SALE D SALES COMPARISON A INCOME APPROACH	Net=-68% Gross=80% Spject property's compatile TA REASONABLE PH DUPLEX ON IT. COMPARABLE NON COUN r listing of the subject production of the subjec	18,836 bility to the neighbor RICE FOR SALE NO. 1 E TY pperty and analysis PEAR THAT ANY	Net=-70% Gross=81% Strhood, etc.): GIVENT, BUT THE SIZE OF TOTAL COMPARABL NON COUN Of any prior sales of sut OF THE COMPARA 0 /Mo.x G	17,176 THE REPAIRS AI THE SITE IS SO S E NO. 2 IE NTY Dject and comparab BLE SALES HAV	Net=-73% Gross=92% ND SIZE OF THE SITE SMALL, IT WOULD AF COMPARABL NON COUN les within one year of the ZE RESOLD IN A 12 M - \$ 0.00 =\$	15,424 E, IT DOES NOT PPEAR WORTH E NO. 3 E TY date of appraisal. IONTH PERIOD 10,500 0
	Fence, Pool, etc. Net Adj. (total) Adjusted Sales Price of Comparable Comments on Sales Cor APPEAR THE HOME THE EFFORT TO T ITEM Date, Price and Data Source, for prior sales within year of appraisal Analysis of any current at THE SUBJECT HAS OF TIME PRIOR TO INDICATED VALUE BY INDICATED VALUE BY This appraisal is made	mparison (including the su CAN BE SALVAGED A TRY TO SELL IT WITH SUBJECT COUNTY greement of sale, option, o SOLD IN 3 YEARS , AN D THE LAST SALE D SALES COMPARISON A INCOME APPROACH X "as is" subject	Net=-68% Gross=80% Spject property's compatil T A REASONABLE P H DUPLEX ON IT. COMPARABLE NON I listing of the subject produced by IT DOES NOT APPATE INDICATED APPROACH (If Applicable) Estimate to the repairs, alteration	18,836 bility to the neighbor RICE FOR SALE NO. 1 E TY pperty and analysis PEAR THAT ANY	Net=-70% Gross=81% Strhood, etc.): GIVENT, BUT THE SIZE OF TOTAL COMPARABL NON COUN Of any prior sales of sut OF THE COMPARA 0 /Mo.x G	17,176 THE REPAIRS AI THE SITE IS SO S E NO. 2 IE NTY Dject and comparab BLE SALES HAV	Net=-73% Gross=92% ND SIZE OF THE SITE SMALL, IT WOULD AF COMPARABL NON COUN les within one year of the ZE RESOLD IN A 12 M	15,424 E, IT DOES NOT PPEAR WORTH E NO. 3 E TY date of appraisal. IONTH PERIOD 10,500 0
	Fence, Pool, etc. Net Adj. (total) Adjusted Sales Price of Comparable Comments on Sales Cor APPEAR THE HOME THE EFFORT TO T ITEM Date, Price and Data Source, for prior sales within year of appraisal Analysis of any current at THE SUBJECT HAS OF TIME PRIOR TO INDICATED VALUE BY INDICATED VALUE BY This appraisal is made	mparison (including the su CAN BE SALVAGED A RY TO SELL IT WITH SUBJECT COUNTY greement of sale, option, o SOLD IN 3 YEARS, AN OTHE LAST SALE D SALES COMPARISON A INCOME APPROACH	Net=-68% Gross=80% Spject property's compatil T A REASONABLE P H DUPLEX ON IT. COMPARABLE NON I listing of the subject produced by IT DOES NOT APPATE INDICATED APPROACH (If Applicable) Estimate to the repairs, alteration	18,836 bility to the neighbor RICE FOR SALE NO. 1 E TY pperty and analysis PEAR THAT ANY	Net=-70% Gross=81% Strhood, etc.): GIVENT, BUT THE SIZE OF TOTAL COMPARABL NON COUN Of any prior sales of sut OF THE COMPARA 0 /Mo.x G	17,176 THE REPAIRS AI THE SITE IS SO S E NO. 2 IE NTY Dject and comparab BLE SALES HAV	Net=-73% Gross=92% ND SIZE OF THE SITE SMALL, IT WOULD AF COMPARABL NON COUN les within one year of the ZE RESOLD IN A 12 M - \$ 0.00 =\$	15,424 E, IT DOES NOT PPEAR WORTH E NO. 3 E TY date of appraisal. IONTH PERIOD 10,500 0
	Fence, Pool, etc. Net Adj. (total) Adjusted Sales Price of Comparable Comments on Sales Cor APPEAR THE HOME THE EFFORT TO T ITEM Date, Price and Data Source, for prior sales within year of appraisal Analysis of any current at THE SUBJECT HAS OF TIME PRIOR TO INDICATED VALUE BY INDICATED VALUE BY INSIGNATION IN THE SUBJECT AS INDICATED VALUE BY INSIGNATION IN THE SUBJECT AS INDICATED VALUE BY INSIGNATION IN THE SUBJECT SALUE BY INDICATED VALUE BY INSIGNATION IN THE SUBJECT SALUE BY INSIGNATION IN THE SUBJECT SALUE BY INDICATED VALUE BY INSIGNATION IN THE SUBJECT SALUE BY INSIGNATION IN THE SUBJECT SALUE BY INDICATED VALUE BY INSIGNATION IN THE SUBJECT SALUE BY IN	mparison (including the su CAN BE SALVAGED A TRY TO SELL IT WITH SUBJECT COUNTY greement of sale, option, o SOLD IN 3 YEARS, AN D THE LAST SALE D SALES COMPARISON A INCOME APPROACH X "as is" subject THE VALUE IS GIVE	Net=-68% Gross=80% Spject property's compatil T A REASONABLE P H DUPLEX ON IT. COMPARABLE NON COUN T listing of the subject production of the subje	18,836 bility to the neighbor RICE FOR SALE NO. 1 E TY poperty and analysis EAR THAT ANY and Market Rent \$ s, inspections or	Net=-70% Gross=81% Sorhood, etc.): GIVEN The SIZE OF THE COMPARA O /Mo.x Gronditions listed below	17,176 THE REPAIRS AI THE SITE IS SO S LE NO. 2 LE NO. 2 LE NO. 2 LE SITE IS SO S LE SITE IS SO	Net=-73% Gross=92% ND SIZE OF THE SITE SMALL, IT WOULD AF COMPARABL NON COUN les within one year of the /E RESOLD IN A 12 M -	15,424 E, IT DOES NOT PEAR WORTH E NO. 3 E TY date of appraisal. IONTH PERIOD 10,500 0 specifications.
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meyer appraisal service SKETCH ADDENDUM

File No. MARATHON COUNTY Case No.

Borrower N/A

Property Address	1126 authur st						
City WAUSAU		County	Marathon	State	WI	Zip Code	54403
Londor/Client M/	PATHON COLIN	TV	Address	ΙΛΛ ΠΑΡΠΑΛΛ			

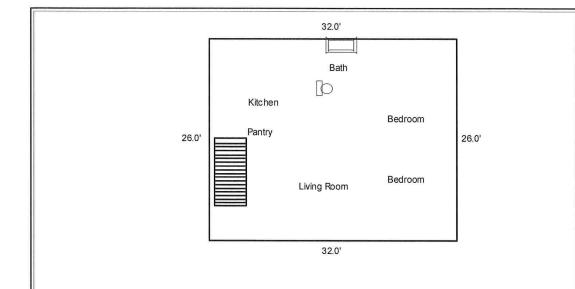


meyer appraisal service SKETCH ADDENDUM

File No. MARATHON COUNTY Case No.

Borrower N/A 1126 authur st

Property Address City WAUSAU County Marathon State WI Zip Code 54403 Lender/Client MARATHON COUNTY Address WAUSAU, WI,



	SKETCH CALCULATIONS	Perimeter	Area
Living Area Second Floor			
Second Floor		116.0	832.0
	Total Living Area	116.0	832.0

meyer appraisal service COMMENT ADDENDUM

File No. MARATHON COUNTY Case No.

 Borrower
 N/A

 Property Address
 1126 authur st

 City
 WAUSAU

 County
 Marathon

 State
 WI

 Zip Code
 54403

Address WAUSAU, WI,

LEGAL DESCRIPTION

Lender/Client

MARATHON COUNTY

ELIZABETH SINGLES ADD E HALF OF LOT 10 BLOCK 4, CITY OF WAUSAU, MARATHON COUNTY WISCONSIN LOT SIZE PER COUNTY..... 60X57

THE REPORT WAS COMPLETED TO ESTIMATE THE CURRENT MARKET VALUE OF THE SUBJECT WITH OWNERSHIP IN FEE SIMPLE TO BE USED BY MARATHON COUNTY TO DETERMINE AN ASKING PRICE FOR QUICK AND REASONABLE SALE

THE SUBJECTS SITE WOULD HAVE A HIGHEST AND BEST USE AS IF VACANT AS A RESIDENTIAL SITE

THE SCOPE OF WORK INCLUDED MY PERSONAL INSPECTION OF THE SUBJECT PROPERTY, REVIEW OF GOVERNMENT DATA ON THE SUBJECT, REVIEW OF POTENTIAL COMPARABLE SALES AND LISTINGS IN THE CENTRAL WISCONSIN MLS SERVICE AS WELL AS A REVIEW OF VACANT SITE SALES FOR USE IN THE SITE SECTION OF THE COST APPROACH.

THE DEFINITION OF MARKET VALUE IS INCLUDED AND TAKEN FROM FNMA

THE DIGITAL SIGNATURES USED ARE UNDER THE CONTROL OF THE SIGNING APPRAISER.

EXPOSURE TIME IS SIMILAR TO MARKET TIME AT ABOUT 150 DAYS MARKET IS 90-200 DAYS.

ALL LIGHT FIXTURES ARE MISSING, THERE IS DAMAGE TO THE WALLS IN SEVERAL AREAS, THE LOWER LAUNDRY HAS DAMAGE ON THE CEILING AND WALLS, THE ROOF OVER THE SINGLE STORY PART OF THE LIVING ROOMS SHOWS SIGNIFICANT DAMAGE, THERE IS A HOLE IN THE FLOOR NEXT TO THE KITCHEN AND THERE IS SOME SIGNIFICANT WALL AND CEILING PATCHING SHOWING PAST WATER PROBLEMS IN THE LOWER LEVEL. THE ROOF OVER THE LOWER PORCH NEEDS REPAIR AND THE UPPER DOOR HAS TO BE SEALED OR A DECK INSTALLED. THERE IS NO GARAGE DOOR AND ONE UPPER WINDOW IS BOARD UP.

THIS HOME COULD BE TORN DOWN WHICH MAKES SENSE HOWEVER THE SITE HAS SO LITTLE VALUE PERHAPS SOME CONTRACTOR WORTH BUY IT FOR \$10500 OR SO WHICH SAVES THE COUNTY FROM REMOVING IT.

