



Parcel Numbers: 807-0001-000 Property Address: 7917 47TH ST S Municipality: Franklin, City of

Owner Name: SWEET, BRIAN G & RACHL M Mailing Address: 7917 S 47TH ST FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	Building Sketch:
	HIGH VIEW ESTATES LOT 1	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1413-Franklin	

Building Description

Dwelling #	807 0001 000- 1		
Year Built:	1/1/1994	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/1994	Bedrooms:	3
Remodeled/Effective Age:	-28	Full Baths:	2
Building Type/Style:	01-Ranch	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	B-	Room Count:	3
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
807 0001 000- 1	1,476	0	0	0	0	0	1,476

Attachment Description(s):	Area:	Attachment Value:
11-OFP	219	\$4,400
13-AFG	526	\$15,800
11-OFP	30	\$600



Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	3	\$900
Rec Room Condition: Average	Rec Room Area: 768	Rec Room Value: \$3,840
05-Metal Fireplace	1	\$2,000
Rec Room Condition: Average	Rec Room Area: 768	Rec Room Value: \$3,840

Other Building Improvements							
Structure Type:		Year Built:	Area:	Construction:	Condition:	Value:	
Permit / Construction History							
Date of Permit:	Permit Number:	Permit Amount:		Details of Permit:			
5/1/1994	94-0498	\$72,000.00		NEW CONST			
5/1/1995	95-0464	\$1,300.00		A/C			
6/8/2006	1862	\$600.00		HVAC			
5/31/2006	1755	\$9,000.00		RECROOM			
10/23/2017	17-2495	\$6,640.00		FUR/ACREPLAC			
3/1/1995	95-0198	\$3,193.00		HTG SYSTEM			
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
6/15/2010		\$243,000.00	Valid		Land and Improvements		
4/2/2006		\$252,000.00	Valid		Land and Improvements		
7/6/2007		\$270,000.00	Valid		Land and Improvements		
4/1/1993		\$32,900.00	Valid		Land		
5/1/1995		\$149,900.00	Valid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.315	Gross				\$72,300	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
13,721	0.315				\$72,300		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Medium			All Public		

Valuation/Explanation		
Dwelling #	807 0001 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,476	\$169,858.08
Second Story:	0	\$0.00
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$169,858.08
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	1,476	\$33,608.52
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$3,630.96
Plumbing	0 - Half Bath 2 - Full Bath	\$7,322.00
Finished Basement Living Area	0	\$0.00
Features:	4	\$2,900.00
Attachments:	775	\$20,800.00
Adjusted Base Price		\$238,119.56
Changes/Adjustments		
Grade Adjustment:	B- 120%	\$257,303.47
Market Adjustment:	55%	\$398,820.38
CDU Adjustment:	75	\$299,100.00
Complete:	100	\$299,100.00
Dollar Adjustments		\$900.00
Dwelling Value		\$300,000.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$300,000.00
Total Land Value		\$72,300.00
Total Assessed Value		\$372,300.00

Parcel Numbers: 807-0002-000 Property Address: 7931 47TH ST S Municipality: Franklin, City of

Owner Name: JUNE, MEAGAN R Mailing Address: 7931 S 47TH ST FRANKLIN, WI 53132 Land Use: Residential

Property Photograph:	Legal Description:	Building Sketch:
	HIGH VIEW ESTATES LOT 2	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood:	
	1413-Franklin	

Building Description

Dwelling #	807 0002 000- 1		
Year Built:	1/1/1993	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/1993	Bedrooms:	4
Remodeled/Effective Age:	-29	Full Baths:	2
Building Type/Style:	01-Ranch	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	C+	Room Count:	5
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
807 0002 000- 1	1,400	0	0	0	0	648	2,048

Attachment Description(s):	Area:	Attachment Value:
31-WD	140	\$1,400
13-AFG	528	\$15,800
11-OFP	32	\$600


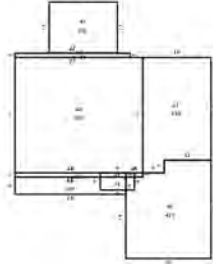
Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	1	\$300
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements							
Structure Type:		Year Built:	Area:	Construction:	Condition:	Value:	
Permit / Construction History							
Date of Permit:		Permit Number:	Permit Amount:		Details of Permit:		
6/1/1994		94-0561	\$3,500.00		FBLA		
4/4/2016		16-0626	\$1,850.00		FURREPLAC		
6/27/2007		1473	\$750.00		ACCESSORY BLDG		
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
6/19/2018		\$2,276.00	Invalid		Land and Improvements		
5/1/1994		\$139,000.00	Valid		Land and Improvements		
9/1/1999		\$169,900.00	Valid		Land and Improvements		
4/27/2016		\$254,500.00	Valid		Land and Improvements		
Land Breakdown							
Land Class:		Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site		0.260	Gross				\$67,800
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:		Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:	
11,326		0.260				\$67,800	
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		

Valuation/Explanation		
Dwelling #	807 0002 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,400	\$162,162.00
Second Story:	0	\$0.00
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$162,162.00
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	752	\$0.00
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$5,038.08
Plumbing	0 - Half Bath 2 - Full Bath	\$7,322.00
Finished Basement Living Area	648	\$17,489.52
Features:	2	\$2,300.00
Attachments:	700	\$17,800.00
Adjusted Base Price		\$212,111.60
Changes/Adjustments		
Grade Adjustment:	C+ 110%	\$211,212.76
Market Adjustment:	81%	\$382,295.10
CDU Adjustment:	75	\$286,700.00
Complete:	100	\$286,700.00
Dollar Adjustments		\$700.00
Dwelling Value		\$287,400.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$287,400.00
Total Land Value		\$67,800.00
Total Assessed Value		\$355,200.00

Parcel Numbers: 807-0003-000 Property Address: 7947 47TH ST S Municipality: Franklin, City of

Owner Name: BREFKA, THOMAS J & CLAIRE M Mailing Address: 7947 S 47TH ST FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	Building Sketch:
	HIGH VIEW ESTATES LOT 3	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1413-Franklin	

Building Description

Dwelling #	807 0003 000- 1		
Year Built:	1/1/1999	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/1999	Bedrooms:	3
Remodeled/Effective Age:	-23	Full Baths:	2
Building Type/Style:	12-Colonial	Half Baths:	1
Story:	2.00	Rough-in:	0
Grade:	C+	Room Count:	4
CDU/Overall Condition:	Very Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
807 0003 000- 1	1,209	867	0	0	0	0	2,076

Attachment Description(s):	Area:	Attachment Value:
11-OFP	26	\$500
13-AFG	4	\$100
99-Additional Attachments	27	\$2,700
13-AFG	429	\$12,900
11-OFP	104	\$2,100
31-WD	192	\$1,900

Feature Description(s): 22-Additional Fixture	Area: 4	Feature Value: \$1,200
Rec Room Condition: Average	Rec Room Area: 950	Rec Room Value: \$4,750
05-Metal Fireplace	1	\$2,000
Rec Room Condition: Average	Rec Room Area: 950	Rec Room Value: \$4,750

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
6/1/2000	00-0644	\$1,395.00	A/C
4/1/1999	99-0357	\$120,000.00	NEW CONST
11/1/1999	99-1443	\$1,000.00	DECK 12X16
3/12/2002	02-0153	\$10,410.00	BSMT ALTER
1/13/2020	20-0116	\$20,000.00	EXTREMOD-ROOF
11/7/2013	13-2690	\$500.00	SHED

Ownership/Sales History

Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
5/1/2001		\$198,000.00	Invalid		Land and Improvements	
12/30/2011		\$240,000.00	Valid		Land and Improvements	
10/1/1998		\$30,000.00	Valid		Land	
3/1/2000		\$183,000.00	Invalid		Land and Improvements	

Land Breakdown

Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	0.336	Gross				\$73,600

Acreage/Squarefoot Variables

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Land Data & Computations

Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:
14,636	0.336			\$73,600


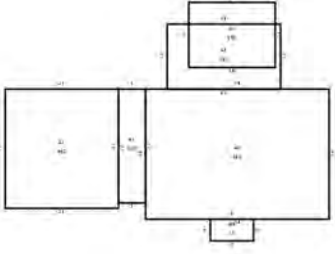
General Information

Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:
Level	Paved	Light			All Public

Valuation/Explanation		
Dwelling #	807 0003 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,209	\$144,584.31
Second Story:	867	\$57,638.16
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$202,222.47
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	1,209	\$28,931.37
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$5,106.96
Plumbing	1 - Half Bath 2 - Full Bath	\$12,203.00
Finished Basement Living Area	0	\$0.00
Features:	5	\$3,200.00
Attachments:	782	\$20,200.00
Adjusted Base Price		\$271,863.80
Changes/Adjustments		
Grade Adjustment:	C+ 110%	\$273,310.18
Market Adjustment:	41%	\$385,367.35
CDU Adjustment:	84	\$323,700.00
Complete:	100	\$323,700.00
Dollar Adjustments		(\$400.00)
Dwelling Value		\$323,300.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$323,300.00
Total Land Value		\$73,600.00
Total Assessed Value		\$396,900.00

Parcel Numbers: 807-0004-000 Property Address: 7961 47TH ST S Municipality: Franklin, City of

Owner Name: WITCZAK, ANDREW & JENNIFER Mailing Address: 7961 S 47TH ST FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	Building Sketch:
	HIGH VIEW ESTATES LOT 4	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1413-Franklin	

Building Description

Dwelling #	807 0004 000- 1		
Year Built:	1/1/1993	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/1993	Bedrooms:	3
Remodeled/Effective Age:	-29	Full Baths:	2
Building Type/Style:	12-Colonial	Half Baths:	1
Story:	2.00	Rough-in:	0
Grade:	C+	Room Count:	3
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
807 0004 000- 1	921	816	0	0	0	0	1,737

Attachment Description(s):	Area:	Attachment Value:
31-WD	252	\$2,500
13-AFG	462	\$13,900
35-Ms/Terrace	32	\$0

Feature Description(s):	Area:	Feature Value:
05-Metal Fireplace	1	\$2,000
Rec Room Condition: Average	Rec Room Area: 352	Rec Room Value: \$1,760
22-Additional Fixture	1	\$300
Rec Room Condition: Average	Rec Room Area: 352	Rec Room Value: \$1,760

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
5/1/1994	94-0470	\$1,200.00	A/C

Ownership/Sales History

Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
5/24/2019		\$325,000.00	Valid		Land and Improvements	
11/30/2017		\$244,000.00	Valid		Land and Improvements	
9/27/2011		\$266,700.00	Invalid		Land and Improvements	
12/29/2011		\$0.00	Invalid		Land and Improvements	
7/17/2008		\$240,000.00	Valid		Land and Improvements	
2/1/1994		\$141,000.00	Valid		Land and Improvements	
1/18/2010		\$266,700.00	Invalid		Land and Improvements	

Land Breakdown

Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	0.336	Gross				\$73,600

Acreage/Squarefoot Variables

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Land Data & Computations

Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:
14,636	0.336			\$73,600


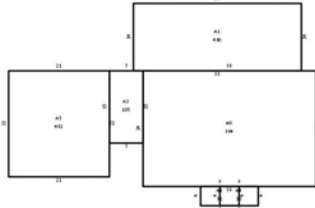
General Information

Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:
Level	Paved	Light			All Public

Valuation/Explanation		
Dwelling #	807 0004 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	921	\$117,326.19
Second Story:	816	\$55,422.72
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$172,748.91
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	921	\$24,240.72
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$4,273.02
Plumbing	1 - Half Bath 2 - Full Bath	\$12,203.00
Finished Basement Living Area	0	\$0.00
Features:	2	\$2,300.00
Attachments:	746	\$16,400.00
Adjusted Base Price		\$232,165.65
Changes/Adjustments		
Grade Adjustment:	C+ 110%	\$234,812.22
Market Adjustment:	71%	\$401,528.89
CDU Adjustment:	75	\$301,100.00
Complete:	100	\$301,100.00
Dollar Adjustments		\$800.00
Dwelling Value		\$301,900.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$301,900.00
Total Land Value		\$73,600.00
Total Assessed Value		\$375,500.00

Parcel Numbers: 807-0005-000 Property Address: 7977 47TH ST S Municipality: Franklin, City of

Owner Name: METZGER, ERIC & JENNIFER Mailing Address: 7977 S 47TH ST FRANKLIN, WI 53132 Land Use: Residential

Property Photograph:	Legal Description:	Building Sketch:
	HIGH VIEW ESTATES LOT 5	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood:	
	1413-Franklin	

Building Description

Dwelling #	807 0005 000- 1		
Year Built:	1/1/1993	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/1993	Bedrooms:	3
Remodeled/Effective Age:	-29	Full Baths:	2
Building Type/Style:	12-Colonial	Half Baths:	1
Story:	2.00	Rough-in:	0
Grade:	C+	Room Count:	3
CDU/Overall Condition:	Average	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:		Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
807 0005 000- 1	969	864	0	0	0	0	1,833

Attachment Description(s):	Area:	Attachment Value:
31-WD	490	\$4,900
13-AFG	462	\$13,900
35-Ms/Terrace	32	\$0



Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	3	\$900
Rec Room Condition:	Rec Room Area:	Rec Room Value:
Average	600	\$3,000
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
Average	600	\$3,000

Other Building Improvements							
Structure Type:		Year Built:	Area:	Construction:	Condition:	Value:	
Permit / Construction History							
Date of Permit:		Permit Number:	Permit Amount:		Details of Permit:		
5/1/1994		94-0458	\$1,824.00		WDDK		
11/1/2016		16-2676	\$8,000.00		FURREPLAC+ACREP		
8/20/2018		18-2096	\$14,000.00		EXTREMOD		
8/11/2008		1827	\$1,700.00		SHED-NV		
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
7/19/2002		\$217,000.00	Valid		Land and Improvements		
11/1/1993		\$168,900.00	Valid		Land and Improvements		
7/1/1999		\$194,500.00	Valid		Land and Improvements		
6/15/2002		\$217,000.00	Valid		Land and Improvements		
4/19/2008		\$236,000.00	Valid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.260	Gross				\$67,800	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
11,326	0.260				\$67,800		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		

Valuation/Explanation		
Dwelling #	807 0005 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	969	\$121,977.72
Second Story:	864	\$57,438.72
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$179,416.44
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	969	\$25,058.34
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$4,509.18
Plumbing	1 - Half Bath 2 - Full Bath	\$12,203.00
Finished Basement Living Area	0	\$0.00
Features:	4	\$2,900.00
Attachments:	984	\$18,800.00
Adjusted Base Price		\$242,886.96
Changes/Adjustments		
Grade Adjustment:	C+ 110%	\$243,305.66
Market Adjustment:	80%	\$437,950.18
CDU Adjustment:	70	\$306,600.00
Complete:	100	\$306,600.00
Dollar Adjustments		(\$100.00)
Dwelling Value		\$306,500.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$306,500.00
Total Land Value		\$67,800.00
Total Assessed Value		\$374,300.00

Parcel Numbers: 807-0006-000	Property Address: 7991 47TH ST S	Municipality: Franklin, City of
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Owner Name: BAKOVIC, PETER & LISA	Mailing Address: 7991 S 47TH ST FRANKLIN, WI 53132	Land Use: Residential
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Property Photograph: 	Legal Description: HIGH VIEW ESTATES LOT 6	Building Sketch: 
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1413-Franklin	

Building Description

Dwelling #	807 0006 000- 1		
Year Built:	1/1/1994	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/1994	Bedrooms:	3
Remodeled/Effective Age:	-28	Full Baths:	2
Building Type/Style:	12-Colonial	Half Baths:	1
Story:	2.00	Rough-in:	0
Grade:	B-	Room Count:	4
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
807 0006 000- 1	1,094	873	0	0	0	0	1,967

Attachment Description(s):	Area:	Attachment Value:
11-OFP	18	\$400
13-AFG	281	\$8,400
33-Concrete Patio	180	\$900
13-AFG	160	\$4,800
11-OFP	52	\$1,000

Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	3	\$900
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
8/24/2011	11-1757	\$6,000.00	REROOF
9/1/1994	94-0984	\$125,000.00	NEWDWLG
9/1/1994	94-0998	\$3,200.00	HTG & A/C

Ownership/Sales History

Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
8/1/1995		\$167,000.00	Valid		Land and Improvements	
9/1/1994		\$32,900.00	Valid		Land	

Land Breakdown

Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	0.260	Gross				\$67,800

Acreage/Squarefoot Variables

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Land Data & Computations

Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:
11,326	0.260			\$67,800


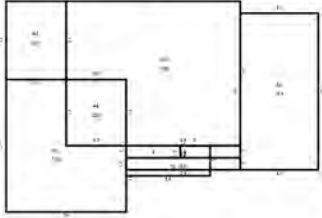
General Information

Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:
Level	Paved	Light			All Public

Valuation/Explanation		
Dwelling #	807 0006 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,094	\$134,616.70
Second Story:	873	\$58,037.04
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$192,653.74
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	1,094	\$27,360.94
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$4,838.82
Plumbing	1 - Half Bath 2 - Full Bath	\$12,203.00
Finished Basement Living Area	0	\$0.00
Features:	4	\$2,900.00
Attachments:	691	\$15,500.00
Adjusted Base Price		\$255,456.50
Changes/Adjustments		
Grade Adjustment:	B- 120%	\$284,467.80
Market Adjustment:	49%	\$423,857.02
CDU Adjustment:	75	\$317,900.00
Complete:	100	\$317,900.00
Dollar Adjustments		\$600.00
Dwelling Value		\$318,500.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$318,500.00
Total Land Value		\$67,800.00
Total Assessed Value		\$386,300.00

Parcel Numbers: 807-0007-000 Property Address: 8005 47TH ST S Municipality: Franklin, City of

Owner Name: CARNEY, SEAN A Mailing Address: 8005 S 47TH ST FRANKLIN, WI 53132 Land Use: Residential

Property Photograph:	Legal Description:	Building Sketch:
	HIGH VIEW ESTATES LOT 7	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood:	
	1413-Franklin	

