

APPRAISAL REPORT
OF



1021 Oak St
South Milwaukee, WI 53172

PREPARED FOR

Milwaukee County
633 W Wisconsin Ave Suite 903
Milwaukee, WI 53203

AS OF

04/25/2017

PREPARED BY

LAVOLD APPRAISALS, LLC
6650 W State St, #275
Wauwatosa, WI 53213

05/09/2017

Milwaukee County
633 W Wisconsin Ave Suite 903
Milwaukee, WI 53203

File Number:

Dear Milwaukee County

In accordance with your request, I have personally inspected and appraised the real property at:

1021 Oak St
South Milwaukee, WI 53172

The purpose of this appraisal is to estimate the market value of the subject property, as improved. The property rights appraised are the fee simple interest in the site and improvements.

In my opinion, the estimated market value of the property as of 04/25/2017 is:

\$ 25,000

Twenty-Five Thousand Dollars

The attached report contains the description, analysis and supportive data for the conclusions, final estimate of value, descriptive photographs, limiting conditions and appropriate certifications.

Respectfully submitted,

Signature: 

Mark P. Lavold
LAVOLD APPRAISALS, LLC

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LAND APPRAISAL REPORT

File No.

Case No.

Appraisal Report

IDENTIFICATION	Borrower <u>None</u>	Census Tract <u>1701.00</u>	Map Reference <u>Unknown</u>
	Property Address <u>1021 Oak St</u>		
	City <u>South Milwaukee</u>	County <u>Milwaukee</u>	State <u>WI</u>
	Legal Description <u>Kretschmar-Milbrath & Lindemanns Subd SW 1/4 Sec 2 5 22, That PT Of BLKS 1-4 Incl. & Land Adj SD BLKS</u>		Zip Code <u>53172</u>
	Sale Price \$ <u>N/A</u>	Date of Sale <u>N/A</u>	Loan Term <u>Unknown</u> yrs. Property Rights Appraised <input checked="" type="checkbox"/> Fee <input type="checkbox"/> Leasehold <input type="checkbox"/> De Minimis PUD
	Actual Real Estate Taxes \$ <u>0</u>	(yr) <u>0</u>	Loan Charges to be paid by seller \$ <u>0</u>
	Lender/Client <u>Milwaukee County</u>	Address <u>633 W Wisconsin Ave Suite 903, Milwaukee, WI 53203</u>	
	Occupant <u>Vacant Land</u>	Appraiser <u>Mark P Lavold</u>	Instructions to Appraiser <u>Perform a real estate appraisal to develop an opinion of market value for vacant land.</u>

NEIGHBORHOOD	Location	<input type="checkbox"/> Urban	<input checked="" type="checkbox"/> Suburban	<input type="checkbox"/> Rural		Good	Avg.	Fair	Poor	
	Built Up	<input type="checkbox"/> Over 75%	<input checked="" type="checkbox"/> 25% to 75%	<input type="checkbox"/> Under 25%	Employment Stability	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	Growth Rate	<input type="checkbox"/> Fully Dev.	<input checked="" type="checkbox"/> Rapid	<input type="checkbox"/> Steady	<input type="checkbox"/> Slow	Convenience to Employment	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	Property Values	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining	Convenience to Shopping	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	Demand/Supply	<input checked="" type="checkbox"/> Shortage	<input type="checkbox"/> In Balance	<input type="checkbox"/> Oversupply	Convenience to Schools	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	Marketing Time	<input type="checkbox"/> Under 3 Mos.	<input checked="" type="checkbox"/> 3-6 Mos.	<input type="checkbox"/> Over 6 Mos.	Adequacy of Public Transportation	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	Present Land Use	<u>55</u> %1 Family	<u>10</u> %2-4 Family	<u>5</u> % Apts	<u>5</u> % Condo	<u>5</u> % Commercial	Recreational Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Change In Present Land Use	<input checked="" type="checkbox"/> Not Likely	<input type="checkbox"/> Likely(*)	<input type="checkbox"/> Taking Place (*)	Adequacy of Utilities	Property of Compatibility	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	Predominate Occupancy	<input checked="" type="checkbox"/> Owner	<input type="checkbox"/> Tenant	<u>3-8</u> % Vacant	Protection from Detrimental Conditions	Police and Fire Protection	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	Single Family Price Range	\$ <u>55</u> to \$ <u>400</u>	Predominant Value \$ <u>150</u>	General Appearance of Properties	Appeal to Market	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Comments including those factors, favorable or unfavorable, affecting marketability (e.g. public parks, schools, view, noise): See attached comments

