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Southern Wisconsin Appraisal
d/b/a G A Bock & Associates, Inc.
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Racine WI 53406-3971
Phone 262.886.2450
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Southern Wisconsin Appraisal

Real Estate Appraisal

Property At:

**Surplus Land, Janesville Road
Muskego, WI**

Complete Appraisal- Restricted Report

As of
June 3, 2023



Prepared for
Karen Braun, P.E.
Waukesha County Public Works
515 W. Moreland Blvd. Room 220
Waukesha, WI 53188

*Providing Southeastern Wisconsin with
over 45 Years of Professional Service*

⋮

Southern Wisconsin Appraisal

June 6, 2023

Karen Braun, P.E.
515 W. Moreland Blvd. Room 220
Waukesha, WI 53188

Re: *Complete Appraisal– Restricted Report of:*
Parking Lot (Surplus Land) Janesville Rd, City of Muskego, Waukesha County, WI
Tax Key # MSKC2165984001 & 2165984

Dear Ms. Braun:

As requested, the undersigned appraiser has completed an appraisal on the property identified above. As you requested, the appraiser’s findings are being transmitted in letter report format (restricted report). As this is a letter report it will provide you with only the opinion of market value¹ of the subject’s real estate as of the date of my final inspection of the property (June 3, 2023). It is the appraiser’s understanding that you, as the owner, are the intended user of the report and this report is intended to assist you in identifying a fair market value of the property for possible sale of the property. I note that the value stated here represents the market value of the property and not the suggested asking price. I also note that as you are the intended use and owner of this report, it is unethical for me to disclose any of my work regarding this property to anyone other than yourself without your express written consent. I and my office will hold this appraisal assignment confidential.

The subject of this appraisal is a small commercial lot of 16,103-sq ft (0.369-acre). The subject is currently used as a paved parking lot with portions being within a wetland/floodplain area due to its location next to a small creek that extending across its northeastern corner. A permanent drainage easements covers this creek and contains roughly 5,177-sq ft (0.118-acre) or roughly 33% of the lot. The owner will have little utility or use of the lands located in the permanent Drainage Easement. This fact detracts from value. The remainder of the lot is paved and used as an open parking lot. It is well suited for continued parking lot use or possible to be developed as a small commercial parcel. It should be noted that contamination had previously been found on the site. In April 2004 a “closure letter” had been issued allowing use of the parcel. Although, due to the contamination, the cost of future site preparation allowing for new construction on the site is unknown but anticipated to be greater than normal. The presence of contamination and the adverse influence of likely needed site preparation costs will detract from the appeal and value of the subject property. As the extent and influence of any current contamination is unknown, this appraisal is based on the extraordinary assumption that the site has modest restrictions resulting from past contamination and that the lot is usable with slight greater than standard site preparation costs being necessary.

¹ The definition of market value used in this report can be found at the end of this appraisal. ⋮

The highest and best use of the site is for commercial use as allowed under the current HC-1, Tess Corners Historic Crossroads zoning district. Its best and most favorable use would appear to remain a parking lot as part of one of the abutting commercial uses.

A review of sales of area commercial lots would indicate that a required exposure time (time needed to sell the property) would be roughly 125-days to 275-days. It should be noted that market conditions are improving, and that exposure time will likely be reduced as the market continues to improve.

In forming my opinion of value, I inspected the property on several occasions. My final inspection was made on June 3, 2023 which is the date of value. I reviewed public data regarding the subject, including city assessments, zoning, tax plats, an older survey of the parcel, and FEMA floodplain maps/information. I gathered information regarding the subject neighborhood and the subject's market. In doing so I contacted the local assessor and searched the MLS database for sales and rental activity in the subject neighborhood. I gathered data on commercial real estate sales and leases in the area by searching the MLS database, consulting public records, and interviewing buyers and sellers active in the market. In determining the opinion of value, I placed sole weight on the market approach to value. The cost and income approaches to value were not considered to be reliable and were not used. As you requested, I have valued the subject lot, as if vacant, as well as under the assumption that it is a fully improved property with all public utilities.