Building Description

Dwelling #	807 0007 000- 1		
Year Built:	1/1/1994	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/1994	Bedrooms:	3
Remodeled/Effective Age:	-28	Full Baths:	1
Building Type/Style:	12-Colonial	Half Baths:	1
Story:	2.00	Rough-in:	0
Grade:	C+	Room Count:	5
CDU/Overall Condition:	Average	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:		Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
807 0007 000- 1	1,054	734	0	0	0	0	1,788

Attachment Description(s):	Area:	Attachment Value:
11-OFP	38	\$800
13-AFG	110	\$3,300
13-AFG	330	\$9,900
11-OFP	38	\$800



Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	4	\$1,200
Rec Room Condition:	Rec Room Area:	Rec Room Value:
Average	604	\$3,020
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
Average	604	\$3,020

Other Building Improvements						
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:	
Permit / Construction History						
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:			
2/1/1994	94-0081	\$90,000.00	NEW CONST			
5/1/1994	94-0509	\$5,700.00	HTG & A/C			
6/8/2020	20-1392	\$4,247.00	ACREPLACE			
2/6/2007	07-0271	\$2,575.00	ACFURREPLAC			
1/1/1998	9-80032	\$8,500.00	BSMT ALTER			
Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
3/1/1994		\$32,400.00	Valid		Land	
6/1/1995		\$146,900.00	Valid		Land and Improvements	
3/20/2020		\$315,000.00	Valid		Land and Improvements	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	0.260	Gross				\$67,800
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
11,326	0.260			\$67,800		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Paved	Light			All Public	

Valuation/Explanation		
Dwelling #	807 0007 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,054	\$129,694.70
Second Story:	734	\$50,308.36
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$180,003.06
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	1,054	\$26,360.54
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$4,398.48
Plumbing	1 - Half Bath 1 - Full Bath	\$4,881.00
Finished Basement Living Area	0	\$0.00
Features:	5	\$3,200.00
Attachments:	516	\$14,800.00
Adjusted Base Price		\$233,643.08
Changes/Adjustments		
Grade Adjustment:	C+ 110%	\$237,207.39
Market Adjustment:	76%	\$417,485.00
CDU Adjustment:	70	\$292,200.00
Complete:	100	\$292,200.00
Dollar Adjustments		\$0.00
Dwelling Value		\$292,200.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$292,200.00
Total Land Value		\$67,800.00
Total Assessed Value		\$360,000.00

Parcel Numbers: 807-0008-000 Property Address: 8017 47TH ST S Municipality: Franklin, City of

Owner Name: LEARY, NORMAN J & ANN L Mailing Address: 8017 S 47TH ST FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	
	HIGH VIEW ESTATES LOT 8	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1413-Franklin	

Building Description

Dwelling #	807 0008 000- 1		
Year Built:	1/1/1993	Exterior Wall:	01-Wood
Year Remodeled:	1/1/1993	Bedrooms:	3
Remodeled/Effective Age:	-29	Full Baths:	2
Building Type/Style:	01-Ranch	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	C+	Room Count:	3
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Good	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
807 0008 000- 1	1,464	0	0	0	0	0	1,464

Attachment Description(s):	Area:	Attachment Value:
31-WD	304	\$3,000
13-AFG	516	\$15,500
11-OfP	36	\$700


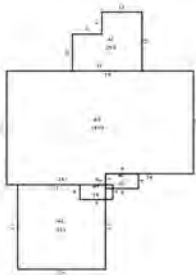
Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	1	\$300
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements						
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:	
Permit / Construction History						
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:			
6/1/1994	94-0615	\$1,200.00	A/C			
9/1/1994	94-0988	\$4,400.00	DECK			
11/21/2014	2856	\$17,000.00	ROOF			
8/1/2013	13-1661	\$9,800.00	BATHREMOD(2)			
7/31/2013	13-1656	\$3,200.00	FUR/ACREPLAC			
Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
7/1/1993		\$32,900.00	Valid		Land	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	0.260	Gross				\$67,800
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
11,326	0.260			\$67,800		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Paved	Light			All Public	

Valuation/Explanation		
Dwelling #	807 0008 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,464	\$168,477.12
Second Story:	0	\$0.00
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$168,477.12
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	1,452	\$33,062.04
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$3,601.44
Plumbing	0 - Half Bath 2 - Full Bath	\$7,322.00
Finished Basement Living Area	0	\$0.00
Features:	2	\$2,300.00
Attachments:	856	\$19,200.00
Adjusted Base Price		\$233,962.60
Changes/Adjustments		
Grade Adjustment:	C+ 110%	\$233,708.86
Market Adjustment:	70%	\$397,305.06
CDU Adjustment:	75	\$298,000.00
Complete:	100	\$298,000.00
Dollar Adjustments		(\$500.00)
Dwelling Value		\$297,500.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$297,500.00
Total Land Value		\$67,800.00
Total Assessed Value		\$365,300.00

Parcel Numbers: 807-0009-000 Property Address: 8031 47TH ST S Municipality: Franklin, City of

Owner Name: GAULD, STEPHEN B Mailing Address: 8031 S 47TH ST FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	Building Sketch:
	HIGH VIEW ESTATES LOT 9	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1413-Franklin	

Building Description

Dwelling #	807 0009 000- 1		
Year Built:	1/1/1993	Exterior Wall:	01-Wood
Year Remodeled:	1/1/1993	Bedrooms:	3
Remodeled/Effective Age:	-29	Full Baths:	2
Building Type/Style:	01-Ranch	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	C+	Room Count:	3
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
807 0009 000- 1	1,509	0	0	0	0	0	1,509

Attachment Description(s):	Area:	Attachment Value:
13-AFG	552	\$16,600
11-OPF	36	\$700
31-WD	256	\$2,600

Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	1	\$300
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
7/1/1994	94-0697	\$1,745.00	A/C
11/12/2014	2797	\$4,000.00	FURREPLAC
5/1/1995	95-0365	\$1,300.00	DECK
6/18/2018	18-1515	\$5,844.00	ACREPLACE

Ownership/Sales History

Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
10/24/2014		\$237,000.00	Valid		Land and Improvements	
6/15/2007		\$253,000.00	Valid		Land and Improvements	
3/1/1994		\$135,000.00	Valid		Land and Improvements	
4/1/1998		\$148,000.00	Valid		Land and Improvements	

Land Breakdown

Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	0.260	Gross				\$67,800

Acreage/Squarefoot Variables

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Land Data & Computations

Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:
11,326	0.260			\$67,800



General Information

Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:
Level	Paved	Light			All Public

Valuation/Explanation		
Dwelling #	807 0009 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,509	\$172,508.88
Second Story:	0	\$0.00
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$172,508.88
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	1,509	\$34,043.04
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$3,712.14
Plumbing	0 - Half Bath 2 - Full Bath	\$7,322.00
Finished Basement Living Area	0	\$0.00
Features:	2	\$2,300.00
Attachments:	844	\$19,900.00
Adjusted Base Price		\$239,786.06
Changes/Adjustments		
Grade Adjustment:	C+ 110%	\$239,344.67
Market Adjustment:	53%	\$366,197.34
CDU Adjustment:	75	\$274,600.00
Complete:	100	\$274,600.00
Dollar Adjustments		\$700.00
Dwelling Value		\$275,300.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$275,300.00
Total Land Value		\$67,800.00
Total Assessed Value		\$343,100.00

Parcel Numbers: 807-0010-000 Property Address: 8043 47TH ST S Municipality: Franklin, City of

Owner Name: KOZIK, SUSAN A Mailing Address: 8043 S 47TH ST FRANKLIN, WI 53132 Land Use: Residential

Property Photograph:	Legal Description:	Building Sketch:
	HIGH VIEW ESTATES LOT 10	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood:	
	1413-Franklin	

Building Description

Dwelling #	807 0010 000- 1		
Year Built:	1/1/1994	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/1994	Bedrooms:	3
Remodeled/Effective Age:	-28	Full Baths:	2
Building Type/Style:	03-Split Level	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	C+	Room Count:	4
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
807 0010 000- 1	1,554	0	0	0	0	420	1,974

Attachment Description(s):	Area:	Attachment Value:
13-AFG	483	\$14,500
11-OPF	45	\$900

Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	1	\$300
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements



Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:

Permit / Construction History							
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:				
7/1/1994	94-0795	\$98,000.00	NEW CONST				
10/1/1994	94-1029	\$2,000.00	HTG SYSTEM				
3/18/2008	484	\$2,852.00	FURREPLAC				
4/1/1997	97-0195	\$1,700.00	A/C				
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
6/1/1994		\$32,900.00	Valid		Land		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.272	Gross				\$69,400	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
11,848	0.272				\$69,400		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		
Valuation/Explanation							
Dwelling #				807 0010 000- 1			
Description				Area		Value Amount	
Living Area:							
First Story:				1,554		\$176,612.10	
Second Story:				0		\$0.00	
Additional Story:				0		\$0.00	
Attic/Finished Net:				0		\$0.00	
Half Story/Finished Net:				0		\$0.00	
Base Price						\$176,612.10	
Unfinished Living Area:							
Room/Unfinished:				0		\$0.00	
Unfinished Basement:				789		\$0.00	
Half Story/Unfinished:						\$0.00	
Structure Info, Features and Attachments:							
Heating/AC				Air Conditioning - Same Ducts		\$4,856.04	
Plumbing				0 - Half Bath 2 - Full Bath		\$7,322.00	
Finished Basement Living Area				420		\$11,335.80	
Features:				2		\$2,300.00	
Attachments:				528		\$15,400.00	
Adjusted Base Price						\$217,825.94	
Changes/Adjustments							
Grade Adjustment:				C+ 110%		\$220,138.53	
Market Adjustment:				78%		\$391,846.59	
CDU Adjustment:				75		\$293,900.00	
Complete:				100		\$293,900.00	
Dollar Adjustments						\$800.00	
Dwelling Value						\$294,700.00	

Other Building Improvements	0	\$0.00
Total Improvement Value		\$294,700.00
Total Land Value		\$69,400.00
Total Assessed Value		\$364,100.00

Parcel Numbers: 807-0011-000 Property Address: 8051 47TH ST S Municipality: Franklin, City of

Owner Name: BARSOKINE, THOMAS Mailing Address: 8051 S 47TH ST FRANKLIN, WI 53132 Land Use: Residential

Property Photograph:	Legal Description:	Building Sketch:
	HIGH VIEW ESTATES LOT 11	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood:	
	1413-Franklin	

Building Description

Dwelling #	807 0011 000- 1		
Year Built:	1/1/1994	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/1994	Bedrooms:	3
Remodeled/Effective Age:	-28	Full Baths:	2
Building Type/Style:	13-Contemporary	Half Baths:	0
Story:	2.00	Rough-in:	0
Grade:	C+	Room Count:	5
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
807 0011 000- 1	1,020	629	0	0	0	0	1,649

Attachment Description(s):	Area:	Attachment Value:
99-Additional Attachments	34	\$3,400
13-AFG	462	\$13,900
11-OFP	30	\$600
31-WD	264	\$2,600


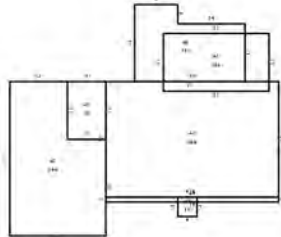
Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	1	\$300
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements						
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:	
Permit / Construction History						
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:			
2/1/1994	94-0057	\$70,000.00	NEW CONST			
9/1/1995	95-1070	\$2,000.00	DECK			
7/1/1995	95-0759	\$1,942.00	A/C			
Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
2/1/1994		\$32,400.00	Valid		Land	
11/1/1998		\$164,000.00	Valid		Land and Improvements	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	0.281	Gross				\$70,400
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
12,240	0.281			\$70,400		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Paved	Light			All Public	

Valuation/Explanation		
Dwelling #	807 0011 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,020	\$127,051.20
Second Story:	629	\$44,193.54
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$171,244.74
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	1,020	\$25,928.40
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$4,056.54
Plumbing	0 - Half Bath 2 - Full Bath	\$7,322.00
Finished Basement Living Area	0	\$0.00
Features:	2	\$2,300.00
Attachments:	790	\$20,500.00
Adjusted Base Price		\$231,351.68
Changes/Adjustments		
Grade Adjustment:	C+ 110%	\$229,406.85
Market Adjustment:	50%	\$344,110.27
CDU Adjustment:	75	\$258,100.00
Complete:	100	\$258,100.00
Dollar Adjustments		\$100.00
Dwelling Value		\$258,200.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$258,200.00
Total Land Value		\$70,400.00
Total Assessed Value		\$328,600.00

Parcel Numbers: 807-0012-000 Property Address: 8067 47TH ST S Municipality: Franklin, City of

Owner Name: JOHNSON STEVEN & JACLYN Mailing Address: 8067 S 47TH ST FRANKLIN, WI 53132 Land Use: Residential

Property Photograph:	Legal Description:	Building Sketch:
	HIGH VIEW ESTATES LOT 12	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood:	
	1413-Franklin	

Building Description

Dwelling #	807 0012 000- 1		
Year Built:	1/1/1994	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/1994	Bedrooms:	3
Remodeled/Effective Age:	-28	Full Baths:	1
Building Type/Style:	12-Colonial	Half Baths:	1
Story:	2.00	Rough-in:	0
Grade:	C+	Room Count:	4
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
807 0012 000- 1	960	900	0	0	0	0	1,860

Attachment Description(s):	Area:	Attachment Value:
13-AFG	544	\$16,300
35-Ms/Terrace	16	\$0
99-Additional Attachments	36	\$3,600
31-WD	312	\$3,100



Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	1	\$300
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements						
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:	
Permit / Construction History						
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:			
5/1/1998	B980438	\$2,000.00	DECK 16X20			
10/1/1994	94-1132	\$90,000.00	NEW CONST			
Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
2/11/2002		\$190,000.00	Invalid		Land and Improvements	
3/1/1994		\$32,900.00	Valid		Land	
6/16/2008		\$272,000.00	Valid		Land and Improvements	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	0.281	Gross				\$70,400
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
12,240	0.281			\$70,400		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Paved	Light			All Public	

Valuation/Explanation		
Dwelling #	807 0012 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	960	\$120,844.80
Second Story:	900	\$59,211.00
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$180,055.80
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	960	\$24,825.60
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$4,575.60
Plumbing	1 - Half Bath 1 - Full Bath	\$4,881.00
Finished Basement Living Area	0	\$0.00
Features:	2	\$2,300.00
Attachments:	908	\$23,000.00
Adjusted Base Price		\$239,638.00
Changes/Adjustments		
Grade Adjustment:	C+ 110%	\$235,771.80
Market Adjustment:	65%	\$389,023.47
CDU Adjustment:	75	\$291,800.00
Complete:	100	\$291,800.00
Dollar Adjustments		(\$300.00)
Dwelling Value		\$291,500.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$291,500.00
Total Land Value		\$70,400.00
Total Assessed Value		\$361,900.00

Parcel Numbers: 807-0013-000 Property Address: 8081 47TH ST S Municipality: Franklin, City of

Owner Name: O'CONNOR, SARAH Mailing Address: 8081 S 47TH ST FRANKLIN, WI 53132 Land Use: Residential

Property Photograph:	Legal Description:	Building Sketch:
	HIGH VIEW ESTATES LOT 13	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood:	
	1413-Franklin	

Building Description

Dwelling #	807 0013 000- 1		
Year Built:	1/1/1994	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/1994	Bedrooms:	3
Remodeled/Effective Age:	-28	Full Baths:	2
Building Type/Style:	12-Colonial	Half Baths:	1
Story:	2.00	Rough-in:	0
Grade:	C+	Room Count:	3
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Good	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
807 0013 000- 1	1,093	899	0	0	0	0	1,992

Attachment Description(s):	Area:	Attachment Value:
13-AFG	528	\$15,800
35-Ms/Terrace	32	\$0
99-Additional Attachments	15	\$1,500


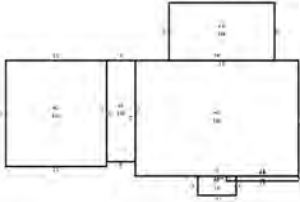
Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	1	\$300
Rec Room Condition:	Rec Room Area:	Rec Room Value:
Average	816	\$4,080
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
Average	816	\$4,080

Other Building Improvements							
Structure Type:		Year Built:	Area:	Construction:	Condition:	Value:	
Permit / Construction History							
Date of Permit:		Permit Number:	Permit Amount:		Details of Permit:		
1/1/1994		94-0255	\$6,421.00		HTG & A/C		
1/3/2013		13-0013	\$2,400.00		FURREPLAC		
2/1/1994		94-0061	\$108,000.00		NEWDWLG		
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
1/31/2008		\$267,400.00	Valid		Land and Improvements		
1/19/2005		\$291,900.00	Valid		Land and Improvements		
9/20/2021		\$435,000.00	Valid		Land and Improvements		
2/1/1994		\$33,500.00	Valid		Land		
3/1/1995		\$157,000.00	Valid		Land and Improvements		
Land Breakdown							
Land Class:		Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site		0.336	Gross				\$75,400
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:		Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:	
14,636		0.336				\$75,400	
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		

Valuation/Explanation		
Dwelling #	807 0013 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,093	\$134,493.65
Second Story:	899	\$59,765.52
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$194,259.17
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	1,093	\$27,335.93
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$4,900.32
Plumbing	1 - Half Bath 2 - Full Bath	\$12,203.00
Finished Basement Living Area	0	\$0.00
Features:	2	\$2,300.00
Attachments:	575	\$17,300.00
Adjusted Base Price		\$258,298.42
Changes/Adjustments		
Grade Adjustment:	C+ 110%	\$262,568.26
Market Adjustment:	83%	\$480,499.92
CDU Adjustment:	75	\$360,400.00
Complete:	100	\$360,400.00
Dollar Adjustments		(\$800.00)
Dwelling Value		\$359,600.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$359,600.00
Total Land Value		\$75,400.00
Total Assessed Value		\$435,000.00

