

APPRAISAL OF



A SINGLE FAMILY RESIDENCE

LOCATED AT:

6212 N. Willow Glen Ln
Glendale, WI 53209

CLIENT:

Milw. County - Real Estate Services
2711 West Wells Street, 3rd Floor
Milwaukee, WI 53208

AS OF:

May 28, 2013

BY:

Paul R. Vozar, CRA, CA-S
Wisconsin Certified Residential Appraiser #196-9

**VOZAR APPRAISAL SERVICE INC.
REAL ESTATE APPRAISERS**

File No. 13-0491

May 30, 2013

Mr. David Cialdini
Milw. County - Real Estate Services
2711 West Wells Street, 3rd Floor
Milwaukee, WI 53208

File Number: 13-0491

Mr. Cialdini,

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

6212 N. Willow Glen Ln
Glendale, WI 53209

The purpose of this appraisal is to develop an opinion of the defined 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 defined value of the property as of May 28, 2013 is:

\$45,000
Forty-Five Thousand Dollars

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

Sincerely,



Paul R. Vozar, CRA, CA-S
Wisconsin Certified Residential Appraiser #196-9

VOZAR APPRAISAL SERVICE INC
Residential Appraisal Report

File No. 13-0491

PURPOSE	The purpose of this appraisal report is to provide the client with a credible opinion of the defined value of the subject property, given the intended use of the appraisal.			
	Client Name/Intended User Milw. County - Real Estate Services		E-mail	
	Client Address 2711 West Wells Street, 3rd Floor		City Milwaukee	State WI Zip 53208
	Additional Intended User(s) None			
Intended Use Estimate fair market value in as is condition				

SUBJECT	Property Address 6212 N. Willow Glen Ln		City Glendale	State WI Zip 53209
	Owner of Public Record Milwaukee County		County Milwaukee	
	Legal Description N42' of Lot 4, Block 2, Assessment Subd #82 NE 1/4 Sec 30-8-22			
	Assessor's Parcel # 1610028	Tax Year 2012	R.E. Taxes \$ 0.00	
	Neighborhood Name Glendale	Map Reference N62W19	Census Tract 0602.00	
Property Rights Appraised <input checked="" type="checkbox"/> Fee Simple <input type="checkbox"/> Leasehold <input type="checkbox"/> Other (describe)				

SALES HISTORY	My research <input type="checkbox"/> did <input checked="" type="checkbox"/> did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.			
	Prior Sale/Transfer: Date N/A	Price N/A	Source(s) Wiredata	
	Analysis of prior sale or transfer history of the subject property (and comparable sales, if applicable) As per the City of Glendale the current owner is E. Friedman but as per Milwaukee County Land Records Milwaukee County is listed as the owner. Wiredata nor the City of Glendale records any deed transfer.			
	Offerings, options and contracts as of the effective date of the appraisal Not Applicable			

NEIGHBORHOOD	Neighborhood Characteristics		One-Unit Housing Trends		One-Unit Housing		Present Land Use %	
	Location <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Rural	Property Values <input type="checkbox"/> Increasing <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Declining	PRICE	AGE	One-Unit	60 %		
	Built-Up <input checked="" type="checkbox"/> Over 75% <input type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%	Demand/Supply <input type="checkbox"/> Shortage <input checked="" type="checkbox"/> In Balance <input type="checkbox"/> Over Supply	\$(000)	(yrs)	2-4 Unit	10 %		
	Growth <input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow	Marketing Time <input type="checkbox"/> Under 3 mths <input checked="" type="checkbox"/> 3-6 mths <input type="checkbox"/> Over 6 mths	25 Low	5	Multi-Family	5 %		
	Neighborhood Boundaries Interstate 43 to east, Hampton Avenue to south, Range Line Road to west, and Good Hope Road to north.		2,171 High	135	Commercial	25 %		
			170 Pred.	50	Other	% %		
	Neighborhood Description The subject site is located in the City of Glendale, a northern suburb of the City of Milwaukee. North Green Bay Road, also known as Highway 57, is located two blocks east of subject. Kletzsch Park is located 1/3 mile northeast of subject. Interstate Highway 43 is located one mile east of subject. Downtown Milwaukee is located approximately six miles southeast of subject. The Milwaukee River runs through Kletzsch Park. Subject site is located on a dead end street.							
	Market Conditions (including support for the above conclusions) Conventional financing is readily available at competitive interest rates with sellers rarely negotiating financing concessions. Marketing time for this area is generally three to six months. Current market conditions indicate that there is an adequate supply of available listings. Overall the property values are considered stable.							

SITE	Dimensions 42 x 157.5	Area 6615 Sq.Ft.	Shape Rectangular	View Nothing adverse				
	Specific Zoning Classification R-7	Zoning Description Single Family Residential						
	Zoning Compliance <input checked="" type="checkbox"/> Legal <input type="checkbox"/> Legal Nonconforming (Grandfathered Use) <input type="checkbox"/> No Zoning <input type="checkbox"/> Illegal (describe)							
	Is the highest and best use of the subject property as improved (or as proposed per plans and specifications) the present use? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe.							
	Utilities	Public	Other (describe)	Public	Other (describe)	Off-site Improvements—Type	Public	Private
Electricity	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Water	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Street Asphalt	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Gas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Sanitary Sewer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Alley None	<input type="checkbox"/>	<input type="checkbox"/>
Site Comments The subject site is level at front and a slight slope to the rear of site. There is no apparent adverse easements or encroachments evident. Landscaping is minimal.								

IMPROVEMENTS	GENERAL DESCRIPTION		FOUNDATION		EXTERIOR DESCRIPTION materials		INTERIOR materials	
	Units <input checked="" type="checkbox"/> One <input type="checkbox"/> One w/Acc. unit <input type="checkbox"/>	<input type="checkbox"/> Concrete Slab <input type="checkbox"/> Crawl Space	Foundation Walls	Concrete Block		Floors	Carpet, Vinyl	
	# of Stories 1.5	<input checked="" type="checkbox"/> Full Basement <input type="checkbox"/> Partial Basement	Exterior Walls	Comp Sided/Frn		Walls	Plaster	
	Type <input checked="" type="checkbox"/> Det. <input type="checkbox"/> Att. <input type="checkbox"/> S-Det./End Unit	Basement Area 1004 sq. ft.	Roof Surface	Comp Shingle		Trim/Finish	Wood	
	<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Under Const.	Basement Finish 0 %	Gutters & Downspouts	Metal		Bath Floor	Vinyl	
	Design (Style) Cape Cod	<input type="checkbox"/> Outside Entry/Exit <input checked="" type="checkbox"/> Sump Pump	Window Type	Double Hung		Bath Wainscot	Modular	
	Year Built 1948		Storm Sash/Insulated	Missing		Car Storage	<input type="checkbox"/> None	
	Effective Age (Yrs) 45		Screens	Missing		<input checked="" type="checkbox"/> Driveway # of Cars 1		
	Attic <input checked="" type="checkbox"/> None	Heating <input type="checkbox"/> FWA <input type="checkbox"/> HW <input type="checkbox"/> Radiant	Amenities	<input type="checkbox"/> WoodStove(s) #		Driveway Surface	Asphalt	
	<input type="checkbox"/> Drop Stair <input type="checkbox"/> Stairs	<input type="checkbox"/> Other Fuel	<input type="checkbox"/> Fireplace(s) #	<input type="checkbox"/> Fence		Garage # of Cars 0		
	<input type="checkbox"/> Floor <input type="checkbox"/> Scuttle	Cooling <input type="checkbox"/> Central Air Conditioning	<input type="checkbox"/> Patio/Deck	<input checked="" type="checkbox"/> Porch Enc		Carport # of Cars 0		
	<input type="checkbox"/> Finished <input type="checkbox"/> Heated	<input type="checkbox"/> Individual <input type="checkbox"/> Other	<input type="checkbox"/> Pool	<input type="checkbox"/> Other		Att. <input type="checkbox"/> Det. <input type="checkbox"/> Built-in		
	Appliances <input type="checkbox"/> Refrigerator <input type="checkbox"/> Range/Oven <input type="checkbox"/> Dishwasher <input type="checkbox"/> Disposal <input type="checkbox"/> Microwave <input type="checkbox"/> Washer/Dryer <input type="checkbox"/> Other (describe)							
	Finished area above grade contains: 6 Rooms 2 Bedrooms 1 Bath(s) 1,444 Square Feet of Gross Living Area Above Grade							
	Additional Features Cedar closet on second floor. 100 Amp electrical service.							