THE LAST SALE PRICE FOR THE PROPERTY BEFORE THE COUNTY TOOK IT WAS \$31,000

Uniform Residential Appraisal Report

File No. MARATHON COUNTY

This report form is designed to report an appraisal of a one-unit property or a one-unit property with an accessory unit; including a unit in a planned unit development (PUD). This report form is not designed to report an appraisal of a manufactured home or a unit in a condominium or cooperative project.

This appraisal report is subject to the following scope of work, intended use, intended user, definition of market value, statement of assumptions and limiting conditions, and certifications. Modifications, additions, or deletions to the intended use, intended user, definition of market value, or assumptions and limiting conditions are not permitted. The appraiser may expand the scope of work to include any additional research or analysis necessary based on the complexity of this appraisal assignment. Modifications or deletions to the certifications are also not permitted. However, additional certifications that do not constitute material alterations to this appraisal report, such as those required by law or those related to the appraiser's continuing education or membership in an appraisal organization, are permitted.

SCOPE OF WORK: The scope of work for this appraisal is defined by the complexity of this appraisal assignment and the reporting requirements of this appraisal report form, including the following definition of market value, statement of assumptions and limiting conditions, and certifications. The appraiser must, at a minimum: (1) perform a complete visual inspection of the interior and exterior areas of the subject property, (2) inspect the neighborhood, (3) inspect each of the comparable sales from at least the street, (4) research, verify, and analyze data from reliable public and/or private sources. and (5) report his or her analysis, opinions, and conclusions in this appraisal report.

INTENDED USE: The intended use of this appraisal report is for the lender/client to evaluate the property that is the subject of this appraisal for a mortgage finance transaction.

INTENDED USER: The intended user of this appraisal report is the lender/client.

DEFINITION OF MARKET VALUE: The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he or she considers his or her own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U. S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions* granted by anyone associated with the sale.

*Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgment.

STATEMENT OF ASSUMPTIONS AND LIMITING CONDITIONS: The appraiser's certification in this report is subject to the following assumptions and limiting conditions:

- 1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it, except for information that he or she became aware of during the research involved in performing this appraisal. The appraiser assumes that the title is good and marketable and will not render any opinions about the title.
- 2. The appraiser has provided a sketch in this appraisal report to show the approximate dimensions of the improvements. The sketch is included only to assist the reader in visualizing the property and understanding the appraiser's determination
- 3. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in this appraisal report whether any portion of the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
- 4. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question. unless specific arrangements to do so have been made beforehand, or as otherwise required by law.
- 5. The appraiser has noted in this appraisal report any adverse conditions (such as needed repairs, deterioration, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the research involved in performing this appraisal. Unless otherwise stated in this appraisal report, the appraiser has no knowledge of any hidden or unapparent physical deficiencies or adverse conditions of the property (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) that would make the property less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, this appraisal report must not be considered as an environmental assessment of the property.
- 6. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that the completion, repairs, or alterations of the subject property will be performed in a professional manner.

Uniform Residential Appraisal Report

File No. MARATHON COUNTY Case No.

APPRAISER'S CERTIFICATION: The Appraiser certifies and agrees that:

- 1. I have, at a minimum, developed and reported this appraisal in accordance with the scope of work requirements stated in this appraisal report
- 2. I performed a complete visual inspection of the interior and exterior areas of the subject property. I reported the condition of the improvements in factual, specific terms. I identified and reported the physical deficiencies that could affect the livability, soundness, or structural integrity of the property.
- 3. I performed this appraisal in accordance with the requirements of the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
- 4. I developed my opinion of the market value of the real property that is the subject of this report based on the sales comparison approach to value. I have adequate comparable market data to develop a reliable sales comparison approach for this appraisal assignment. I further certify that I considered the cost and income approaches to value but did not develop them, unless otherwise indicated in this report.
- 5. I researched, verified, analyzed, and reported on any current agreement for sale for the subject property, any offering for sale of the subject property in the twelve months prior to the effective date of this appraisal, and the prior sales of the subject property for a minimum of three years prior to the effective date of this appraisal, unless otherwise indicated in this report.
- 6. I researched, verified, analyzed, and reported on the prior sales of the comparable sales for a minimum of one year prior to the date of sale of the comparable sale, unless otherwise indicated in this report.
- 7. I selected and used comparable sales that are locationally, physically, and functionally the most similar to the subject property.
- 8. I have not used comparable sales that were the result of combining a land sale with the contract purchase price of a home that has been built or will be built on the land.
- 9. I have reported adjustments to the comparable sales that reflect the market's reaction to the differences between the subject property and the comparable sales.
- 10. I verified, from a disinterested source, all information in this report that was provided by parties who have a financial interest in the sale or financing of the subject property.
- 11. I have knowledge and experience in appraising this type of property in this market area.
- 12. I am aware of, and have access to, the necessary and appropriate public and private data sources, such as multiple listing services, tax assessment records, public land records and other such data sources for the area in which the property is located.
- 13. I obtained the information, estimates, and opinions furnished by other parties and expressed in this appraisal report from reliable sources that I believe to be true and correct.
- 14. I have taken into consideration the factors that have an impact on value with respect to the subject neighborhood, subject property, and the proximity of the subject property to adverse influences in the development of my opinion of market value. I have noted in this appraisal report any adverse conditions (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) observed during the inspection of the subject property or that I became aware of during the research involved in performing this appraisal. I have considered these adverse conditions in my analysis of the property value, and have reported on the effect of the conditions on the value and marketability of the subject property.
- 15. I have not knowingly withheld any significant information from this appraisal report and, to the best of my knowledge, all statements and information in this appraisal report are true and correct.
- 16. I stated in this appraisal report my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the assumptions and limiting conditions in this appraisal report.
- 17. I have no present or prospective interest in the property that is the subject of this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or opinion of market value in this appraisal report on the race, color, religion, sex, age, marital status, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property or on any other basis prohibited by law.
- 18. My employment and/or compensation for performing this appraisal or any future or anticipated appraisals was not conditioned on any agreement or understanding, written or otherwise, that I would report (or present analysis supporting) a predetermined specific value, a predetermined minimum value, a range or direction in value, a value that favors the cause of any party, or the attainment of a specific result or occurrence of a specific subsequent event (such as approval of a pending mortgage loan application).
- 19. I personally prepared all conclusions and opinions about the real estate that were set forth in this appraisal report. If I relied on significant real property appraisal assistance from any individual or individuals in the performance of this appraisal or the preparation of this appraisal report, I have named such individual(s) and disclosed the specific tasks performed in this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in this appraisal report; therefore, any change made to this appraisal is unauthorized and I will take no responsibility for it.
- 20. I identified the lender/client in this appraisal report who is the individual, organization, or agent for the organization that ordered and will receive this appraisal report.

Uniform Residential Appraisal Report

- 21. The lender/client may disclose or distribute this appraisal report to: the borrower; another lender at the request of the borrower; the mortgagee or its successors and assigns; mortgage insurers; government sponsored enterprises; other secondary market participants; data collection or reporting services; professional appraisal organizations; any department, agency, or instrumentality of the United States; and any state, the District of Columbia, or other jurisdictions; without having to obtain the appraiser's or supervisory appraiser's (if applicable) consent. Such consent must be obtained before this appraisal report may be disclosed or distributed to any other party (including, but not limited to, the public through advertising, public relations, news, sales, or other media).
- 22. I am aware that any disclosure or distribution of this appraisal report by me or the lender/client may be subject to certain laws and regulations. Further, I am also subject to the provisions of the Uniform Standards of Professional Appraisal Practice that pertain to disclosure or distribution by me.
- 23. The borrower, another lender at the request of the borrower, the mortgagee or its successors and assigns, mortgage insurers, government sponsored enterprises, and other secondary market participants may rely on this appraisal report as part of any mortgage finance transaction that involves any one or more of these parties.
- 24. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.
- 25. Any intentional or negligent misrepresentation(s) contained in this appraisal report may result in civil liability and/or criminal penalties including, but not limited to, fine or imprisonment or both under the provisions of Title 18, United States Code, Section 1001, et seq., or similar state laws.

SUPERVISORY APPRAISER'S CERTIFICATION: The Supervisory Appraiser certifies and agrees that:

- 1. I directly supervised the appraiser for this appraisal assignment, have read the appraisal report, and agree with the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
- 2. I accept full responsibility for the contents of this appraisal report including, but not limited to, the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
- 3. The appraiser identified in this appraisal report is either a sub-contractor or an employee of the supervisory appraiser (or the appraisal firm), is qualified to perform this appraisal, and is acceptable to perform this appraisal under the applicable state law.
- 4. This appraisal report complies with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
- 5. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

APPRAISER	SUPERVISORY APPRAISER (ONLY IF REQUIRED)
Signature Mague	Signature
Name Gordon A Meyer	Name
Company Name meyer appraisal service	Company Name
Company Address 4503 AUGUSTINE AVE	Company Address
WESTON, WI 54476	-
Telephone Number 715 359 2445	Telephone Number
Email Address GMEYERAPPRAISAL@GMAIL.COM	Email Address
Date of Signature and Report <u>5/9/2021</u>	Date of Signature
Effective Date of Appraisal 5/9/2021	State Certification #
State Certification # 1040-10	or State License #
or State License#	State
or Other (describe) State #	Expiration Date of Certification or License
State WI	
Expiration Date of Certification or License 12/14/2021	
	SUBJECT PROPERTY
ADDRESS OF PROPERTY APPRAISED	
1126 authur st	Did not inspect subject property
WAUSAU, WI 54403	Did inspect exterior of subject property from street
APPRAISED VALUE OF OUR FOT PROPERTY	Date of Inspection
APPRAISED VALUE OF SUBJECT PROPERTY \$10,500	Did inspect interior and exterior of subject property
LENDER/CLIENT Name	Date of Inspection
	OOMBARARI E OAL EO
Company Address WAUSAU MARATHON COUNTY Company Address WAUSAU	COMPARABLE SALES
	Did not inspect exterior of comparable sales from street Did inspect exterior of comparable sales from street
WI, Email Address	
Lindii / Iddi 655	Date of Inspection

 Borrower
 N/A

 Property Address
 1126 authur st

 City
 WAUSAU
 County
 Marathon
 State
 WI
 Zip Code
 54403

 Lender/Client
 MARATHON COUNTY
 Address
 WAUSAU, WI,

5/10/2021

Real Estate Tax Parcel

Marathon County

Owner (s):

MARATHON COUNTY

Location:

Govt. Lot 3, Sect. 36, T29N, R7E

Mailing Address:

School District: 6223 - WAUSAU

MARATHON COUNTY GOVERNMENT 500 FOREST ST

WAUSAU, WI 54403

Request Mailing Address Change

Tax Parcel ID Number: Tax District:

Status:

291-2907-364-0235 291-CITY OF WAUSAU Active

Alternate Tax Parcel Number: Government Owned: Acres:

59-6820-004-010-00-00

0

Description - Comments (Please see Documents tab below for related documents. For a complete legal description, see recorded document.): ELIZABETH SINGLES ADD E HALF OF LOT 10 BLK 4

Site Address (es): (Site address may not be verified and could be incorrect. DO NOT use the site address in lieu of legal description.) 1126 ARTHUR ST WAUSAU, WI 54403

0 Lottery credits claimed

Tax History

* Click on a Tax Year for detailed payment information.

