

APPRAISAL OF



A Single Family Dwelling

LOCATED AT:

5418 South Hill Drive
Madison, WI 53705

FOR:

Dane County Treasurer
Rm 114, 210 Martin Luther King Jr. Blvd.
Madison, WI 53703

BORROWER:

Client: Dane County Treasurer

AS OF:

July 13, 2021

BY:

Tenny Albert
Wisconsin Certified General Appraiser #154

August 3, 2021

C/O
Dane County Treasurer
Rm 114, 210 Martin Luther King Jr. Blvd.
Madison, WI 53703

File Number: DCT_South_Hill

To Whom it May Concern;

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

5418 South Hill Drive
Madison, WI 53705

The purpose of this appraisal is to develop an opinion of 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 market value of the property as of July 13, 2021 is:

\$590,000
Five Hundred Ninety Thousand Dollars

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

Respectfully;

Tenny Albert
Wisconsin Certified General Appraiser #154

UNIFORM RESIDENTIAL APPRAISAL REPORT

Property Description

File No. DCT_South_Hill

Property Address 5418 South Hill Drive	City Madison	State WI	Zip Code 53705
Legal Description Lot 26, Keith Anderson First Addition to University Highlands		County Dane	
Assessor's Parcel No. 0709-193-0623-7	Tax Year 2021	R.E. Taxes \$ 12,610.19	Special Assessments \$ 2,006.40
Borrower Client: Dane County Treasurer		Current Owner Dane County	
Property rights appraised <input checked="" type="checkbox"/> Fee Simple <input type="checkbox"/> Leasehold		Occupant: <input type="checkbox"/> Owner <input type="checkbox"/> Tenant <input checked="" type="checkbox"/> Vacant	
Neighborhood or Project Name Garner Park area		Map Reference _____ Census Tract _____	
Sale Price \$ N/A Date of Sale 7/13/2021 Description and \$ amount of loan charges/concessions to be paid by seller _____			
Lender/Client Dane County Treasurer		Address Rm 114, 210 Martin Luther King Jr. Blvd.	
Appraiser Tenny Albert		Address 1710 Rutledge Street, Madison, WI 53704	

Location <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Suburban <input type="checkbox"/> Rural	Predominant occupancy <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant <input checked="" type="checkbox"/> Vacant (0-5%) <input type="checkbox"/> Vacant (over 5%)	Single family housing PRICE \$ (000) 200 Low 40 High 70 Predominant 400 50	Present land use % One family 80% 2-4 family 5% Multi-family 10% Commercial 5%
Built up <input checked="" type="checkbox"/> Over 75% <input type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%	Growth rate <input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow	Property values <input checked="" type="checkbox"/> Increasing <input type="checkbox"/> Stable <input type="checkbox"/> Declining	Land use change <input checked="" type="checkbox"/> Not likely <input type="checkbox"/> Likely <input type="checkbox"/> In process
Demand/Supply <input type="checkbox"/> Shortage <input checked="" type="checkbox"/> In balance <input type="checkbox"/> Over supply	Marketing time <input checked="" type="checkbox"/> Under 3 mos. <input type="checkbox"/> 3-6 mos. <input type="checkbox"/> Over 6 mos.	To: Some infill and redevelopment	

Note: Race and the racial composition of the neighborhood are not appraisal factors.

Neighborhood boundaries and characteristics: **See Attached Addendum.**

Factors that affect the marketability of the properties in the neighborhood (proximity to employment and amenities, employment stability, appeal to market, etc.):
The subject is in a middle aged, middle to upper middle class neighborhood that reflects one of Madison's early growth spurts.. Now it serves the home buyers market looking for downtown and employment proximity . The larger neighborhood is very popular with a range of ages due to the walkability and proximity to shopping. Downtown is approximately three miles east with quick access via car, bus or bike. Employment access is very good and appeal to market is strong. Garner Park is across the street from the subject and provides a quiet buffer from Mineral Point Road traffic.

Market conditions in the subject neighborhood (including support for the above conclusions related to the trend of property values, demand/supply, and marketing time -- such as data on competitive properties for sale in the neighborhood, description of the prevalence of sales and financing concessions, etc.):
Overall, market conditions have remain very strong over the past year with median prices moving up. Demand is overmatching supply and prices are being bid up beyond list price in many sales, There are few seller financing concessions. The subject market remains particularly strong due to the high desirability of the neighborhood and the lack of available housing. Prices are very strong and dwellings sell quickly. Recent events have impacted market momentum. Market conditions have improved and remained very strong over the past year with median prices edging up. All sectors are selling well - upper end and affordable neighborhoods.