SITE	Dimensions <u>See attached map</u>	=	<u>9.02</u> Acres	<input type="checkbox"/> Corner Lot
	Zoning Classification <u>Park</u>	Present Improvements <input checked="" type="checkbox"/> do	<input type="checkbox"/> do not conform to zoning regulations	
	Highest and best use <input checked="" type="checkbox"/> Present use	<input type="checkbox"/> Other (specify)		
	Elec. <input checked="" type="checkbox"/> Public	Other (Describe)	OFF SITE IMPROVEMENTS	Topo <u>Fairly level / Typical topography</u>
	Gas <input checked="" type="checkbox"/>		Street Access <input checked="" type="checkbox"/> Public <input type="checkbox"/> Private	Size <u>Typical for the market area</u>
	Water <input checked="" type="checkbox"/>		Surface <u>Bituminous/Concrete</u>	Shape <u>See attached map</u>
	San. Sewer <input checked="" type="checkbox"/>		Maintenance <input checked="" type="checkbox"/> Public <input type="checkbox"/> Private	View <u>Residential/Open/Trees</u>
	<input type="checkbox"/> Underground Elect. & Tel.		<input type="checkbox"/> Storm Sewer <input type="checkbox"/> Curb/Gutter	Drainage <u>Appears adequate</u>
			<input type="checkbox"/> Sidewalk <input type="checkbox"/> Street Lights	Is the property located in a HUD identified Special Flood Hazard Area? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes

Comments (favorable or unfavorable including any apparent adverse easements, encroachments or other adverse conditions):

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

	SUBJECT PROPERTY	COMPARABLE NO.1	COMPARABLE NO.2	COMPARABLE NO.3
Address	1021 Oak St South Milwaukee, WI 53172	W204N8726 Lannon Rd Menomonee Falls, WI 53051	1731 E Puetz Rd Oak Creek, WI 53154	Lt1 Holy Hill Rd Germantown, WI 53022
Proximity to Subject		23.25 miles NW	2.87 miles SW	26.05 miles NW
Sales Price	\$ N/A	\$ 30,000	\$ 42,500	\$ 14,000
Price / Per Acre	\$ 0	\$ 1,944	\$ 3,295	\$ 1,872
Data Source	Assessor/Records	MLSWis#1506424;DOM 17	MLSWis#1337162;DOM 177	MLSWis#1421438;DOM 71
Date of Sale and Time Adjustment	DESCRIPTION N/A	DESCRIPTION s12/16;c11/16	DESCRIPTION s07/14;c04/14	DESCRIPTION s08/15;c07/15
Location	South Milwaukee	Menomonee Falls	Oak Creek	Germantown
Site/View	9.02 Acres	15.43 Acres	12.90 Acres	7.48 Acres
Topography	Level/Slight Slope	Level/Slight Slope	Level/Slight Slope	Level/Slight Slope
Utilities	None	None	None	None
Parcel ID #	7280164	MNFV0030997	8629995002	GTNV161985
Zoning	Park	Unknown	Unknown	Unknown
Sales or Financing	None	None	None	None
Concessions	Appears Typical	Appears Typical	Appears Typical	Appears Typical
Net Adj.(Total)		<input type="checkbox"/> Plus <input checked="" type="checkbox"/> Minus \$ -9,500	<input type="checkbox"/> Plus <input checked="" type="checkbox"/> Minus \$ -6,000	<input checked="" type="checkbox"/> Plus <input type="checkbox"/> Minus \$ 2,500
Indicated Value of Subject		Net=-32% Gross=32% \$ 20,500	Net=-14% Gross=14% \$ 36,500	Net=18% Gross=18% \$ 16,500

Comments on Market Data Adjustments were made for significant differences in acreage site and location influences.

Comments and Conditions of Appraisal: See attached comments

RECONCILIATION	Final Reconciliation: <u>Comparables #1, #2, and #3 were given most weight due to appearing to be most similar to the subject.</u>
	I ESTIMATE THE MARKET VALUE, AS DEFINED, OF SUBJECT PROPERTY AS OF <u>04/25/2017</u> to be \$ <u>25,000</u>
	Appraiser(s) <u>Mark P. Lavold</u>
	Review Appraiser (if applicable) <input type="checkbox"/> Did <input type="checkbox"/> Did Not Physically
	Inspect Property
	Date Report Signed <u>05/09/2017</u>
	State Certification # <u>1697-9</u> State <u>WI</u>
	Or State License # _____ State _____
	Expiration Date of License or Certification <u>12/14/2017</u>

This appraisal report is subject to the scope of work, intended use, intended user, definition of market value, statement of assumptions and limiting conditions, and certifications. The appraiser may expand the scope of work to include any additional research or analysis necessary based on the complexity of this appraisal assignment.