It should be noted that a recent survey was provided for the appraiser's use. A copy of this survey has been attached to this letter report. The size of the subject's parcel was ascertained from that survey. My conclusions assume free and clear title and the absence of adverse easements or encroachments, other than the existing permanent drainage easement. You, or a potential buyer, may wish to thoroughly review all results of and title searches or testing that may have been completed on the subject parcel. My value also makes consideration on the likely contamination on the site as well as the issued "closure letter". Value could be adversely affected if it were to be determined that the assumptions stated in this appraisal are proven incorrect.

Only the market approach was used to determine my opinion of value. My conclusions are only briefly stated in this letter, which constitutes a restricted appraisal report as defined in USPAP. Additional data and information regarding the property and my analyses, as well as information obtained during my investigations, have been retained in my files. You are cautioned that my opinions and conclusions may not be properly understood without this data. Since my conclusions are transmitted in such a restricted format, please be aware that they are intended for your use only and are *not* intended to be viewed, used, or relied upon by parties not associated with your office, or others not familiar with the subject property.

After considering the condition, location, features and amenities of the property, as well as the supply and demand of such real estate in the neighborhood, it is my professional opinion that the market of the subject property, as of June 3, 2023 is:

Thirty-Four Thousand Three Hundred Dollars
(\$34,300)

Again, please note that this value includes only the real estate; personal property, equipment, business value or any items that might be associated with the current paved parking lot were *not* included. This opinion is made under the limiting conditions attached to this letter. You are advised to read them carefully.

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. 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 have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment. My engagement in this assignment was not contingent upon developing or reporting predetermined results. My compensation for completing this assignment was 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. My analyses, opinion, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice (USPAP). No one provided significant professional assistance to me in completing this value opinion. Please be aware that I am a designated member of the Appraisal Institute (AI), and have prepared and report this appraisal in compliance with their ethics rules and with the standards set by Uniform Standards of Professional Appraisal Practice (USPAP).

If you have questions about this report, or if I may be of aid on any other matter, please let me know.

Sincerely,

A handwritten signature in black ink, appearing to read "Gene A. Bock". The signature is fluid and cursive, with the first name "Gene" and last name "Bock" clearly distinguishable.

Gene A. Bock, SRA, CRA
Senior Appraiser, Southern Wisconsin Appraisal
Wisconsin Certified General Appraiser No. 311-010

Report Dated: June 6, 2023

GAB:pjb

Subject Plat



Subject Aerial/Plat



Subject Survey

LEGAL DESCRIPTION

PARCELS 1 AND 2 OF CERTIFIED SURVEY MAP NO. 6642, RECORDED ON JANUARY 22, 1992, IN VOLUME 55 OF CERTIFIED SURVEY MAPS, ON PAGES 182, 183, 184 AND 185, AS DOCUMENT NO. 1699969, BEING A DIVISION OF A PART OF THE NORTHWEST $\frac{1}{4}$ OF THE SOUTHEAST $\frac{1}{4}$ OF SECTION 2, IN TOWN 5 NORTH, RANGE 20 EAST, IN THE CITY OF MUSKOGEE, WAUKESHA COUNTY, WISCONSIN, EXCEPTING LANDS FOR PUBLIC HIGHWAY PURPOSE, BEING DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF PARCEL 1 OF SAID CERTIFIED SURVEY MAP NO. 6642; THENCE ALONG THE NORTHERLY LINE OF SAID CERTIFIED SURVEY MAP NO. 6642 NORTH $57^{\circ}31'11''$ EAST, 94.18 FEET; THENCE SOUTH $28^{\circ}50'55''$ EAST, 27.05 FEET; THENCE SOUTH $57^{\circ}21'28''$ WEST, 95.14 FEET; THENCE NORTH $26^{\circ}53'09''$ WEST, 27.39 FEET TO THE POINT OF BEGINNING.

CONTAINING 16,103 SQUARE FEET, 0.3697 ACRES MORE OR LESS.