Project Information for PUDs (If applicable) -- Is the developer/builder in control of the Home Owners' Association (HOA)? YES NO
 Approximate total number of units in the subject project _____ Approximate total number of units for sale in the subject project _____
 Describe common elements and recreational facilities: _____

Dimensions 90 feet frontage Site area 10,800 s.f. Corner Lot <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Specific zoning classification and description SR-C1 Residential Zoning compliance <input checked="" type="checkbox"/> Legal <input type="checkbox"/> Legal nonconforming (Grandfathered use) <input type="checkbox"/> Illegal <input type="checkbox"/> No zoning Highest & best use as improved: <input checked="" type="checkbox"/> Present use <input type="checkbox"/> Other use (explain) _____	Topography Level Size Typical Shape Regular Drainage Adequate View Residential Landscaping Typical but overgrown Driveway Surface Concrete, Good condition Apparent easements None Noted FEMA Special Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No FEMA Zone _____ Map Date _____ FEMA Map No. _____																																										
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th>Utilities</th> <th>Public</th> <th>Other</th> <th>Off-site Improvements</th> <th>Type</th> <th>Public</th> <th>Private</th> </tr> <tr> <td>Electricity</td> <td><input checked="" type="checkbox"/></td> <td>200 Amp</td> <td>Street</td> <td>Asphalt</td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td>Gas</td> <td><input checked="" type="checkbox"/></td> <td></td> <td>Curb/gutter</td> <td>Yes</td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td>Water</td> <td><input checked="" type="checkbox"/></td> <td></td> <td>Sidewalk</td> <td>Yes</td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td>Sanitary sewer</td> <td><input checked="" type="checkbox"/></td> <td></td> <td>Street lights</td> <td>Yes</td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td>Storm sewer</td> <td><input checked="" type="checkbox"/></td> <td></td> <td>Alley</td> <td>None</td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> </table>	Utilities	Public	Other	Off-site Improvements	Type	Public	Private	Electricity	<input checked="" type="checkbox"/>	200 Amp	Street	Asphalt	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Gas	<input checked="" type="checkbox"/>		Curb/gutter	Yes	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Water	<input checked="" type="checkbox"/>		Sidewalk	Yes	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Sanitary sewer	<input checked="" type="checkbox"/>		Street lights	Yes	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Storm sewer	<input checked="" type="checkbox"/>		Alley	None	<input type="checkbox"/>	<input type="checkbox"/>	Comments (apparent adverse easements, encroachments, special assessments, slide areas, illegal or legal nonconforming zoning, use, etc.): None are noted. Site is typical for area. Garner Park is across the street. No noted easements outside of utility.
Utilities	Public	Other	Off-site Improvements	Type	Public	Private																																					
Electricity	<input checked="" type="checkbox"/>	200 Amp	Street	Asphalt	<input checked="" type="checkbox"/>	<input type="checkbox"/>																																					
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GENERAL DESCRIPTION		EXTERIOR DESCRIPTION			FOUNDATION			BASEMENT			INSULATION		
No. of Units	One	Foundation	Concrete / Avg.	Slab	No	Area Sq.Ft.	1,578	Roof	Aspht.Sh	<input type="checkbox"/>	Roof	Aspht.Sh	<input type="checkbox"/>
No. of Stories	2 Story	Exterior Walls	Wd, Masn/ Avg	Crawl Space	139 s.f.	% Finished	23%	Ceiling	Typical	<input checked="" type="checkbox"/>	Ceiling	Typical	<input checked="" type="checkbox"/>
Type (Det./Att.)	Detached	Roof Surface	Asp.Shgl/Avg.	Basement	Yes, Full	Ceiling	Drywall	Walls	Typical	<input checked="" type="checkbox"/>	Walls	Typical	<input checked="" type="checkbox"/>
Design (Style)	Colonial	Gutters & Dwnspts.	Alum. / Avg.	Sump Pump	No	Walls	Drywall	Floor	Typical	<input type="checkbox"/>	Floor	Typical	<input type="checkbox"/>
Existing/Proposed	Existing	Window Type	Wood Avg	Dampness	Typical	Floor	Carpet	None	Typical	<input type="checkbox"/>	None	Typical	<input type="checkbox"/>
Age (Yrs.)	54	Storm/Screens	Yes	Settlement	Typical	Outside Entry	Stairs to Garg	Unknown	Typical	<input type="checkbox"/>	Unknown	Typical	<input type="checkbox"/>
Effective Age (Yrs.)	20	Manufactured House	No	Infestation	None Noted								

ROOMS	Foyer	Living	Dining	Kitchen	Den	Family Rm.	Rec. Rm.	Bedrooms	# Baths	Laundry	Other	Area Sq.Ft.
Basement						1						364
Level 1	1	1	1	1	1	1			1		1	2,519
Level 2								6	2			1,560

Finished area above grade contains: **11** Rooms; **6** Bedroom(s); **3** Bath(s); **4,079** Square Feet of Gross Living Area