Tax Year*	Tax Bill	Taxes Paid	Taxes Due	Interest	Penalty	Fees	Total Payoff
2020	\$2,557.90	\$0.00	\$2,557.90	\$102.31	\$51.16	\$0.00	\$2,711.37
2019	\$2,584.56	\$0.00	\$2,584.56	\$413.53	\$206.76	\$0.00	\$3,204.85
2018	\$2,521.71	\$0.00	\$2,521.71	\$706.08	\$353.03	\$0.00	\$3,580.82
2017	\$2,542.91	\$0.00	\$2,542.91	\$1,017.16	\$508.58	\$0.00	\$4,068.65
2016	\$2,745.76	\$0.00	\$2,745.76	\$1,427.80	\$713.89	\$0.00	\$4,887.45
2015	\$2,283.87	\$0.00	\$2,283.87	\$1,461.68	\$730.83	\$0.00	\$4,476.38
2014	\$2,167.74	\$0.00	\$2,167.74	\$1,647.49	\$823.74	\$0.00	\$4,638.97
2013	\$1,994.33	\$0.00	\$1,994.33	\$1,755.02	\$877.51	\$25.70	\$4,652.56
Total							\$32,221.05

'PAY TAXES' button may be used to pay the SECOND installment for all municipalities except for the City of Wausau. It may also be used to pay past year delinquent taxes for all municipalities. If the first installment is not received by the municipality by January 31 of the year due, interest and penalty will also be due. Please contact the County Treasurer's Office at (715) 261-1150 for exact amount due if after January 31 or if taxes are 3 years or more delinquent.

NOTE: Current year tax bills may not be processed by the county.

Interest and penalty on delinquent taxes are calculated to May 31, 2021.

https://ascent.co.marathon.wi.us/AscentLandRecords/PropertyListing/RealEstateTaxParce#/TaxBills/80326? Print=true to the property of the pro

1/1

 Borrower
 N/A

 Property Address
 1126 authur st

 City
 WAUSAU
 County
 Marathon
 State
 WI
 Zip Code
 54403

 Lender/Client
 MARATHON COUNTY
 Address
 WAUSAU, WI,

EXPIRES: 12/14/2021

The State of Wisconsin Department of Safety and Professional Services

Hereby certifies that GORDON A MEYER

was granted a certificate to practice as a

CERTIFIED GENERAL APPRAISER ELIGIBLE TO APPRAISE FEDERALLY RELATED TRANSACTIONS IS AQB COMPLIANT

in the State of Wisconsin in accordance with Wisconsin Law on the 7th day of January in the year 2000. The authority granted herein must be renewed each biennium by the granting authority. In witness thereof, the State of Wisconsia Department of Safety and Professional Services has caused this certificate to be issued under its official seal.



Daw B. Com

This certificate was printed on the 16th day of December in the year 2019

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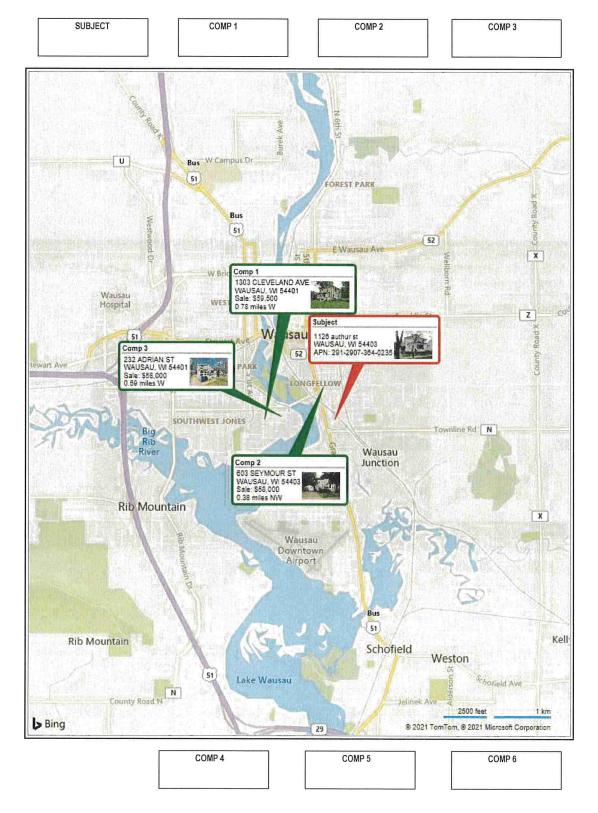
Date:	5/9/2021		File No. Case No	
Prepar	red for:			
	MARATHON COUNTY WAUSAU WI,			
Prope	rty Appraised:			
	N/A 1126 authur st WAUSAU, WI 54403			
Wor <u>k I</u>	Performed:			
				400.00
			¢.	
			\$	
				400.00
	e make checks payable to meyer appraisal service 4503 AUGUSTINE AVE WESTON, WI 54476		\$_ \$_	400.00
	e make checks payable to meyer appraisal service 4503 AUGUSTINE AVE		\$_ \$_	400.00
	e make checks payable to meyer appraisal service 4503 AUGUSTINE AVE		\$_ \$_	400.00
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	e make checks payable to meyer appraisal service 4503 AUGUSTINE AVE		\$_ \$_	400.00
	e make checks payable to meyer appraisal service 4503 AUGUSTINE AVE		\$_ \$_	400.00

 Borrower
 N/A

 Property Address
 1126 authur st

 City
 WAUSAU
 County
 Marathon
 State
 WI
 Zip Code
 54403

 Lender/Client
 MARATHON COUNTY
 Address
 WAUSAU, WI,

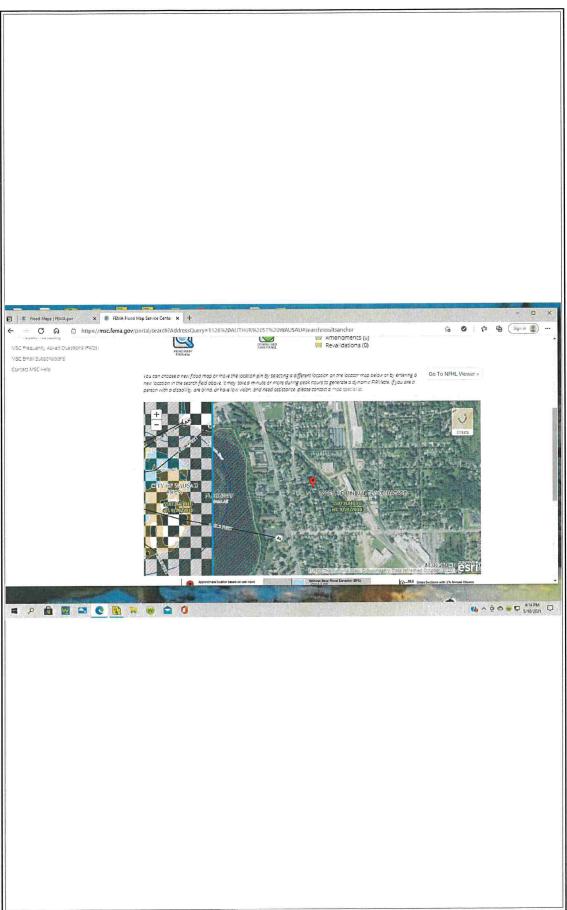


Borrower N/A

Property Address 1126 authur st

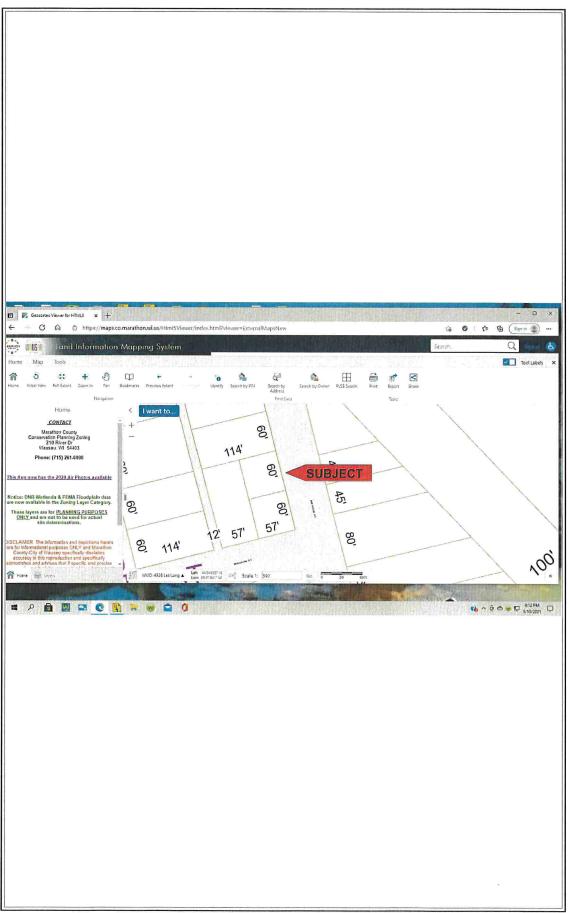
City WAUSAU County Marathon State WI Zip Code 54403

Lender/Client MARATHON COUNTY Address WAUSAU, WI,



Borrower N/A

Property Address 1126 authur st						
City WAUSAU	County	Marathon	State	WI	Zip Code	54403
Lender/Client MARATHON COUNTY		Address WAUSAU, WI,				



APPRAISAL REPORT OF



NORWAY LANE KRONENWETTER, WI 54414

PREPARED FOR

MARATHON COUNTY CLERKS OFFICE WAUSAU WI 54402

AS OF

5/8/2021

PREPARED BY

meyer appraisal service 4503 AUGUSTINE AVE WESTON, WI 54476

File No. marathon county Case No.

Table of Contents

Page Title	Page #
Summary of Salient Features	1
Photo Subject	2
Photo Subject Extra	3
Land Appraisal	4
Comments	5
Appraisal Identification	6
Limiting Conditions	7
USPAP Certification	8
Exhibit	9
Exhibit	10
Exhibit	11
Exhibit	12
Location Map	13

SUMMARY OF SALIENT FEATURES File No. marathon county

Case No.

。 [14] [14] [15] [16] [17] [17] [17] [17] [17] [17] [17] [17	
Subject Address NORWAY LANE	-
Legal Description SEE ADDENDUM	
City KRONENWETTER	
County Marathon	<u>-</u>
State <u>WI</u>	-
Zip Code <u>54414</u>	-
Census Tract 8	
Map Reference 59	
SALES PRICE	
Sale Price \$ N/A	-
Date of Sale N/A	.
CLIENT	
Borrower <u>N/A</u>	2
Lender/Client MARATHON COUNTY CLERKS OFFICE	-
DESCRIPTION OF IMPROVEMENT	
Size (Square Feet)	
Price per Square Foot \$	
Location SUB .	_
Age	_
Condition	_
Total Rooms	_
Bedrooms	_
Baths	-
APPRAISER	
Appraiser Gordon A Meyer	
Date of Appraised Value 5/8/2021	-
VALUE	
Final Opinion of Value \$ 11,500	

5/10/2021

MARATHON COUNTY CLERKS OFFICE WAUSAU WI 54402

RE:

N/A

NORWAY LANE

KRONENWETTER, WI 54414

File No. marathon county

Case No.