PERMANENT DRAINAGE EASEMENT

BEING PART OF PARCELS 1 AND 2 OF CERTIFIED SURVEY MAP NO. 6642, RECORDED ON JANUARY 22, 1992, IN VOLUME 55 OF CERTIFIED SURVEY MAPS, ON PAGES 182, 183, 184 AND 185, AS DOCUMENT NO. 1699969, BEING A DIVISION OF A PART OF THE NORTHWEST $\frac{1}{4}$ OF THE SOUTHEAST $\frac{1}{4}$ OF SECTION 2, IN TOWN 5 NORTH, RANGE 20 EAST, IN THE CITY OF MUSKOGEE, WAUKESHA COUNTY, WISCONSIN, BEGINNING AT A POINT ON THE SOUTHERLY RIGHT OF WAY OF C.T.H. L, THENCE SOUTH $28^{\circ}50'55''$ EAST ALONG THE EASTERLY LINE OF PARCEL 2 OF SAID CERTIFIED SURVEY MAP, 116.00 FEET; THENCE 55.08 FEET ALONG A ARC OF A CURVE, WITH THE CENTER LYING TO THE NORTHEAST, HAVING A RADIUS OF 49.54 FEET, AND A CHORD DISTANCE OF 92.55 FEET WHICH BEARS NORTH $80^{\circ}22'39''$ WEST; THENCE NORTH $48^{\circ}31'44''$ WEST, 24.81 FEET; THENCE 57.28 FEET ALONG A ARC OF CURVE, WITH THE CENTER LYING TO THE NORTHEAST, HAVING A RADIUS OF 126.06 FEET, AND A CHORD DISTANCE OF 56.79 WHICH BEARS NORTH $35^{\circ}30'38''$ WEST; THENCE NORTH $57^{\circ}21'28''$ EAST, 56.00 FEET TO THE POINT OF BEGINNING.

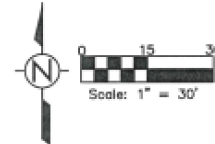
CONTAINING 5,177 SQUARE FEET, 0.1188 ACRES MORE OR LESS.

PLAT OF SURVEY FOR:

WAUKESHA COUNTY DEPT. OF PUBLIC WORKS
515 W. MORELAND BLVD. RM. 220
WAUKESHA, WI. 53188

LEGEND

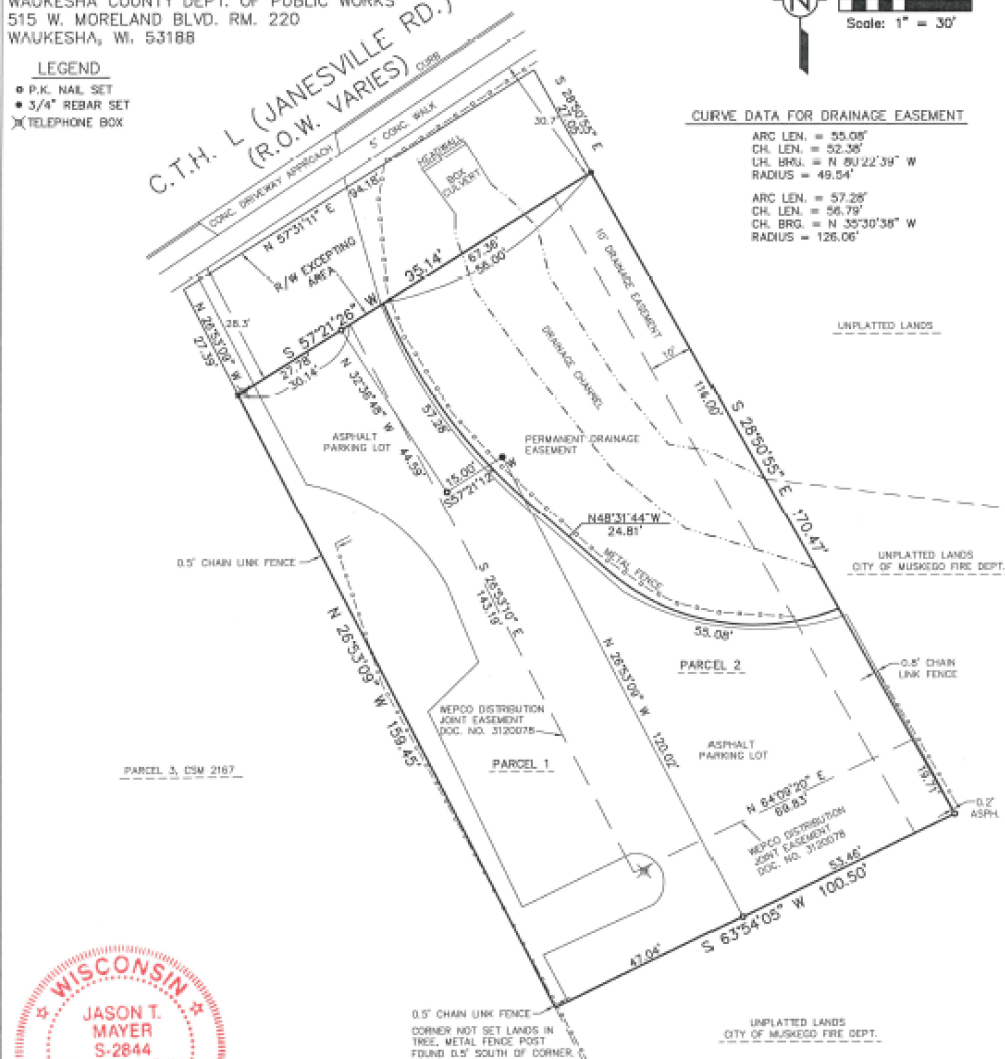
- P.K. NAIL SET
- 3/4" REBAR SET
- ✕ TELEPHONE BOX