Comments on the Improvements Overall condition is poor. The furnace and water heater is missing. Exterior storm and screen windows missing. Wood exterior trim in need of paint. Service walk at front needs to be raised to make an acceptable step-up to stoop (health hazard). Interior paint needed. Floor coverings need cleaning or replacement. Various broken windows. The kitchen has several missing cabinet doors. No extensions to the downspouts.	
There is functional obsolescence due to poor floor plan and having one bath for two bedrooms which are on different floors.	

VOZAR APPRAISAL SERVICE INC
Residential Appraisal Report

File No. 13-0491

FEATURE	SUBJECT	COMPARABLE SALE NO. 1		COMPARABLE SALE NO. 2		COMPARABLE SALE NO. 3	
6212 N. Willow Glen Ln Address Glendale		6422 N. Garden Grove Ln. Glendale, WI 53209-3418		5711 N. Braeburn Lane Glendale, WI 53209-4205		6016 N. Alberta Lane Glendale, WI 53217-4410	
Proximity to Subject		0.26 miles NNE		0.85 miles SW		0.78 miles ESE	
Sale Price	\$		\$ 65,000		\$ 65,000		\$ 55,000
Sale Price/Gross Liv. Area	\$ 0.00 sq. ft.	\$ 58.93 sq. ft.		\$ 54.53 sq. ft.		\$ 42.37 sq. ft.	
Data Source(s)		MLS/Exterior View/City Data		MLS/Exterior View/City Data		MLS/Exterior View/City Data	
Verification Source(s)		Selling Broker		Listing Broker		Selling Broker	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment
Sale or Financing Concessions		Cash None / DOM 87		Cash None / DOM 8		Cash None / DOM 318	
Date of Sale/Time		10/31/2012		5/10/2013		6/29/2012	
Location	Suburban	Suburban		Suburban		Suburban	
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple		Fee Simple	
Site	6615 Sq.Ft.	5663 Sq.Ft.	1,000	4800 Sq.Ft.	2,000	5097 Sq.Ft.	2,000
View	Nothing adverse	Nothing adverse		Nothing adverse		Nothing adverse	
Design (Style)	Cape Cod	Ranch		Cape Cod		Cape Cod	
Quality of Construction	Comp Sided	Aluminum	-5,000	Stone	-10,000	Aluminum	-5,000
Actual Age	65 Years	93 Years	7,000	65 Years		64 Years	
Condition	Poor	Poor		Fair	-10,000	Poor	
Above Grade	Total Bdrms Baths	Total Bdrms Baths		Total Bdrms Baths		Total Bdrms Baths	
Room Count	6 2 1	5 2 1		5 3 1		6 4 1	
Gross Living Area	1,444 sq. ft.	1,103 sq. ft.	3,410	1,192 sq. ft.	2,520	1,298 sq. ft.	1,460
Basement & Finished Rooms Below Grade	Full Basement Unfinished	Full Basement Unfinished		Full Basement Rec Rm	-5,000	Full Basement Unfinished	
Functional Utility	Fair	Fair		Fair		Fair	
Heating/Cooling	None	Gas FWA C/A	-3,000	Gas FWA	-2,000	Gas FWA	-2,000
Energy Efficient Items	None	None		None		None	
Garage/Carport	1 Car Driveway	2 Car Garage	-10,000	2 Car Garage	-10,000	1 Car Garage	-5,000
Porch/Patio/Deck	Enc Porch	Fence	0	Fence	0	None	1,000
Extras	None	Appliances	-500	None		None	
Net Adjustment (Total)		<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ 7,090	<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ 32,480	<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ 7,540
Adjusted Sale Price of Comparables		Net Adj. -10.9% Gross Adj. 46.0%	\$ 57,910	Net Adj. -50.0% Gross Adj. 63.9%	\$ 32,520	Net Adj. -13.7% Gross Adj. 29.9%	\$ 47,460

Summary of Sales Comparison Approach All sales used are in fair to very poor condition. The sales listed are the best available and most comparable to the subject property in the past year. Most weight is given Sale #1 due to least amount of adjustments and proximity to subject. Good support from Sales #2, #3 and #4.

COST APPROACH TO VALUE	
Site Value Comments	The Cost Approach is not deemed applicable due to age of improvements.
ESTIMATED <input type="checkbox"/> REPRODUCTION OR <input type="checkbox"/> REPLACEMENT COST NEW	OPINION OF SITE VALUE = \$
Source of cost data	Dwelling 1,444 Sq. Ft. @ \$ = \$ 0
Quality rating from cost service Effective date of cost data	Bsmt: 1004 Sq.Ft. Sq. Ft. @ \$ = \$ 0
Comments on Cost Approach (gross living area calculations, depreciation, etc.)	Garage/Carport Sq. Ft. @ \$ = \$
	Total Estimate of Cost-New = \$ 0
	Less Physical Functional External
	Depreciation = \$ (0)
	Depreciated Cost of Improvements = \$ 0
	"As-is" Value of Site Improvements = \$
	INDICATED VALUE BY COST APPROACH = \$ 0

INCOME APPROACH TO VALUE	
Estimated Monthly Market Rent \$	X Gross Rent Multiplier = \$ N/A Indicated Value by Income Approach
Summary of Income Approach (including support for market rent and GRM)	The Income Approach is not deemed applicable in single family valuation.

Indicated Value by: Sales Comparison Approach \$45,000 Cost Approach (if developed) \$ 0 Income Approach (if developed) \$ N/A
 All weight is given the Sales Comparison Approach due to the reliable data employed. The Cost Approach is not deemed applicable due to age of improvements. The Income Approach is not applicable in single family valuation.

This appraisal is made "as is," subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been completed, subject to the following repairs or alterations on the basis of a hypothetical condition that the repairs or alterations have been completed subject to the following:
 The appraiser has not performed any service on the subject property in past 36 months. Estimated exposure time is 120 days.

Based on the scope of work, assumptions, limiting conditions and appraiser's certification, my (our) opinion of the defined value of the real property that is the subject of this report is \$ 45,000 as of 05/28/2013, which is the effective date of this appraisal.