Parcel Numbers: 807-0014-000 Property Address: 8097 47TH ST S Municipality: Franklin, City of

Owner Name: MAIER FAMILY TRUST DTD 08/16/2016 Mailing Address: 8097 S 47TH ST FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	Building Sketch:
	HIGH VIEW ESTATES LOT 14	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1413-Franklin	

Building Description

Dwelling #	807 0014 000- 1		
Year Built:	1/1/1994	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/1994	Bedrooms:	3
Remodeled/Effective Age:	-28	Full Baths:	3
Building Type/Style:	12-Colonial	Half Baths:	0
Story:	2.00	Rough-in:	0
Grade:	C+	Room Count:	3
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
807 0014 000- 1	942	816	0	0	0	0	1,758

Attachment Description(s):	Area:	Attachment Value:
31-WD	264	\$2,600
13-AFG	462	\$13,900
11-OFP	32	\$600



Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	2	\$600
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements							
Structure Type:		Year Built:	Area:	Construction:	Condition:	Value:	
RS1-Frame Utility Shed		1/1/1994	120		Average	\$200.00	
Permit / Construction History							
Date of Permit:		Permit Number:		Permit Amount:		Details of Permit:	
12/1/1993		93-1207		\$115,000.00		NEW CONST	
4/1/1994		94-0314		\$1,300.00		SHED 12X10'	
2/1/1994		94-0054		\$3,200.00		HTG & A/C	
4/5/2016		16-0636		\$4,750.00		EXTREMOD ROOF	
7/15/2009		1279		\$3,945.00		ACREPLAC	
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
12/1/1993		\$33,900.00	Valid		Land		
2/5/2016		\$247,900.00	Invalid		Land and Improvements		
4/28/2016		\$269,900.00	Valid		Land and Improvements		
8/16/2016		\$230,800.00	Invalid		Land and Improvements		
Land Breakdown							
Land Class:		Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site		0.357	Gross				\$76,300
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:		Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:	
15,551		0.357				\$76,300	
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		

Valuation/Explanation		
Dwelling #	807 0014 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	942	\$120,001.38
Second Story:	816	\$55,422.72
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$175,424.10
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	942	\$24,793.44
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$4,324.68
Plumbing	0 - Half Bath 3 - Full Bath	\$14,644.00
Finished Basement Living Area	0	\$0.00
Features:	3	\$2,600.00
Attachments:	758	\$17,100.00
Adjusted Base Price		\$238,886.22
Changes/Adjustments		
Grade Adjustment:	C+ 110%	\$241,104.84
Market Adjustment:	67%	\$402,645.09
CDU Adjustment:	75	\$302,000.00
Complete:	100	\$302,000.00
Dollar Adjustments		(\$500.00)
Dwelling Value		\$301,500.00
Other Building Improvements	0	\$200.00
Total Improvement Value		\$301,700.00
Total Land Value		\$76,300.00
Total Assessed Value		\$378,000.00

Parcel Numbers: 807-0015-000	Property Address: 8109 47TH ST S	Municipality: Franklin, City of
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Owner Name: STEINBACH, JEFF L & LARA D	Mailing Address: 8109 S 47TH ST FRANKLIN, WI 53132	Land Use: Residential
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Property Photograph: 	Legal Description: HIGH VIEW ESTATES LOT 15	Building Sketch: 
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1413-Franklin	

Building Description

Dwelling #	807 0015 000- 1		
Year Built:	1/1/1994	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/1994	Bedrooms:	3
Remodeled/Effective Age:	-28	Full Baths:	2
Building Type/Style:	12-Colonial	Half Baths:	1
Story:	2.00	Rough-in:	0
Grade:	C+	Room Count:	3
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
807 0015 000- 1	1,043	936	0	0	0	0	1,979

Attachment Description(s):	Area:	Attachment Value:
13-AFG	561	\$16,800
35-Ms/Terrace	32	\$0
99-Additional Attachments	36	\$3,600
31-WD	376	\$3,800
12-EFP	137	\$4,100

Feature Description(s): 22-Additional Fixture	Area: 1	Feature Value: \$300
Rec Room Condition:	Rec Room Area: 0	Rec Room Value: \$0
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area: 0	Rec Room Value: \$0

Other Building Improvements

Structure Type: RS1-Frame Utility Shed	Year Built: 1/1/1997	Area: 240	Construction:	Condition: Average	Value: \$600.00
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Permit / Construction History

Date of Permit: 10/1/1994	Permit Number: 94-1126	Permit Amount: \$92,000.00	Details of Permit: NEW CONST
8/1/1997	97-0710	\$1,500.00	SHED 12X20'
5/1/1996	96-0420	\$3,000.00	DECK
10/16/2020	20-3024	\$20,000.00	WDDKREPLAC
4/22/2016	16-0852	\$7,540.00	FURREPLAC+ACREP

Ownership/Sales History

Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
6/1/2011		\$252,900.00	Valid		Land and Improvements	
3/30/2007		\$296,000.00	Valid		Land and Improvements	
9/1/1995		\$155,500.00	Valid		Land	
8/1/1994		\$32,900.00	Valid		Land	

Land Breakdown

Land Class: A-Residential Primary Site	Acreage: 0.363	Unit of Measure: Gross	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value: \$75,700
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Acreage/Squarefoot Variables

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Land Data & Computations

Total Square Footage: 15,812	Total Acreage: 0.363	Depth:	Act. Frontage:	Assessed Land Value: \$75,700
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General Information

Topography: Level	Street/Road: Paved	Fronting Traffic: Light	Inspected By:	Inspected On:	Utilities: All Public
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Valuation/Explanation		
Dwelling #	807 0015 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,043	\$129,916.08
Second Story:	936	\$61,579.44
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$191,495.52
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	1,043	\$26,513.06
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$4,868.34
Plumbing	1 - Half Bath 2 - Full Bath	\$12,203.00
Finished Basement Living Area	0	\$0.00
Features:	2	\$2,300.00
Attachments:	1,142	\$28,300.00
Adjusted Base Price		\$265,679.92
Changes/Adjustments		
Grade Adjustment:	C+ 110%	\$258,587.91
Market Adjustment:	64%	\$424,084.18
CDU Adjustment:	75	\$318,100.00
Complete:	100	\$318,100.00
Dollar Adjustments		(\$900.00)
Dwelling Value		\$317,200.00
Other Building Improvements	0	\$600.00
Total Improvement Value		\$317,800.00
Total Land Value		\$75,700.00
Total Assessed Value		\$393,500.00

Parcel Numbers: 807-0016-000 Property Address: 8121 47TH ST S Municipality: Franklin, City of

Owner Name: PIPER, CHRISTOPHER J Mailing Address: 8121 S 47TH ST FRANKLIN, WI 53132 Land Use: Residential

Property Photograph:	Legal Description:	Building Sketch:
	HIGH VIEW ESTATES LOT 16	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood:	
	1413-Franklin	

Building Description

Dwelling #	807 0016 000- 1		
Year Built:	1/1/1994	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/1994	Bedrooms:	3
Remodeled/Effective Age:	-28	Full Baths:	2
Building Type/Style:	12-Colonial	Half Baths:	1
Story:	2.00	Rough-in:	0
Grade:	C+	Room Count:	3
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
807 0016 000- 1	1,155	1,004	0	0	0	0	2,159

Attachment Description(s):	Area:	Attachment Value:
99-Additional Attachments	22	\$2,200
13-AFG	462	\$13,900
11-Ofp	110	\$2,200
99-Additional Attachments	16	\$1,600



Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	1	\$300
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements							
Structure Type:		Year Built:	Area:	Construction:	Condition:	Value:	
RS1-Frame Utility Shed		1/1/1997	80		Average	\$200.00	
Permit / Construction History							
Date of Permit:		Permit Number:		Permit Amount:		Details of Permit:	
1/1/1994		94-0033		\$130,000.00		NEW CONST	
4/1/1997		97-0207		\$1,400.00		SHED 10X12'	
2/1/1996		96-0099		\$1,675.00		A/C	
9/1/2015		15-2044		\$1,000.00		DECK	
8/17/2015		15-1914		\$1,000.00		ABVPOOL	
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
2/1/1994		\$33,400.00	Valid		Land		
1/25/2016		\$250,000.00	Invalid		Land and Improvements		
8/9/2012		\$252,500.00	Valid		Land and Improvements		
11/1/1995		\$163,500.00	Valid		Land and Improvements		
Land Breakdown							
Land Class:		Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site		0.411	Gross				\$79,700
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:		Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:	
17,903		0.411				\$79,700	
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		

Valuation/Explanation		
Dwelling #	807 0016 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,155	\$139,431.60
Second Story:	1,004	\$65,159.60
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$204,591.20
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	1,155	\$28,031.85
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$5,311.14
Plumbing	1 - Half Bath 2 - Full Bath	\$12,203.00
Finished Basement Living Area	0	\$0.00
Features:	2	\$2,300.00
Attachments:	610	\$19,900.00
Adjusted Base Price		\$272,337.19
Changes/Adjustments		
Grade Adjustment:	C+ 110%	\$275,150.91
Market Adjustment:	46%	\$401,720.33
CDU Adjustment:	75	\$301,300.00
Complete:	100	\$301,300.00
Dollar Adjustments		(\$700.00)
Dwelling Value		\$300,600.00
Other Building Improvements	0	\$200.00
Total Improvement Value		\$300,800.00
Total Land Value		\$79,700.00
Total Assessed Value		\$380,500.00

Parcel Numbers: 807-0017-000 Property Address: 8137 47TH ST S Municipality: Franklin, City of

Owner Name: KEMPF, DAVID G & JAYME K Mailing Address: 8137 S 47TH ST FRANKLIN, WI 53132 Land Use: Residential

Property Photograph:	Legal Description:	Building Sketch:
	HIGH VIEW ESTATES LOT 17	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood:	
	1413-Franklin	

Building Description

Dwelling #	807 0017 000- 1		
Year Built:	1/1/1994	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/1994	Bedrooms:	2
Remodeled/Effective Age:	-28	Full Baths:	3
Building Type/Style:	02-Bi-Level	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	C+	Room Count:	3
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
807 0017 000- 1	1,098	0	0	0	0	1,032	2,130

Attachment Description(s):	Area:	Attachment Value:
13-AFG	576	\$17,300
31-WD	413	\$4,100

Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	1	\$300
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:

Permit / Construction History			
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
9/25/2013	13-2258	\$7,000.00	FUR/ACREPLAC
7/1/1996	96-0868	\$2,000.00	DECK
5/23/2017	17-1137	\$5,750.00	FENCE
9/23/2014	14-2301	\$5,810.00	ROOF
8/1/1994	94-0875	\$3,200.00	HTG & A/C
5/1/1994	94-0500	\$95,000.00	NEW CONST

Ownership/Sales History					
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type: Sale Validation Source:
6/25/2001		\$184,300.00	Invalid		Land and Improvements
1/1/1994		\$33,900.00	Valid		Land
3/25/2010		\$247,500.00	Valid		Land and Improvements
1/11/2012		\$100,000.00	Invalid		Land and Improvements

Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.390	Gross				\$77,500	

Acreage/Squarefoot Variables							


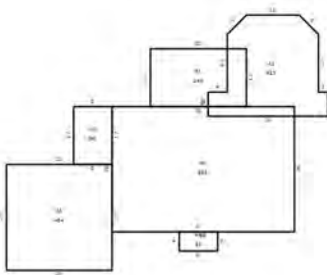
Land Data & Computations					
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:	
16,988	0.390			\$77,500	

General Information					
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:
Level	Paved	Light			All Public

Valuation/Explanation		
Dwelling #	807 0017 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,098	\$135,108.90
Second Story:	0	\$0.00
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$135,108.90
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	0	\$0.00
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$5,239.80
Plumbing	0 - Half Bath 3 - Full Bath	\$14,644.00
Finished Basement Living Area	1,032	\$27,853.68
Features:	2	\$2,300.00
Attachments:	989	\$21,400.00
Adjusted Base Price		\$206,546.38
Changes/Adjustments		
Grade Adjustment:	C+ 110%	\$201,131.02
Market Adjustment:	82%	\$366,058.45
CDU Adjustment:	75	\$274,500.00
Complete:	100	\$274,500.00
Dollar Adjustments		(\$100.00)
Dwelling Value		\$274,400.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$274,400.00
Total Land Value		\$77,500.00
Total Assessed Value		\$351,900.00

Parcel Numbers: 807-0018-000	Property Address: 8149 47TH ST S	Municipality: Franklin, City of
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Owner Name: DAVIDOVIC, NIKOLA & ZDRAVKA	Mailing Address: 8149 S 47TH ST FRANKLIN, WI 53132	Land Use: Residential
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Property Photograph:	Legal Description:	Building Sketch:	
	HIGH VIEW ESTATES LOT 18		
	Parcel Sketch and Site Map obtained from the County GIS		
	Neighborhood: 1413-Franklin		

Building Description

Dwelling #	807 0018 000- 1		
Year Built:	1/1/1993	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/1993	Bedrooms:	3
Remodeled/Effective Age:	-29	Full Baths:	2
Building Type/Style:	12-Colonial	Half Baths:	1
Story:	2.00	Rough-in:	0
Grade:	C+	Room Count:	3
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
807 0018 000- 1	1,084	988	0	0	0	0	2,072

Attachment Description(s):	Area:	Attachment Value:
31-WD	240	\$2,400
13-AFG	484	\$14,500
11-OfP	32	\$600



Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	1	\$300
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements							
Structure Type:		Year Built:	Area:	Construction:	Condition:	Value:	
Permit / Construction History							
Date of Permit: 5/13/2003		Permit Number: 03-1257		Permit Amount: \$850.00		Details of Permit: EXTREMOD	
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
12/1/1994		\$169,500.00	Valid		Land and Improvements		
8/4/2001		\$208,500.00	Valid		Land and Improvements		
Land Breakdown							
Land Class: A-Residential Primary Site		Acreage: 0.390	Unit of Measure: Gross	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value: \$77,500
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage: 16,988		Total Acreage: 0.390	Depth:	Act. Frontage:		Assessed Land Value: \$77,500	
General Information							
Topography: Level	Street/Road: Paved	Fronting Traffic: Light	Inspected By:	Inspected On:	Utilities: All Public		
Valuation/Explanation							
Dwelling #				807 0018 000- 1			
Description				Area		Value Amount	
Living Area:							
First Story:				1,084		\$133,386.20	
Second Story:				988		\$64,536.16	
Additional Story:				0		\$0.00	
Attic/Finished Net:				0		\$0.00	
Half Story/Finished Net:				0		\$0.00	
Base Price						\$197,922.36	
Unfinished Living Area:							
Room/Unfinished:				0		\$0.00	
Unfinished Basement:				1,084		\$27,110.84	
Half Story/Unfinished:						\$0.00	
Structure Info, Features and Attachments:							
Heating/AC				Air Conditioning - Same Ducts		\$5,097.12	
Plumbing				1 - Half Bath 2 - Full Bath		\$12,203.00	
Finished Basement Living Area				0		\$0.00	
Features:				2		\$2,300.00	
Attachments:				756		\$17,500.00	
Adjusted Base Price						\$262,133.32	
Changes/Adjustments							
Grade Adjustment:				C+ 110%		\$266,566.65	
Market Adjustment:				48%		\$394,518.65	
CDU Adjustment:				75		\$295,900.00	
Complete:				100		\$295,900.00	
Dollar Adjustments						\$100.00	
Dwelling Value						\$296,000.00	

Other Building Improvements	0	\$0.00
Total Improvement Value		\$296,000.00
Total Land Value		\$77,500.00
Total Assessed Value		\$373,500.00

Parcel Numbers: 807-0019-000 Property Address: 8163 47TH ST S Municipality: Franklin, City of

Owner Name: HAITHAM AMLI Mailing Address: 8163 S 47TH ST FRANKLIN, WI 53132 Land Use: Residential

Property Photograph:	Legal Description:	Building Sketch:
	HIGH VIEW ESTATES LOT 19	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood:	
	1413-Franklin	

Building Description

Dwelling #	807 0019 000- 1		
Year Built:	1/1/1994	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/1994	Bedrooms:	3
Remodeled/Effective Age:	-28	Full Baths:	2
Building Type/Style:	01-Ranch	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	C+	Room Count:	4
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
807 0019 000- 1	1,860	0	0	0	0	1,047	2,907

Attachment Description(s):	Area:	Attachment Value:
31-WD	208	\$2,100
13-AFG	816	\$24,500
11-OFP	24	\$500
12-EFP	156	\$4,700


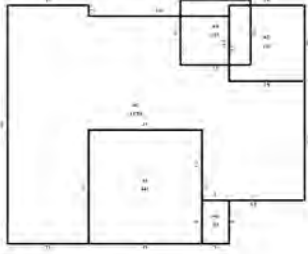
Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	2	\$600
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements							
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:		
RS1-Frame Utility Shed	1/1/2019	120		Average	\$1,000.00		
Permit / Construction History							
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:				
11/1/1994	94-1182	\$2,500.00	DECK				
10/1/1993	93-1065	\$150,000.00	NEW CONST				
9/6/2019	19-2295	\$2,400.00	SHED 10X12				
7/1/2000	00-0812	\$10,500.00	PATIO ROOM				
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
4/29/2015		\$271,500.00	Valid		Land and Improvements		
5/12/2006		\$290,000.00	Valid		Land and Improvements		
4/1/2000		\$219,900.00	Invalid		Land and Improvements		
11/1/1993		\$33,500.00	Valid		Land		
1/9/2008		\$115,250.00	Invalid		Land and Improvements		
3/18/2022	11231084	\$450,000.00	Valid	W/C D - Warrant/Condo Deed	Land and Improvements	Other	
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.459	Gross				\$81,900	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:			
19,994	0.459			\$81,900			
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		