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, 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 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 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.
3. 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.
4. The appraiser has noted in this appraisal report any adverse conditions (such as 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 deficiencies or adverse conditions of the property (such as, but not limited to, 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.
5. If the appraiser has based his or her appraisal report and valuation conclusion for an appraisal subject to certain conditions, it is assumed that the conditions will be met in a satisfactory manner.

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 subject property. I reported the site characteristics in factual, specific terms.
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.
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 reported adjustments to the comparable sales that reflect the market's reaction to the differences between the subject property and the comparable sales.
9. 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.
10. I have knowledge and experience in appraising this type of property in this market area.
11. 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.
12. 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.
13. 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, 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.
14. 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.
15. 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.
16. 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.
17. 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).
18. 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.
19. 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.
20. 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).

21. 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.

22. 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.

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

Signature 
 Name Mark P. Lavold
 Company Name LAVOLD APPRAISALS, LLC
 Company Address 6650 W State St, #275
Wauwatosa, WI 53213
 Telephone Number (414) 520-1521
 Email Address mark@lavoldappraisals.com
 Date of Signature and Report 05/09/2017
 Effective Date of Appraisal 04/25/2017
 State Certification # 1697-9
 or State License # _____
 or Other (describe) _____ State # _____
 State WI
 Expiration Date of Certification or License 12/14/2017

ADDRESS OF PROPERTY APPRAISED

1021 Oak St
South Milwaukee, WI 53172

APPRAISED VALUE OF SUBJECT PROPERTY \$ 25,000

LENDER/CLIENT

Name _____
 Company Name Milwaukee County
 Company Address 633 W Wisconsin Ave Suite 903
Milwaukee, WI 53203
 Email Address _____

SUPERVISORY APPRAISER (ONLY IF REQUIRED)

Signature _____
 Name _____
 Company Name _____
 Company Address _____
 Telephone Number _____
 Email Address _____
 Date of Signature _____
 State Certification # _____
 or State License # _____
 State _____
 Expiration Date of Certification or License _____

SUBJECT PROPERTY

- Did not inspect subject property
- Did inspect exterior of subject property from street
Date of Inspection _____
- Did inspect interior and exterior of subject property
Date of Inspection _____

COMPARABLE SALES

- Did not inspect exterior of comparable sales from street
- Did inspect exterior of comparable sales from street
Date of Inspection _____

LAVOLD APPRAISALS, LLC
COMMENT ADDENDUM

File No.
Case No.

Borrower None

Property Address 1021 Oak St

City South Milwaukee County Milwaukee State WI Zip Code 53172

Lender/Client Milwaukee County Address 633 W Wisconsin Ave Suite 903, Milwaukee, WI 53203