Dear

In accordance with your request, I have personally inspected and prepared an appraisal report of the real property located at:

NORWAY LANE, KRONENWETTER, WI 54414

The purpose of this appraisal is to estimate the market value of the property described in the body of this appraisal report.

Enclosed, please find the appraisal report which describes certain data gathered during our investigation of the property. The methods of approach and reasoning in the valuation of the various physical and economic factors of the subject property are contained in this report.

An inspection of the property and a study of pertinent factors, including valuation trends and an analysis of neighborhood data, led the appraiser to the conclusion that the market value, as of 5/8/2021 is:

11,500

The opinion of value expressed in this report is contingent upon the limiting conditions attached to this report.

Meye

It has been a pleasure to assist you. If I may be of further service to you in the future, please let me know.

Respectfully submitted,

Signature:___

Gordon A Meyer

Borrower N/A

Property Address NORWAY LANE
City KRONENWETTER County Marathon State Zip Code 54414

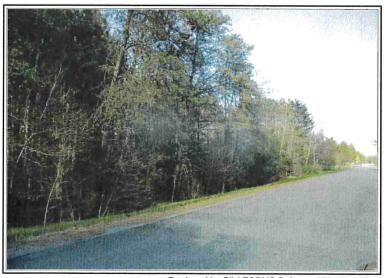
Lender/Client MARATHON COUNTY CLERKS OFFICE Address WAUSAU WI 54402



FRONT OF SUBJECT PROPERTY NORWAY LANE KRONENWETTER, WI 54414



REAR OF SUBJECT PROPERTY



Produced by ClickFORMS Software 800-622-8727

STREET SCENE

meyer appraisal service SUBJECT PHOTO ADDENDUM

File No. marathon county Case No.

Borrower N/A

Property Address	NORWAY LAN							
City KRONE	NWETTER	County	Mai	rathon	State	WI	Zip Code	54414
Lender/Client	MARATHON COU	NTY CLERKS OF	FICE	Address	WAUSAU WI	54402		



OAK



OAK



ROAD

Produced by ClickFORMS Software 800-622-8727

LAND APPRAISAL REPORT

File No. marathon county

	Borrower N/A		C	Census Tract		8		Map Reference		59
	Property Address N	IORWAY LANE								
DENTIFICATION	City KRONENWE		County	Marat	thon S	state	WI	Zip Code	54	414
A	Legal Description S	EE ADDENDUM								
6	Sale Price \$	N/A Date of Sale	N/A Loan Term		vrs. Property Ri	ahts Appra	ised X Fe	e Leasehol	d De	Minimis PLID
Ę	Actual Real Estate T		r) Loan Charges to be paid	by seller \$	N/A Other	Sales Cor	cessions NO	NF		
Ę	Lender/Client MAF	RATHON COUNTY CLE	ERKS OFFICE	Addre	ess WAUSAU	WI 5440	2			
	Occupant	VACANT Appra	aiser Gordon A	Mever	Instructions to	Appraiser	ESTIMATE	MARKET VAL	UE 8/15	/2011
10	Location	Urban	X Suburban	R	ıral				Good Avg.	Fair Poor
	Built Up	Over 75%	6 X 25% to 75%	Uı	nder 25%	Employm	ent Stability			
	Growth Rate	Fully Dev. Rapid	X Steady	SI	ow	Convenie	ence to Employ	ment	X	
	Property Values	Increasin	g X Stable	□ De	eclining	Convenie	ence to Shoppi	ng	X	$\Box\Box$
	Demand/Supply	Shortage	X In Balance	o	versupply	Convenie	ence to School	S	X	
6	Marketing Time	Under 3 I	Mos, 3-6 Mos.	X O	ver 6 Mos.	Adequac	y of Public Tra	nsportation	X	$\Box\Box$
ē	Present Land Use 3	35_%1 Family _ 2 %2-4	Family % Apts 1	% Condo 57	% Commercial	Recreation	onal Facilities	,	M X	\Box
<u> </u>		%Industrial % Va	cant 5 %			Adequac	y of Utilities		X	
E	Change In Present L	and Use X Not Like	ely Likely(*)		Taking Place (*)	Property	of Compatibilit	у	X	
<u>a</u>		(*) From	Т	o		Protectio	n from Detrime	ental Conditions	X	
FIGHBORHO	Predominate Occupa	ancy X Owner	Tenant		% Vacant	Police ar	nd Fire Protecti	on	X	
¥	Single Family Price F	Range \$ 40,000	_ to \$400,000 Pre	dominant Value	\$ 200,000	General	Appearance of	Properties	X	
	Single Family Age	NEW_ yrs	to 80 yrs. Predor	minant Age	35 yrs	Appeal to	Market			
	Carrana da la alculia a	No. of Contract Contr				in makenan new				
	DESIDENTIAL SUB	those factors, favorable or u BDIVISION IN KRONENW	Intavorable, affecting marke	etability (e.g. pu	DIIC parks, school	s, view, no	ise): THE S	MED THERE IS	CATED	IN THE
		THE NORTH SIDE OF						VIES, THERE IS	SOME CO	JIMIMERCIAL
l.	TROFERTION	THE NORTH SIDE OF	THE AIREA AIRD SOI	VIL LOVVER	WOODED LA	NDS WE				
	Dimensions IRREC	GULAR		=		.48 AC	RES		Corner Lot	
H	Zoning Classification	RESIDENTIAL			Present Impr			do not conform to		
Į.	Highest and best use	Present use X	Other (specify)							
	Public	Other (Describe)	OFF SITE IMPROVEME		WOODED,		THAN ROA	.D		
	Elec. X		et Access X Public							
ш	Gas X		ace PAVED ntenance X Public		Rectangula	ſ				_
v.	San. Sewer X	IWali		- I	AVERAGE NAME OF A STATE OF A STAT	Λ/ΝΙ				
A.		lerground Elect. & Tel.					identified Spe	cial Flood Hazard	Area?	No X Yes
Ł	Comments (favorable	e or unfavorable including a	ny apparent adverse easem	ents, encroach	ments or other ac	lverse con	ditions): THIS	SITE CONFO	RMS W	ITH LOCAL
8	ZONING. THERE I	S NO INDICATION OF AN	NY ADVERSE EASEMEN	ITS OR ENCF	ROACHMENTS,	THE SITE	IS IN FLOO	ZONE INDICA	TED AS A	AO 7/22/2010
4.										
	The undersigned has	recited three recent sales or reflecting market reaction to	of properties most similar an	nd proximate to	subject and has o	considered	these in the m	arket analysis. Th	e descripti	ion includes
	property is superior to	o or more tavorable than the	subject property a minus (-) adjustment i	s made thiis redii	cina the inc	dicated value c	t clibiect, it a club	ificant item	in the
	comparable is inferio	r to or less favorable than th	e subject property, a plus (+	+) adjustment is	made thus incre	asing the i	ndicated value	of the subject.		
相	Address	SUBJECT PROPERTY		Constitution of the consti	202 11 2 202	MPARABL			//PARABLE	
复	No resistanciano	NORWAY LANE ENWETTER, WI 54414	2212 MEADO\			ORWAY		LOT 7 WC		
	Proximity to Subject	INVVETTER, VVI 54414	0.99 miles			22 miles			miles S	
80		\$ N/A	0.99 miles		ATELIA DESCRIPTION		23,000	3.32	s miles 5	20.000
≥	Price /	\$ 0.00		47,058.82			46,000.00	a la	A STATE OF THE PARTY OF THE PAR	27,397.26
2	Data Source	Inspection	MLS# 21813			# 21812			# 22101	
4	Date of Cale and	DESCRIPTION	DESCRIPTION	+(-)\$ Adjustment	DESCRIF		Adjustment	DESCRIP		+(-)\$ Adiustment
DATA	Time Adjustment	N/A	1/17/2020	riojounone	1/17/20		/ lujusumone	4/16/20		Aujusunent
	Location	SUB	SuB		SuB			SuB		
iii	Site/View	.48 ACRES	.51 ACRES		.50 ACF	RES		.73 ACR	.ES	
쏬		WOODED	HIGH LAND	-12,000	HIGH LA	AND	-12,000	HIGHLA	ND	-12,000
MARKET		ROAD FRONTAGE	ROAD FRONTAGE		ROAD FRO	NTAGE		ROAD FRO	NTAGE	
	Sales or Financing									
	Concessions									
ij,	Net Adj.(Total)		Plus X Minus \$	-12,000	Plus X	Minus \$	-12,000	Plus X	Minus \$	-12,000
	Indicated Value		Net=-50%		Net=-52%	7.04		Net=-60%	ATTE	,
	of Subject		Gross=50%	12,000	Gross=52%	\$	11,000	Gross=60%	\$	8,000
		t Data THE SUBJECT IS							AND ALS	SO A LITTLE
	LOWER THAN T	HE HOME NORTH OF	IT. THIS WOULD RE	QUIRE SOM	IE FILL TO BU	JILD ON	PROPERLY	′ .		
	Comments and Cond	litions of Associate CALE	. 4 9 0 1 IAVE OF WED A	ND WATER	AND ADE OLO	OF TO T	HE OUD IEC	T 041 F 010 A	LABORI	0.0175 0.117
١,		litions of Appraisal: <u>SALE</u> E SEWER AND WATE		AND WATER	AND ARE CLC	15E 10 1	HE SUBJEC	1, SALE 3 15 A	LARGER	R SITE, BUT
z		L OLIVEITATIO VIATE	IT. OTTEL							
12	Final Reconciliation:	THE SALES COMPAR	ISON APPROACH WAS	USED TO PE	ROVIDE THE VA	ALUE EST	TIMATE. THE	COST AND INC	OME AP	PROACHES
₹	TO VALUE WER									
ច										
Ó	I ESTIMATE THE MA	ARKET VALUE, AS DEFINE	D, OF SUBJECT PROPER			/2021		to be \$	11,50	00
RECONCILIATION	Appraisor/s)	//h	louis		ppraiser (if application					
TZ.		n A Meyer	egin		Did Not Phys Inspect Prop					
	Date Report Signed		/2021	-	Date Report Sig	· .				
	State Certification # _		State WI	1					SI	tate
25	Or State License #		State State		Or State Licens	Co-Comp				tate
	Expiration Date of Lic	ense or Certification	12/14/2021				e or Certification	ın.		resta a

meyer appraisal service COMMENT ADDENDUM

File No. marathon county

Case No.

LEGAL DESCRIPTION

PLANTATION ACRES LOT 11 BLOCK 5, MARATHON COUNTY WISCONSIN

LAND SIZE.. PER COUNTY48 ACRES

GENERAL COMMENTS

THE REPORT WAS COMPLETED TO ESTIMATE THE CURRENT MARKET VALUE OF THE SUBJECT WITH OWNERSHIP IN FEE SIMPLE TO BE USED BY MARATHON COUNTY CLERKS OFFICE TO SET A PRICE FOR QUICK AND REASONABLE SALE THEY ARE THE INTENDED USERS OF THIS SITE.