INTERIOR	HEATING	KITCHEN EQUIP.	ATTIC	AMENITIES	CAR STORAGE:
Materials/Condition	Type	Refrigerator	None	Fireplace(s) # 2	None <input type="checkbox"/>
Floors Carpt,Wd,Vinyl / Poor	Fuel N. Gas	Range/Oven P	Stairs <input checked="" type="checkbox"/>	Patio N	Garage 2 # of cars _____
Walls SkmPlaster / Average	Condition Avg	Disposal Y	Drop Stair <input type="checkbox"/>	Deck Two	Attached Yes
Trim/Finish Wood / Avg./Good	COOLING	Dishwasher Y	Scuttle <input type="checkbox"/>	Porch Screened	Detached _____
Bath Floor Tile / Average	Central No	Fan/Hood Y	Floor <input type="checkbox"/>	Fence Yes	Built-In _____
Bath Wainscot Tile / Good	Other _____	Microwave Y	Heated <input type="checkbox"/>	Pool Indoor Lap in	Carport _____
Doors Wood Panel / Good	Condition Avg.	Washer/Dryer <input type="checkbox"/>	Finished <input type="checkbox"/>	pool room w/shower <input type="checkbox"/>	Driveway Yes

Additional features (special energy efficient items, etc.): **Average energy efficiency with windows having second pain inserts.**

Condition of the improvements, depreciation (physical, functional, and external), repairs needed, quality of construction remodeling/additions, etc.: **See Attached Addendum.**

Adverse environmental conditions (such as, but not limited to, hazardous wastes, toxic substances, etc.) present in the improvements, on the site, or in the immediate vicinity of the subject property: **Subject improvements may have mold and pest issues due to being vacant and water left in pool.**

UNIFORM RESIDENTIAL APPRAISAL REPORT

Valuation Section

File No. DCT_South_Hill

COST APPROACH	ESTIMATED SITE VALUE	= \$	140,000	Comments on Cost Approach (such as, source of cost estimate, site value, square foot calculation and for HUD, VA and FmHA, the estimated remaining economic life of the property): Cost Approach provided reflects probable new construction cost and thus does not reflect current condition of subject. Current condition is poor to fair and estimating physical depreciation is not possible. The cost value is an upper limit.	
	ESTIMATED REPRODUCTION COST-NEW OF IMPROVEMENTS:				
	Dwelling	4,079 Sq. Ft. @ \$ 200.00	= \$		815,800
	Bsmt. 364	Sq. Ft. @ \$ 25.00	=		9,100
	F/P,Deck,Porch,Fence,Pool		=		60,000
	Garage/Carport	500 Sq. Ft. @ \$ 50.00	=		25,000
	Total Estimated Cost New		= \$		909,900
	Less	70 Physical Functional External	Est. Remaining Econ. Life: 50		
Depreciation	\$263,871	= \$	263,871		
Depreciated Value of Improvements		= \$	646,029		
"As-is" Value of Site Improvements		= \$	20,000		
INDICATED VALUE BY COST APPROACH		= \$	806,000		

ITEM	SUBJECT	COMPARABLE NO. 1		COMPARABLE NO. 2		COMPARABLE NO. 3	
5418 South Hill Drive Address Madison		6402 Antietam Lane Madison		4805 Fond Du Lac Trail Madison		218 Glacier Drive Madison	
Proximity to Subject		6 blocks		16 blocks		10 blocks	
Sales Price	\$ N/A	\$ 680,000		\$ 562,260		\$ 490,000	
Price/Gross Liv. Area	\$ 0.00	\$ 174.14		\$ 172.21		\$ 142.36	
Data and/or Verification Sources	Inspection Assessor	MLS, Assessor List Price-\$695,000 / 7 DOM		MLS, Assessor List Price-\$589,000 / 6 DOM		MLS, Assessor List Price-\$499,900 / 105 DOM	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+ (-) \$ Adjustment	DESCRIPTION	+ (-) \$ Adjustment	DESCRIPTION	+ (-) \$ Adjustment
Sales or Financing Concessions		Cash Yes	-3,000	Cash None		Cash None	
Date of Sale/Time	7/13/2021	September 2020		April 2020	28,000	October 2019	42,900
Location	West Madison	West Madison		West Madison		West Madison	
Leasehold/Fee Simple	Fee	Fee		Fee		Fee	
Site	10,800 s.f.	16,117 Sq.Ft.	-3,000	10,890 Sq.Ft.		12,197 Sq.Ft.	
View	Residential, Park	Residential / Park		Residential		Residential	
Design and Appeal	2 Story Traditional	2 Story Traditional		2 Story Traditional		2 Story Traditional	
Quality of Construction	Wood, Mason / Gd.	Brick, Other / Gd.		Wood / Good		Wood, Brck / Good	
Age	54 Years	52 years		61 years		52 years	
Condition	Average	Average / Good		Average		Average	
Above Grade	Total Bdrms Baths	Total Bdrms Baths		Total Bdrms Baths		Total Bdrms Baths	
Room Count	50 11 6 3.00	9 5 3.50	-2,500	8 4 2.50	5,000	8 4 2.50	5,000
Gross Living Area	4,079 Sq.Ft.	3,905 Sq.Ft.	8700	3,265 Sq.Ft.	40700	3,442 Sq.Ft.	31900
Basement & Finished Rooms Below Grade	Full, Not Exposed 364 SF Fin.	Full, Not Exposed 445 SF Fin.	-600	Full, Not Exposed None	2900	Full, Not Exposed 398 SF Fin.	-300
Functional Utility	Average	Average		Average		Average	
Heating/Cooling	FWA / C. Air	Radiant / C. Air		FWA-Oil / C.Air	-2,000	FWA / C. Air	
Energy Efficient Items	Typical. for Age	Typical. for Age		Typical. for Age		Typical. for Age	
Garage/Carport	2 car Att. Garage	2 car Att. Garage		2 car Att. Garage		2 car Att. Garage	
Porch, Patio, Deck, Fireplace(s), etc.	Porch,Decks 2 Fireplaces	Deck, Patio, Shed 2 Fireplaces		Screen Porch 2 Fireplaces	5,000	Patio 4 Fireplaces	10,000 -2,000
Fence, Pool, etc.	Fence,Pool, Hot Tb	Fence, Whirlpl	15,000	None	18,000	Fence, Whirlpl	15,000
Habitable at Sale	Yes, With repairs	Yes	-20,000	Yes	-20,000	Yes	-20,000
Net Adj. (total)		<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ 5,400	<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 77,600	<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 82,500
Adjusted Sales Price of Comparable		Gross: 7.8% Net: -0.8%	\$ 674,500	Gross: 21.6% Net: 13.8%	\$ 640,000	Gross: 25.9% Net: 16.8%	\$ 572,500