Valuation/Explanation		
Dwelling #	807 0019 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,860	\$204,655.80
Second Story:	0	\$0.00
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$204,655.80
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	813	\$22,243.68
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$7,151.22
Plumbing	0 - Half Bath 2 - Full Bath	\$7,322.00
Finished Basement Living Area	1,047	\$28,258.53
Features:	3	\$2,600.00
Attachments:	1,204	\$31,800.00
Adjusted Base Price		\$304,031.23
Changes/Adjustments		
Grade Adjustment:	C+ 110%	\$296,594.35
Market Adjustment:	59%	\$471,585.02
CDU Adjustment:	75	\$353,700.00
Complete:	100	\$353,700.00
Dollar Adjustments		(\$400.00)
Dwelling Value		\$353,300.00
Other Building Improvements	0	\$1,000.00
Total Improvement Value		\$354,300.00
Total Land Value		\$81,900.00
Total Assessed Value		\$436,200.00

Parcel Numbers: 807-0020-000 Property Address: 8189 47TH ST S Municipality: Franklin, City of

Owner Name: DESTEFANIS, MARK D & JEAN Mailing Address: 8189 S 47TH ST FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	Building Sketch:
	HIGH VIEW ESTATES LOT 20	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1413-Franklin	

Building Description

Dwelling #	807 0020 000- 1		
Year Built:	1/1/1993	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/1993	Bedrooms:	3
Remodeled/Effective Age:	-29	Full Baths:	2
Building Type/Style:	01-Ranch	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	C+	Room Count:	3
CDU/Overall Condition:	Good	Basement Description:	Partial
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
807 0020 000- 1	1,579	0	0	0	0	0	1,579

Attachment Description(s):	Area:	Attachment Value:
13-AFG	441	\$13,200
11-OPF	40	\$800
12-EFP	196	\$5,900

Feature Description(s):	Area:	Feature Value:
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area: 0	Rec Room Value: \$0

Other Building Improvements



Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
RG1-Detached Frame Garage	1/1/2018	216		Average	\$4,900.00

Permit / Construction History							
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:				
12/1/1993	93-1187	\$3,200.00	HTG & A/C				
6/21/2016	16-1468	\$2,400.00	ACREPLACE				
8/1/1999	99-1046	\$1,200.00	PATIO RM ADD				
10/23/2018	18-2642	\$6,300.00	SHED				
8/30/2018	18-2194	\$5,570.00	FURREPLAC				
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
10/1/1993		\$33,500.00	Valid		Land		
3/22/2018		\$253,200.00	Invalid		Land and Improvements		
6/21/2018		\$271,500.00	Invalid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.459	Gross				\$81,900	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:			
19,994	0.459			\$81,900			
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		

Valuation/Explanation		
Dwelling #	807 0020 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,579	\$179,453.35
Second Story:	0	\$0.00
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$179,453.35
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	1,579	\$20,100.67
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$3,884.34
Plumbing	0 - Half Bath 2 - Full Bath	\$7,322.00
Finished Basement Living Area	0	\$0.00
Features:	1	\$2,000.00
Attachments:	677	\$19,900.00
Adjusted Base Price		\$232,660.36
Changes/Adjustments		
Grade Adjustment:	C+ 110%	\$231,836.40
Market Adjustment:	68%	\$389,485.15
CDU Adjustment:	75	\$292,100.00
Complete:	100	\$292,100.00
Dollar Adjustments		(\$700.00)
Dwelling Value		\$291,400.00
Other Building Improvements	0	\$4,900.00
Total Improvement Value		\$296,300.00
Total Land Value		\$81,900.00
Total Assessed Value		\$378,200.00

Parcel Numbers: 807-0021-000 Property Address: 8203 47TH ST S Municipality: Franklin, City of

Owner Name: GRONIGER, DENISE M Mailing Address: 8203 S 47TH ST FRANKLIN, WI 53132 Land Use: Residential

Property Photograph:	Legal Description:	Building Sketch:
	HIGH VIEW ESTATES LOT 21	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood:	
	1413-Franklin	

Building Description

Dwelling #	807 0021 000- 1		
Year Built:	1/1/1993	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/1993	Bedrooms:	3
Remodeled/Effective Age:	-29	Full Baths:	2
Building Type/Style:	12-Colonial	Half Baths:	1
Story:	2.00	Rough-in:	0
Grade:	C+	Room Count:	3
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
807 0021 000- 1	1,016	956	0	0	0	0	1,972

Attachment Description(s):	Area:	Attachment Value:
13-AFG	484	\$14,500
35-Ms/Terrace	28	\$0

Feature Description(s):	Area:	Feature Value:
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
Average	476	\$2,380
22-Additional Fixture	1	\$300
Rec Room Condition:	Rec Room Area:	Rec Room Value:
Average	476	\$2,380

Other Building Improvements



Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:

Permit / Construction History							
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:				
12/1/1993	93-1241	\$4,298.00	HTG SYSTEM				
9/19/2014	14-2278	\$6,300.00	ROOF				
10/1/1994	94-1018	\$2,500.00	ALTER BSMT				
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
11/17/2010		\$205,600.00	Invalid		Land and Improvements		
8/27/2007		\$267,000.00	Valid		Land and Improvements		
4/11/2002		\$221,000.00	Valid		Land and Improvements		
8/1/1994		\$165,000.00	Valid		Land and Improvements		
12/5/2012		\$250,000.00	Invalid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.390	Gross				\$77,500	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:			
16,988	0.390			\$77,500			
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		

Valuation/Explanation		
Dwelling #	807 0021 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,016	\$126,552.96
Second Story:	956	\$62,445.92
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$188,998.88
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	1,016	\$25,826.72
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$4,851.12
Plumbing	1 - Half Bath 2 - Full Bath	\$12,203.00
Finished Basement Living Area	0	\$0.00
Features:	2	\$2,300.00
Attachments:	512	\$14,500.00
Adjusted Base Price		\$248,679.72
Changes/Adjustments		
Grade Adjustment:	C+ 110%	\$255,067.69
Market Adjustment:	61%	\$410,658.98
CDU Adjustment:	75	\$308,000.00
Complete:	100	\$308,000.00
Dollar Adjustments		(\$200.00)
Dwelling Value		\$307,800.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$307,800.00
Total Land Value		\$77,500.00
Total Assessed Value		\$385,300.00

Parcel Numbers: 807-0022-000 Property Address: 8213 47TH ST S Municipality: Franklin, City of

Owner Name: SHOMAN, PAUL & SANDRA Mailing Address: 8213 S 47TH ST FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	
	HIGH VIEW ESTATES LOT 22	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1413-Franklin	

Building Description

Dwelling #	807 0022 000- 1		
Year Built:	1/1/1993	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/1993	Bedrooms:	3
Remodeled/Effective Age:	-29	Full Baths:	2
Building Type/Style:	12-Colonial	Half Baths:	1
Story:	2.00	Rough-in:	0
Grade:	B-	Room Count:	4
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
807 0022 000- 1	1,040	801	0	0	0	0	1,841

Attachment Description(s):	Area:	Attachment Value:
13-AFG	400	\$12,000
11-OPF	105	\$2,100
99-Additional Attachments	15	\$1,500
31-WD	443	\$4,400



Feature Description(s):	Area:	Feature Value:
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
22-Additional Fixture	1	\$300
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements						
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:	
Permit / Construction History						
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:			
6/1/1994	94-0639	\$1,500.00	A/C			
5/20/2015	15-1065	\$6,650.00	ACREPLACE (+FUR			
9/1/1995	95-1069	\$1,000.00	DECK			
Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
8/1/1994		\$150,000.00	Valid		Land and Improvements	
11/1/1998		\$180,000.00	Valid		Land and Improvements	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	0.399	Gross				\$78,300
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
17,380	0.399			\$78,300		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Paved	Light			All Public	

Valuation/Explanation		
Dwelling #	807 0022 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,040	\$129,542.40
Second Story:	801	\$54,403.92
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$183,946.32
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	1,030	\$26,182.60
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$4,528.86
Plumbing	1 - Half Bath 2 - Full Bath	\$12,203.00
Finished Basement Living Area	0	\$0.00
Features:	2	\$2,300.00
Attachments:	963	\$20,000.00
Adjusted Base Price		\$249,160.78
Changes/Adjustments		
Grade Adjustment:	B- 120%	\$272,232.94
Market Adjustment:	50%	\$408,349.40
CDU Adjustment:	75	\$306,300.00
Complete:	100	\$306,300.00
Dollar Adjustments		\$800.00
Dwelling Value		\$307,100.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$307,100.00
Total Land Value		\$78,300.00
Total Assessed Value		\$385,400.00

Parcel Numbers: 807-0023-000	Property Address: 8229 47TH ST S	Municipality: Franklin, City of
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Owner Name: PROCKNOW, JONATHAN & BILLEE	Mailing Address: 8229 S 47TH ST FRANKLIN, WI 53132	Land Use: Residential
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Property Photograph: 	Legal Description: HIGH VIEW ESTATES LOT 23	Building Sketch: 
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1413-Franklin	

Building Description

Dwelling #	807 0023 000- 1		
Year Built:	1/1/1993	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/1993	Bedrooms:	3
Remodeled/Effective Age:	-29	Full Baths:	2
Building Type/Style:	12-Colonial	Half Baths:	1
Story:	2.00	Rough-in:	0
Grade:	C+	Room Count:	3
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Good	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
807 0023 000- 1	1,048	814	0	0	0	0	1,862

Attachment Description(s):	Area:	Attachment Value:
99-Additional Attachments	15	\$1,500
99-Additional Attachments	5	\$500
13-AFG	426	\$12,800
35-Ms/Terrace	28	\$0
31-WD	335	\$3,400

Feature Description(s): 22-Additional Fixture	Area: 1	Feature Value: \$300
Rec Room Condition: Average	Rec Room Area: 600	Rec Room Value: \$3,000
05-Metal Fireplace	1	\$2,000
Rec Room Condition: Average	Rec Room Area: 600	Rec Room Value: \$3,000

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
5/1/1994	94-0400	\$6,500.00	A/C
5/10/2017	17-1017	\$3,200.00	ACREPLAC
7/17/2013	13-1438	\$2,600.00	FURREPLAC
7/1/1995	95-0821	\$1,600.00	DECK

Ownership/Sales History

Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
6/1/1994		\$157,000.00	Valid		Land and Improvements	
3/26/2007		\$276,000.00	Valid		Land and Improvements	
6/13/2018		\$355,000.00	Valid		Land and Improvements	

Land Breakdown

Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	0.403	Gross				\$79,700

Acreage/Squarefoot Variables

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Land Data & Computations

Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:
17,555	0.403			\$79,700


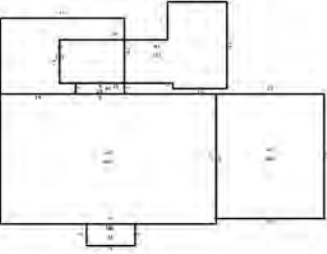
General Information

Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:
Level	Paved	Light			All Public

Valuation/Explanation		
Dwelling #	807 0023 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,048	\$130,538.88
Second Story:	814	\$55,286.88
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$185,825.76
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	1,034	\$26,284.28
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$4,580.52
Plumbing	1 - Half Bath 2 - Full Bath	\$12,203.00
Finished Basement Living Area	0	\$0.00
Features:	2	\$2,300.00
Attachments:	809	\$18,200.00
Adjusted Base Price		\$249,393.56
Changes/Adjustments		
Grade Adjustment:	C+ 110%	\$251,782.92
Market Adjustment:	75%	\$440,620.10
CDU Adjustment:	75	\$330,500.00
Complete:	100	\$330,500.00
Dollar Adjustments		(\$800.00)
Dwelling Value		\$329,700.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$329,700.00
Total Land Value		\$79,700.00
Total Assessed Value		\$409,400.00

Parcel Numbers: 807-0024-000 Property Address: 8243 47TH ST S Municipality: Franklin, City of

Owner Name: WATERMAN, JEREMY Mailing Address: 8243 S 47TH ST FRANKLIN, WI 53132 Land Use: Residential

Property Photograph:	Legal Description:	Building Sketch:
	HIGH VIEW ESTATES LOT 24	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood:	
	1413-Franklin	

Building Description

Dwelling #	807 0024 000- 1		
Year Built:	1/1/1993	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/1993	Bedrooms:	3
Remodeled/Effective Age:	-29	Full Baths:	2
Building Type/Style:	12-Colonial	Half Baths:	1
Story:	2.00	Rough-in:	0
Grade:	C+	Room Count:	3
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
807 0024 000- 1	978	960	0	0	0	0	1,938

Attachment Description(s):	Area:	Attachment Value:
13-AFG	460	\$13,800
11-OPF	36	\$700
31-WD	304	\$3,000



Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	1	\$300
Rec Room Condition:	Rec Room Area:	Rec Room Value:
Good	600	\$3,600
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
Good	600	\$3,600

Other Building Improvements							
Structure Type:		Year Built:	Area:	Construction:	Condition:	Value:	
Permit / Construction History							
Date of Permit:		Permit Number:	Permit Amount:		Details of Permit:		
1/1/1994		94-0007	\$1,500.00		HTG SYSTEM		
7/1/2000		00-0864	\$3,000.00		DECK 24X14'		
1/3/2013		13-0009	\$5,156.00		EGRS WNDW		
5/7/2013		13-0753	\$3,400.00		ACREPLAC		
12/13/2012		2825	\$17,925.00		RECROOM		
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
2/24/2016		\$262,500.00	Valid		Land and Improvements		
10/22/2004		\$275,000.00	Valid		Land and Improvements		
8/1/1994		\$159,900.00	Valid		Land and Improvements		
10/1/1998		\$180,000.00	Valid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.367	Gross				\$77,500	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
15,987	0.367				\$77,500		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		

Valuation/Explanation		
Dwelling #	807 0024 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	978	\$123,110.64
Second Story:	960	\$62,707.20
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$185,817.84
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	978	\$25,291.08
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$4,767.48
Plumbing	1 - Half Bath 2 - Full Bath	\$12,203.00
Finished Basement Living Area	0	\$0.00
Features:	2	\$2,300.00
Attachments:	800	\$17,500.00
Adjusted Base Price		\$247,879.40
Changes/Adjustments		
Grade Adjustment:	C+ 110%	\$250,887.34
Market Adjustment:	66%	\$416,472.98
CDU Adjustment:	75	\$312,400.00
Complete:	100	\$312,400.00
Dollar Adjustments		\$600.00
Dwelling Value		\$313,000.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$313,000.00
Total Land Value		\$77,500.00
Total Assessed Value		\$390,500.00

Parcel Numbers: 807-0025-000 Property Address: 8255 47TH ST S Municipality: Franklin, City of

Owner Name: PETERSON, TIMOTHY A Mailing Address: 8255 S 47TH ST FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	Building Sketch:
	HIGH VIEW ESTATES LOT 25	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1413-Franklin	

Building Description

Dwelling #	807 0025 000- 1		
Year Built:	1/1/1993	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/1993	Bedrooms:	3
Remodeled/Effective Age:	-29	Full Baths:	2
Building Type/Style:	01-Ranch	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	C+	Room Count:	4
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
807 0025 000- 1	1,408	0	0	0	0	0	1,408

Attachment Description(s):	Area:	Attachment Value:
13-AFG	516	\$15,500
11-OPF	36	\$700
31-WD	576	\$5,800



Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	1	\$300
Rec Room Condition: Average	Rec Room Area: 486	Rec Room Value: \$2,430
05-Metal Fireplace	1	\$2,000
Rec Room Condition: Average	Rec Room Area: 486	Rec Room Value: \$2,430

Other Building Improvements						
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:	
Permit / Construction History						
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:			
1/1/1994	94-0009	\$1,500.00	HTG SYSTEM			
2/1/2002	02-0076	\$1,000.00	BSMT ALTER			
11/1/1994	94-1151	\$3,200.00	A/C			
6/2/2005	51997	\$6,000.00	WDDK			
Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
12/1/1994		\$143,000.00	Valid		Land and Improvements	
3/22/2002		\$185,000.00	Valid		Land and Improvements	
5/1/2015		\$248,000.00	Valid		Land and Improvements	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	0.380	Gross				\$78,600
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
16,553	0.380			\$78,600		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Paved	Light			All Public	

Valuation/Explanation		
Dwelling #	807 0025 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,408	\$163,088.64
Second Story:	0	\$0.00
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$163,088.64
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	1,396	\$32,387.20
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$3,463.68
Plumbing	0 - Half Bath 2 - Full Bath	\$7,322.00
Finished Basement Living Area	0	\$0.00
Features:	2	\$2,300.00
Attachments:	1,128	\$22,000.00
Adjusted Base Price		\$230,561.52
Changes/Adjustments		
Grade Adjustment:	C+ 110%	\$226,887.67
Market Adjustment:	63%	\$369,826.91
CDU Adjustment:	75	\$277,400.00
Complete:	100	\$277,400.00
Dollar Adjustments		\$200.00
Dwelling Value		\$277,600.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$277,600.00
Total Land Value		\$78,600.00
Total Assessed Value		\$356,200.00

Parcel Numbers: 807-0026-000 Property Address: 8271 47TH ST S Municipality: Franklin, City of

Owner Name: DOBEY, JOHN T Mailing Address: 8271 S 47TH ST FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	Building Sketch:
	HIGH VIEW ESTATES LOT 26	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1413-Franklin	

Building Description

Dwelling #	807 0026 000- 1		
Year Built:	1/1/1993	Exterior Wall:	01-Wood
Year Remodeled:	1/1/1993	Bedrooms:	3
Remodeled/Effective Age:	-29	Full Baths:	2
Building Type/Style:	13-Contemporary	Half Baths:	0
Story:	2.00	Rough-in:	0
Grade:	C+	Room Count:	4
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
807 0026 000- 1	1,129	578	0	0	0	0	1,707

Attachment Description(s):	Area:	Attachment Value:
99-Additional Attachments	34	\$3,400
13-AFG	444	\$13,300
11-Ofp	80	\$1,600