Scope of Work, Assumptions and Limiting Conditions

Scope of work is defined in the Uniform Standards of Professional Appraisal Practice as "the type and extent of research and analyses in an assignment." In short, scope of work is simply what the appraiser did and did not do during the course of the assignment. It includes, but is not limited to: the extent to which the property is identified and inspected, the type and extent of data researched, the type and extent of analyses applied to arrive at opinions or conclusions.

The scope of this appraisal and ensuing discussion in this report are specific to the needs of the client, other identified intended users and to the intended use of the report. This report was prepared for the sole and exclusive use of the client and other identified intended users for the identified intended use and its use by any other parties is prohibited. The appraiser is not responsible for unauthorized use of the report.

The appraiser's certification appearing in this appraisal report is subject to the following conditions and to such other specific conditions as are set forth by the appraiser in the report. All extraordinary assumptions and hypothetical conditions are stated in the report and might have affected the assignment results.

1. The appraiser assumes no responsibility for matters of a legal nature affecting the property appraised or title thereto, nor does the appraiser render any opinion as to the title, which is assumed to be good and marketable. The property is appraised as though under responsible ownership.
2. Any sketch in this report may show approximate dimensions and is included only to assist the reader in visualizing the property. The appraiser has made no survey of the property.
3. The appraiser is not required to give testimony or appear in court because of having made the appraisal with reference to the property in question, unless arrangements have been previously made thereto.
4. Neither all, nor any part of the content of this report, copy or other media thereof (including conclusions as to the property value, the identity of the appraiser, professional designations, or the firm with which the appraiser is connected), shall be used for any purposes by anyone but the client and other intended users as identified in this report, nor shall it be conveyed by anyone to the public through advertising, public relations, news, sales, or other media, without the written consent of the appraiser.
5. The appraiser will not disclose the contents of this appraisal report unless required by applicable law or as specified in the Uniform Standards of Professional Appraisal Practice.
6. Information, estimates, and opinions furnished to the appraiser, and contained in the report, were obtained from sources considered reliable and believed to be true and correct. However, no responsibility for accuracy of such items furnished to the appraiser is assumed by the appraiser.
7. The appraiser assumes that there are no hidden or unapparent conditions of the property, subsoil, or structures, which would render it more or less valuable. The appraiser assumes no responsibility for such conditions, or for engineering or testing, which might be required to discover such factors. This appraisal is not an environmental assessment of the property and should not be considered as such.
8. The appraiser specializes in the valuation of real property and is not a home inspector, building contractor, structural engineer, or similar expert, unless otherwise noted. The appraiser did not conduct the intensive type of field observations of the kind intended to seek and discover property defects. The viewing of the property and any improvements is for purposes of developing an opinion of the defined value of the property, given the intended use of this assignment. Statements regarding condition are based on surface observations only. The appraiser claims no special expertise regarding issues including, but not limited to: foundation settlement, basement moisture problems, wood destroying (or other) insects, pest infestation, radon gas, lead based paint, mold or environmental issues. Unless otherwise indicated, mechanical systems were not activated or tested.

This appraisal report should not be used to disclose the condition of the property as it relates to the presence/absence of defects. The client is invited and encouraged to employ qualified experts to inspect and address areas of concern. If negative conditions are discovered, the opinion of value may be affected.

Unless otherwise noted, the appraiser assumes the components that constitute the subject property improvement(s) are fundamentally sound and in working order.

Any viewing of the property by the appraiser was limited to readily observable areas. Unless otherwise noted, attics and crawl space areas were not accessed. The appraiser did not move furniture, floor coverings or other items that may restrict the viewing of the property.

9. Appraisals involving hypothetical conditions related to completion of new construction, repairs or alteration are based on the assumption that such completion, alteration or repairs will be competently performed.
10. Unless the intended use of this appraisal specifically includes issues of property insurance coverage, this appraisal should not be used for such purposes. Reproduction or Replacement cost figures used in the cost approach are for valuation purposes only, given the intended use of the assignment. The Definition of Value used in this assignment is unlikely to be consistent with the definition of Insurable Value for property insurance coverage/use.
11. The ACI General Purpose Appraisal Report (GPAR™) is not intended for use in transactions that require a Fannie Mae 1004/Freddie Mac 70 form, also known as the Uniform Residential Appraisal Report (URAR).

Additional Comments Related To Scope Of Work, Assumptions and Limiting Conditions

Appraiser's Certification

The appraiser(s) certifies that, to the best of the appraiser's knowledge and belief:

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are the appraiser's personal, impartial, and unbiased professional analyses, opinions, and conclusions.
3. Unless otherwise stated, the appraiser has no present or prospective interest in the property that is the subject of this report and has no personal interest with respect to the parties involved.
4. The appraiser has no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
5. The appraiser's engagement in this assignment was not contingent upon developing or reporting predetermined results.
6. The appraiser's 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. The appraiser's analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
8. Unless otherwise noted, the appraiser has made a personal inspection of the property that is the subject of this report.
9. Unless noted below, no one provided significant real property appraisal assistance to the appraiser signing this certification. Significant real property appraisal assistance provided by:

Additional Certifications:

Definition of Value: Market Value Other Value: _____

Source of Definition: Harrison's Dictionary

The price (highest or most probable) that a property will sell for in a competitive market when all the conditions for a fair sale exist. These conditions include buyers and sellers who are knowledgeable of the property and the market and who are typically motivated and free of unusual stimulus and acting in their own best interest. It also assumes that there is sufficient time available to market the property and that typical financing will be available.

ADDRESS OF THE PROPERTY APPRAISED:

6212 N. Willow Glen Ln
Glendale, WI 53209

EFFECTIVE DATE OF THE APPRAISAL: 05/28/2013

APPRAISED VALUE OF THE SUBJECT PROPERTY \$ 45,000

APPRAISER

Signature: 

Name: Paul R. Vozar, CRA, CA-S

State Certification # 196-9

or License # _____

or Other (describe): _____ State #: _____

State: WI

Expiration Date of Certification or License: 12/14/2013

Date of Signature and Report: 05/30/2013

Date of Property Viewing: 05/28/2013

Degree of property viewing:

Interior and Exterior Exterior Only Did not personally view

SUPERVISORY APPRAISER

Signature: _____

Name: _____

State Certification # _____

or License # _____

State: _____

Expiration Date of Certification or License: _____

Date of Signature: _____

Date of Property Viewing: _____

Degree of property viewing:

Interior and Exterior Exterior Only Did not personally view

DIMENSION LIST ADDENDUM

Client: **Milw. County - Real Estate Services** File No.: **13-0491**
 Property Address: **6212 N. Willow Glen Ln** Case No.: _____
 City: **Glendale** State: **WI** Zip: **53209**

GROSS BUILDING AREA (GBA)		<u>1,444</u>	
GROSS LIVING AREA (GLA)		<u>1,444</u>	
Area(s)	Area	% of GLA	% of GBA
Living	<u>1,444</u>		<u>100.00</u>
Level 1	<u>972</u>	<u>67.31</u>	<u>67.31</u>
Level 2	<u>472</u>	<u>32.69</u>	<u>32.69</u>
Level 3	_____	_____	_____
Other	_____	_____	_____
Basement <input type="checkbox"/>	<u>1,004</u>		
Garage <input type="checkbox"/>	_____		