Comments on Sales Comparison (including the subject property's compatibility to the neighborhood, etc.): **Sales are all from the immediate or proximate neighborhood on the west side of Madison. Adjustments reflect typical features with the "Habitable at Sale" adjustments reflecting the immediate costs required from the subject: pool room, ceiling repair under bathrooms and other items. Subject is habitable but these items and overgrown back yard are concerns. Time adjustments are made due to very strong market.. Sales 1 and 5 are considered upper brackets due to updates and more quality features. Value is put at upper middle end as subject is a quality dwelling with good amenities.**

ITEM	SUBJECT	COMPARABLE NO. 1	COMPARABLE NO. 2	COMPARABLE NO. 3
Date, Price and Data Source for prior sales within year of appraisal	Dane County foreclosed on 4/21 on property.	No sale in past three years	No sale in past three years	No sale in past three years

Analysis of any current agreement of sale, option, or listing of the subject property and analysis of any prior sales of subject and comparables within one year of the date of appraisal:
Dane County foreclosed on the property in April of 2021 Property has been vacant and has not been marketed.

INDICATED VALUE BY SALES COMPARISON APPROACH \$ **590,000**

INDICATED VALUE BY INCOME APPROACH (If Applicable) Estimated Market Rent \$ _____ /Mo. x Gross Rent Multiplier = \$ _____

This appraisal is made "as is" subject to the repairs, alterations, inspections or conditions listed below subject to completion per plans and specifications.
Conditions of Appraisal: **The appraiser makes no assumptions as to the condition of any mechanical or electrical system or to the dwelling itself or as to any health hazards. As noted, a true evaluation of condition can only occur when dwelling is cleaned out.**

Final Reconciliation: **Direct sales approach is most reliable due to similar sales in location, size, age, style, and condition. The cost approach is notliable - and not considered - due to the age of the subject and the difficulty of estimating the amount of accrued depreciation. The income approach is less reliable due to owner occupant appeal.**

The purpose of this appraisal is to estimate the market value of the real property that is the subject of this report, based on the above conditions and the certification, contingent and limiting conditions, and market value definition that are stated in the attached Freddie Mac Form 439/Fannie Mae Form 1004B (Revised _____).

I (WE) ESTIMATE THE MARKET VALUE, AS DEFINED, OF THE REAL PROPERTY THAT IS THE SUBJECT OF THIS REPORT, AS OF July 13, 2021 (WHICH IS THE DATE OF INSPECTION AND THE EFFECTIVE DATE OF THIS REPORT) TO BE \$ 590,000.

APPRaiser: Signature _____ Name Tenny Albert Date Report Signed August 3, 2021 State Certification # Wisconsin Certified General Appraiser State WI Or State License # 154 State WI

SUPERVISORY APPRAISER (ONLY IF REQUIRED): Signature _____ Name _____ Date Report Signed _____ State Certification # _____ State _____ Or State License # _____ State _____