THE SCOPE OF WORK INCLUDED MY PERSONAL INSPECTION OF THE SUBJECT, REVIEW OF GOVERNMENT DATA ON THE SUBJECT, REVIEW OF POTENTIAL COMPARABLE SALES AND LISTINGS IN THE CENTRAL WISCONSIN ML'S SERVICE.

THE DEFINITION OF MARKET VALUE WAS INCLUDED AND TAKEN FROM

THE DIGITAL SIGNATURES USED ARE UNDER THE CONTROL OF THE SIGNING APPRAISER.

EXPOSURE TIME IS ESTIMATED AT 180 DAYS MARKET TIME IS ESTIMATED AT 90-340 DAYS

I HAVE NOT COMPLETED ANY VALUATION ON THIS PROPERTY IN THE PAST 36 MONTHS

meyer appraisal service

APPRAISAL AND REPORT IDENTIFICATION

File No. marathon county Case No.

Borrower N/A

Property Address NORWAY LANE

City KRONENWETTER County Marathon State WI Zip Code 54414

Lender/Client MARATHON COUNTY CLERKS OFFICE Address WAUSAU WI 54402

This Appraisal conforms to <u>one</u> of the following definitions:
X Complete Appraisal The act or process of estimating value, or an estimate of value, performed without invoking the Departure Provision.
Limited Appraisal The act or process of estimating value, or an estimation of value, performed under and resulting from invoking the Departure Provision.
This Report is one of the following types:
Self Contained Report A written report prepared under Standards Rule 2-2(A) of a complete or limited appraisal performed under Standard 1.
X Summary Report A written report prepared under Standards Rule 2-2(B) of a complete or limited appraisal performed under Standard 1.
Restricted Report A written report prepared under Standards Rule 2-2(C) of a complete or limited appraisal performed under Standard 1.
Comments on Appraisal and Report Identification Note any departures from Standards Rules 1-2, 1-3, 1-4, plus any USPAP-related issues requiring disclosure:

DEFINITION OF MARKET VALUE: The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he considers his own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U. S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions* granted by anyone associated with the sale.

*Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgment.

STATEMENT OF LIMITING CONDITIONS

CONTINGENT AND LIMITING CONDITIONS: The appraiser's certification that appears in the appraisal report is subject to the following conditions:

- 1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. The appraiser assumes that the title is good and marketable and, therefore, will not render any opinions about the title. The property is appraised on the basis of it being under responsible ownership.
- 2. The appraiser has provided a sketch in the appraisal report to show approximate dimensions of the improvements and the sketch is included only to assist the reader of the report in visualizing the property and understanding the appraiser's determination of its size.
- 3. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in the appraisal report whether the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
- 4. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand.
- 5. The appraiser has estimated the value of the land in the cost approach at its highest and best use and the improvements at their contributory value. These separate valuations of the land and improvements must not be used in conjunction with any other appraisal and are invalid if they are so used.
- 6. The appraiser has noted in the appraisal report any adverse conditions (such as, needed repairs, depreciation, the presence of hazard wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the normal research involved in performing the appraisal. Unless otherwise stated in the appraisal report, the appraiser has no knowledge of any hidden or unapparent conditions of the property or adverse environmental conditions (including the presence of hazardous wastes, toxic substances, etc.) that would make the property more or less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied, regarding the condition of the property. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, the appraisal report must not be considered as an environmental assessment of the property.
- 7. The appraiser obtained the information, estimates, and opinions that were expressed in the appraisal report from sources that he or she considers to be reliable and believes them to be true and correct. The appraiser does not assume responsibility for the accuracy of such items that were furnished by other parties.
- 8. The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice.
- 9. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that completion of the improvements will be performed in a workmanlike manner.
- 10. The appraiser must provide his or her prior written consent before the lender/client specified in the appraisal report can distribute the appraisal report (including conclusions about the property value, the appraiser's identity and professional designations, and references to any professional appraisal organizations or the firm with which the appraiser is associated) to anyone other than the borrower; the mortgage or its successors and assigns; the mortgage insurer; consultants; professional appraisal organizations; any state or federally approved financial institution; or any department, agency, or instrumentality of the United States or any state or the District of Columbia; except that the lender/client may distribute the property description section of the report only to data collection or reporting service(s) without having to obtain the appraiser's prior written consent. The appraiser's written consent and approval must also be obtained before the appraisal can be conveyed by anyone to the public through advertising, public relations, news, sales, or other media.

APPRAISER'S CERTIFICATION: The Appraiser certifies and agrees that:

1. I have researched the subject market area and have selected a minimum of three recent sales of properties most similar and proximate to the subject property for consideration in the sales comparison analysis and have made a dollar adjustment when appropriate to reflect the market reaction to those items of significant variation. If a significant item in a comparable property is superior to, or more favorable than, the subject property, I have made a negative adjustment to reduce the adjusted sales price of the comparable and, if a significant item in a comparable property is inferior to, or less favorable than the subject property, I have made a positive adjustment to increase the adjusted sales price of the comparable.

- 2. I have taken into consideration the factors that have an impact on value in my development of the estimate of market value in the appraisal report. I have not knowingly withheld any significant information from the appraisal report and I believe, to the best of my knowledge, that all statements and information in the appraisal report are true and correct.
- 3. I stated in the appraisal report only my own personal, unbiased, professional analyses, opinions, and conclusions, which are subject only to the contingent and limiting conditions specified in this form. I certify that, to the best of my knowledge and belief: The statements of fact contained in this report are true and correct. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analyses, opinions and conclusions.
- 4. I have no present or prospective interest in the property that is the subject of this report, and no personal interest with respect to the parties involved. I did not base, either partially or completely, my analysis and/or the estimate of market value in the appraisal report on the race, color, religion, sex, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or the present owners or occupants of the properties in the vicinity if the subject property.
- 5. I have no present or contemplated future interest in the subject property, and neither my current or future employment nor my compensation for performing this appraisal is contingent on the appraised value of the property.
- 6. My engagement in this assignment was not contingent upon developing or reporting predetermined results. My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- 7. My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice in place as of the effective date of this appraisal, with the exception of the departure provision of those Standards, which does not apply. I acknowledge that an estimate of a reasonable time for exposure in the open market is a condition in the definition of the market value and the estimate I developed is consistent with the marketing time noted in the neighborhood section of this report, unless I have otherwise stated in the reconciliation section.
- 8. I have made a personal inspection of the property that is the subject of this report. I further certify that I have noted any apparent or known adverse conditions in the subject improvements, on the subject site, or on any site within the immediate vicinity of the subject property of which I am aware and have made adjustments for these adverse conditions in my analysis of the property value to the extent that I had market evidence to support them. I have also commented about the effect of the adverse conditions on the marketability of the subject property.
- 9. No one provided significant professional assistance to the person signing this report.

If I relied on significant professional assistance from any individual or individuals in the performance of the appraisal or the preparation of the appraisal report, I have named such individual(s) and disclosed the specific tasks performed by them in the reconciliation section of this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in the report; therefore, if an unauthorized change is made to the appraisal report, I will take no responsibility for it.

SUPERVISORY APPRAISER'S CERTIFICATION: If a supervisory appraiser signed the appraiser report, he or she certifies and agrees that: I directly supervise the appraiser who prepared the appraisal report, have reviewed the appraisal report, agree with the statements and conclusions of the appraiser, agree to be bound by the appraiser's certifications numbered 4 through 7 above, and am taking full responsibility for the appraisal and the appraisal report.

ADDRESS OF PROPERTY APPRAISED:	NORWAY LANE, KRONENWETTER, WI 54414
APPRAISER: 97	SUPERVISORY APPRAISER (only if required)
Signature: Name: Gordon A Meyer Date Signed: 5/10/2021 State Certification #: 1040-10 or State License #: State: WI Expiration Date of Certification or License: 12/14/2021	Signature:

Borrower N/A

Property Address NORWAY LANE

City KRONENWETTER County Marathon State WI Zip Code 54414

Lender/Client MARATHON COUNTY CLERKS OFFICE Address WAUSAU WI 54402

5/10/2021

Real Estate Tax Parcel

Marathon County

Owner (s):

Location:

MARATHON COUNTY

NW1/4 SW1/4,Sect. 1, T27N,R7E

Mailing Address:

School District:

MARATHON COUNTY-CO CLK TAX DEED

4970 - DC EVEREST

500 FOREST ST WAUSAU, WI 54403-

Request Mailing Address Change

Tax Parcel ID Number: Tax District:

Status:

145-2707-013-0119 145-VILLAGE OF KRONENWETTER Active

Alternate Tax Parcel Number:Government Owned:Acres:

63-0530-005-011-00-00

0.48

Description - Comments (Please see Documents tab below for related documents. For a complete legal description, see recorded document.): PLANTATION ACRES LOT 11 BLK 5

Site Address (cs): (Site address may not be verified and could be incorrect. DO NOT use the site address in lieu of legal description.)

0 Lottery credits claimed

Tax History

* Click on a Tax Year for detailed payment information.

Tax Year* Tax Bill Taxes Paid Taxes Due Interest Penalty Fees Total Payoff 2020 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00

2020 \$0.00 \$

'PAY TAXES' button may be used to pay the SECOND installment for all municipalities except for the City of Wausau. It may also be used to pay past year delinquent taxes for all municipalities. If the first installment is not received by the municipality by January 31 of the year due, interest and penalty will also be due. Please contact the County Treasurer's Office at (715) 261-1150 for exact amount due if after January 31 or if taxes are 3 years or more delinquent.

NOTE: Current year tax bills may not be processed by the county.

Interest and penalty on delinquent taxes are calculated to May 31, 2021.

https://ascent.co.marathon.wi.us/AscentLandRecords/ProperlyListing/RealEstateTaxParcel#/TaxBills/45699? Print=true the property of the prope

Borrower N/A

BOTTOTTO TATA							
Property Address NORWAY LANE							
City KRONENWETTER	County	Marathon	State	WI	Zip Code	54414	-
Lender/Client MARATHON COUNT	Y CLERKS OFFICE	Address WAUSAU W	/ 54402				-

EXPIRES: 12/14/2021

NO. 1040 - 10

The State of Wisconsin Department of Safety and Professional Services

Hereby certifies that GORDON A MEYER

was granted a certificate to practice as a

CERTIFIED GENERAL APPRAISER ELIGIBLE TO APPRAISE FEDERALLY RELATED TRANSACTIONS IS AQB COMPLIANT

in the State of Wisconsin in accordance with Wisconsin Law on the 7th day of January in the year 2000. The authority granted herein must be renewed each biennium by the granting authority. In witness thereof, the State of Wiscensin Department of Safety and Professional Services has caused this certificate to be issued under its official seal.