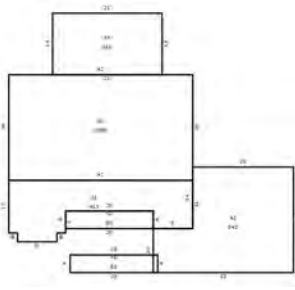
Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	3	\$900
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements							
Structure Type:		Year Built:	Area:	Construction:	Condition:	Value:	
RS1-Frame Utility Shed		1/1/2016	120		Average	\$1,000.00	
Permit / Construction History							
Date of Permit:		Permit Number:	Permit Amount:		Details of Permit:		
2/1/1994		94-0065	\$4,000.00		HTG SYSTEM		
3/1/2001		01-0173	\$1,945.00		A/C		
9/17/2015		15-2221	\$2,200.00		SHED 10X12		
8/18/2015		15-1932	\$8,400.00		EXTREMOD (ROOF)		
10/12/2016		16-2504	\$4,200.00		FURREPLAC		
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
11/1/1993		\$34,500.00	Valid		Land		
6/7/2019		\$266,500.00	Invalid		Land and Improvements		
Land Breakdown							
Land Class:		Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site		0.340	Gross				\$75,600
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:		Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:	
14,810		0.340				\$75,600	
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		

Valuation/Explanation		
Dwelling #	807 0026 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,129	\$137,433.17
Second Story:	578	\$41,176.72
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$178,609.89
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	1,048	\$26,640.16
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$4,199.22
Plumbing	0 - Half Bath 2 - Full Bath	\$7,322.00
Finished Basement Living Area	0	\$0.00
Features:	4	\$2,900.00
Attachments:	558	\$18,300.00
Adjusted Base Price		\$237,971.27
Changes/Adjustments		
Grade Adjustment:	C+ 110%	\$238,448.40
Market Adjustment:	52%	\$362,441.56
CDU Adjustment:	75	\$271,800.00
Complete:	100	\$271,800.00
Dollar Adjustments		\$500.00
Dwelling Value		\$272,300.00
Other Building Improvements	0	\$1,000.00
Total Improvement Value		\$273,300.00
Total Land Value		\$75,600.00
Total Assessed Value		\$348,900.00

Parcel Numbers: 807-0027-000 Property Address: 8283 47TH ST S Municipality: Franklin, City of

Owner Name: SEAMONSON, KAY Mailing Address: 8283 S 47TH ST FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	Building Sketch:
	HIGH VIEW ESTATES LOT 27	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1413-Franklin	

Building Description

Dwelling #	807 0027 000- 1		
Year Built:	1/1/1994	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/1994	Bedrooms:	3
Remodeled/Effective Age:	-28	Full Baths:	2
Building Type/Style:	13-Contemporary	Half Baths:	0
Story:	2.00	Rough-in:	0
Grade:	C+	Room Count:	4
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
807 0027 000- 1	1,421	1,008	0	0	0	0	2,429

Attachment Description(s):	Area:	Attachment Value:
11-OFP	80	\$1,600
13-AFG	642	\$19,300
31-WD	350	\$3,500


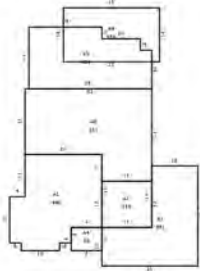
Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	2	\$600
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements						
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:	
Permit / Construction History						
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:			
7/1/1994	94-0797	\$120,000.00	NEW CONST			
9/1/1994	94-0961	\$6,878.00	HTG & A/C			
9/22/2008	2183	\$4,200.00	FOUNDRPR			
7/1/1995	95-0744	\$5,000.00	DECK			
Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
10/7/2018		\$314,900.00	Invalid		Land and Improvements	
1/1/1994		\$34,500.00	Valid		Land	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	0.332	Gross				\$74,800
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
14,462	0.332			\$74,800		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Paved	Light			All Public	

Valuation/Explanation		
Dwelling #	807 0027 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,421	\$164,594.43
Second Story:	1,008	\$65,419.20
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$230,013.63
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	1,421	\$32,654.58
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$5,975.34
Plumbing	0 - Half Bath 2 - Full Bath	\$7,322.00
Finished Basement Living Area	0	\$0.00
Features:	3	\$2,600.00
Attachments:	1,072	\$24,400.00
Adjusted Base Price		\$302,965.55
Changes/Adjustments		
Grade Adjustment:	C+ 110%	\$303,562.11
Market Adjustment:	43%	\$434,093.81
CDU Adjustment:	75	\$325,600.00
Complete:	100	\$325,600.00
Dollar Adjustments		\$100.00
Dwelling Value		\$325,700.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$325,700.00
Total Land Value		\$74,800.00
Total Assessed Value		\$400,500.00

Parcel Numbers: 807-0028-000 Property Address: 8295 47TH ST S Municipality: Franklin, City of

Owner Name: BARTHEL, ROBERT B & DEBRA Mailing Address: 8295 S 47TH ST FRANKLIN, WI 53132 Land Use: Residential

Property Photograph:	Legal Description:	Building Sketch:
	HIGH VIEW ESTATES LOT 28	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood:	
	1413-Franklin	

Building Description

Dwelling #	807 0028 000- 1		
Year Built:	1/1/1994	Exterior Wall:	01-Wood
Year Remodeled:	1/1/1994	Bedrooms:	3
Remodeled/Effective Age:	-28	Full Baths:	2
Building Type/Style:	12-Colonial	Half Baths:	1
Story:	2.00	Rough-in:	0
Grade:	B-	Room Count:	4
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
807 0028 000- 1	1,148	808	0	0	0	0	1,956

Attachment Description(s):	Area:	Attachment Value:
13-AFG	156	\$4,700
13-AFG	442	\$13,300
21-OMP	48	\$1,200
31-WD	464	\$4,600



Feature Description(s):	Area:	Feature Value:
03-Masonry Fireplace	1	\$5,500
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
22-Additional Fixture	3	\$900
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements						
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:	
Permit / Construction History						
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:			
5/1/1994	94-0446	\$130,000.00	NEW CONST			
11/24/2014	2870	\$0.00	FURREPLAC			
10/19/2006	3536	\$8,100.00	FOUNDRPR			
4/1/1996	96-0370	\$1,000.00	DECK			
Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
2/1/1994		\$33,900.00	Valid		Land	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	0.343	Gross				\$76,100
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
14,941	0.343			\$76,100		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Paved	Light			All Public	

Valuation/Explanation		
Dwelling #	807 0028 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,148	\$139,746.04
Second Story:	808	\$54,879.36
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$194,625.40
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	1,148	\$28,275.24
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$4,811.76
Plumbing	1 - Half Bath 2 - Full Bath	\$12,203.00
Finished Basement Living Area	0	\$0.00
Features:	4	\$6,400.00
Attachments:	1,110	\$23,800.00
Adjusted Base Price		\$270,115.40
Changes/Adjustments		
Grade Adjustment:	B- 120%	\$287,898.48
Market Adjustment:	53%	\$440,484.67
CDU Adjustment:	75	\$330,400.00
Complete:	100	\$330,400.00
Dollar Adjustments		(\$1,000.00)
Dwelling Value		\$329,400.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$329,400.00
Total Land Value		\$76,100.00
Total Assessed Value		\$405,500.00

Parcel Numbers: 807-0029-000 Property Address: 8294 47TH ST S Municipality: Franklin, City of

Owner Name: REDDY DENDI, AJAY KUMAR Mailing Address: 8294 S 47TH ST FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	
	HIGH VIEW ESTATES LOT 29	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1413-Franklin	

Building Description

Dwelling #	807 0029 000- 1		
Year Built:	1/1/1995	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/1995	Bedrooms:	3
Remodeled/Effective Age:	-27	Full Baths:	2
Building Type/Style:	01-Ranch	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	B-	Room Count:	3
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
807 0029 000- 1	1,513	0	0	0	0	0	1,513

Attachment Description(s):	Area:	Attachment Value:
12-EFP	192	\$5,800
13-AFG	520	\$15,600
11-OFP	30	\$600



Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	1	\$300
Rec Room Condition: Average	Rec Room Area: 572	Rec Room Value: \$2,860
05-Metal Fireplace	1	\$2,000
Rec Room Condition: Average	Rec Room Area: 572	Rec Room Value: \$2,860

Other Building Improvements							
Structure Type:		Year Built:	Area:	Construction:	Condition:	Value:	
Permit / Construction History							
Date of Permit:		Permit Number:	Permit Amount:		Details of Permit:		
5/1/1995		95-0443	\$4,181.00		HTG & A/C		
4/1/1995		95-0248	\$114,670.00		NEW CONST		
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
4/1/1995		\$39,900.00	Valid		Land		
12/1/1998		\$175,000.00	Valid		Land and Improvements		
5/25/2005		\$289,900.00	Invalid		Land and Improvements		
10/12/2009		\$255,000.00	Valid		Land and Improvements		
1/19/2021		\$360,000.00	Valid		Land and Improvements		
12/3/2015		\$264,900.00	Valid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.478	Gross				\$79,100	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
20,822	0.478				\$79,100		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		

Valuation/Explanation		
Dwelling #	807 0029 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,513	\$172,966.16
Second Story:	0	\$0.00
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$172,966.16
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	1,513	\$34,133.28
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$3,721.98
Plumbing	0 - Half Bath 2 - Full Bath	\$7,322.00
Finished Basement Living Area	0	\$0.00
Features:	2	\$2,300.00
Attachments:	742	\$22,000.00
Adjusted Base Price		\$242,443.42
Changes/Adjustments		
Grade Adjustment:	B- 120%	\$261,772.10
Market Adjustment:	43%	\$374,334.11
CDU Adjustment:	75	\$280,800.00
Complete:	100	\$280,800.00
Dollar Adjustments		\$100.00
Dwelling Value		\$280,900.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$280,900.00
Total Land Value		\$79,100.00
Total Assessed Value		\$360,000.00

Parcel Numbers: 807-0030-000 Property Address: 8280 47TH ST S Municipality: Franklin, City of

Owner Name: JACKSON, WILLIAM & JEANNE Mailing Address: 8280 S 47TH ST FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	Building Sketch:
	HIGH VIEW ESTATES LOT 30	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1413-Franklin	

Building Description

Dwelling #	807 0030 000- 1		
Year Built:	1/1/2001	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/2001	Bedrooms:	3
Remodeled/Effective Age:	-21	Full Baths:	2
Building Type/Style:	14-Modern Single Story	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	C+	Room Count:	4
CDU/Overall Condition:	Very Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
807 0030 000- 1	1,826	0	0	0	0	0	1,826

Attachment Description(s):	Area:	Attachment Value:
13-AFG	702	\$21,100
11-OFP	144	\$2,900

Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	1	\$300
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements



Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:

Permit / Construction History						
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:			
6/6/2001	01-0522	\$145,000.00	NEW CONST			
Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
12/1/1994		\$39,900.00	Valid		Land	
7/1/1997		\$43,000.00	Valid		Land	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	0.478	Gross				\$79,100
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
20,822	0.478			\$79,100		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Paved	Light			All Public	
Valuation/Explanation						
Dwelling #			807 0030 000- 1			
Description			Area		Value Amount	
Living Area:						
First Story:			1,826			\$202,028.64
Second Story:			0			\$0.00
Additional Story:			0			\$0.00
Attic/Finished Net:			0			\$0.00
Half Story/Finished Net:			0			\$0.00
Base Price					\$202,028.64	
Unfinished Living Area:						
Room/Unfinished:			0			\$0.00
Unfinished Basement:			1,826			\$39,843.32
Half Story/Unfinished:						\$0.00
Structure Info, Features and Attachments:						
Heating/AC			Air Conditioning - Same Ducts		\$4,491.96	
Plumbing			0 - Half Bath 2 - Full Bath		\$7,322.00	
Finished Basement Living Area			0			\$0.00
Features:			2			\$2,300.00
Attachments:			846			\$24,000.00
Adjusted Base Price					\$279,985.92	
Changes/Adjustments						
Grade Adjustment:			C+ 110%		\$279,054.51	
Market Adjustment:			33%		\$371,142.50	
CDU Adjustment:			85		\$315,500.00	
Complete:			100		\$315,500.00	
Dollar Adjustments					(\$100.00)	
Dwelling Value					\$315,400.00	

Other Building Improvements	0	\$0.00
Total Improvement Value		\$315,400.00
Total Land Value		\$79,100.00
Total Assessed Value		\$394,500.00

Parcel Numbers: 807-0031-000 Property Address: 8268 47TH ST S Municipality: Franklin, City of

Owner Name: SMITH, DOUGLAS & MARY Mailing Address: 8268 S 47TH ST FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	Building Sketch:
	HIGH VIEW ESTATES LOT 31	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1413-Franklin	

Building Description

Dwelling #	807 0031 000- 1		
Year Built:	1/1/1993	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/1993	Bedrooms:	3
Remodeled/Effective Age:	-29	Full Baths:	2
Building Type/Style:	01-Ranch	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	C+	Room Count:	5
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
807 0031 000- 1	2,070	0	0	0	0	0	2,070

Attachment Description(s):	Area:	Attachment Value:
13-AFG	525	\$15,800
11-OPF	56	\$1,100

Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	2	\$600
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements


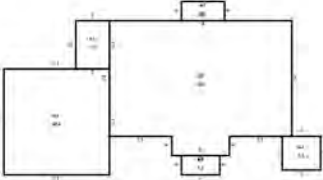
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:

Permit / Construction History							
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:				
12/1/1993	93-1239	\$2,000.00	HTG SYSTEM				
5/1/1996	96-0450	\$2,100.00	A/C				
11/7/2018	18-2777	\$3,800.00	ACREPLACE				
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
7/1/1993		\$34,900.00	Valid		Land		
8/1/1998		\$189,900.00	Valid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.478	Gross				\$79,100	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
20,822	0.478				\$79,100		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		
Valuation/Explanation							
Dwelling #				807 0031 000- 1			
Description				Area		Value Amount	
Living Area:							
First Story:				2,070		\$223,746.30	
Second Story:				0		\$0.00	
Additional Story:				0		\$0.00	
Attic/Finished Net:				0		\$0.00	
Half Story/Finished Net:				0		\$0.00	
Base Price						\$223,746.30	
Unfinished Living Area:							
Room/Unfinished:				0		\$0.00	
Unfinished Basement:				2,070		\$44,215.20	
Half Story/Unfinished:						\$0.00	
Structure Info, Features and Attachments:							
Heating/AC				Air Conditioning - Same Ducts		\$5,092.20	
Plumbing				0 - Half Bath 2 - Full Bath		\$7,322.00	
Finished Basement Living Area				0		\$0.00	
Features:				3		\$2,600.00	
Attachments:				581		\$16,900.00	
Adjusted Base Price						\$299,875.70	
Changes/Adjustments							
Grade Adjustment:				C+ 110%		\$308,413.27	
Market Adjustment:				35%		\$416,357.92	
CDU Adjustment:				75		\$312,300.00	
Complete:				100		\$312,300.00	
Dollar Adjustments						\$200.00	
Dwelling Value						\$312,500.00	

Other Building Improvements	0	\$0.00
Total Improvement Value		\$312,500.00
Total Land Value		\$79,100.00
Total Assessed Value		\$391,600.00

Parcel Numbers: 807-0032-000 Property Address: 8250 47TH ST S Municipality: Franklin, City of

Owner Name: DAVIDSON, SHAWN A Mailing Address: 8250 S 47TH ST FRANKLIN, WI 53132 Land Use: Residential

Property Photograph:	Legal Description:	Building Sketch:
	HIGH VIEW ESTATES LOT 32	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood:	
	1413-Franklin	

Building Description

Dwelling #	807 0032 000- 1		
Year Built:	1/1/1995	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/1995	Bedrooms:	3
Remodeled/Effective Age:	-27	Full Baths:	2
Building Type/Style:	12-Colonial	Half Baths:	1
Story:	2.00	Rough-in:	0
Grade:	B-	Room Count:	3
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
807 0032 000- 1	1,066	960	0	0	0	0	2,026

Attachment Description(s):	Area:	Attachment Value:
13-AFG	484	\$14,500
35-Ms/Terrace	32	\$0

Feature Description(s):	Area:	Feature Value:
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
22-Additional Fixture	1	\$300
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements



Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
RS1-Frame Utility Shed	1/1/2011	144		Average	\$900.00

Permit / Construction History							
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:				
5/1/1995	95-0444	\$4,495.00	HTG				
9/13/2011	10167	\$1,500.00	SHED				
9/20/2016	16-2308	\$3,200.00	ACREPLACE				
5/1/1995	95-0383	\$140,747.00	NEW CONST				
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
7/1/1994		\$35,500.00	Valid		Land		
8/1/1997		\$182,500.00	Valid		Land and Improvements		
7/16/2001		\$219,000.00	Valid		Land and Improvements		
6/3/2011		\$254,000.00	Valid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.465	Gross				\$78,400	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
20,255	0.465				\$78,400		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		

Valuation/Explanation		
Dwelling #	807 0032 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,066	\$131,171.30
Second Story:	960	\$62,707.20
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$193,878.50
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	1,066	\$26,660.66
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$4,983.96
Plumbing	1 - Half Bath 2 - Full Bath	\$12,203.00
Finished Basement Living Area	0	\$0.00
Features:	2	\$2,300.00
Attachments:	516	\$14,500.00
Adjusted Base Price		\$254,526.12
Changes/Adjustments		
Grade Adjustment:	B- 120%	\$285,271.34
Market Adjustment:	51%	\$430,759.73
CDU Adjustment:	75	\$323,100.00
Complete:	100	\$323,100.00
Dollar Adjustments		\$300.00
Dwelling Value		\$323,400.00
Other Building Improvements	0	\$900.00
Total Improvement Value		\$324,300.00
Total Land Value		\$78,400.00
Total Assessed Value		\$402,700.00

Parcel Numbers: 807-0033-000 Property Address: 8238 47TH ST S Municipality: Franklin, City of