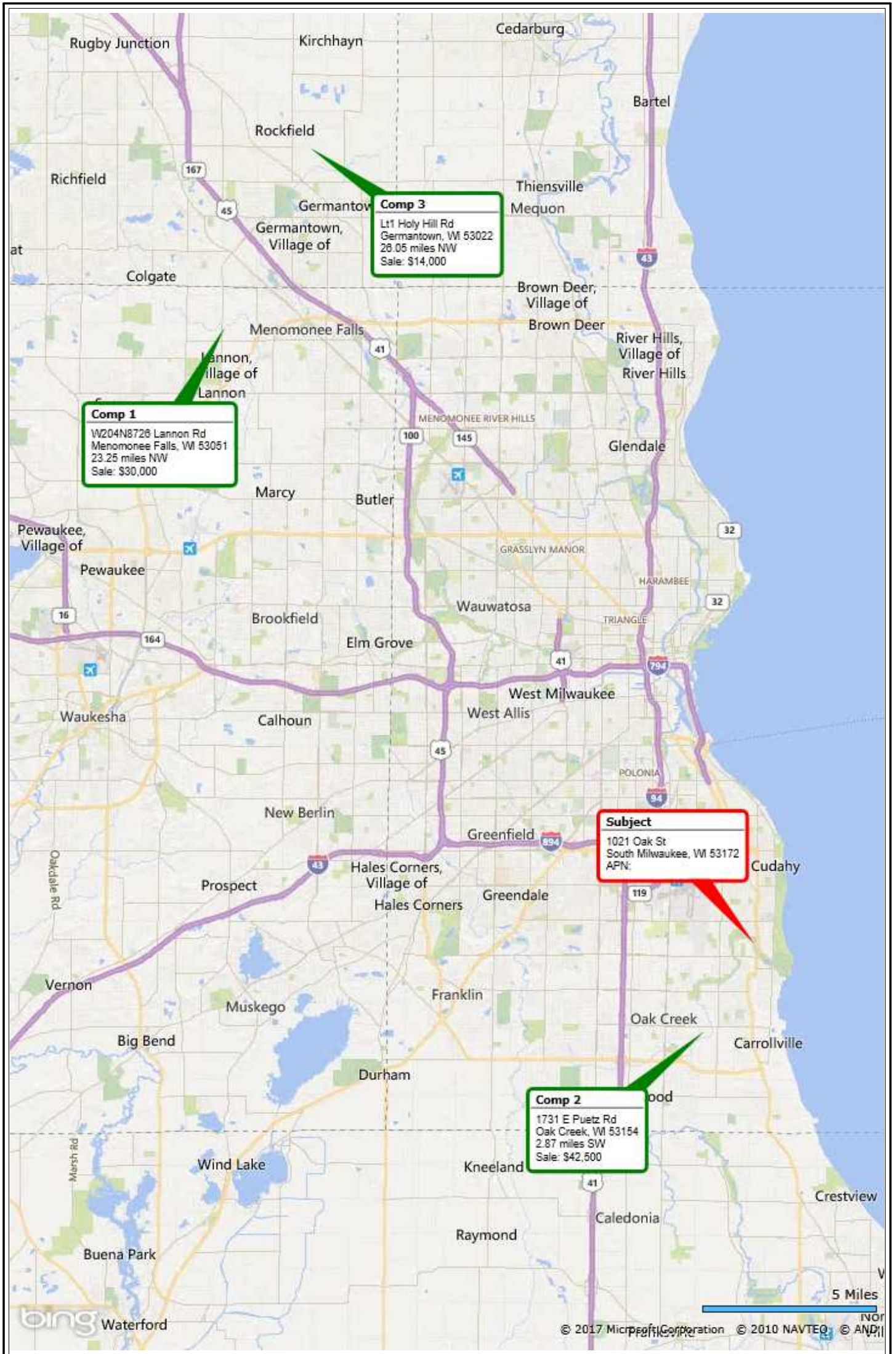
MISC COMMENTS

The subject property is located in the city of South Milwaukee in Milwaukee county in southeastern Wisconsin. The subject property is located within close proximity to a variety of area parks, retail shopping, transportation, and other recreational opportunities. The subject's neighborhood location is roughly bounded by North-College Ave, South-Rawson Ave, East-Chicago Ave, West-15th Ave

The determination of supply / demand, property values, marketing times, factors, and other neighborhood market trends was based on information provided by the MLS and other data services. This data indicates stable median area property values in the very recent past with some deviation on a quarterly and monthly basis.

The appraiser of this report, as indicated in the signature section, has not provided any prior services for the subject property within the 36 months prior to the effective date of the report.

Borrower	None						
Property Address	1021 Oak St						
City	South Milwaukee	County	Milwaukee	State	WI	Zip Code	53172
Lender/Client	Milwaukee County		Address 633 W Wisconsin Ave Suite 903, Milwaukee, WI 53203				