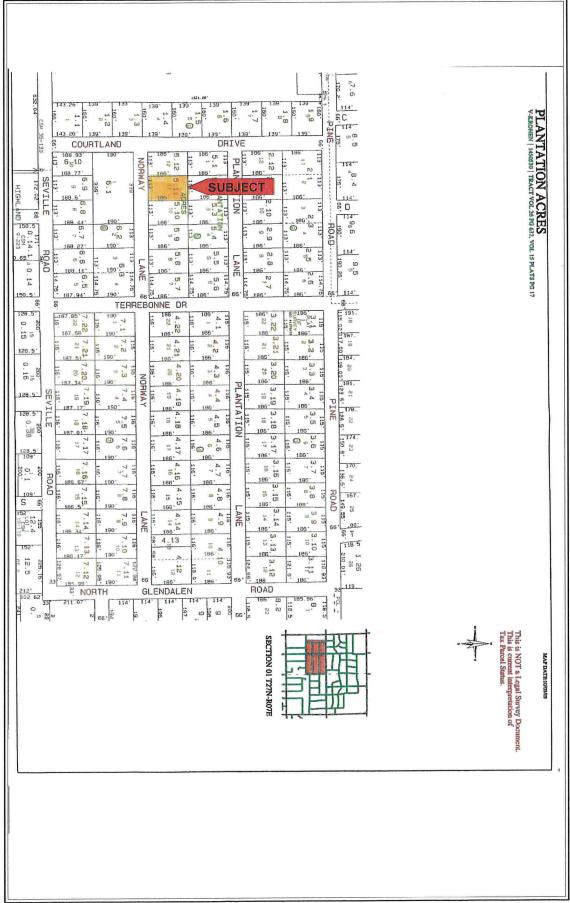


Daw B. Cm

This certificate was printed on the 16th day of December in the year 2019

Borrower N/A

Property Address NORWAY LANE							
City KRONENWETTER	County	Mara	thon	State	WI	Zip Code	54414
Lender/Client MARATHON COUN	TY CLERKS OFFICE	Address	WAUSAU WI 54402				

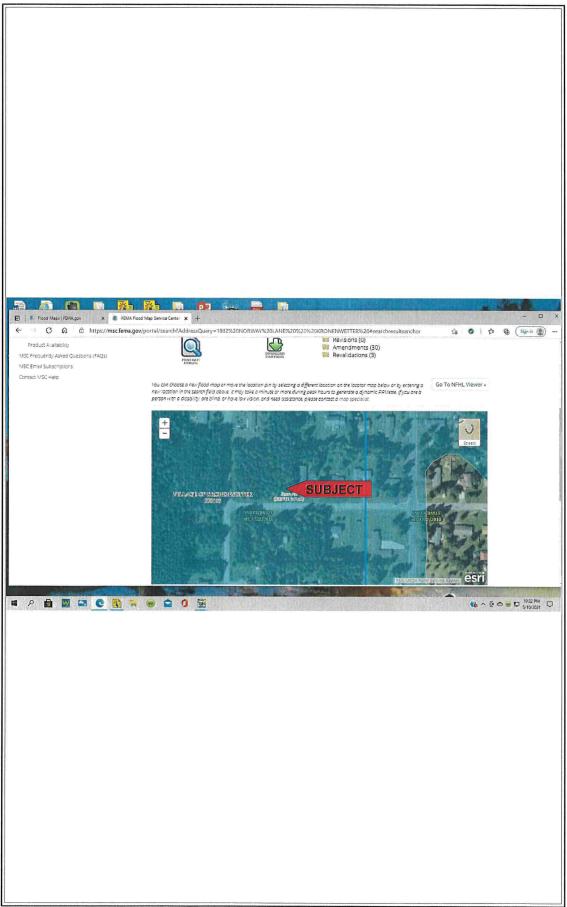


Borrower N/A

Property Address NORWAY LANE

City KRONENWETTER County Marathon State WI Zip Code 54414

Lender/Client MARATHON COUNTY CLERKS OFFICE Address WAUSAU WI 54402



meyer appraisal service LOCATION MAP

File No. marathon county Case No.

Borrower N/A

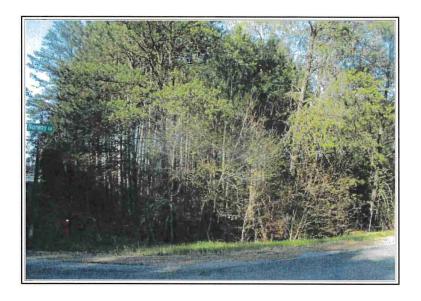
Property Address NORWAY LANE

City KRONENWETTER County Marathon State WI Zip Code 54414

Lender/Client MARATHON COUNTY CLERKS OFFICE Address WAUSAU WI 54402

COMP 2 COMP 3 COMP 1 **SUBJECT** Wausau Town Easton FOREST PARK Wausau Big Rib River Rib Mountain Subject NORWAY LANE KRONENWETTER, WI 54414 APN: Hatley Ringle Rothschi 2212 MEADOW RD KRONENWETTER WI 54455 Sale: \$24,000 0.99 miles E 10 Kronenwetter D DR 155 Comp 2 1862 NORWAY LANE KRONENWETTER WI 54455 Sale: \$23,000 0.22 miles E Mosinee Reid Bevent Knowlton Little Eau Pleine River Rosholt 2 km 2 miles **b** Bing ® 2021 TomTom, ® 2021 Microsoft Corporation COMP 4 COMP 5 COMP 6

APPRAISAL REPORT OF



NORWAY LANE KRONENWETTER, WI 54414

PREPARED FOR

MARATHON COUNTY CLERKS OFFICE WAUSAU WI 54402

AS OF

5/8/2021

PREPARED BY

meyer appraisal service 4503 AUGUSTINE AVE WESTON, WI 54476

File No. marathon county

Case No.

Table of Contents

Page Title	Page #
Summary of Salient Features	1
Photo Subject	2
Photo Subject Extra	3
Land Appraisal	4
Comments	5
Appraisal Identification	6
Limiting Conditions	7
USPAP Certification	8
Exhibit	9
Exhibit	10
Exhibit	11
Exhibit	12
Location Map	13

SUMMARY OF SALIENT FEATURES

SUBJECT IN	FORMATION	Case No.	
	Subject Address	NORWAY LANE	
	Legal Description	SEE ADDENDUM	_
	City	KRONENWETTER	-
	County	Marathon	_
	State	WI	
	Zip Code	54414	_
	Census Tract	8	_
	Map Reference	59	_
SALES PRICE			
	Sale Price	\$ <u>N/A</u>	_
	Date of Sale	N/A	_
CLIENT			
	Borrower	N/A	
	Lender/Client	MARATHON COUNTY CLERKS OFFICE	_
DESCRIPTIO	N OF IMPROVEMENT		
	Size (Square Feet)		=
	Price per Square Foot	\$ 	_
	Location	SUB	=
	Age		_
	Condition		<u> </u>
	Total Rooms		
	Bedrooms		
	Baths		
APPRAISER			
	Appraiser	Gordon A Meyer	_
	Date of Appraised Value	5/8/2021	_
VALUE			
	Final Opinion of Value \$	11,500	
] 			

5/10/2021

MARATHON COUNTY CLERKS OFFICE WAUSAU WI 54402

RE:

N/A

NORWAY LANE

KRONENWETTER, WI 54414

File No. marathon county

Case No.

Dear

In accordance with your request, I have personally inspected and prepared an appraisal report of the real property located at:

NORWAY LANE, KRONENWETTER, WI 54414

The purpose of this appraisal is to estimate the market value of the property described in the body of this appraisal report.

Enclosed, please find the appraisal report which describes certain data gathered during our investigation of the property. The methods of approach and reasoning in the valuation of the various physical and economic factors of the subject property are contained in this report.

An inspection of the property and a study of pertinent factors, including valuation trends and an analysis of neighborhood data, led the appraiser to the conclusion that the market value, as of 5/8/2021 is:

11,500

The opinion of value expressed in this report is contingent upon the limiting conditions attached to this report.

Meyer

It has been a pleasure to assist you. If I may be of further service to you in the future, please let me know.

Respectfully submitted,

Signature:_

Gordon A Meyer

meyer appraisal service SUBJECT PHOTO ADDENDUM

File No. marathon county Case No.

Borrower N/A

Property Address NORWAY LANE

City KRONENWETTER County

Lender/Client MARATHON COUNTY CLERKS OFFICE Marathon State WI Zip Code 54414

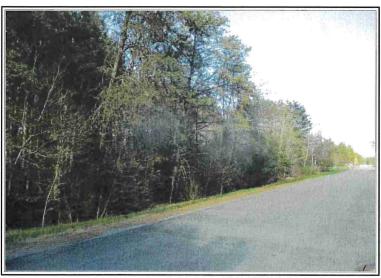
Address WAUSAU WI 54402,



FRONT OF SUBJECT PROPERTY NORWAY LANE KRONENWETTER, WI 54414



REAR OF SUBJECT PROPERTY



Produced by ClickFORMS Software 800-622-8727

STREET SCENE

meyer appraisal service SUBJECT PHOTO ADDENDUM

File No. marathon county Case No.

Borrower N/A

Property Address	NORWAY LANE						
City KRONEN	IWETTER	County	Marathon	State	WI	Zip Code	54414
Lender/Client	MARATHON COUNT	Y CLERKS OFFICE	Address	WAUSAU WI 5	54402,		



OAK



OAK



ROAD

Produced by ClickFORMS Software 800-622-8727

LAND APPRAISAL REPORT

File No. marathon county Case No.