Area Measurements				Area Type					
Measurements	Factor	Total		Level 1	Level 2	Level 3	Other	Bsmt.	Garage
<u>26.00</u> x <u>34.00</u> x <u>1</u> =		<u>884.00</u>		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<u>10.00</u> x <u>12.00</u> x <u>1</u> =		<u>120.00</u>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<u>4.00</u> x <u>8.00</u> x <u>1</u> =		<u>32.00</u>		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<u>4.00</u> x <u>14.00</u> x <u>1</u> =		<u>56.00</u>		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<u>8.00</u> x <u>34.00</u> x <u>1</u> =		<u>272.00</u>		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<u>20.00</u> x <u>10.00</u> x <u>1</u> =		<u>200.00</u>		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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_____ x _____ x _____ = _____		_____		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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_____ x _____ x _____ = _____		_____		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____ x _____ x _____ = _____		_____		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

SUBJECT PROPERTY PHOTO ADDENDUM

Client: Milw. County - Real Estate Services	File No.: 13-0491
Property Address: 6212 N. Willow Glen Ln	Case No.:
City: Glendale	State: WI Zip: 53209



FRONT VIEW OF
SUBJECT PROPERTY

Appraised Date: May 28, 2013
Appraised Value: \$ 45,000



REAR VIEW OF
SUBJECT PROPERTY



STREET SCENE

Client: Milw. County - Real Estate Services	File No.: 13-0491
Property Address: 6212 N. Willow Glen Ln	Case No.:
City: Glendale	State: WI Zip: 53209



Living Room

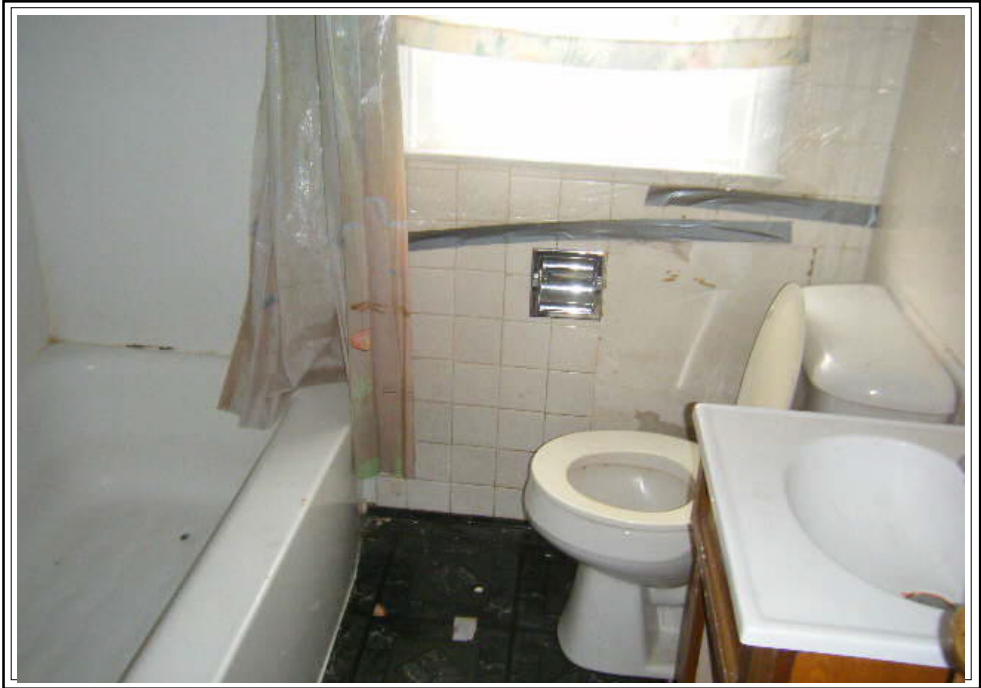


Den



Dining Room

Client: Milw. County - Real Estate Services	File No.: 13-0491
Property Address: 6212 N. Willow Glen Ln	Case No.:
City: Glendale	State: WI Zip: 53209



Bathroom



Bedroom



Kitchen

Client: Milw. County - Real Estate Services	File No.: 13-0491
Property Address: 6212 N. Willow Glen Ln	Case No.:
City: Glendale	State: WI Zip: 53209



Enclosed Porch



Upper Bedroom



Rear Yard

Client: Milw. County - Real Estate Services	File No.: 13-0491
Property Address: 6212 N. Willow Glen Ln	Case No.:
City: Glendale	State: WI Zip: 53209



Trim Paint Needed



Side of house and missing windows



Trim paint needed and siding repair needed

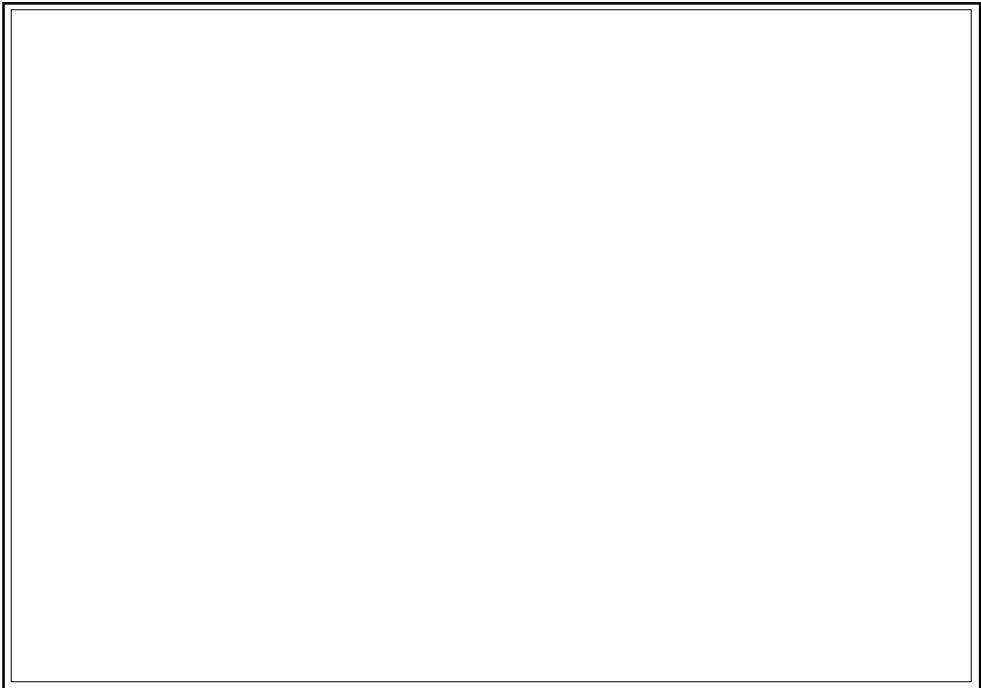
Client: Milw. County - Real Estate Services	File No.: 13-0491
Property Address: 6212 N. Willow Glen Ln	Case No.:
City: Glendale	State: WI Zip: 53209



Side of house



Street Scene



COMPARABLE PROPERTY PHOTO ADDENDUM

Client: Milw. County - Real Estate Services	File No.: 13-0491
Property Address: 6212 N. Willow Glen Ln	Case No.:
City: Glendale	State: WI Zip: 53209