Borrower None

Property Address 1021 Oak St

City South Milwaukee

County

Milwaukee

State

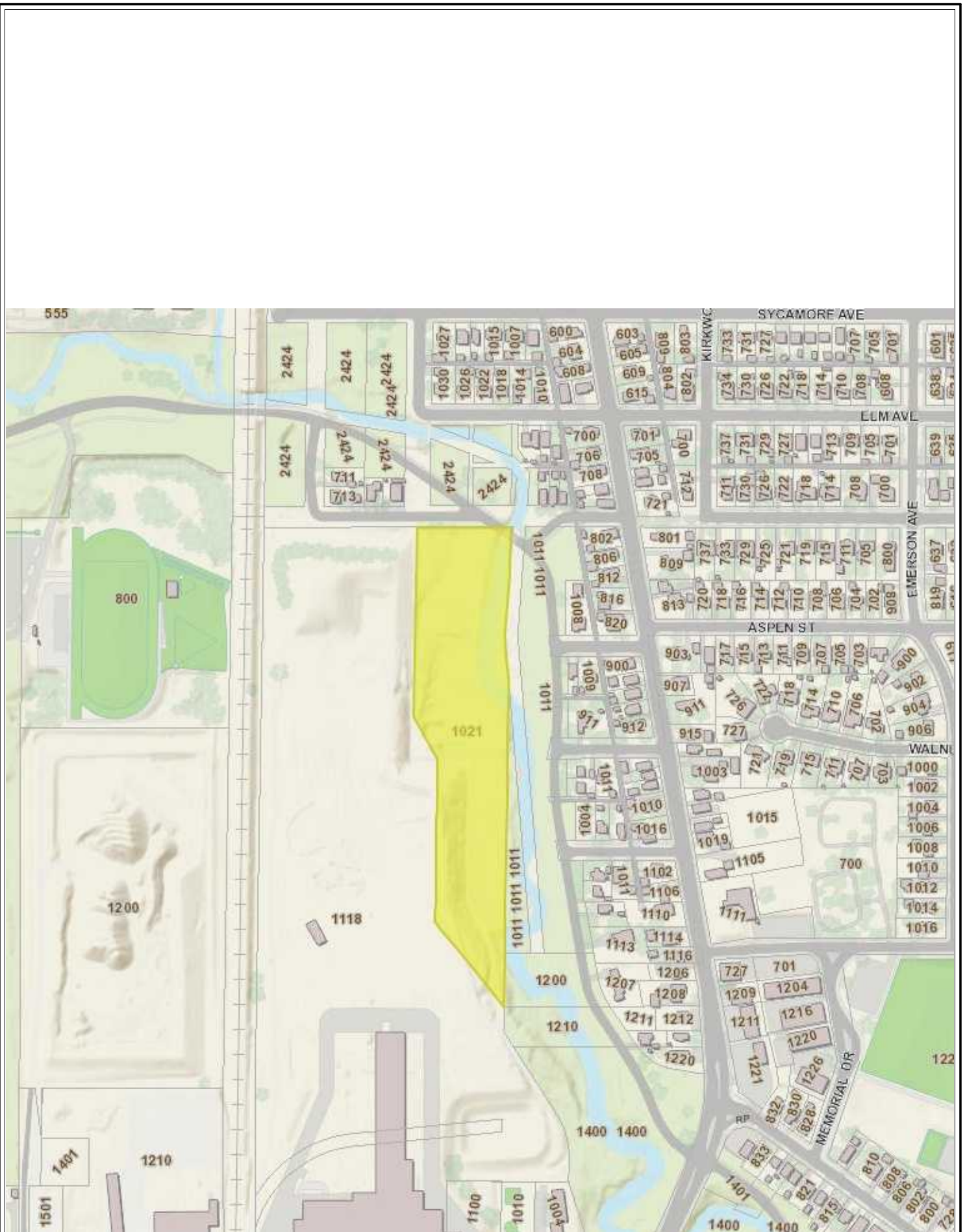
WI

Zip Code

53172

Lender/Client Milwaukee County

Address 633 W Wisconsin Ave Suite 903, Milwaukee, WI 53203