Owner Name: JANSON, MICHAEL D Mailing Address: 8238 S 47TH ST FRANKLIN, WI 53132 Land Use: Residential

Property Photograph:	Legal Description:	Building Sketch:
	HIGH VIEW ESTATES LOT 33	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood:	
	1413-Franklin	

Building Description

Dwelling #	807 0033 000- 1		
Year Built:	1/1/1994	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/1994	Bedrooms:	4
Remodeled/Effective Age:	-28	Full Baths:	2
Building Type/Style:	13-Contemporary	Half Baths:	0
Story:	2.00	Rough-in:	0
Grade:	C+	Room Count:	6
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
807 0033 000- 1	1,386	666	0	0	0	0	2,052

Attachment Description(s):	Area:	Attachment Value:
31-WD	432	\$4,300
13-AFG	528	\$15,800
11-OFP	88	\$1,800
99-Additional Attachments	36	\$3,600



Feature Description(s):	Area:	Feature Value:
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
22-Additional Fixture	1	\$300
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements						
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:	
Permit / Construction History						
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:			
6/1/1996	96-0726	\$1,000.00	DECK			
6/1/1997	97-0494	\$1,700.00	A/C			
3/1/1994	94-0178	\$200.00	HTG SYSTEM			
Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
5/8/2012		\$184,400.00	Invalid		Land and Improvements	
12/1/1993		\$34,900.00	Valid		Land	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	0.517	Gross				\$82,900
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
22,521	0.517			\$82,900		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Paved	Light			All Public	

Valuation/Explanation		
Dwelling #	807 0033 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,386	\$161,732.34
Second Story:	666	\$46,107.18
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$207,839.52
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	1,386	\$32,155.20
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$5,047.92
Plumbing	0 - Half Bath 2 - Full Bath	\$7,322.00
Finished Basement Living Area	0	\$0.00
Features:	2	\$2,300.00
Attachments:	1,084	\$25,500.00
Adjusted Base Price		\$280,164.64
Changes/Adjustments		
Grade Adjustment:	C+ 110%	\$277,601.10
Market Adjustment:	44%	\$399,745.59
CDU Adjustment:	75	\$299,800.00
Complete:	100	\$299,800.00
Dollar Adjustments		\$800.00
Dwelling Value		\$300,600.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$300,600.00
Total Land Value		\$82,900.00
Total Assessed Value		\$383,500.00

Parcel Numbers: 807-0034-000	Property Address: 8220 47TH ST S	Municipality: Franklin, City of
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Owner Name: USUI, KENGO	Mailing Address: 8220 S 47TH ST FRANKLIN, WI 53132	Land Use: Residential
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Property Photograph:	Legal Description:	Building Sketch:
	HIGH VIEW ESTATES LOT 34	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1413-Franklin	

Building Description

Dwelling #	807 0034 000- 1		
Year Built:	1/1/1993	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/1993	Bedrooms:	3
Remodeled/Effective Age:	-29	Full Baths:	2
Building Type/Style:	01-Ranch	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	C+	Room Count:	3
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
807 0034 000- 1	1,515	0	0	0	0	0	1,515

Attachment Description(s):	Area:	Attachment Value:
31-WD	374	\$3,700
13-AFG	500	\$15,000
11-OFP	15	\$300



Feature Description(s):	Area:	Feature Value:
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
22-Additional Fixture	1	\$300
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements							
Structure Type:		Year Built:	Area:	Construction:	Condition:	Value:	
RS1-Frame Utility Shed		1/1/1998	144		Average	\$400.00	
Permit / Construction History							
Date of Permit:		Permit Number:	Permit Amount:		Details of Permit:		
8/1/1997		97-0800	\$1,100.00		SHED 12X12'		
9/4/2009		1673	\$6,000.00		EXTREMOD-R		
6/1/1994		94-0605	\$2,000.00		DECK		
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
7/1/1993		\$34,900.00	Valid		Land		
7/8/2011		\$235,000.00	Valid		Land and Improvements		
Land Breakdown							
Land Class:		Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site		0.532	Gross				\$83,900
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:		Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:	
23,174		0.532				\$83,900	
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		

Valuation/Explanation		
Dwelling #	807 0034 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,515	\$173,194.80
Second Story:	0	\$0.00
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$173,194.80
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	1,515	\$34,178.40
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$3,726.90
Plumbing	0 - Half Bath 2 - Full Bath	\$7,322.00
Finished Basement Living Area	0	\$0.00
Features:	2	\$2,300.00
Attachments:	889	\$19,000.00
Adjusted Base Price		\$239,722.10
Changes/Adjustments		
Grade Adjustment:	C+ 110%	\$240,264.31
Market Adjustment:	54%	\$370,007.04
CDU Adjustment:	75	\$277,500.00
Complete:	100	\$277,500.00
Dollar Adjustments		\$900.00
Dwelling Value		\$278,400.00
Other Building Improvements	0	\$400.00
Total Improvement Value		\$278,800.00
Total Land Value		\$83,900.00
Total Assessed Value		\$362,700.00

Parcel Numbers: 807-0035-000 Property Address: 8210 47TH ST S Municipality: Franklin, City of

Owner Name: CURTIS, JASON Mailing Address: 8210 S 47TH ST FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	
	HIGH VIEW ESTATES LOT 35	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1413-Franklin	

Building Description

Dwelling #	807 0035 000- 1		
Year Built:	1/1/1994	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/1994	Bedrooms:	3
Remodeled/Effective Age:	-28	Full Baths:	2
Building Type/Style:	12-Colonial	Half Baths:	1
Story:	2.00	Rough-in:	0
Grade:	B-	Room Count:	3
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
807 0035 000- 1	1,138	1,112	0	0	0	0	2,250

Attachment Description(s):	Area:	Attachment Value:
99-Additional Attachments	76	\$7,600
13-AFG	502	\$15,100
11-OFP	48	\$1,000
32-Canopy	48	\$500


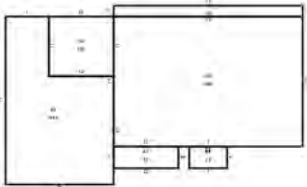
Feature Description(s):	Area:	Feature Value:
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
22-Additional Fixture	1	\$300
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements						
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:	
Permit / Construction History						
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:			
12/1/1993	93-1237	\$128,000.00	NEW CONST			
4/6/2011	11-0592	\$2,800.00	FURREPLAC			
3/1/1994	94-0203	\$2,000.00	HTG SYSTEM			
6/1/1995	95-0594	\$1,930.00	A/C			
Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
12/1/1993		\$34,900.00	Valid		Land	
8/18/2021		\$444,444.00	Valid		Land and Improvements	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	0.464	Gross				\$81,300
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
20,212	0.464			\$81,300		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Paved	Light			All Public	

Valuation/Explanation		
Dwelling #	807 0035 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,138	\$138,528.74
Second Story:	1,112	\$71,079.04
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$209,607.78
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	1,138	\$28,028.94
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$5,535.00
Plumbing	1 - Half Bath 2 - Full Bath	\$12,203.00
Finished Basement Living Area	0	\$0.00
Features:	2	\$2,300.00
Attachments:	674	\$24,200.00
Adjusted Base Price		\$281,874.72
Changes/Adjustments		
Grade Adjustment:	B- 120%	\$306,449.66
Market Adjustment:	58%	\$484,190.47
CDU Adjustment:	75	\$363,100.00
Complete:	100	\$363,100.00
Dollar Adjustments		\$0.00
Dwelling Value		\$363,100.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$363,100.00
Total Land Value		\$81,300.00
Total Assessed Value		\$444,400.00

Parcel Numbers: 807-0036-000 Property Address: 4695 HIGH VIEW DR W Municipality: Franklin, City of

Owner Name: BOAMAN, CHARLES S & JENNIFER A Mailing Address: 4695 W HIGHVIEW DR FRANKLIN, WI 53132 Land Use: Residential

Property Photograph:	Legal Description:	Building Sketch:
	HIGH VIEW ESTATES LOT 36	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood:	
	1413-Franklin	

Building Description

Dwelling #	807 0036 000- 1		
Year Built:	1/1/1994	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/1994	Bedrooms:	3
Remodeled/Effective Age:	-28	Full Baths:	2
Building Type/Style:	12-Colonial	Half Baths:	1
Story:	2.00	Rough-in:	0
Grade:	C+	Room Count:	3
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
807 0036 000- 1	972	910	0	0	0	0	1,882

Attachment Description(s):	Area:	Attachment Value:
99-Additional Attachments	70	\$7,000
13-AFG	488	\$14,600
11-Ofp	28	\$600


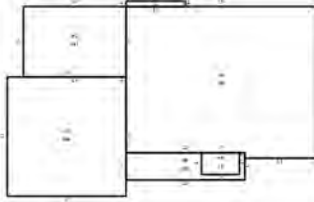
Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	1	\$300
Rec Room Condition:	Rec Room Area:	Rec Room Value:
Average	740	\$3,700
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
Average	740	\$3,700

Other Building Improvements							
Structure Type:		Year Built:	Area:	Construction:	Condition:	Value:	
Permit / Construction History							
Date of Permit:		Permit Number:	Permit Amount:		Details of Permit:		
1/1/2001		00-1494	\$1,500.00		BSMT ALTERAT		
5/1/1994		94-0426	\$107,565.00		NEW CONST		
5/10/2019		19-0981	\$11,837.00		FUR+ACREPLAC		
5/1/1997		97-0384	\$1,700.00		A/C		
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
4/8/2005		\$264,900.00	Valid		Land and Improvements		
11/1/1993		\$33,500.00	Valid		Land		
5/1/1997		\$157,000.00	Invalid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.391	Gross				\$78,900	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:		Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:	
17,032		0.391				\$78,900	
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		

Valuation/Explanation		
Dwelling #	807 0036 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	972	\$122,355.36
Second Story:	910	\$59,868.90
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$182,224.26
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	840	\$22,982.40
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$4,629.72
Plumbing	1 - Half Bath 2 - Full Bath	\$12,203.00
Finished Basement Living Area	0	\$0.00
Features:	2	\$2,300.00
Attachments:	586	\$22,200.00
Adjusted Base Price		\$246,539.38
Changes/Adjustments		
Grade Adjustment:	C+ 110%	\$244,243.32
Market Adjustment:	68%	\$410,328.77
CDU Adjustment:	75	\$307,700.00
Complete:	100	\$307,700.00
Dollar Adjustments		\$700.00
Dwelling Value		\$308,400.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$308,400.00
Total Land Value		\$78,900.00
Total Assessed Value		\$387,300.00

Parcel Numbers: 807-0037-000 Property Address: 4665 HIGH VIEW DR W Municipality: Franklin, City of

Owner Name: MORELLI, EDWARD G Mailing Address: 4665 W HIGH VIEW DR FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	Building Sketch:
	HIGH VIEW ESTATES LOT 37	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood:	
1413-Franklin		

Building Description

Dwelling #	807 0037 000- 1		
Year Built:	1/1/1994	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/1994	Bedrooms:	3
Remodeled/Effective Age:	-28	Full Baths:	2
Building Type/Style:	12-Colonial	Half Baths:	1
Story:	2.00	Rough-in:	0
Grade:	C+	Room Count:	4
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
807 0037 000- 1	1,216	958	0	0	0	0	2,174

Attachment Description(s):	Area:	Attachment Value:
13-AFG	484	\$14,500
11-OFP	110	\$2,200

Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	3	\$900
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements



Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:

Permit / Construction History							
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:				
6/1/1994	94-0664	\$1,400.00	A/C				
3/7/2019	19-0431	\$2,500.00	FOUNDRPR				
4/1/1994	94-0316	\$2,000.00	HTG				
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
4/25/2019		\$351,500.00	Valid		Land and Improvements		
9/1/1993		\$33,500.00	Valid		Land		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.373	Gross				\$77,900	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
16,248	0.373				\$77,900		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		
Valuation/Explanation							
Dwelling #				807 0037 000- 1			
Description				Area		Value Amount	
Living Area:							
First Story:				1,216		\$145,421.44	
Second Story:				958		\$62,576.56	
Additional Story:				0		\$0.00	
Attic/Finished Net:				0		\$0.00	
Half Story/Finished Net:				0		\$0.00	
Base Price						\$207,998.00	
Unfinished Living Area:							
Room/Unfinished:				0		\$0.00	
Unfinished Basement:				1,216		\$29,098.88	
Half Story/Unfinished:						\$0.00	
Structure Info, Features and Attachments:							
Heating/AC				Air Conditioning - Same Ducts		\$5,348.04	
Plumbing				1 - Half Bath 2 - Full Bath		\$12,203.00	
Finished Basement Living Area				0		\$0.00	
Features:				4		\$2,900.00	
Attachments:				594		\$16,700.00	
Adjusted Base Price						\$274,247.92	
Changes/Adjustments							
Grade Adjustment:				C+ 110%		\$280,112.71	
Market Adjustment:				46%		\$408,964.56	
CDU Adjustment:				75		\$306,700.00	
Complete:				100		\$306,700.00	
Dollar Adjustments						(\$900.00)	
Dwelling Value						\$305,800.00	

Other Building Improvements	0	\$0.00
Total Improvement Value		\$305,800.00
Total Land Value		\$77,900.00
Total Assessed Value		\$383,700.00

Parcel Numbers: 807-0038-000 Property Address: 4664 HIGH VIEW DR W Municipality: Franklin, City of

Owner Name: HARTZHEIM, CHRISTOPHER L Mailing Address: 4664 W HIGH VIEW DR FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	
	HIGH VIEW ESTATES LOT 38	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1413-Franklin	

Building Description

Dwelling #	807 0038 000- 1		
Year Built:	1/1/1994	Exterior Wall:	01-Wood
Year Remodeled:	1/1/1994	Bedrooms:	3
Remodeled/Effective Age:	-28	Full Baths:	2
Building Type/Style:	13-Contemporary	Half Baths:	0
Story:	2.00	Rough-in:	0
Grade:	C+	Room Count:	5
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
807 0038 000- 1	992	680	0	0	0	0	1,672

Attachment Description(s):	Area:	Attachment Value:
31-WD	448	\$4,500
13-AFG	692	\$20,800
11-OFP	32	\$600


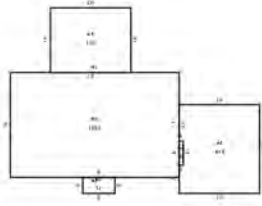

Feature Description(s):	Area:	Feature Value:
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
22-Additional Fixture	2	\$600
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements							
Structure Type:		Year Built:	Area:	Construction:	Condition:	Value:	
RS1-Frame Utility Shed		1/1/2017	150		Average	\$1,200.00	
Permit / Construction History							
Date of Permit:		Permit Number:	Permit Amount:		Details of Permit:		
6/1/1994		94-0531	\$130,000.00		NEW CONST		
10/18/2017		17-2462	\$9,000.00		SHED 10X15		
8/1/1994		94-0852	\$4,500.00		HTG & A/C		
5/1/1997		97-0347	\$12,774.00		WDDK		
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
2/5/2016		\$225,000.00	Invalid		Land and Improvements		
8/26/2015		\$196,800.00	Invalid		Land and Improvements		
1/3/2017		\$248,400.00	Invalid		Land and Improvements		
5/31/2005		\$248,000.00	Valid		Land and Improvements		
6/1/1994		\$33,900.00	Valid		Land		
7/1/1996		\$162,000.00	Valid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.318	Gross				\$72,200	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
13,852	0.318				\$72,200		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		

Valuation/Explanation		
Dwelling #	807 0038 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	992	\$124,872.96
Second Story:	680	\$47,076.40
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$171,949.36
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	992	\$25,653.12
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$4,113.12
Plumbing	0 - Half Bath 2 - Full Bath	\$7,322.00
Finished Basement Living Area	0	\$0.00
Features:	3	\$2,600.00
Attachments:	1,172	\$25,900.00
Adjusted Base Price		\$237,537.60
Changes/Adjustments		
Grade Adjustment:	C+ 110%	\$229,941.36
Market Adjustment:	71%	\$393,199.73
CDU Adjustment:	75	\$294,900.00
Complete:	100	\$294,900.00
Dollar Adjustments		(\$800.00)
Dwelling Value		\$294,100.00
Other Building Improvements	0	\$1,200.00
Total Improvement Value		\$295,300.00
Total Land Value		\$72,200.00
Total Assessed Value		\$367,500.00

Parcel Numbers: 807-0039-000 Property Address: 4694 HIGH VIEW DR W Municipality: Franklin, City of

Owner Name: RADUENZ, RANDALL R & GAYLYN Mailing Address: 4694 W HIGH VIEW DR FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	Building Sketch:
	HIGH VIEW ESTATES LOT 39	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1413-Franklin	

Building Description

Dwelling #	807 0039 000- 1		
Year Built:	1/1/1994	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/1994	Bedrooms:	3
Remodeled/Effective Age:	-28	Full Baths:	2
Building Type/Style:	12-Colonial	Half Baths:	1
Story:	2.00	Rough-in:	0
Grade:	C+	Room Count:	3
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
807 0039 000- 1	1,098	1,092	0	0	0	0	2,190

Attachment Description(s):	Area:	Attachment Value:
13-AFG	434	\$13,000
35-Ms/Terrace	32	\$0
31-WD	320	\$3,200


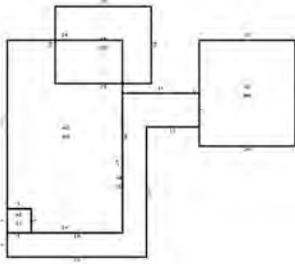
Feature Description(s):	Area:	Feature Value:
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
22-Additional Fixture	1	\$300
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements						
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:	
Permit / Construction History						
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:			
1/1/1994	94-044	\$92,000.00	NEW CONST			
5/1/1994	94-0373	\$4,325.00	HTG SYSTEM			
5/1/1997	97-0374	\$2,000.00	WDDK 16X14'			
6/21/2016	16-1460	\$6,995.00	FURREPLAC+ACREP			
Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
2/1/1994		\$33,900.00	Valid		Land	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	0.334	Gross				\$73,100
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
14,549	0.334			\$73,100		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Paved	Light			All Public	