CURVE DATA FOR DRAINAGE EASEMENT

ARC LEN. = 55.08'
CH. LEN. = 52.36'
CH. BRG. = N $80^{\circ}22'39''$ W
RADIUS = 49.54'

ARC LEN. = 57.28'
CH. LEN. = 56.79'
CH. BRG. = N $35^{\circ}30'38''$ W
RADIUS = 126.06'



AS OF THE DATE OF THIS SURVEY, NO TITLE POLICY WAS PROVIDED, THEREFORE THIS PLAT OF SURVEY DOES NOT GUARANTEE THE EXISTENCE, SIZE AND LOCATION OF ANY EASEMENTS, ENCUMBRANCES, RESTRICTIONS OR OTHER FACTS THAT COULD OTHERWISE BE DISCLOSED IN A TITLE SEARCH OR CURRENT TITLE POLICY.

THIS IS AN ORIGINAL PRINT ONLY IF SEAL IS IMPRINTED IN RED. "I have surveyed the above property, and the above map is a true representation thereof and shows the size and location of the property, its exterior boundaries, the location and dimensions of all structures thereon, fences, apparent easements, roadways, and visible encroachments and is in compliance with Wisconsin Administrative Code AE-7 for property survey standards and is correct to the best of my knowledge and belief.

This survey is made for the exclusive use of the present owner of the property; also those who purchase, mortgage, or guarantee the title thereto, within one year from the date hereof."