COMPARABLE SALE #1

6422 N. Garden Grove Ln.
Glendale, WI 53209-3418
Sale Date: 10/31/2012
Sale Price: \$ 65,000



COMPARABLE SALE #2

5711 N. Braeburn Lane
Glendale, WI 53209-4205
Sale Date: 5/10/2013
Sale Price: \$ 65,000



COMPARABLE SALE #3

6016 N. Alberta Lane
Glendale, WI 53217-4410
Sale Date: 6/29/2012
Sale Price: \$ 55,000

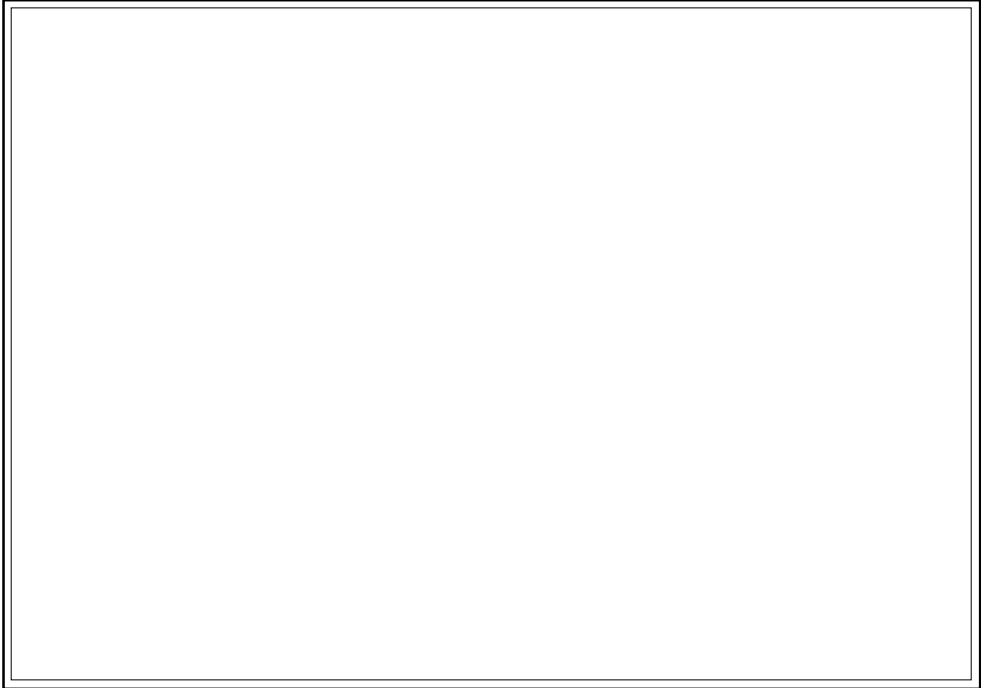
COMPARABLE PROPERTY PHOTO ADDENDUM

Client: Milw. County - Real Estate Services	File No.: 13-0491
Property Address: 6212 N. Willow Glen Ln	Case No.:
City: Glendale	State: WI Zip: 53209



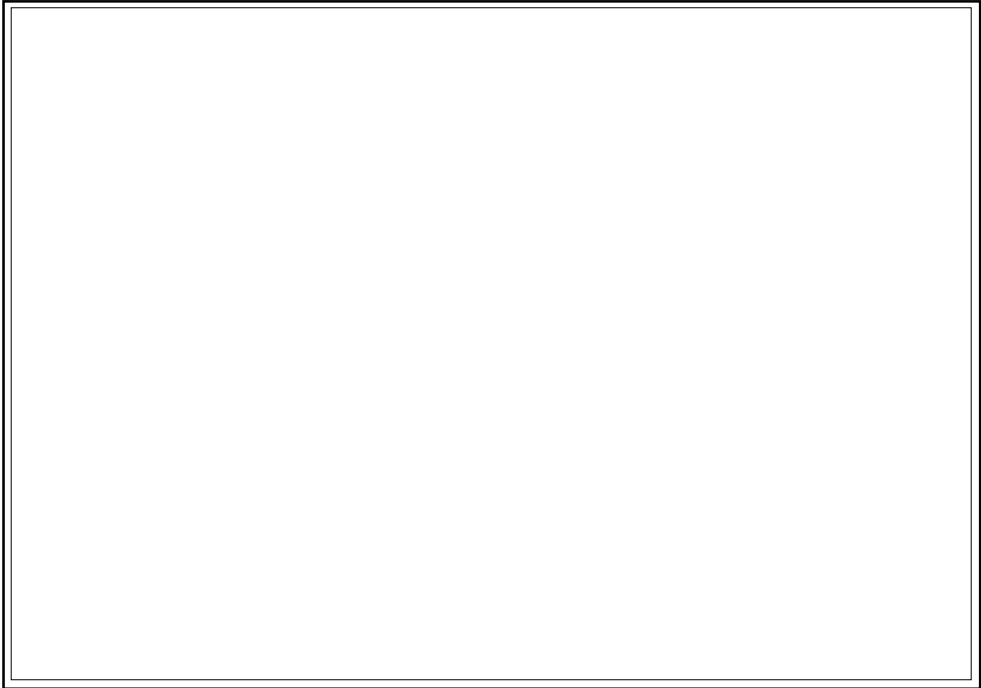
COMPARABLE SALE #4

5251 N. Bethmaur Lane
Glendale, WI 53209-4986
Sale Date: 1/21/2013
Sale Price: \$ 49,525



COMPARABLE SALE #5

Sale Date:
Sale Price: \$



COMPARABLE SALE #6

Sale Date:
Sale Price: \$

FLOORPLAN SKETCH

Client: Milw. County - Real Estate Services

File No.: 13-0491

Property Address: 6212 N. Willow Glen Ln

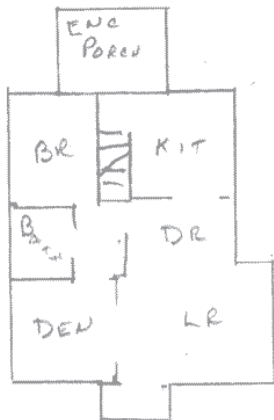
Case No.:

City: Glendale

State: WI

Zip: 53209

X

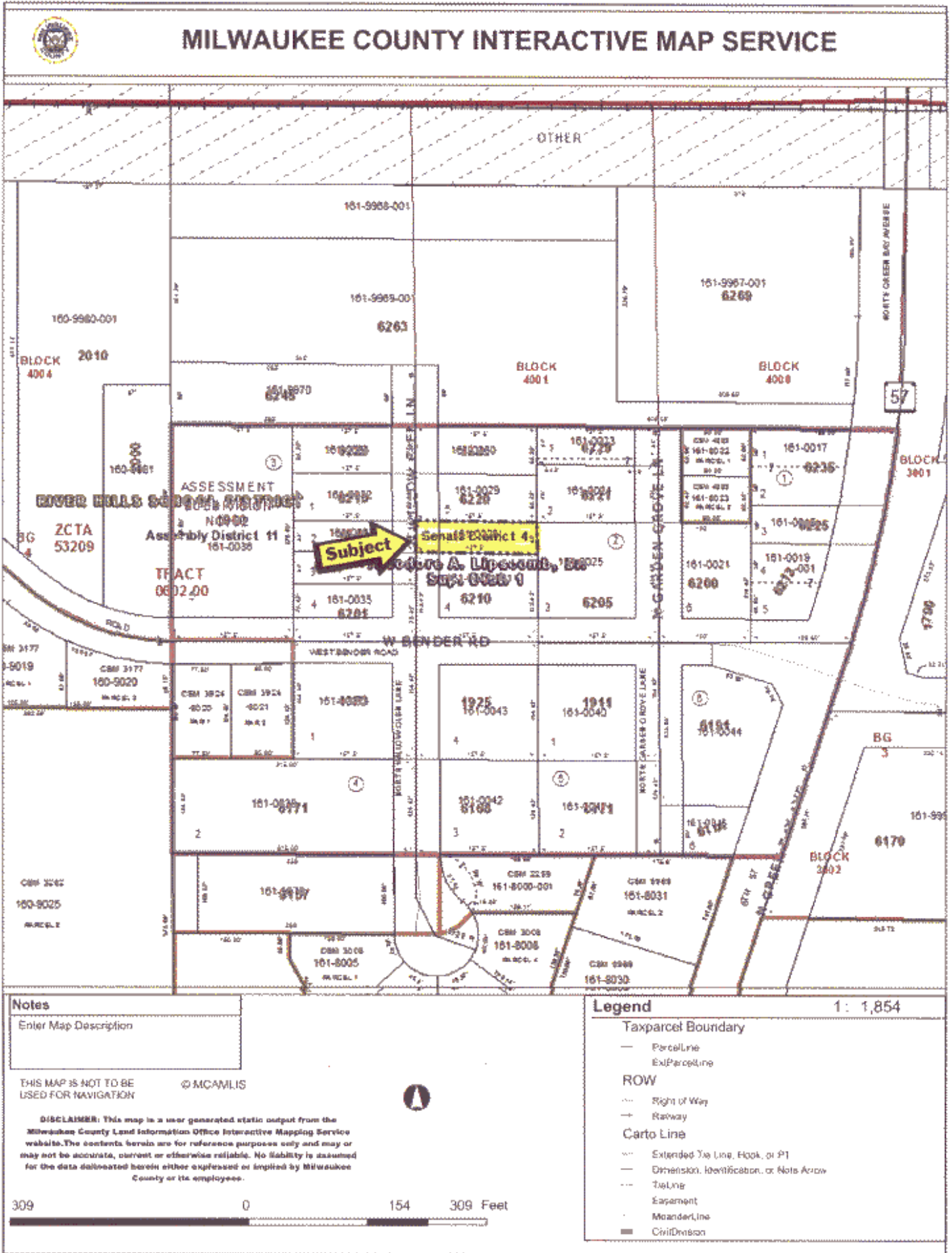


X

PLAT MAP

Client: Milw. County - Real Estate Services
Property Address: 6212 N. Willow Glen Ln
City: Glendale

File No.: 13-0491
Case No.:
State: WI
Zip: 53209



LOCATION MAP

Client: Milw. County - Real Estate Services

File No.: 13-0491

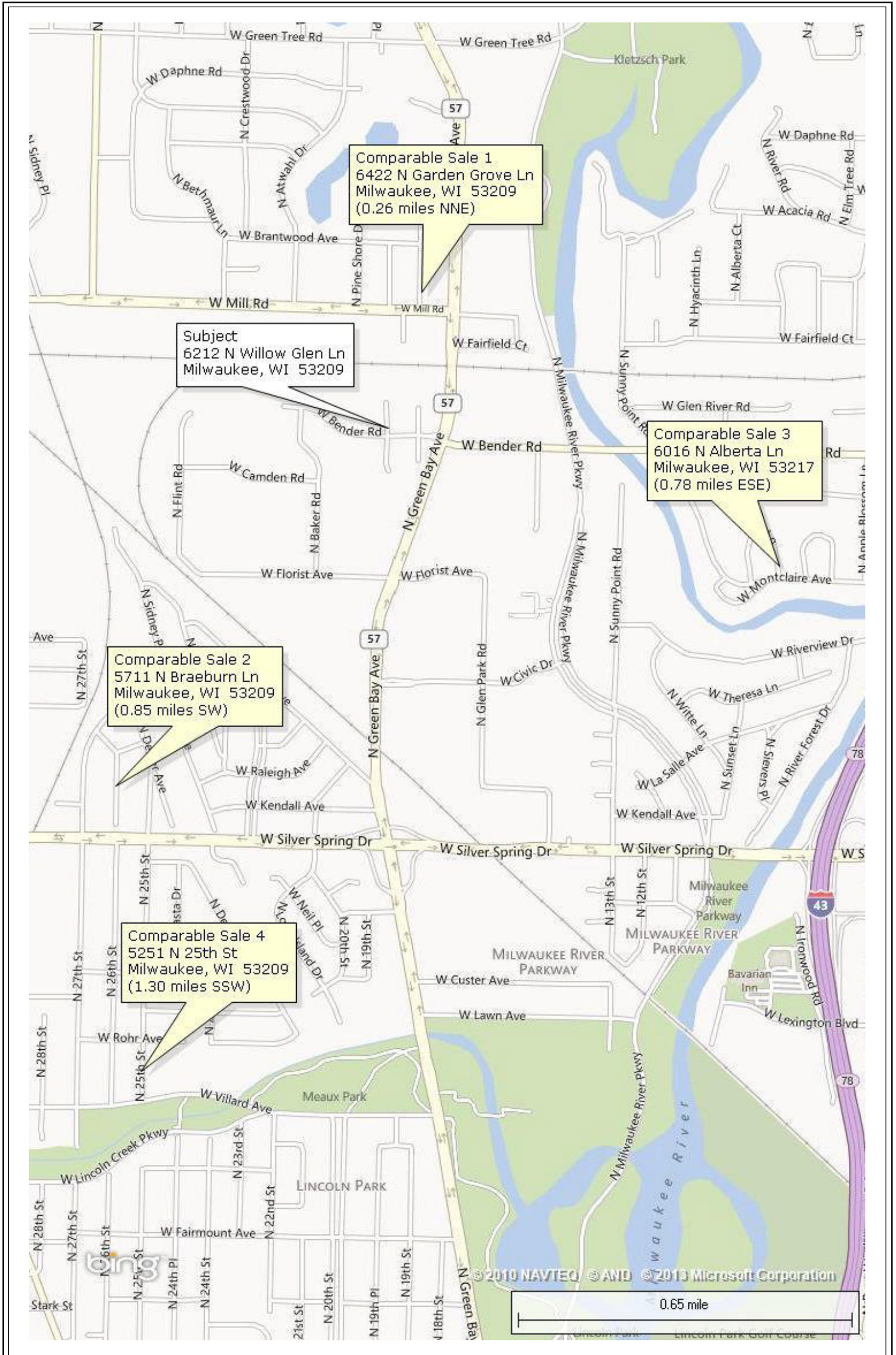
Property Address: 6212 N. Willow Glen Ln

Case No.:

City: Glendale

State: WI

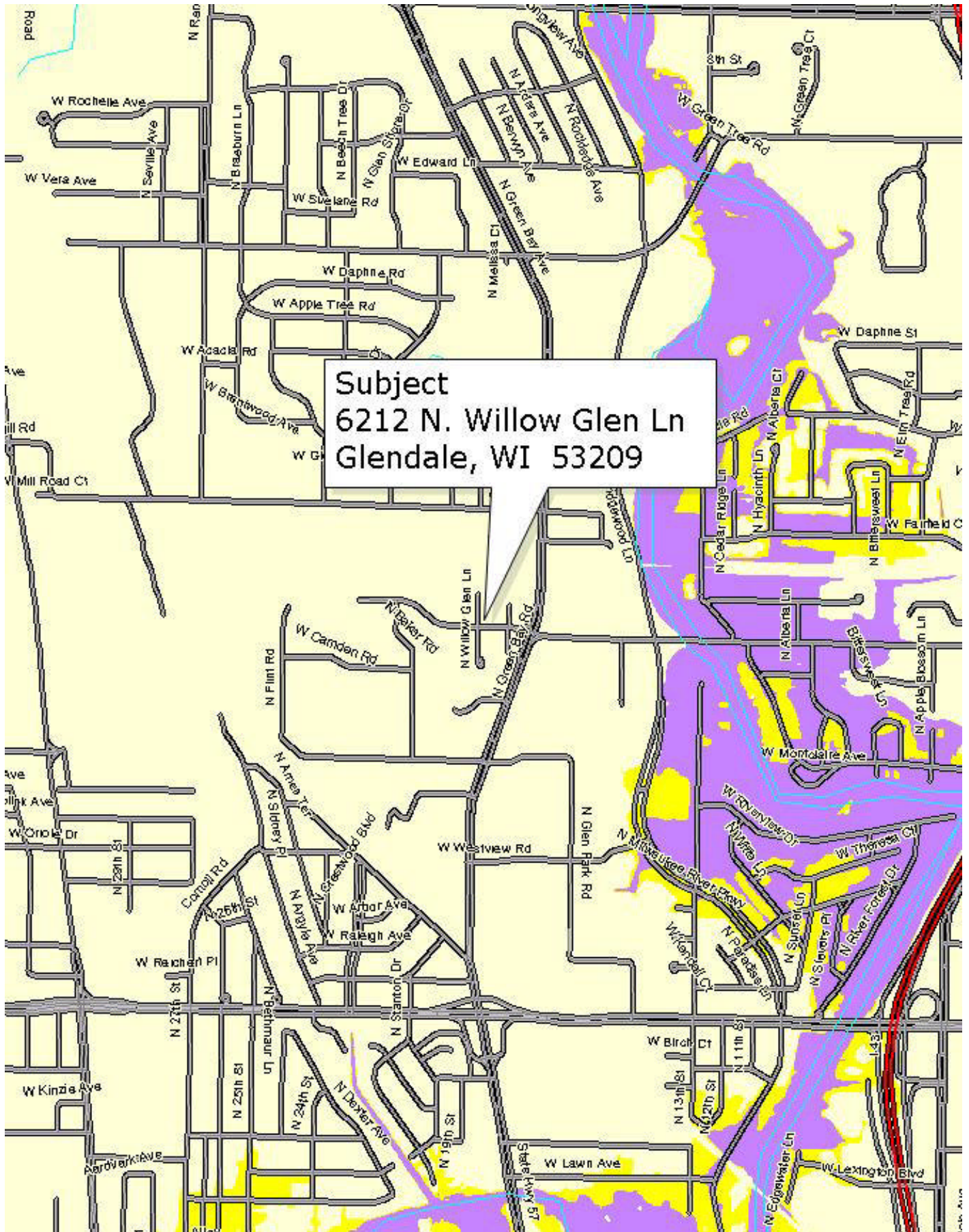
Zip: 53209



FLOOD MAP

Client: Milw. County - Real Estate Services
 Property Address: 6212 N. Willow Glen Ln
 City: Glendale

File No.: 13-0491
 Case No.:
 State: WI Zip: 53209



Subject
 6212 N. Willow Glen Ln
 Glendale, WI 53209

FloodMap Legend

Flood Zones

- Areas inundated by 500-year flooding
- Areas outside of the 100- and 500-year floodplains
- Areas inundated by 100-year flooding
- Areas inundated by 100-year flooding with velocity hazard
- Floodway areas
- Floodway areas with velocity hazard
- Areas of undetermined but possible flood hazards
- Areas not mapped on any published FIRM

Flood Information

Community: 550275 - GLENDALE, CITY OF
 Property is not in a FEMA special flood hazard area.
 Map Number: 55079C0043E Map Date: 09/26/2008
 Panel: 0043E FIPS: 55079
 Zone: X

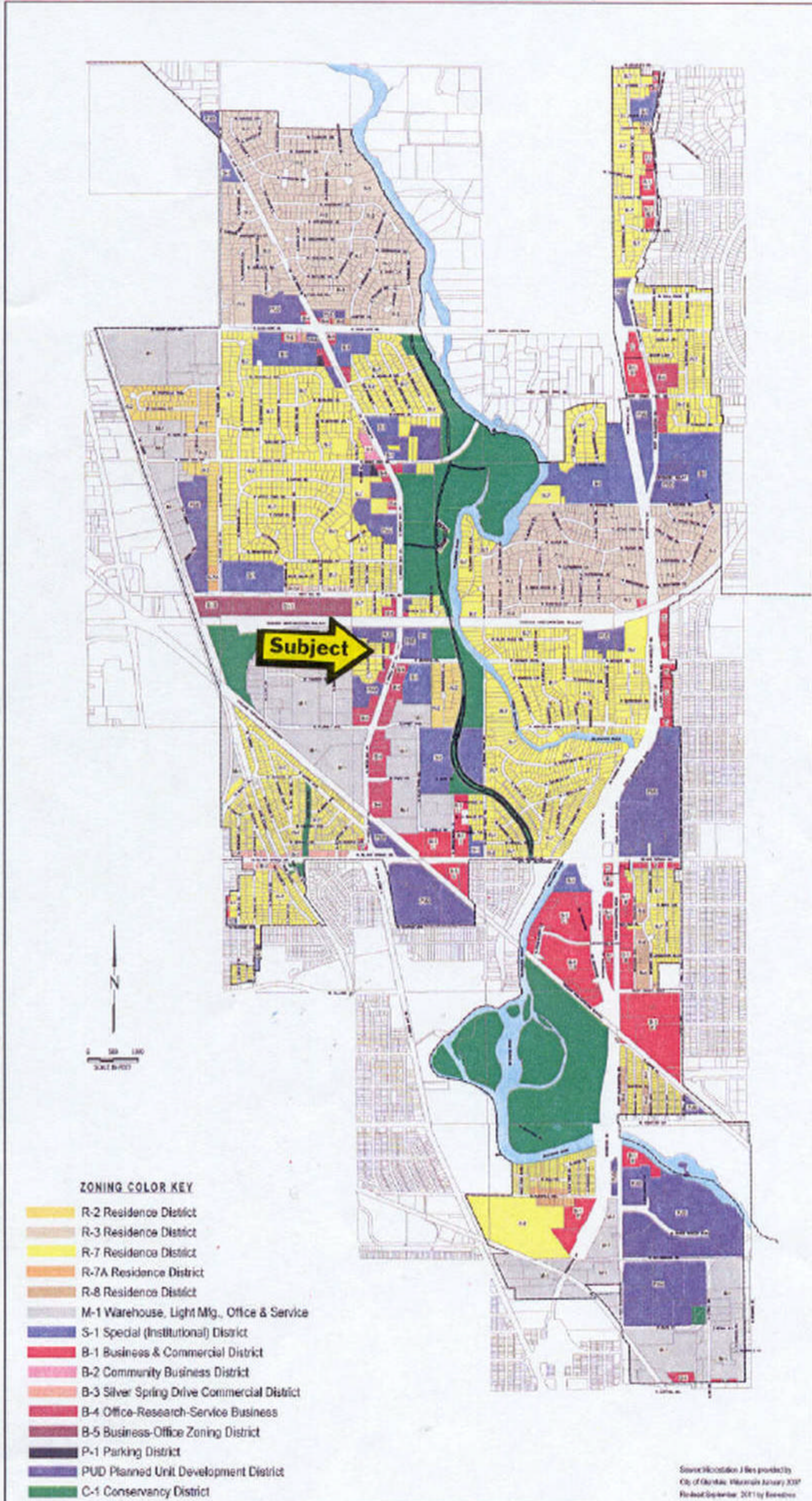
Neither Transamerica Flood Hazard Certification (TFHC) nor ACI make any representations or warranties to any party concerning the content, accuracy or completeness of this flood report, including any warranty of merchantability or fitness for a particular purpose. Neither TFHC nor ACI nor the seller of this flood report shall have any liability to any third party for any use or misuse of this flood report.