Valuation/Explanation		
Dwelling #	807 0039 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,098	\$135,108.90
Second Story:	1,092	\$70,313.88
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$205,422.78
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	1,092	\$27,310.92
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$5,387.40
Plumbing	1 - Half Bath 2 - Full Bath	\$12,203.00
Finished Basement Living Area	0	\$0.00
Features:	2	\$2,300.00
Attachments:	786	\$16,200.00
Adjusted Base Price		\$268,824.10
Changes/Adjustments		
Grade Adjustment:	C+ 110%	\$275,356.51
Market Adjustment:	46%	\$402,020.51
CDU Adjustment:	75	\$301,500.00
Complete:	100	\$301,500.00
Dollar Adjustments		\$600.00
Dwelling Value		\$302,100.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$302,100.00
Total Land Value		\$73,100.00
Total Assessed Value		\$375,200.00

Parcel Numbers: 807-0040-000 Property Address: 8140 47TH ST S Municipality: Franklin, City of

Owner Name: BOBER, RONALD & DEBORAH Mailing Address: 8140 S 47TH ST FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	
	HIGH VIEW ESTATES LOT 40	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1413-Franklin	

Building Description

Dwelling #	807 0040 000- 1		
Year Built:	1/1/1993	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/1993	Bedrooms:	3
Remodeled/Effective Age:	-29	Full Baths:	2
Building Type/Style:	12-Colonial	Half Baths:	1
Story:	2.00	Rough-in:	0
Grade:	C+	Room Count:	3
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
807 0040 000- 1	960	935	0	0	0	0	1,895

Attachment Description(s):	Area:	Attachment Value:
11-OFP	367	\$7,300
13-AFG	440	\$13,200

Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	1	\$300
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements


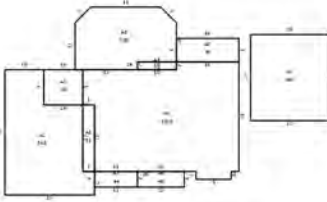
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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Permit / Construction History							
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:				
12/1/1993	93-1240	\$2,000.00	HTG SYSTEM				
6/1/1994	94-0614	\$1,300.00	AC				
9/3/2019	19-2265	\$5,500.00	FENCE				
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
11/1/1993		\$33,900.00	Valid		Land		
7/1/1998		\$178,400.00	Valid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.420	Gross				\$78,100	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
18,295	0.420				\$78,100		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		
Valuation/Explanation							
Dwelling #				807 0040 000- 1			
Description				Area		Value Amount	
Living Area:							
First Story:				960	\$120,844.80		
Second Story:				935	\$61,513.65		
Additional Story:				0	\$0.00		
Attic/Finished Net:				0	\$0.00		
Half Story/Finished Net:				0	\$0.00		
Base Price						\$182,358.45	
Unfinished Living Area:							
Room/Unfinished:				0	\$0.00		
Unfinished Basement:				960	\$24,825.60		
Half Story/Unfinished:					\$0.00		
Structure Info, Features and Attachments:							
Heating/AC				Air Conditioning - Same Ducts		\$4,661.70	
Plumbing				1 - Half Bath 2 - Full Bath		\$12,203.00	
Finished Basement Living Area				0	\$0.00		
Features:				1	\$300.00		
Attachments:				807	\$20,500.00		
Adjusted Base Price						\$244,848.75	
Changes/Adjustments							
Grade Adjustment:				C+ 110%		\$246,453.63	
Market Adjustment:				60%		\$394,325.80	
CDU Adjustment:				75		\$295,700.00	
Complete:				100		\$295,700.00	
Dollar Adjustments						\$300.00	
Dwelling Value						\$296,000.00	

Other Building Improvements	0	\$0.00
Total Improvement Value		\$296,000.00
Total Land Value		\$78,100.00
Total Assessed Value		\$374,100.00

Parcel Numbers: 807-0041-000	Property Address: 8128 47TH ST S	Municipality: Franklin, City of
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Owner Name: BUSALACCHI, PETER J & MARIA	Mailing Address: 8128 S 47TH ST FRANKLIN, WI 53132	Land Use: Residential
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Property Photograph: 	Legal Description: HIGH VIEW ESTATES LOT 41	Building Sketch: 
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1413-Franklin	

Building Description

Dwelling #	807 0041 000- 1		
Year Built:	1/1/1995	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/1995	Bedrooms:	4
Remodeled/Effective Age:	-27	Full Baths:	2
Building Type/Style:	12-Colonial	Half Baths:	1
Story:	2.00	Rough-in:	0
Grade:	C+	Room Count:	5
CDU/Overall Condition:	Average	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:		Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
807 0041 000- 1	1,245	1,090	0	0	0	0	2,335

Attachment Description(s):	Area:	Attachment Value:
13-AFG	51	\$1,500
13-AFG	568	\$17,000
11-OFP	48	\$1,000
32-Canopy	44	\$400
31-WD	380	\$3,800

Feature Description(s): 05-Metal Fireplace	Area: 1	Feature Value: \$2,000
Rec Room Condition:	Rec Room Area: 0	Rec Room Value: \$0
22-Additional Fixture	3	\$900
Rec Room Condition:	Rec Room Area: 0	Rec Room Value: \$0

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
5/1/1995	95-0470	\$137,000.00	NEW CONST
3/1/1997	97-0090	\$1,600.00	A/C
7/1/2000	00-0788	\$2,000.00	DECK 16X26'
5/9/2003	03-1182	\$2,500.00	ABVPOOL
4/16/2019	19-0756	\$10,795.00	EXTREMOD

Ownership/Sales History

Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
8/1/1993		\$33,900.00	Valid		Land	

Land Breakdown

Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	0.420	Gross				\$78,100

Acreage/Squarefoot Variables

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Land Data & Computations

Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:
18,295	0.420			\$78,100



General Information

Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:
Level	Paved	Light			All Public

Valuation/Explanation		
Dwelling #	807 0041 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,245	\$148,889.55
Second Story:	1,090	\$70,185.10
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$219,074.65
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	1,245	\$29,792.85
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$5,744.10
Plumbing	1 - Half Bath 2 - Full Bath	\$12,203.00
Finished Basement Living Area	0	\$0.00
Features:	4	\$2,900.00
Attachments:	1,091	\$23,700.00
Adjusted Base Price		\$293,414.60
Changes/Adjustments		
Grade Adjustment:	C+ 110%	\$293,496.06
Market Adjustment:	58%	\$463,723.78
CDU Adjustment:	70	\$324,600.00
Complete:	100	\$324,600.00
Dollar Adjustments		(\$900.00)
Dwelling Value		\$323,700.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$323,700.00
Total Land Value		\$78,100.00
Total Assessed Value		\$401,800.00

Parcel Numbers: 807-0042-000 Property Address: 8116 47TH ST S Municipality: Franklin, City of

Owner Name: DUDZIK, DENISE M - REVOCABLE TRUST Mailing Address: 8116 S 47TH ST FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	
	HIGH VIEW ESTATES LOT 42	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1413-Franklin	

Building Description

Dwelling #	807 0042 000- 1		
Year Built:	1/1/1994	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/1994	Bedrooms:	3
Remodeled/Effective Age:	-28	Full Baths:	2
Building Type/Style:	01-Ranch	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	C+	Room Count:	4
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
807 0042 000- 1	1,396	0	0	0	0	0	1,396

Attachment Description(s):	Area:	Attachment Value:
11-OFP	36	\$700
13-AFG	528	\$15,800

Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	1	\$300
Rec Room Condition:	Rec Room Area:	Rec Room Value:
Average	524	\$2,620
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
Average	524	\$2,620

Other Building Improvements


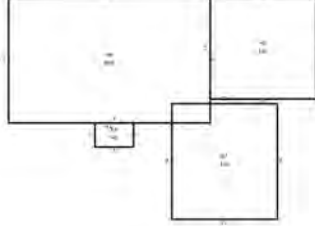
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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Permit / Construction History							
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:				
5/1/1994	94-0471	\$2,000.00	HTG SYSTEM				
5/5/2003	03-1178	\$3,100.00	RECROOM				
3/28/2014	14-0588	\$4,500.00	FURREPLACE				
5/1/1994	94-0455	\$95,000.00	NEW CONST				
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
9/1/1997		\$135,500.00	Invalid		Land and Improvements		
2/1/1994		\$34,900.00	Valid		Land		
8/23/2012		\$233,400.00	Invalid		Land and Improvements		
12/5/2013		\$233,400.00	Invalid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.463	Gross				\$81,100	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:			
20,168	0.463			\$81,100			
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		

Valuation/Explanation		
Dwelling #	807 0042 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,396	\$162,899.24
Second Story:	0	\$0.00
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$162,899.24
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	1,396	\$32,387.20
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$3,434.16
Plumbing	0 - Half Bath 2 - Full Bath	\$7,322.00
Finished Basement Living Area	0	\$0.00
Features:	2	\$2,300.00
Attachments:	564	\$16,500.00
Adjusted Base Price		\$224,842.60
Changes/Adjustments		
Grade Adjustment:	C+ 110%	\$226,646.86
Market Adjustment:	19%	\$269,709.76
CDU Adjustment:	75	\$202,300.00
Complete:	100	\$202,300.00
Dollar Adjustments		\$800.00
Dwelling Value		\$203,100.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$203,100.00
Total Land Value		\$81,100.00
Total Assessed Value		\$284,200.00

Parcel Numbers: 807-0043-000 Property Address: 8100 47TH ST S Municipality: Franklin, City of

Owner Name: NENCKA, ANDREW & JENNIFER Mailing Address: 8100 S 47TH ST FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	Building Sketch:
	HIGH VIEW ESTATES LOT 43	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1413-Franklin	

Building Description

Dwelling #	807 0043 000- 1		
Year Built:	1/1/2008	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/2008	Bedrooms:	4
Remodeled/Effective Age:	-14	Full Baths:	2
Building Type/Style:	12-Colonial	Half Baths:	1
Story:	2.00	Rough-in:	0
Grade:	C+	Room Count:	4
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
807 0043 000- 1	1,092	1,092	0	0	0	0	2,184

Attachment Description(s):	Area:	Attachment Value:
13-AFG	462	\$13,900
11-OPF	40	\$800

Feature Description(s):	Area:	Feature Value:
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements



Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
RS1-Frame Utility Shed	1/1/2011	187		Good	\$1,900.00

Permit / Construction History							
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:				
8/29/2008	2015	\$3,200.00	AC/FURNACE				
8/24/2011	11-1758	\$5,000.00	ACCBLDG				
7/1/2008	1445	\$170,000.00	NEWDWLG				
7/12/2011	11-1371	\$10,000.00	PORCH				
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
1/1/1994		\$34,900.00	Valid		Land		
5/6/2005		\$92,000.00	Valid		Land		
5/29/2009		\$291,200.00	Valid		Land and Improvements		
8/18/2017		\$328,500.00	Valid		Land and Improvements		
6/4/2013		\$277,100.00	Invalid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.484	Gross				\$81,300	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
21,083	0.484				\$81,300		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		

Valuation/Explanation		
Dwelling #	807 0043 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,092	\$134,370.60
Second Story:	1,092	\$70,313.88
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$204,684.48
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	1,092	\$27,310.92
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$5,372.64
Plumbing	1 - Half Bath 2 - Full Bath	\$12,203.00
Finished Basement Living Area	0	\$0.00
Features:		
Attachments:	502	\$14,700.00
Adjusted Base Price		\$264,271.04
Changes/Adjustments		
Grade Adjustment:	C+ 110%	\$274,528.14
Market Adjustment:	39%	\$381,594.12
CDU Adjustment:	87	\$332,000.00
Complete:	100	\$332,000.00
Dollar Adjustments		\$500.00
Dwelling Value		\$332,500.00
Other Building Improvements	0	\$1,900.00
Total Improvement Value		\$334,400.00
Total Land Value		\$81,300.00
Total Assessed Value		\$415,700.00

Parcel Numbers: 807-0044-000	Property Address: 8096 47TH ST S	Municipality: Franklin, City of
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Owner Name: MAERSCH, BRYAN & PRISCILLA	Mailing Address: 8096 S 47TH ST FRANKLIN, WI 53132	Land Use: Residential
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Property Photograph: 	Legal Description: HIGH VIEW ESTATES LOT 44	Building Sketch: 
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1413-Franklin	

Building Description

Dwelling #	807 0044 000- 1		
Year Built:	1/1/1994	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/1994	Bedrooms:	3
Remodeled/Effective Age:	-28	Full Baths:	2
Building Type/Style:	13-Contemporary	Half Baths:	0
Story:	2.00	Rough-in:	0
Grade:	C+	Room Count:	4
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
807 0044 000- 1	1,296	752	0	0	0	0	2,048

Attachment Description(s):	Area:	Attachment Value:
31-WD	21	\$200
31-WD	48	\$500
99-Additional Attachments	21	\$2,100
13-AFG	679	\$20,400
35-Ms/Terrace	32	\$0
99-Additional Attachments	17	\$1,700
31-WD	364	\$3,600

Feature Description(s): 22-Additional Fixture	Area: 1	Feature Value: \$300
Rec Room Condition:	Rec Room Area: 0	Rec Room Value: \$0
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area: 0	Rec Room Value: \$0

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
6/1/1996	96-0698	\$5,900.00	DECK
7/1/1994	94-0693	\$110,000.00	NEW CONST
8/1/1995	95-0994	\$2,000.00	A/C

Ownership/Sales History

Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
7/1/1999		\$184,000.00	Valid		Land and Improvements	
8/1/1993		\$34,900.00	Valid		Land	

Land Breakdown

Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	0.510	Gross				\$81,800

Acreage/Squarefoot Variables

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Land Data & Computations

Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:
22,216	0.510			\$81,800



General Information

Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:
Level	Paved	Light			All Public

Valuation/Explanation		
Dwelling #	807 0044 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,296	\$153,627.84
Second Story:	752	\$50,955.52
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$204,583.36
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	1,296	\$30,689.28
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$5,038.08
Plumbing	0 - Half Bath 2 - Full Bath	\$7,322.00
Finished Basement Living Area	0	\$0.00
Features:	2	\$2,300.00
Attachments:	1,182	\$28,500.00
Adjusted Base Price		\$278,432.72
Changes/Adjustments		
Grade Adjustment:	C+ 110%	\$272,395.99
Market Adjustment:	48%	\$403,146.07
CDU Adjustment:	75	\$302,400.00
Complete:	100	\$302,400.00
Dollar Adjustments		\$800.00
Dwelling Value		\$303,200.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$303,200.00
Total Land Value		\$81,800.00
Total Assessed Value		\$385,000.00

Parcel Numbers: 807-0045-000	Property Address: 8080 47TH ST S	Municipality: Franklin, City of
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Owner Name: MORELLI, ANTHONY J & STEPHANIE L	Mailing Address: 8080 S 47TH ST FRANKLIN, WI 53132	Land Use: Residential
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Property Photograph: 	Legal Description: HIGH VIEW ESTATES LOT 45	Building Sketch: 
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1413-Franklin	

Building Description

Dwelling #	807 0045 000- 1		
Year Built:	1/1/1994	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/1994	Bedrooms:	4
Remodeled/Effective Age:	-28	Full Baths:	2
Building Type/Style:	12-Colonial	Half Baths:	1
Story:	2.00	Rough-in:	0
Grade:	C+	Room Count:	4
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
807 0045 000- 1	1,152	1,053	0	0	0	0	2,205

Attachment Description(s):	Area:	Attachment Value:
13-AFG	26	\$800
99-Additional Attachments	30	\$3,000
99-Additional Attachments	24	\$2,400
99-Additional Attachments	4	\$400
13-AFG	374	\$11,200
11-OFP	154	\$3,100
99-Additional Attachments	15	\$1,500

Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	1	\$300
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
RS1-Frame Utility Shed	1/1/2000	192		Average	\$500.00

Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
10/1/2000	00-1256	\$2,000.00	SHED 12X16'
1/1/1994	94-0038	\$116,510.00	NEW CONST
4/1/1994	94-0256	\$5,178.00	HTG SYSTEM

Ownership/Sales History

Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
4/15/2019		\$345,000.00	Valid		Land and Improvements	
1/1/1994		\$34,900.00	Valid		Land	

Land Breakdown

Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	0.507	Gross				\$79,900

Acreage/Squarefoot Variables

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Land Data & Computations

Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:
22,085	0.507			\$79,900



General Information

Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:
Level	Paved	Light			All Public

Valuation/Explanation		
Dwelling #	807 0045 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,152	\$139,069.44
Second Story:	1,053	\$67,802.67
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$206,872.11
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	1,152	\$27,959.04
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$5,424.30
Plumbing	1 - Half Bath 2 - Full Bath	\$12,203.00
Finished Basement Living Area	0	\$0.00
Features:	2	\$2,300.00
Attachments:	627	\$22,400.00
Adjusted Base Price		\$277,158.45
Changes/Adjustments		
Grade Adjustment:	C+ 110%	\$277,704.30
Market Adjustment:	45%	\$402,671.23
CDU Adjustment:	75	\$302,000.00
Complete:	100	\$302,000.00
Dollar Adjustments		\$400.00
Dwelling Value		\$302,400.00
Other Building Improvements	0	\$500.00
Total Improvement Value		\$302,900.00
Total Land Value		\$79,900.00
Total Assessed Value		\$382,800.00

Parcel Numbers: 807-0046-000 Property Address: 8064 47TH ST S Municipality: Franklin, City of

Owner Name: MCCANNA BEN L Mailing Address: 8064 S 47TH ST FRANKLIN, WI 53132 Land Use: Residential

Property Photograph:	Legal Description:	Building Sketch:
	HIGH VIEW ESTATES LOT 46	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood:	
	1413-Franklin	