Borrower None

Property Address 1021 Oak St

City South Milwaukee

County

Milwaukee

State

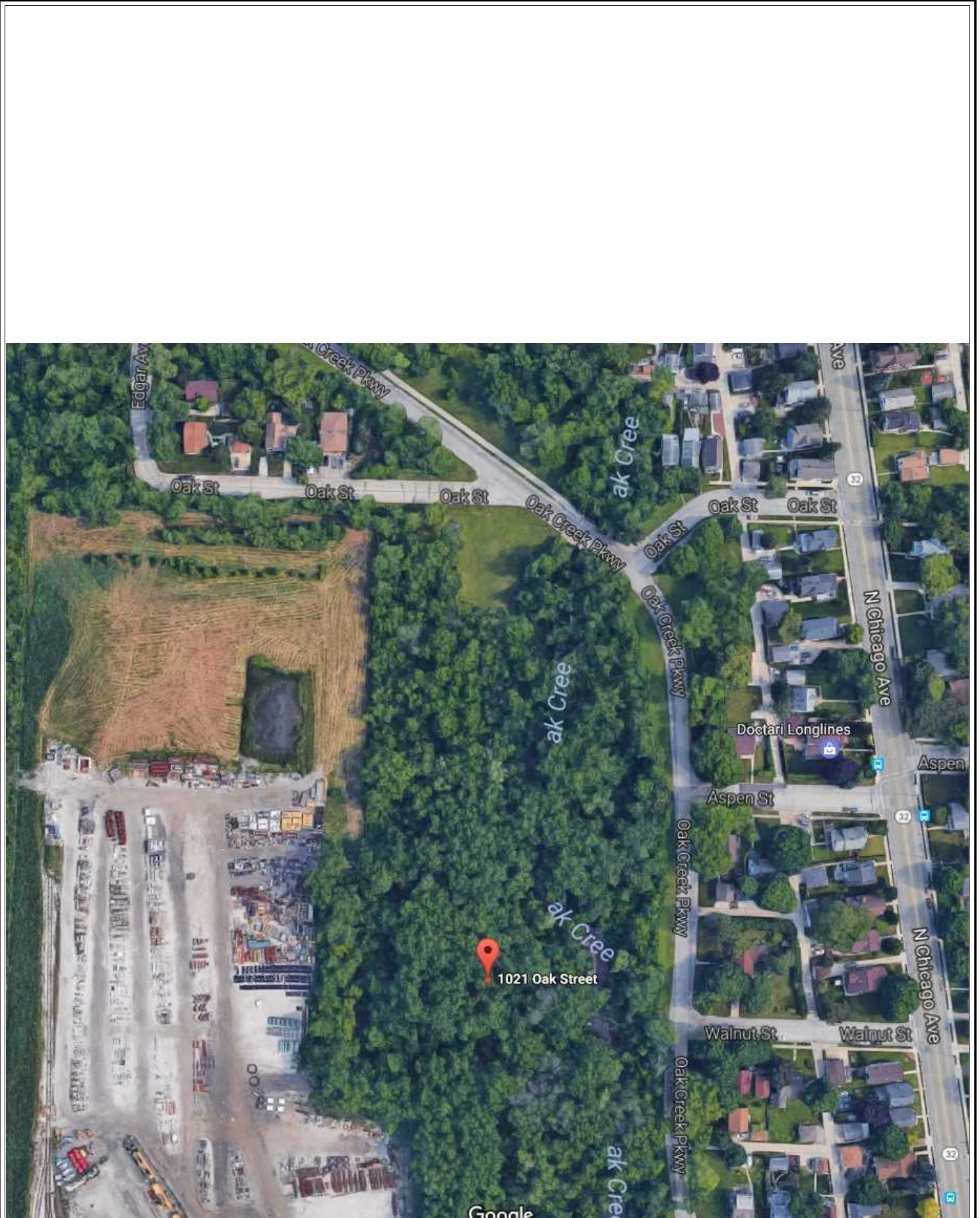
WI

Zip Code

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Lender/Client Milwaukee County