Did Inspect Property Did Not Inspect Property

ITEM	SUBJECT	COMPARABLE NO. 4			COMPARABLE NO. 5			COMPARABLE NO. 6		
5418 South Hill Drive Address Madison		5010 Buffalo Trail Madison			6334 Inner Drive Madison					
Proximity to Subject		6 blocks			6 blocks					
Sales Price	\$ N/A	\$ 573,000			\$ 776,000			\$		
Price/Gross Liv. Area	\$ 0.00	\$ 155.71			\$ 249.12			\$		
Data and/or Verification Sources	Inspection Assessor	MLS, Assessor List Price-\$589,000 / 60 DOM			MLS, Assessor List Price-\$675,000 / 5 DOM					
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+ (-) \$ Adjustment	DESCRIPTION	+ (-) \$ Adjustment	DESCRIPTION	+ (-) \$ Adjustment	DESCRIPTION	+ (-) \$ Adjustment	
Sales or Financing Concessions		Cash Yes	-1,200	Cash None						
Date of Sale/Time	7/13/2021	September 2020			July 2021					
Location	West Madison	West Madison			West Madison					
Leasehold/Fee Simple	Fee	Fee			Fee					
Site	10,800 s.f.	11,326 Sq.Ft.			12,197 Sq.Ft.					
View	Residential, Park	Residential, Park			Residential / Park					
Design and Appeal	2 Story Traditional	2 Story Traditional			2 Story Traditional					
Quality of Construction	Wood, Mason / Gd.	Vinyl / Gd.			Wood / Gd.					
Age	54 Years	21 years			54 Years					
Condition	Average	Average			Good / Average			-78,000		
Above Grade	Total Bdrms Baths	Total Bdrms Baths		Total Bdrms Baths		Total Bdrms Baths		Total Bdrms Baths		
Room Count	11 6 3.00	9 5 3.50			-2,500			89 45 3.50 -2,500		
Gross Living Area	4,079 Sq.Ft.	3,680 Sq.Ft.			20,000			3,115 Sq.Ft. 48,200 Sq.Ft.		
Basement & Finished Rooms Below Grade	Full, Not Exposed 364 SF Fin.	Full, Not Exposed 500 SF Fin			-1,100			Full, Not Exposed 775 SF Fin -3,288		
Functional Utility	Average	Average			Average					
Heating/Cooling	FWA / C. Air	FWA / C. Air			FWA / C. Air					
Energy Efficient Items	Typical. for Age	Typical. for Age			Typical. for Age					
Garage/Carport	2 car Att. Garage	2 car Att. Garage			2 car Att. Garage					
Porch, Patio, Deck, Fireplace(s), etc.	Porch,Decks 2 Fireplaces	Deck, Patio 2 Fireplaces			5,000			Screen Prch, Patio 3 Fireplaces -2,000		
Fence, Pool, etc.	Fence,Pool, Hot Tb	Fence, Whirlpl			15,000			Whirlpl 15,000		
Habitable at Sale	Yes, With repairs	Yes			-20,000			Yes -20,000		
Net Adj. (total)		<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 15,200			<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ 42,588			<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 0		
Adjusted Sales Price of Comparable		Gross: 11.3% Net: 2.7% \$ 588,200			Gross: 21.8% Net: -5.5% \$ 733,412			Gross: 0.0% Net: 0.0% \$ 0		

SALES COMPARISON ANALYSIS

Comments on Sales Comparison (including the subject property's compatibility to the neighborhood, etc.):

ITEM	SUBJECT	COMPARABLE NO. 4	COMPARABLE NO. 5	COMPARABLE NO. 6
Date, Price and Data Source for prior sales within year of appraisal	Dane County foreclosed on 4/21 on property.	No sale in past three years	No sale in past three years	

Analysis of any current agreement of sale, option, or listing of the subject property and analysis of any prior sales of subject and comparables within one year of the date of appraisal:

ADDITIONAL COMMENTS

ADDENDUM

Borrower: Client: Dane County Treasurer

File No.: DCT_South_Hill

Property Address: 5418 South Hill Drive

Case No.:

City: Madison

State: WI

Zip: 53705

Lender: Dane County Treasurer

Neighborhood Boundaries

West side of Madison, north of Regent Street, south of Mineral Point Road, between Segoe Road and Gammon Road. Mixed middle to upper tier neighborhood with most homes built in the 60's and 70's.

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 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 LIMITING CONDITIONS AND APPRAISER'S CERTIFICATION

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 hazardous 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 mortgagee 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.

APPRAISERS 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, and professional analysis, opinions, and conclusions, which are subject only to the contingent and limiting conditions specified in this form.
4. I have no present or prospective interest in the property that is the subject to 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 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 of the present owners or occupants of the properties in the vicinity of 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. I was not required to report a predetermined value or direction in value that favors the cause of the client or any related party, the amount of the value estimate, the attainment of a specific result, or the occurrence of a subsequent event in order to receive my compensation and/or employment for performing the appraisal. I did not base the appraisal report on a requested minimum valuation, a specific valuation, or the need to approve a specific mortgage loan.
7. I performed this appraisal in conformity 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 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 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 personally inspected the interior and exterior areas of the subject property and the exterior of all properties listed as comparables in the appraisal 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. I personally prepared all conclusions and opinions about the real estate that were set forth in the appraisal 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 appraisal 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: 5418 South Hill Drive, Madison, WI 53705

APPRAISER:

SUPERVISORY APPRAISER (only if required)

Signature: _____
 Name: Tenny Albert
 Date Signed: August 3, 2021
 State Certification #: Wisconsin Certified General Apprais
 or State License #: 154
 State: WI
 Expiration Date of Certification or License: _____

Signature: _____
 Name: _____
 Date Signed: _____
 State Certification #: _____
 or State License #: _____
 State: _____
 Expiration Date of Certification or License: _____