3	Borrower N/A			Census Tract		8		Map Reference		59
7	Property Address N	ORWAY LANE								
0	City KRONENWE		County	Marat	hon St	ate	WI	Zip Code	54	414
Ϋ́	Legal Description SI	EE ADDENDUM								
음	Sale Price \$	N/A Date of Sale	N/A Loan Term	n	yrs. Property Rig	hts Appra	ised X Fee	Leasehold	i De	Minimis PUD
툳	Actual Real Estate Ta		yr) Loan Charges to be pa	id by seller \$	N/A Other S	Sales Con	cessions NO	NE.		
IDENTIFICATION	Lender/Client MAR	ATHON COUNTY CL	ERKS OFFICE	Addre	ss WAUSAU V					
			raiser Gordon A	A Meyer	_ Instructions to A	ppraiser_	ESTIMATE I	MARKET VALU	JE 8/15	/2011
Ø.										
	Location	Urban	X Suburban		ıral		and the second	(Fair Poor
	Built Up	Over 75			der 25%		ent Stability	ļ	X	\square
	Growth Rate	Fully Dev. Rapid	X Steady		ow		nce to Employ	1	X	
	Property Values	Increasi			clining		nce to Shoppir		X	-
	Demand/Supply	Shortag	THE PROPERTY OF THE PROPERTY O		ersupply		nce to Schools		X	
9	Marketing Time	Under 3				12 SOSSESSEE (VISSOS)	y of Public Trai	nsportation	X	
8	Present Land Use_3		Family % Apts1	% Condo5/			nal Facilities	ļ	X	
퓬	Change In Dresent I.	%Industrial % V and Use X Not Lik			122 Sept. 100 100 100 100 100 100 100 100 100 10	CO	y of Utilities		X	
8	Change In Present La	(*) From		То	aking Place (*)		of Compatibility	ntal Conditions	X	-
EIGHBORHOOD	Predominate Occupa				% Vacant		d Fire Protection	* 12400 10-000000000000000000000000000000000		
置	Single Family Price F	, <u>*</u>	,	edominant Value	I		Appearance of	1	X	
2	Single Family Age	The second secon	s to 80 yrs. Predo		1-1	Appeal to	1.57.00		X	HH I
		-			L	**				
			unfavorable, affecting mark							
			VETTER. THE AREA INC					MES, THERE IS	SOME C	OMMERCIAL
	PROPERTY ON	THE NORTH SIDE O	F THE AREA AND SC	ME LOWER	WOODED LAN	NDS WE	ST.			
	Dimonsiona IDDEC	NII AD				40.40	DEC	TV.	Corn 1 · ·	
	Dimensions IRREC Zoning Classification	Supplied to the standard sea		=	Present Impro	.48 AC		do not conform to	Corner Lot	
		Present use X	Other (specify)		Fresent impro	vements		do not comoni te	20ming re	guiations
į p	Public	Other (Describe)	OFF SITE IMPROVEM	MENTS Topo	WOODED, L	OWER	THAN ROA	D		
	Elec. X	STREET Str	eet Access X Public	Private Size	.48 ACRES					
ш	Gas X		face PAVED		e Rectangular					
SIT	Water X	Ma	nintenance X Public _		AVERAGE					
	San. Sewer X	erground Elect. & Tel.		CC 1100000-12000-1	lage <u>UNKNOV</u>		ldentified Coe	ial Fland Hanned	A0	N- V V
	The state of the s	<u> </u>	any apparent adverse ease		property located		0 10 100 200 300 300		A PARTON N	
		-	NY ADVERSE EASEME							
	The undersigned has	recited three recent sales	of properties most similar a	and proximate to	subject and has co	onsidered	these in the m	arket analysis. Th	e descript	ion includes
	a dollar adjustment i	eflecting market reaction t	o those items of significant ne subject property, a minus	variation betwee	n the subject and o	comparab	le properties. It	a significant item	in the cor	nnarable I
	comparable is inferio	to or less favorable than	the subject property, a plus	(+) adjustment is	made thus increa	sing the in	ndicated value o	of the subject.	ilicant iten	i iii uie
		SUBJECT PROPERT			COM	IPARABLI	E NO.2	COM	IPARABL	E NO.3
A		IORWAY LANE	2212 MEADO		1862 NO			LOT 7 WC		
	Proximity to Subject	NWETTER, WI 5441	4 KRONENWETTER			ETTER \ 2 miles		MOSINE		
YSIS	Sales Price	\$ N/A	0.99 mile:	\$ 24,000	U.2	2 miles		5.32	miles S	20,000
Ž	Price /	\$ 0.00	Commence of the Commence of th	\$ 47,058.82		THE RESERVE AND ADDRESS OF THE PERSON NAMED IN	46,000.00		\$	27,397.26
ANA	Data Source	Inspection	MLS# 2181		MLS#	¥ 21812		MLS	# 22101	
Ž	Date of Sale and	DESCRIPTION	DESCRIPTION	Adjustment	DESCRIP		Adjustment	DESCRIP		+(-)\$ Adjustment
DATA,	Time Adjustment	N/A	1/17/2020		1/17/202	20		4/16/20	21	
9	Location	SUB	SuB	_	SuB			SuB		
ê	Site/View	.48 ACRES	.51 ACRES	40.000	.50 ACR		40.000	.73 ACR		
MARKET		WOODED PONTAGE	HIGH LAND	-12,000	- Service of Service State Services		-12,000			-12,000
Σ		ROAD FRONTAGE	ROAD FRONTAGE		ROAD FROM	NIAGE		ROAD FROM	NIAGE	
91										
	Sales or Financing									
	Concessions									
	Net Adj.(Total)		Plus X Minus	\$ -12,000		Minus \$	-12,000	Plus X	Minus \$	-12,000
	Indicated Value		Net=-50%		Net=-52%		-	Net=-60%		
	of Subject	Date THE OUR ISST			Gross=52%			Gross=60%		8,000
			IS WOODED LAND, BUT F IT. THIS WOULD RI						AND AL	SO A LITTLE
	LOWER THAN I	HE HOIVIE NORTH C	F II. IHIS WOULD KI	EQUIRE SUN	IE FILL TO BU	ILD ON	PROPERLY			
	Comments and Cond	itions of Appraisal: SAL	E 1 & 2 HAVE SEWER	AND WATER	AND ARE CLO	SE TO T	HE SUBJEC	T SALE 3 IS A	LARGE	SITE BUT
		E SEWER AND WAT			7.11.07.11.12.02.0	02 10 1	TIE GOBOLO	1, 0/122 0 10 / 1	L/ (I (OL)	(OTTE, DOT
Z										
Ĕ	Final Reconciliation:	THE SALES COMPA	RISON APPROACH WA	S USED TO PR	ROVIDE THE VA	LUE EST	IMATE. THE	COST AND INC	OME AP	PROACHES
P	TO VALUE WER	E NOT USED.								
ᅙ										
RECONCILIATION	LESTIMATE THE MA	IRKET VALUE, AS DEFIN	ED, OF SUBJECT PROPE			(2021		o be \$	11,5	00
Ä	Appraiser(s)	1/1	Moura		opraiser (if applica Did Not Phys					
"	0.0	n A Meyer	Negir	[] DIG [Inspect Prope					
	Date Report Signed	The second secon	0/2021		Date Report Sig	80				
		1040-10		VI	State Certification				S	tate
	Or State License # _		State		Or State License					tate
Vigo L		ense or Certification	12/14/2019		Expiration Date	30000		n		

meyer appraisal service COMMENT ADDENDUM

File No. marathon county Case No.

 Borrower
 N/A

 Property Address
 NORWAY LANE

 City
 KRONENWETTER
 County
 Marathon
 State
 WI
 Zip Code
 54414

 Lender/Client
 MARATHON COUNTY CLERKS OFFICE
 Address
 WAUSAU WI 54402,
 State
 WI
 WI

LEGAL DESCRIPTION

PLANTATION ACRES LOT 12 BLOCK 5, MARATHON COUNTY WISCONSIN

LAND SIZE.. PER COUNTY48 ACRES

GENERAL COMMENTS

THE REPORT WAS COMPLETED TO ESTIMATE THE CURRENT MARKET VALUE OF THE SUBJECT WITH OWNERSHIP IN FEE SIMPLE TO BE USED BY MARATHON COUNTY CLERKS OFFICE TO SET A PRICE FOR QUICK AND REASONABLE SALE THEY ARE THE INTENDED USERS OF THIS SITE.

THE SCOPE OF WORK INCLUDED MY PERSONAL INSPECTION OF THE SUBJECT, REVIEW OF GOVERNMENT DATA ON THE SUBJECT, REVIEW OF POTENTIAL COMPARABLE SALES AND LISTINGS IN THE CENTRAL WISCONSIN ML'S SERVICE.

THE DEFINITION OF MARKET VALUE WAS INCLUDED AND TAKEN FROM

THE DIGITAL SIGNATURES USED ARE UNDER THE CONTROL OF THE SIGNING APPRAISER.

EXPOSURE TIME IS ESTIMATED AT 180 DAYS MARKET TIME IS ESTIMATED AT 90-340 DAYS

I HAVE NOT COMPLETED ANY VALUATION ON THIS PROPERTY IN THE PAST 36 MONTHS

meyer appraisal service

APPRAISAL AND REPORT IDENTIFICATION

File No. marathon county Case No.

Borrower N/A

Property Address NORWAY LANE

City KRONENWETTER County Marathon State WI Zip Code 54414

Lender/Client MARATHON COUNTY CLERKS OFFICE Address WAUSAU WI 54402,

This Appraisal conforms to one of the following definitions:
X Complete Appraisal
The act or process of estimating value, or an estimate of value, performed without invoking the Departure Provision.
Limited Appraisal
The act or process of estimating value, or an estimation of value, performed under and resulting from invoking the Departure Provision.
and processing and accommon
This Report is <u>one</u> of the following types:
Self Contained Report A written report prepared under Standards Rule 2-2(A) of a complete or limited appraisal performed under Standard 1.
X Summary Report
A written report prepared under Standards Rule 2-2(B) of a complete or limited appraisal performed under Standard 1.
Restricted Report
A written report prepared under Standards Rule 2-2(C) of a complete or limited appraisal performed under Standard 1.
Comments on Appraisal and Report Identification
Note any departures from Standards Rules 1-2, 1-3, 1-4, plus any USPAP-related issues requiring disclosure:

DEFINITION OF MARKET VALUE: The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he considers his own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U. S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions* granted by anyone associated with the sale.

*Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgment.

STATEMENT OF LIMITING CONDITIONS

CONTINGENT AND LIMITING CONDITIONS: The appraiser's certification that appears in the appraisal report is subject to the following conditions:

- 1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. The appraiser assumes that the title is good and marketable and, therefore, will not render any opinions about the title. The property is appraised on the basis of it being under responsible ownership.
- 2. The appraiser has provided a sketch in the appraisal report to show approximate dimensions of the improvements and the sketch is included only to assist the reader of the report in visualizing the property and understanding the appraiser's determination of its size.
- 3. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in the appraisal report whether the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
- 4. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand.
- 5. The appraiser has estimated the value of the land in the cost approach at its highest and best use and the improvements at their contributory value. These separate valuations of the land and improvements must not be used in conjunction with any other appraisal and are invalid if they are so used.
- 6. The appraiser has noted in the appraisal report any adverse conditions (such as, needed repairs, depreciation, the presence of hazard wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the normal research involved in performing the appraisal. Unless otherwise stated in the appraisal report, the appraiser has no knowledge of any hidden or unapparent conditions of the property or adverse environmental conditions (including the presence of hazardous wastes, toxic substances, etc.) that would make the property more or less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied, regarding the condition of the property. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, the appraisal report must not be considered as an environmental assessment of the property.
- 7. The appraiser obtained the information, estimates, and opinions that were expressed in the appraisal report from sources that he or she considers to be reliable and believes them to be true and correct. The appraiser does not assume responsibility for the accuracy of such items that were furnished by other parties.
- 8. The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice.
- 9. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that completion of the improvements will be performed in a workmanlike manner.
- 10. The appraiser must provide his or her prior written consent before the lender/client specified in the appraisal report can distribute the appraisal report (including conclusions about the property value, the appraiser's identity and professional designations, and references to any professional appraisal organizations or the firm with which the appraiser is associated) to anyone other than the borrower; the mortgage or its successors and assigns; the mortgage insurer; consultants; professional appraisal organizations; any state or federally approved financial institution; or any department, agency, or instrumentality of the United States or any state or the District of Columbia; except that the lender/client may distribute the property description section of the report only to data collection or reporting service(s) without having to obtain the appraiser's prior written consent. The appraiser's written consent and approval must also be obtained before the appraisal can be conveyed by anyone to the public through advertising, public relations, news, sales, or other media.