Address 633 W Wisconsin Ave Suite 903, Milwaukee, WI 53203



Borrower None

Property Address 1021 Oak St

City South Milwaukee

County

Milwaukee

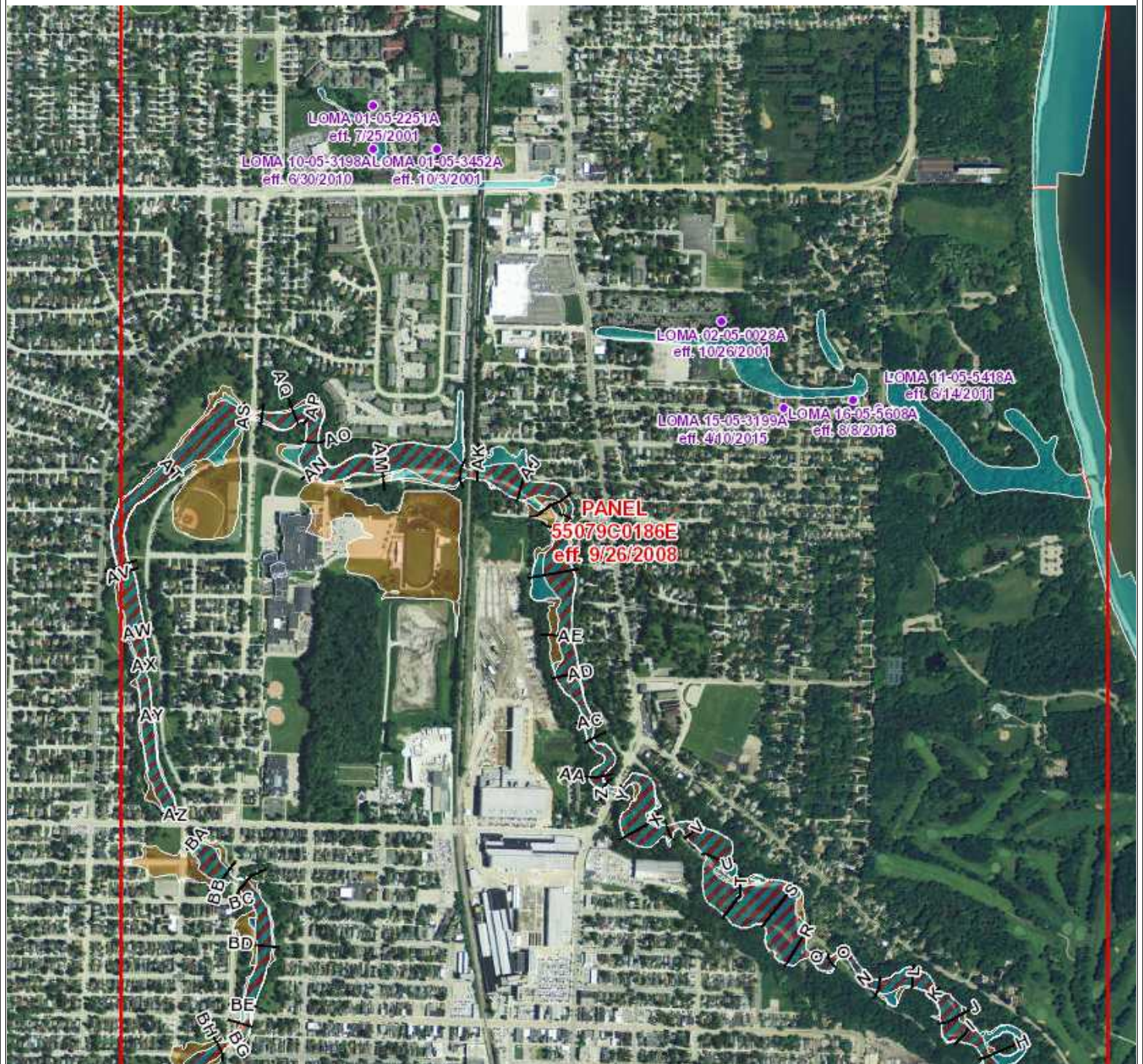
State WI

Zip Code

53172

Lender/Client Milwaukee County

Address 633 W Wisconsin Ave Suite 903, Milwaukee, WI 53203



LAVOLD APPRAISALS, LLC
SUBJECT PHOTO ADDENDUM

File No.
Case No.