Did Did Not Inspect Property

SUBJECT PROPERTY PHOTO ADDENDUM

Borrower: Client: Dane County Treasurer	File No.: DCT_South_Hill	
Property Address: 5418 South Hill Drive	Case No.:	
City: Madison	State: WI	Zip: 53705
Lender: Dane County Treasurer		



**FRONT VIEW OF
SUBJECT PROPERTY**

Appraised Date: July 13, 2021
Appraised Value: \$ 590,000



**REAR VIEW OF
SUBJECT PROPERTY**



STREET SCENE

COMPARABLE PROPERTY PHOTO ADDENDUM

Borrower: Client: Dane County Treasurer	File No.: DCT_South_Hill	
Property Address: 5418 South Hill Drive	Case No.:	
City: Madison	State: WI	Zip: 53705
Lender: Dane County Treasurer		



COMPARABLE SALE #1

6402 Antietam Lane
Madison
Sale Date: September 2020
Sale Price: \$ 680,000



COMPARABLE SALE #2

4805 Fond Du Lac Trail
Madison
Sale Date: April 2020
Sale Price: \$ 562,260



COMPARABLE SALE #3

218 Glacier Drive
Madison
Sale Date: October 2019
Sale Price: \$ 490,000

COMPARABLE PROPERTY PHOTO ADDENDUM

Borrower: Client: Dane County Treasurer	File No.: DCT_South_Hill	
Property Address: 5418 South Hill Drive	Case No.:	
City: Madison	State: WI	Zip: 53705
Lender: Dane County Treasurer		