THIS INSTRUMENT WAS DRAFTED ON 6-5-2023 BY JASON T. MAYER, P.L.S., WAUKESHA COUNTY DEPT. OF PUBLIC WORKS (262)548-7740

Complete Appraisal– Restricted Report

CONTINGENT AND LIMITING CONDITIONS

1. This is a restricted report intended to comply with the reporting requirements set forth under Standard Rule of the Uniform Standards of Professional Appraisal Practice (USPAP). As such, it does not include a discussion of the data, reasoning, and analyses that were used in the appraisal process to develop the appraiser's opinion of value. Supporting documentation concerning the data, reasoning, and analyses is retained in the appraiser's file.
2. In preparing this appraisal, the appraiser used only the market approach to value and did not consider the cost or income approach. These two approaches did not apply to the subject. The client should be aware the reliability of the value conclusion has not been reduced as a result. As a restricted appraisal report, this report should only be used by you and your client. If this report is placed in the hands of anyone but you and your client, you should ensure that all the assumptions and limiting conditions are attached. Third parties use this report at their own risk.
3. No part of the contents of this report shall be conveyed to any person or entity through advertising, solicitation materials, public relations, news, sales or other media without the written consent and approval of the author(s), particularly as to valuation conclusions, the identity of the appraiser or the firm with which the appraiser is connected, or any reference to the appraiser's designations and affiliations. Further, neither the appraiser, Southern Wisconsin Appraisal, nor GA Bock & Associates Inc. assumes any obligation, liability or accountability to any third party.
4. No responsibility is assumed for legal or title considerations. Title to the property is assumed to be good and marketable unless otherwise stated in this report. The property is appraised free and clear of any or all liens and encumbrances unless otherwise stated in this report.
5. Responsible ownership and competent property management are assumed unless otherwise stated in this report.
6. The information furnished by others is believed to be reliable. However, no warranty is given for its accuracy.
7. Any engineering provided by the client or obtained from a governmental agency is assumed to be correct.
8. Unless questions are specifically stated and considered in the report, it is assumed that there are no structural defects hidden by floor or wall coverings or any other hidden or unapparent conditions of the property; that all mechanical equipment and appliances are in good working condition; and that all electrical components and the roofing are in good condition. If the client has any questions regarding these items, it is the client's responsibility to order the appropriate inspections. The appraiser does not have the skill or expertise needed to make such inspections. The appraiser assumes no responsibility for these items.
9. It is assumed that there are no hidden or unapparent conditions of the subsoil or site that render it more or less valuable. No responsibility is assumed for such conditions or for arranging for engineering studies that may be required to discover them. If the client has questions regarding these items, it is the client's responsibility to contact the appropriate experts.
10. It is assumed that there is full compliance with all applicable federal, state, and local environmental regulations and laws unless otherwise stated in this report.
11. It is assumed that all applicable zoning and use regulations and restrictions have been complied with, unless nonconformity has been stated, defined, and considered in this appraisal report.
12. It is assumed that all required licenses, certificates of occupancy or other legislative or administrative authority from any local, state, or national governmental or private entity or organization have been or can be obtained or renewed for any use on which the value estimates contained in this report are based.

13. It is assumed that the utilization of the land and improvements is within the boundaries or property lines of the property described and that there is no encroachment or trespass unless otherwise stated in this report.
14. The appraiser is not qualified to detect hazardous waste and/or toxic materials. Any comment by the appraiser that might suggest the possibility of the presence of such substances should not be taken as confirmation of the presence of hazardous waste and/or toxic materials. Such determination would require investigation by a qualified expert in the field of environmental assessment. The presence of substances such as asbestos, leaking fuels, urea-formaldehyde foam insulation, or other potentially hazardous materials may affect the value of the property. The appraiser's value estimate is predicated on the assumption that there is such or similar material on or in the property that have cause a loss in value unless as stated in this report. No responsibility is assumed for any environmental conditions, or for any expertise or engineering knowledge required to discover the appraiser. The appraiser's descriptions and resulting comments are the result of the routine observations made during the appraisal process. They should not be relied upon as to whether environmental hazards exist on the property. The only way to be certain as to the condition of the property with respect to current environmental hazards is to have an expert in the field inspect the property.
15. Unless otherwise stated in this report, the subject property is appraised without a specific compliance survey having been conducted to determine if the property is or is not in conformance with the requirements of the Americans with Disabilities Act. The presence of architectural and communications barriers that are structural in nature that would restrict access by disabled individuals may adversely affect the property's value, marketability, or utility.
16. 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 in an identified special flood hazard area. Because the appraiser is not a surveyor, he or she makes no guarantee, express or implied, regarding the determination. Further, the appraiser or firm assumes no obligations, liability, or accountability to any third party. If this report is placed in the hands of anyone but the client, client shall make such party aware of all the assumptions and limiting conditions of the assignment.
17. 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.

DEFINITION OF VALUE UTILIZED IN THIS REPORT

Market Value: 12 CFR Part 34.16(g), which regulates real estate lending and appraisals, defines market value as: *“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 and 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 acting in what they consider their own best interests;*
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.”*