Borrower None

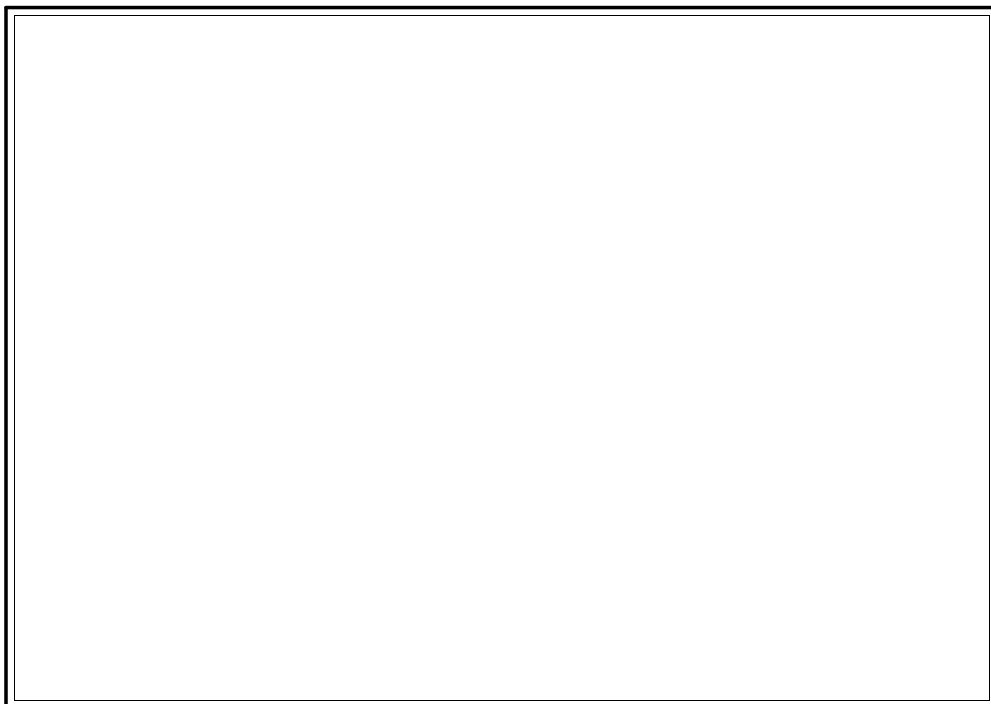
Property Address 1021 Oak St

City South Milwaukee County Milwaukee State WI Zip Code 53172

Lender/Client Milwaukee County Address 633 W Wisconsin Ave Suite 903, Milwaukee, WI 53203



**FRONT OF
SUBJECT PROPERTY**
1021 Oak St
South Milwaukee, WI 53172



**REAR OF
SUBJECT PROPERTY**



STREET SCENE

Borrower None

Property Address 1021 Oak St

City South Milwaukee

County

Milwaukee

State

WI

Zip Code

53172

Lender/Client Milwaukee County

Address 633 W Wisconsin Ave Suite 903, Milwaukee, WI 53203

State of Wisconsin

DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES

COMMITTED TO EQUAL OPPORTUNITY IN EMPLOYMENT AND LICENSING

**CERTIFIED RESIDENTIAL APPRAISER ELIGIBLE TO APPRAISE FEDERALLY
RELATED TRANSACTIONS IS AQB COMPLIANT**

No. 1697-9

Expires: 12/14/2017

MARK P LAVOLD**6650 W. STATE STREET, #275****WAUWATOSA WI 53213****UNITED STATES**

Borrower None

Property Address 1021 Oak St

City South Milwaukee County Milwaukee State WI Zip Code 53172

Lender/Client Milwaukee County Address 633 W Wisconsin Ave Suite 903, Milwaukee, WI 53203



301 E. Fourth Street, Cincinnati, OH 45202

DECLARATIONS
for
REAL ESTATE APPRAISERS
ERRORS & OMISSIONS INSURANCE POLICY

THIS IS BOTH A CLAIMS MADE AND REPORTED INSURANCE POLICY.

THIS POLICY APPLIES TO THOSE CLAIMS THAT ARE FIRST MADE AGAINST THE INSURED AND REPORTED IN WRITING TO THE COMPANY DURING THE POLICY PERIOD.

Insurance is afforded by the company indicated below: (A capital stock corporation)

Great American Assurance Company

Note: The Insurance Company selected above shall herein be referred to as the **Company**.

Policy Number: **RAP3365486-16** Renewal of: **RAP3365486-15**

Program Administrator: **Herbert H. Landy Insurance Agency Inc.**
75 Second Ave Suite 410 Needham, MA 02494-2876

Item 1. **Named Insured:** **Mark P. Lavold**

Item 2. **Address:** **6650 W State Street, #275**
City, State, Zip Code: **Wauwatosa, WI 53213**

Item 3. **Policy Period:** From 06/11/2016 To 06/11/2017
(Month, Day, Year) (Month, Day, Year)
(Both dates at 12:01 a.m. Standard Time at the address of the **Named Insured** as stated in Item 2.)

Item 4. **Limits of Liability:**

- A. \$ 1,000,000 **Damages** Limit of Liability – Each Claim
- B. \$ 1,000,000 **Claim Expenses** Limit of Liability – Each Claim
- C. \$ 2,000,000 **Damages** Limit of Liability – Policy Aggregate
- D. \$ 2,000,000 **Claim Expenses** Limit of Liability – Policy Aggregate

Item 5. **Deductible (Inclusive of Claim Expenses):**

- A. \$ 500 Each Claim
- B. \$ 1,000 Aggregate

Item 6. **Premium:** \$ **764.00**

Item 7. **Retroactive Date** (if applicable): **06/11/2007**

Item 8. **Forms, Notices and Endorsements attached:**
D42100 (03/15) D42300 WI (05/13)
D42402 (05/13) D42408 (05/13) IL7324 (08/12)

Renee A. Maguon
Authorized Representative

D42101 (03/15)

Page 1 of 1