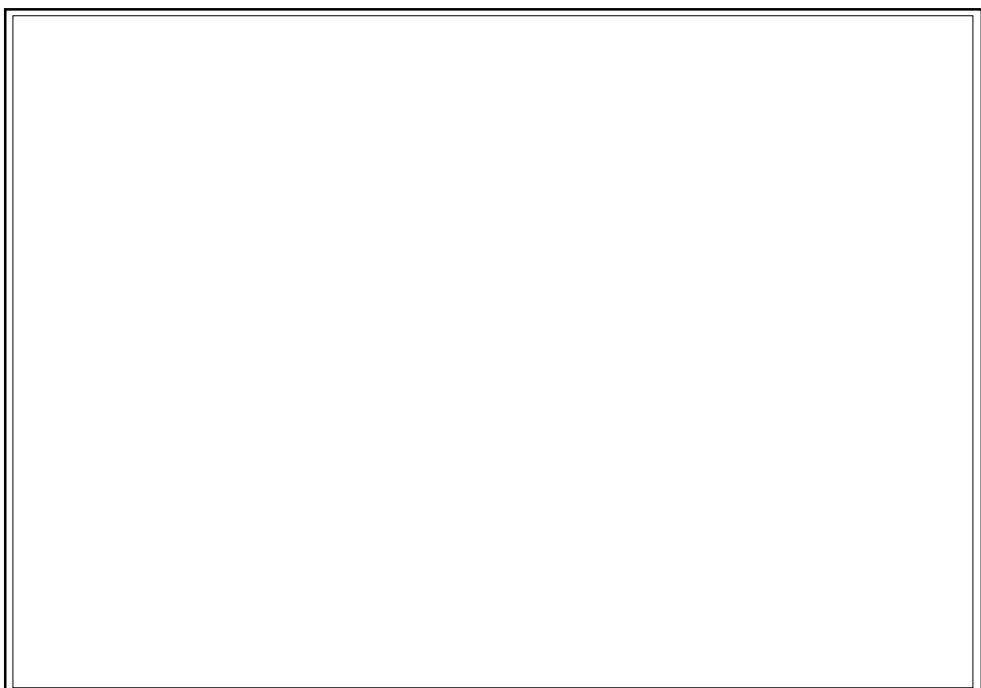
COMPARABLE SALE #4

5010 Buffalo Trail
Madison
Sale Date: September 2020
Sale Price: \$ 573,000



COMPARABLE SALE #5

6334 Inner Drive
Madison
Sale Date: July 2021
Sale Price: \$ 776,000

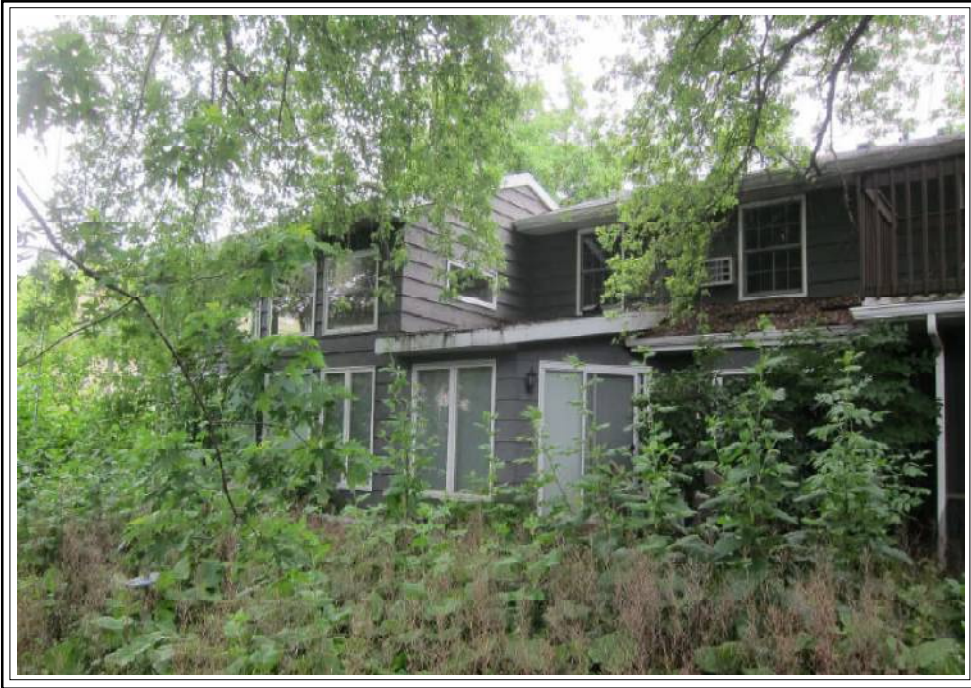


COMPARABLE SALE #6

Sale Date:
Sale Price: \$

Borrower: Client: Dane County Treasurer
Property Address: 5418 South Hill Drive
City: Madison
Lender: Dane County Treasurer

File No.: DCT_South_Hill
Case No.:
State: WI
Zip: 53705



View from back yard



Side Yard



Side yard

Borrower: Client: Dane County Treasurer
Property Address: 5418 South Hill Drive
City: Madison
Lender: Dane County Treasurer

File No.: DCT_South_Hill
Case No.:
State: WI
Zip: 53705



Kitchen



Den



Pool room

Borrower: Client: Dane County Treasurer
Property Address: 5418 South Hill Drive
City: Madison
Lender: Dane County Treasurer

File No.: DCT_South_Hill
Case No.:
State: WI
Zip: 53705



Dining room



Bedroom



Bathroom

PLAT MAP

Borrower: Client: Dane County Treasurer

File No.: DCT_South_Hill

Property Address: 5418 South Hill Drive

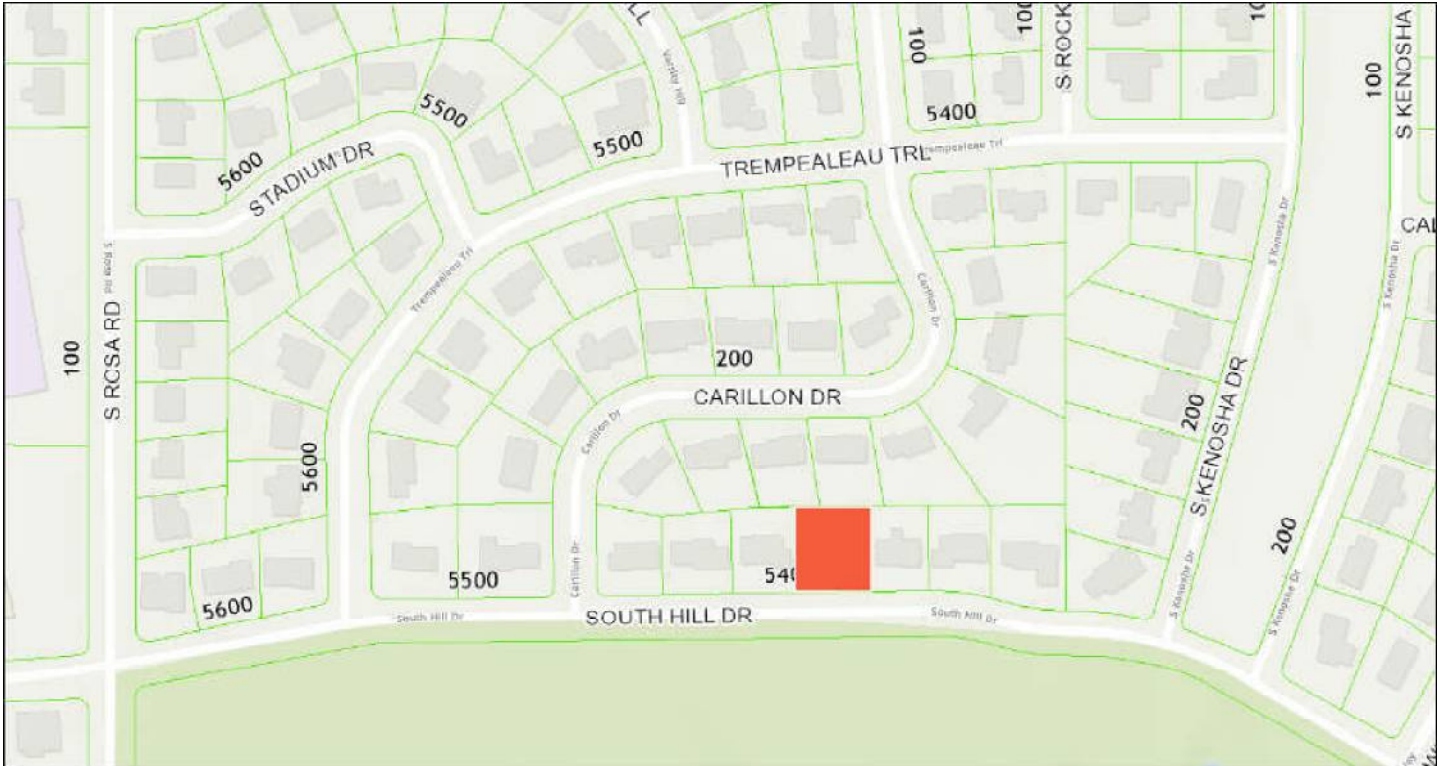
Case No.:

City: Madison

State: WI

Zip: 53705

Lender: Dane County Treasurer



LOCATION MAP

Borrower: Client: Dane County Treasurer

File No.: DCT_South_Hill

Property Address: 5418 South Hill Drive

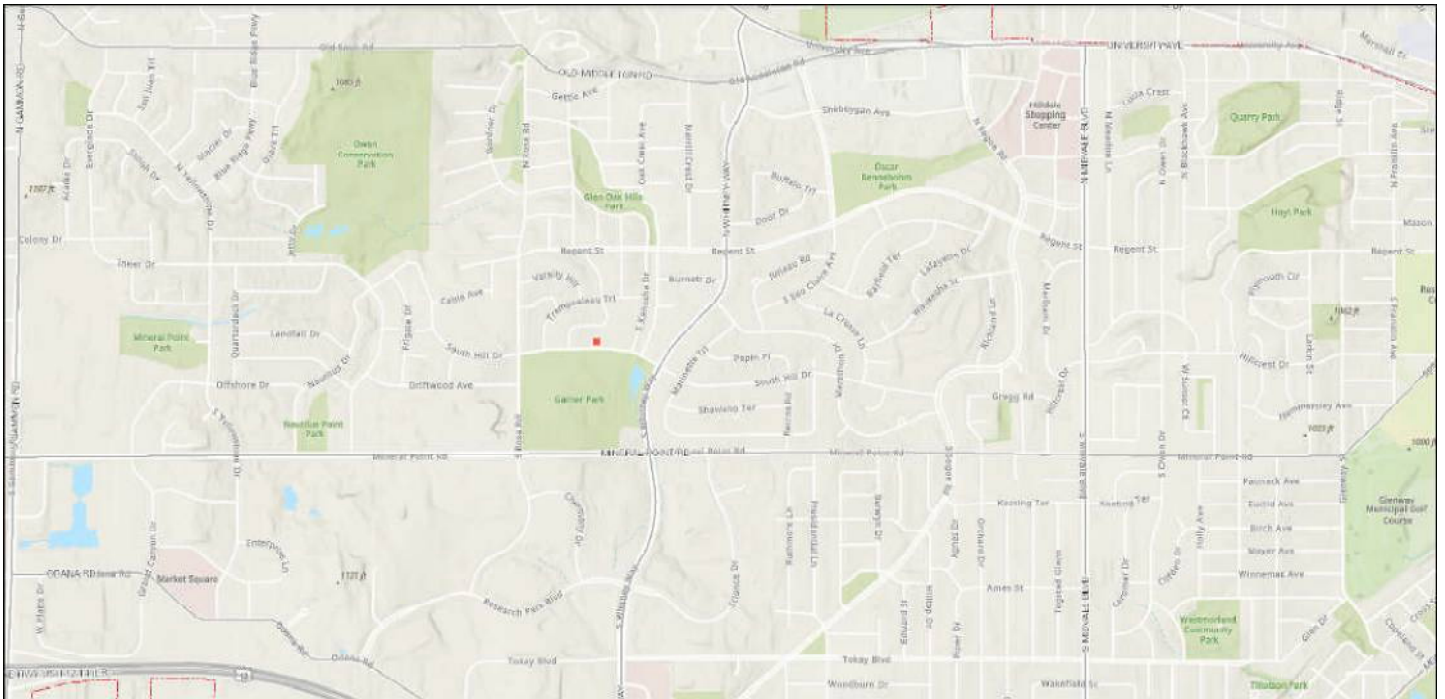
Case No.:

City: Madison

State: WI

Zip: 53705

Lender: Dane County Treasurer



Borrower: Client: Dane County Treasurer

File No.: DCT_South_Hill

Property Address: 5418 South Hill Drive

Case No.:

City: Madison

State: WI

Zip: 53705

Lender: Dane County Treasurer



Borrower: Client: Dane County Treasurer

File No.: DCT_South_Hill

Property Address: 5418 South Hill Drive

Case No.:

City: Madison

State: WI

Zip: 53705

Lender: Dane County Treasurer