APPRAISER'S CERTIFICATION: The Appraiser certifies and agrees that:

- 1. I have researched the subject market area and have selected a minimum of three recent sales of properties most similar and proximate to the subject property for consideration in the sales comparison analysis and have made a dollar adjustment when appropriate to reflect the market reaction to those items of significant variation. If a significant item in a comparable property is superior to, or more favorable than, the subject property, I have made a negative adjustment to reduce the adjusted sales price of the comparable and, if a significant item in a comparable property is inferior to, or less favorable than the subject property, I have made a positive adjustment to increase the adjusted sales price of the comparable.
- 2. I have taken into consideration the factors that have an impact on value in my development of the estimate of market value in the appraisal report. I have not knowingly withheld any significant information from the appraisal report and I believe, to the best of my knowledge, that all statements and information in the appraisal report are true and correct.
- 3. I stated in the appraisal report only my own personal, unbiased, professional analyses, opinions, and conclusions, which are subject only to the contingent and limiting conditions specified in this form. I certify that, to the best of my knowledge and belief: The statements of fact contained in this report are true and correct. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analyses, opinions and conclusions.
- 4. I have no present or prospective interest in the property that is the subject of this report, and no personal interest with respect to the parties involved. I did not base, either partially or completely, my analysis and/or the estimate of market value in the appraisal report on the race, color, religion, sex, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or the present owners or occupants of the properties in the vicinity if the subject property.
- 5. I have no present or contemplated future interest in the subject property, and neither my current or future employment nor my compensation for performing this appraisal is contingent on the appraised value of the property.
- 6. My engagement in this assignment was not contingent upon developing or reporting predetermined results. My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- 7. My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice in place as of the effective date of this appraisal, with the exception of the departure provision of those Standards, which does not apply. I acknowledge that an estimate of a reasonable time for exposure in the open market is a condition in the definition of the market value and the estimate I developed is consistent with the marketing time noted in the neighborhood section of this report, unless I have otherwise stated in the reconciliation section.
- 8. I have made a personal inspection of the property that is the subject of this report. I further certify that I have noted any apparent or known adverse conditions in the subject improvements, on the subject site, or on any site within the immediate vicinity of the subject property of which I am aware and have made adjustments for these adverse conditions in my analysis of the property value to the extent that I had market evidence to support them. I have also commented about the effect of the adverse conditions on the marketability of the subject property.
- 9. No one provided significant professional assistance to the person signing this report.

If I relied on significant professional assistance from any individual or individuals in the performance of the appraisal or the preparation of the appraisal report, I have named such individual(s) and disclosed the specific tasks performed by them in the reconciliation section of this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in the report; therefore, if an unauthorized change is made to the appraisal report, I will take no responsibility for it.

SUPERVISORY APPRAISER'S CERTIFICATION: If a supervisory appraiser signed the appraiser report, he or she certifies and agrees that: I directly supervise the appraiser who prepared the appraisal report, have reviewed the appraisal report, agree with the statements and conclusions of the appraiser, agree to be bound by the appraiser's certifications numbered 4 through 7 above, and am taking full responsibility for the appraisal and the appraisal report.

ADDRESS OF PROPERTY APPRAISED:	NORWAY LANE, KRONENWETTER, WI 54414
APPRAISER: 97	SUPERVISORY APPRAISER (only if required)
Signature:Name: Gordon A Meyer	Signature:
Date Signed: 5/10/2021	Date Signed:
State Certification #: 1040-10	State Certification #:
or State License #:	or State License #:
State: WI	State:
Expiration Date of Certification or License: 12/14/2019	Expiration Date of Certification or License:
	Did Did Not Inspect Property

marathon county File No. Case No.

Borrower N/A

Property Address NORWAY LANE WI Zip Code 54414 Marathon City KRONENWETTER County Lender/Client MARATHON COUNTY CLERKS OFFICE Address WAUSAU WI 54402

5/10/2021

Real Estate Tax Parcel

Marathon County

Location:

MARATHON COUNTY

NW1/4 SW1/4,Sect. 1, T27N,R7E

Mailing Address:

School District:

MARATHON COUNTY-CO CLK TAX DEED

4970 - DC EVEREST

500 FOREST ST WAUSAU, WI 54403-

Request Mailing Address Change

Tax Parcel ID Number: Tax District:

145-2707-013-0120 145-VILLAGE OF KRONENWETTER Active

Alternate Tax Parcel Number:Government Owned:Acres:

63-0530-005-012-00-00

Description - Comments (Please see Documents tab below for related documents. For a complete legal description, see recorded document.): PLANTATION ACRES LOT 12 BLK 5

Site Address (es): (Site address may not be verified and could be incorrect. DO NOT use the site address in lieu of legal description.)

0 Lottery credits claimed

Tax History

* Click on a Tax Year for detailed payment information.

Tax Year* Tax Bill Taxes Paid Taxes Due Interest Penalty Fees Total Payoff \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 2020 \$0.00 \$0.00

\$0.00 \$0.00 \$0.00 \$0.00 \$0.00 2019 \$0.00 \$0.00 \$0.00 Total

'PAY TAXES' button may be used to pay the SECOND installment for all municipalities except for the City of Wausau. It may also be used to pay past year delinquent taxes for all municipalities. If the first installment is not received by the municipality by January 31 of the year due, interest and penalty will also be due. Please contact the County Treasurer's Office at (715) 261-1150 for exact amount due if after January 31 or if taxes are 3 years or more delinquent.

NOTE: Current year tax bills may not be processed by the county.

Interest and penalty on delinquent taxes are calculated to May 31, 2021.

Borrower N/A								
Property Addre	ss NORWAY L	ANE						
City KRONEN	WETTER	County	Marat	hon S	state	WI	Zip Code	54414
Lender/Client	MARATHON CO	OUNTY CLERKS OFFICE	Address	WAUSAU WI 54402,				

EXPIRES: 12/14/2021

NO. 1040 - 10

The State of Wisconsin Department of Safety and Professional Services

Hereby certifies that GORDON A MEYER

was granted a certificate to practice as a

CERTIFIED GENERAL APPRAISER ELIGIBLE TO APPRAISE FEDERALLY RELATED TRANSACTIONS IS AQB COMPLIANT

in the State of Wisconsin in accordance with Wisconsin Law on the 7th day of January in the year 2000. The authority granted herein must be renewed each biennium by the granting authority. In witness thereof, the State of Wiscensin Department of Tajety and Professional Tervices has caused this certificate to be issued under its official seal.



This certificate was printed on the 16th day of December in the year 2019

Borrower N/A

Property Address NORWAY LANE							
City KRONENWETTER	County	Mara	thon	State	WI	Zip Code	54414
Lender/Client MARATHON COUN	ITY CLERKS OFFICE	Address	WAUSAU WI 54402				

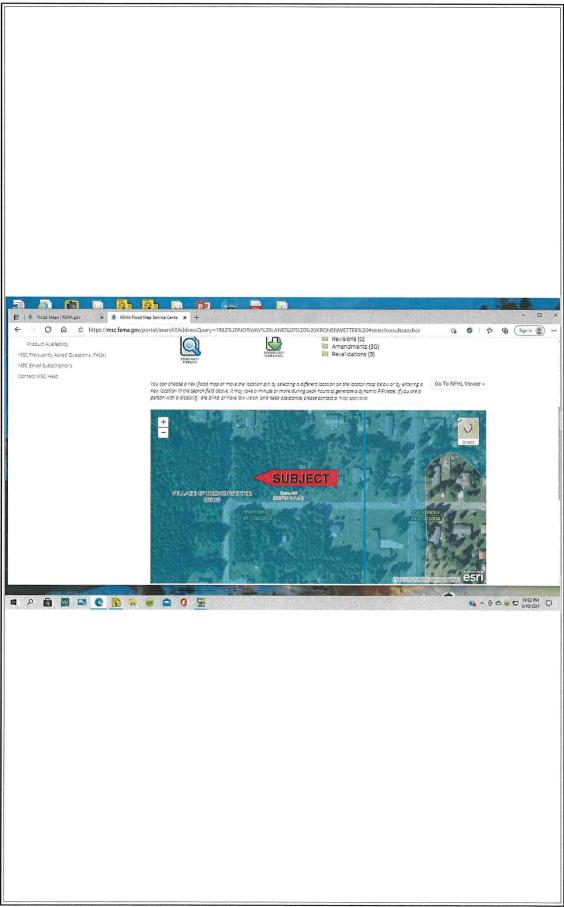


Borrower N/A

Property Address NORWAY LANE

City KRONENWETTER County Marathon State WI Zip Code 54414

Lender/Client MARATHON COUNTY CLERKS OFFICE Address WAUSAU WI 54402,

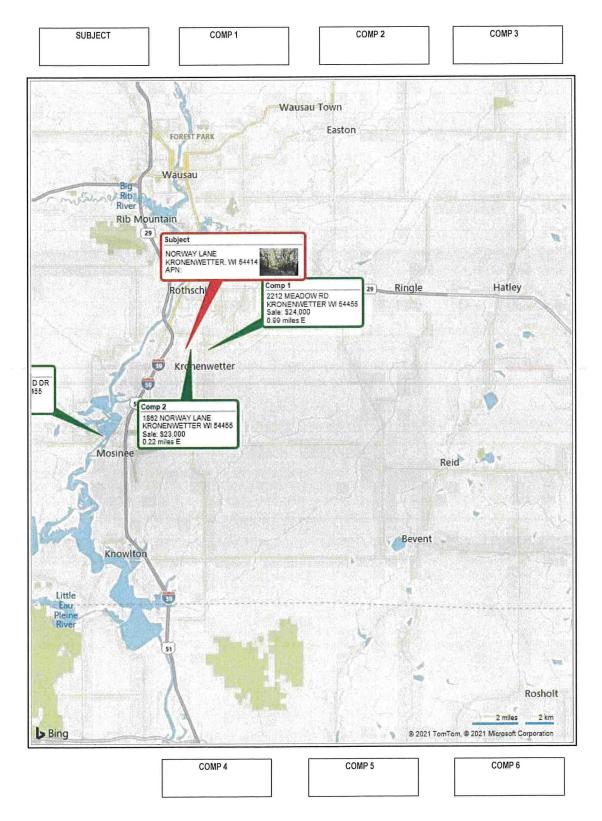


 Borrower
 N/A

 Property Address
 NORWAY LANE

 City
 KRONENWETTER
 County
 Marathon
 State
 WI
 Zip Code
 54414

 Lender/Client
 MARATHON COUNTY CLERKS OFFICE
 Address
 WAUSAU WI
 54402,



INVOICE		
INVOICE		
Date: 5/10/2021	File No. Case No.	marathon count
Prepared for:		
MARATHON COUNTY CLERKS OFFICE WAUSAU WI 54402		
Property Appraised:		
N/A NORWAY LANE KRONENWETTER, WI 54414		
Work Performed:		
		300.00
	\$\$	
-	\$	

Total Amount Due: \$ 300.00

Please make checks payable to:

meyer appraisal service 4503 AUGUSTINE AVE WESTON, WI 54476