ZONING MAP

Client: Milw. County - Real Estate Services
Property Address: 6212 N. Willow Glen Ln
City: Glendale

File No.: 13-0491
Case No.:
State: WI
Zip: 53209

City of Glendale Zoning Map



STATISTICAL MARKET ANALYSIS

Client: Milw. County - Real Estate Services
 Property Address: 6212 N. Willow Glen Ln
 City: Glendale

File No.: 13-0491
 Case No.:
 State: WI Zip: 53209

flexmls Web

Page 1 of 1

Statistical Market Analysis

Status	# Listings	List Volume	Sold Volume		List Price	Sold Price	Sale/List Price	Est. Total Sq. Ft.	List Price Per Est. Total Sq. Ft.	Sold Price Per Est. Total Sq. Ft.	Days On Market	Cumulative Days On Market
Active	71	14,872,959	0	Low	84,900	0	0.00	780	72.26	0.00	1	1
				Avg	209,478	0	0.00	1,806	120.34	0.00	75	121
				High	535,000	0	0.00	6,359	170.34	0.00	700	2,153
Pending	8	1,225,400	0	Low	66,000	0	0.00	881	47.83	0.00	8	8
				Avg	153,175	0	0.00	1,555	94.27	0.00	70	226
				High	349,900	0	0.00	2,041	193.10	0.00	149	1,395
Sold	2,632	484,086,875	469,666,056	Low	30,000	25,000	0.58	511	19.45	22.61	1	1
				Avg	183,924	178,445	0.97	1,703	117.64	114.19	74	85
				High	589,900	2,171,750	9.66	5,111	237.09	1,117.16	1,281	1,281
Expired	1,256	265,714,448	0	Low	36,200	0	0.00	765	39.44	0.00	-43	-43
				Avg	211,556	0	0.00	1,776	128.03	0.00	141	167
				High	584,000	0	0.00	5,370	212.46	0.00	849	2,041
Withdrawn	1	164,900	0	Low	164,900	0	0.00	1,259	130.98	0.00	47	47
				Avg	164,900	0	0.00	1,259	130.98	0.00	47	47
				High	164,900	0	0.00	1,259	130.98	0.00	47	47
Overall	3,968	766,064,580	469,666,056	Low	30,000			511	19.45		-43	-43
				Avg	193,061			1,733	121.55		95	112
				High	589,900			6,359	237.09		1,281	2,153

Selection Criteria for Comparable Properties

Search Parameters: Property type Single-Family; Status of 'Active', 'Expired', 'Pending', 'Sold', 'Withdrawn'; County of 'Milwaukee'; Municipality of 'Glendale'.

Fannie Mae 1004MC Statistics

Inventory Analysis	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months
	05/30/2012 - 11/29/2012	11/30/2012 - 03/01/2013	03/02/2013 - 05/30/2013
Total # of Comparable Sales (Settled)	78	35	43
Absorption Rate (Total Sales/Months)	-13.00	11.67	14.33
Total # of Active Listings	66	51	70
Months of Housing Supply (Total Listings / Ab. Rate)	5.08	4.37	4.88
Median Sale & list Price, Dom, Sale/List %	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months
Median Comparable Sale Price	165,000	165,000	169,000
Median Comparable Sales DOM	72	68	62
Median Comparable List Price	176,950	179,000	189,900
Median Comparable Listings DOM	174.5	117	56.5
Median Sale Price as % of List Price	96 %	96 %	96 %

The information contained herein is provided for general information purposes only. If any of the above information is material or being utilized to determine whether to purchase the property, the buyer should personally verify same or have it confirmed by a qualified expert. The information to independently verify and confirm includes but is not limited to total square footage formula, total square footage / acreage figures, land, building or room dimensions and all other measurements of any sort or type. Equal Housing Opportunity Listing. Copyright 2013 by Multiple Listing Service, Inc. See copyright notice.

Prepared by Paul R Vozar on Thursday, May 30, 2013 4:09 PM

<http://members.mlswis.com/cgi-bin/mainmenu.cgi>

5/30/2013

LICENSE

Client: Milw. County - Real Estate Services
Property Address: 6212 N. Willow Glen Ln
City: Glendale

File No.: 13-0491

Case No.:

State: WI

Zip: 53209



State of Wisconsin
Department of Safety and Professional Services

CERTIFIED RESIDENTIAL APPRAISER

PAUL R VOZAR

WEST ALLIS, WI 53214

The person whose name appears on this document has complied with the provisions of the Wisconsin Statutes and holds the credential specified.

Credential No. 196-9

Expiration Date: 12/14/2013

To verify the current status of this credential, use "Lookup a License" at dsps.wi.gov



State of Wisconsin
Department of Safety and Professional Services
Committed to Equal Opportunity in Employment and Licensing

CERTIFIED RESIDENTIAL APPRAISER

No. 196-9

Expires: 12/14/2013

PAUL R VOZAR
PAUL VOZAR
10909 W GREENFIELD AVE
WEST ALLIS WI 53214
UNITED STATES

The person whose name appears on this document has complied with the provisions of the Wisconsin Statutes and holds the credential specified on the front of this card. To verify the current status of this credential, use "Lookup a License" at dsps.wi.gov.

Ch 440.11, Wis Statutes, requires you to notify the Department of a name or address change within 30 days. Please submit corrected information via the web at dsps.wi.gov or by mail to DSPS at PO Box 8935, Madison WI 53708-8935.

**VOZAR APPRAISAL SERVICE INC.
REAL ESTATE APPRAISERS**

File No. 13-0491

***** INVOICE *****

File Number: 13-0491

Mr. David Cialdini
Milw. County - Real Estate Services
2711 West Wells Street, 3rd Floor
Milwaukee, WI 53208

Invoice # :
Order Date : 05/29/2013
Reference/Case # :
PO Number :

6212 N. Willow Glen Ln
Glendale, WI 53209

Appraisal Fee	\$	400.00
	\$	-----
Invoice Total	\$	400.00
State Sales Tax @	\$	0.00
Deposit	(\$)
Deposit	(\$)

Amount Due	\$	400.00

Terms:

Please Make Check Payable To:

VOZAR APPRAISAL SERVICE INC.
10909 W. Greenfield Avenue, Suite 206
West Allis, WI 53214

Fed. I.D. #: 39-1671586