Building Description

Dwelling #	807 0046 000- 1		
Year Built:	1/1/1994	Exterior Wall:	01-Wood
Year Remodeled:	1/1/1994	Bedrooms:	3
Remodeled/Effective Age:	-28	Full Baths:	2
Building Type/Style:	12-Colonial	Half Baths:	1
Story:	2.00	Rough-in:	0
Grade:	C+	Room Count:	3
CDU/Overall Condition:	Average	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:		Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
807 0046 000- 1	1,274	896	0	0	0	0	2,170

Attachment Description(s):	Area:	Attachment Value:
13-AFG	506	\$15,200
11-OPF	140	\$2,800
99-Additional Attachments	56	\$5,600
31-WD	414	\$4,100



Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	1	\$300
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements						
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:	
Permit / Construction History						
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:			
3/1/1994	94-0183	\$4,300.00	HTG SYSTEM			
1/1/1996	95-0705	\$1,200.00	DECK			
1/1/1994	94-0035	\$113,561.00	NEW CONST			
Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
1/1/1994		\$34,900.00	Valid		Land	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	0.556	Gross				\$82,000
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
24,219	0.556			\$82,000		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Paved	Light			All Public	

Valuation/Explanation		
Dwelling #	807 0046 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,274	\$151,019.96
Second Story:	896	\$59,566.08
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$210,586.04
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	1,274	\$30,168.32
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$5,338.20
Plumbing	1 - Half Bath 2 - Full Bath	\$12,203.00
Finished Basement Living Area	0	\$0.00
Features:	2	\$2,300.00
Attachments:	1,116	\$27,700.00
Adjusted Base Price		\$288,295.56
Changes/Adjustments		
Grade Adjustment:	C+ 110%	\$284,125.12
Market Adjustment:	57%	\$446,076.43
CDU Adjustment:	70	\$312,300.00
Complete:	100	\$312,300.00
Dollar Adjustments		(\$100.00)
Dwelling Value		\$312,200.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$312,200.00
Total Land Value		\$82,000.00
Total Assessed Value		\$394,200.00

Parcel Numbers: 807-0047-000 Property Address: 8048 47TH ST S Municipality: Franklin, City of

Owner Name: David Martinez Mailing Address: 8048 S 47th St Franklin, WI 53132 Land Use: Residential

	Legal Description:	
	HIGH VIEW ESTATES LOT 47	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1413-Franklin	

Building Description

Dwelling #	807 0047 000- 1		
Year Built:	1/1/1994	Exterior Wall:	01-Wood
Year Remodeled:	1/1/1994	Bedrooms:	4
Remodeled/Effective Age:	-28	Full Baths:	3
Building Type/Style:	01-Ranch	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	C+	Room Count:	5
CDU/Overall Condition:	Average	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:		Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
807 0047 000- 1	2,528	0	0	0	0	0	2,528

Attachment Description(s):	Area:	Attachment Value:
11-OFP	32	\$600
13-AFG	675	\$20,300
12-EFP	192	\$5,800
13-AFG	264	\$7,900


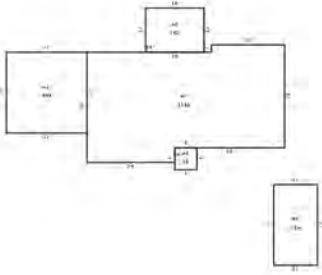
Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	7	\$2,100
Rec Room Condition:	Rec Room Area:	Rec Room Value:
Average	808	\$4,040
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
Average	808	\$4,040

Other Building Improvements							
Structure Type:		Year Built:	Area:	Construction:	Condition:	Value:	
RS1-Frame Utility Shed		1/1/2004	140		Average	\$500.00	
Permit / Construction History							
Date of Permit:		Permit Number:		Permit Amount:		Details of Permit:	
9/1/1998		B981122		\$8,000.00		BSMT ALTER	
7/12/2016		16-1654		\$1,000.00		EGRESS	
1/13/2014		14-0061		\$22,000.00		EFP-NO HEAT/AC	
12/30/2015		15-3074		\$70,000.00		ADDN TO DWLG	
6/8/2016		16-1300		\$5,500.00		ROOF	
11/1/1994		94-1185		\$2,000.00		HTG SYSTEM	
10/29/2015		15-2637		\$7,000.00		GARAGEADN	
4/14/2014		14-0730		\$3,000.00		SIDING	
7/12/2004		2254		\$500.00		SHED	
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
2/28/2007		\$270,600.00	Invalid		Land and Improvements		
6/29/2007		\$257,000.00	Valid		Land and Improvements		
4/1/1994		\$34,900.00	Valid		Land		
8/27/2001		\$209,300.00	Invalid		Land and Improvements		
5/11/2022	11246453	\$575,000.00	Valid	W/C D - Warrant/Condo Deed	Land and Improvements	Other	
Land Breakdown							
Land Class:		Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site		0.532	Gross				\$86,700
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:		Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:	
23,174		0.532				\$86,700	
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		

Valuation/Explanation		
Dwelling #	807 0047 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	2,528	\$264,934.40
Second Story:	0	\$0.00
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$264,934.40
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	2,528	\$51,343.68
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$6,218.88
Plumbing	0 - Half Bath 3 - Full Bath	\$14,644.00
Finished Basement Living Area	0	\$0.00
Features:	8	\$4,100.00
Attachments:	1,163	\$34,600.00
Adjusted Base Price		\$375,840.96
Changes/Adjustments		
Grade Adjustment:	C+ 110%	\$370,855.06
Market Adjustment:	52%	\$563,699.69
CDU Adjustment:	70	\$394,600.00
Complete:	100	\$394,600.00
Dollar Adjustments		(\$800.00)
Dwelling Value		\$393,800.00
Other Building Improvements	0	\$500.00
Total Improvement Value		\$394,300.00
Total Land Value		\$86,700.00
Total Assessed Value		\$481,000.00

Parcel Numbers: 807-0048-000 Property Address: 8026 47TH ST S Municipality: Franklin, City of

Owner Name: PARADISE MICHAEL S & LILA D Mailing Address: 8026 S 47TH ST FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	Building Sketch:
	HIGH VIEW ESTATES LOT 48	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1413-Franklin	

Building Description

Dwelling #	807 0048 000- 1		
Year Built:	1/1/1993	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/1993	Bedrooms:	3
Remodeled/Effective Age:	-29	Full Baths:	2
Building Type/Style:	01-Ranch	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	C+	Room Count:	3
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
807 0048 000- 1	1,540	0	0	0	0	0	1,540

Attachment Description(s):	Area:	Attachment Value:
31-WD	192	\$1,900
13-AFG	484	\$14,500
11-OfP	36	\$700


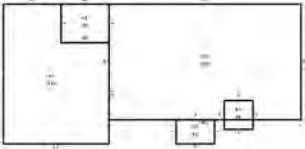
Feature Description(s):	Area:	Feature Value:
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
22-Additional Fixture	2	\$600
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements							
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:		
RS1-Frame Utility Shed	1/1/2013	120		Average	\$700.00		
Permit / Construction History							
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:				
6/5/2013	13-1015	\$2,000.00	SHED				
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
8/13/2004		\$220,000.00	Invalid		Land and Improvements		
5/27/2003		\$184,000.00	Valid		Land and Improvements		
10/1/1994		\$150,000.00	Invalid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.370	Gross				\$77,200	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
16,117	0.370				\$77,200		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		

Valuation/Explanation		
Dwelling #	807 0048 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,540	\$176,052.80
Second Story:	0	\$0.00
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$176,052.80
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	1,540	\$34,742.40
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$3,788.40
Plumbing	0 - Half Bath 2 - Full Bath	\$7,322.00
Finished Basement Living Area	0	\$0.00
Features:	3	\$2,600.00
Attachments:	712	\$17,100.00
Adjusted Base Price		\$241,605.60
Changes/Adjustments		
Grade Adjustment:	C+ 110%	\$244,096.16
Market Adjustment:	50%	\$366,144.24
CDU Adjustment:	75	\$274,600.00
Complete:	100	\$274,600.00
Dollar Adjustments		(\$600.00)
Dwelling Value		\$274,000.00
Other Building Improvements	0	\$700.00
Total Improvement Value		\$274,700.00
Total Land Value		\$77,200.00
Total Assessed Value		\$351,900.00

Parcel Numbers: 807-0049-000 Property Address: 4581 VALLEY DR W Municipality: Franklin, City of

Owner Name: DULLWEBER, STEFAN A Mailing Address: 4581 W VALLEY DR FRANKLIN, WI 53132 Land Use: Residential

Property Photograph:	Legal Description:	Building Sketch:
	HIGH VIEW ESTATES LOT 49	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood:	
	1413-Franklin	

Building Description

Dwelling #	807 0049 000- 1		
Year Built:	1/1/1993	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/1993	Bedrooms:	4
Remodeled/Effective Age:	-29	Full Baths:	2
Building Type/Style:	12-Colonial	Half Baths:	1
Story:	2.00	Rough-in:	0
Grade:	C+	Room Count:	4
CDU/Overall Condition:	Average	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:		Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
807 0049 000- 1	1,040	960	0	0	0	0	2,000

Attachment Description(s):	Area:	Attachment Value:
13-AFG	558	\$16,700
35-Ms/Terrace	40	\$0

Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	4	\$1,200
Rec Room Condition:	Rec Room Area:	Rec Room Value:
Good	222	\$1,332
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
Good	222	\$1,332

Other Building Improvements



Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:

Permit / Construction History							
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:				
7/1/1995	95-0794	\$1,435.00	A/C				
7/8/2010	1353	\$36,240.00	EXTREMOD				
4/19/2018	18-0886	\$6,230.00	FOUNDRPR				
10/30/2015	15-2626	\$3,500.00	ACREPLACE				
11/26/2019	19-3076	\$1,395.00	INTREMOD				
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
8/1/1994		\$166,000.00	Valid		Land and Improvements		
7/8/2019		\$284,900.00	Valid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.303	Gross				\$73,000	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:			Assessed Land Value:	
13,199	0.303					\$73,000	
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		

Valuation/Explanation		
Dwelling #	807 0049 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,040	\$129,542.40
Second Story:	960	\$62,707.20
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$192,249.60
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	1,040	\$26,436.80
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$4,920.00
Plumbing	1 - Half Bath 2 - Full Bath	\$12,203.00
Finished Basement Living Area	0	\$0.00
Features:	5	\$3,200.00
Attachments:	598	\$16,700.00
Adjusted Base Price		\$255,709.40
Changes/Adjustments		
Grade Adjustment:	C+ 110%	\$259,390.34
Market Adjustment:	73%	\$448,745.29
CDU Adjustment:	70	\$314,100.00
Complete:	100	\$314,100.00
Dollar Adjustments		\$300.00
Dwelling Value		\$314,400.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$314,400.00
Total Land Value		\$73,000.00
Total Assessed Value		\$387,400.00

Parcel Numbers: 807-0050-000 Property Address: 4549 VALLEY DR W Municipality: Franklin, City of

Owner Name: WOOD, SCOTT J Mailing Address: 4549 W VALLEY DR FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	Building Sketch:
	HIGH VIEW ESTATES LOT 50	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1413-Franklin	

Building Description

Dwelling #	807 0050 000- 1		
Year Built:	1/1/1994	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/1994	Bedrooms:	3
Remodeled/Effective Age:	-28	Full Baths:	2
Building Type/Style:	01-Ranch	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	C+	Room Count:	4
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
807 0050 000- 1	1,726	0	0	0	0	0	1,726

Attachment Description(s):	Area:	Attachment Value:
13-AFG	572	\$17,200
11-OFP	88	\$1,800

Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	1	\$300
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements


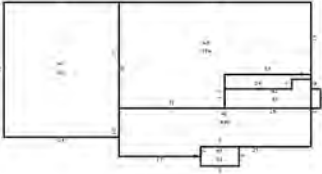
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:

Permit / Construction History						
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:			
4/1/1994	94-0254	\$4,790.00	HTG & A/C			
2/1/1994	94-0087	\$100,000.00	NEW CONST			
8/18/2016	16-2040	\$9,000.00	FURREPLAC+ACREP			
Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
3/1/1994		\$33,900.00	Invalid		Land	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	0.327	Gross				\$74,400
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
14,244	0.327			\$74,400		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Paved	Light			All Public	
Valuation/Explanation						
Dwelling #			807 0050 000- 1			
Description			Area		Value Amount	
Living Area:						
First Story:			1,726			\$192,742.42
Second Story:			0			\$0.00
Additional Story:			0			\$0.00
Attic/Finished Net:			0			\$0.00
Half Story/Finished Net:			0			\$0.00
Base Price					\$192,742.42	
Unfinished Living Area:						
Room/Unfinished:			0			\$0.00
Unfinished Basement:			1,726			\$37,972.00
Half Story/Unfinished:						\$0.00
Structure Info, Features and Attachments:						
Heating/AC			Air Conditioning - Same Ducts		\$4,245.96	
Plumbing			0 - Half Bath 2 - Full Bath		\$7,322.00	
Finished Basement Living Area			0			\$0.00
Features:			2			\$2,300.00
Attachments:			660			\$19,000.00
Adjusted Base Price					\$263,582.38	
Changes/Adjustments						
Grade Adjustment:			C+ 110%		\$266,510.62	
Market Adjustment:			49%		\$397,100.82	
CDU Adjustment:			75		\$297,800.00	
Complete:			100		\$297,800.00	
Dollar Adjustments					(\$100.00)	
Dwelling Value					\$297,700.00	

Other Building Improvements	0	\$0.00
Total Improvement Value		\$297,700.00
Total Land Value		\$74,400.00
Total Assessed Value		\$372,100.00

Parcel Numbers: 807-0051-000 Property Address: 4588 VALLEY DR W Municipality: Franklin, City of

Owner Name: LEHRER, DAMIEN T & JUDITH Mailing Address: 4588 W VALLEY DR FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	
	HIGH VIEW ESTATES LOT 51	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1413-Franklin	

Building Description

Dwelling #	807 0051 000- 1		
Year Built:	1/1/1993	Exterior Wall:	01-Wood
Year Remodeled:	1/1/1993	Bedrooms:	3
Remodeled/Effective Age:	-29	Full Baths:	2
Building Type/Style:	13-Contemporary	Half Baths:	1
Story:	2.00	Rough-in:	0
Grade:	C+	Room Count:	3
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
807 0051 000- 1	1,234	754	0	0	0	0	1,988

Attachment Description(s):	Area:	Attachment Value:
13-AFG	672	\$20,200
11-OPF	32	\$600

Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	2	\$600
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements


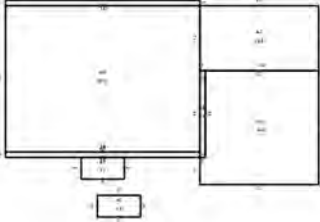
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
GAZ-Gazebo	1/1/2004	139		Average	\$700.00

Permit / Construction History							
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:				
4/1/1995	95-0291	\$1,500.00	ABV GRD POOL				
5/1/1996	96-0522	\$2,700.00	DECK				
3/21/2011	11-0463	\$4,200.00	FURREPLAC				
8/8/2003	93564	\$9,900.00	GAZEBO				
12/10/2014	2988	\$7,500.00	ROOF				
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
7/1/1993		\$33,900.00	Valid		Land		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.668	Gross				\$85,500	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:			
29,098	0.668			\$85,500			
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		
Valuation/Explanation							
Dwelling #	807 0051 000- 1						
Description	Area					Value Amount	
Living Area:							
First Story:	1,234					\$147,574.06	
Second Story:	754					\$51,091.04	
Additional Story:	0					\$0.00	
Attic/Finished Net:	0					\$0.00	
Half Story/Finished Net:	0					\$0.00	
Base Price						\$198,665.10	
Unfinished Living Area:							
Room/Unfinished:	0					\$0.00	
Unfinished Basement:	1,234					\$29,529.62	
Half Story/Unfinished:						\$0.00	
Structure Info, Features and Attachments:							
Heating/AC	Air Conditioning - Same Ducts					\$4,890.48	
Plumbing	1 - Half Bath 2 - Full Bath					\$12,203.00	
Finished Basement Living Area	0					\$0.00	
Features:	3					\$2,600.00	
Attachments:	704					\$20,800.00	
Adjusted Base Price						\$268,688.20	
Changes/Adjustments							
Grade Adjustment:	C+ 110%					\$269,817.02	
Market Adjustment:	48%					\$399,329.19	
CDU Adjustment:	75					\$299,500.00	
Complete:	100					\$299,500.00	
Dollar Adjustments						\$0.00	
Dwelling Value						\$299,500.00	

Other Building Improvements	0	\$700.00
Total Improvement Value		\$300,200.00
Total Land Value		\$85,500.00
Total Assessed Value		\$385,700.00

Parcel Numbers: 807-0052-000 Property Address: 8000 47TH ST S Municipality: Franklin, City of

Owner Name: MCARTHUR, CRAIG Mailing Address: 8000 S 47TH ST FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	Building Sketch:
	HIGH VIEW ESTATES LOT 52	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1413-Franklin	

Building Description

Dwelling #	807 0052 000- 1		
Year Built:	1/1/1997	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/1997	Bedrooms:	4
Remodeled/Effective Age:	-25	Full Baths:	2
Building Type/Style:	12-Colonial	Half Baths:	1
Story:	2.00	Rough-in:	0
Grade:	C+	Room Count:	4
CDU/Overall Condition:	Very Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Good	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
807 0052 000- 1	1,252	1,060	0	0	0	0	2,312

Attachment Description(s):	Area:	Attachment Value:
99-Additional Attachments	36	\$3,600
13-AFG	446	\$13,400
99-Additional Attachments	36	\$3,600
35-Ms/Terrace	32	\$0



Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	4	\$1,200
Rec Room Condition:	Rec Room Area:	Rec Room Value:
Average	1,097	\$5,485
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
Average	1,097	\$5,485

Other Building Improvements						
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:	
Permit / Construction History						
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:			
1/1/1998	B980077	\$4,600.00	FURNACE			
1/25/2002	02-0060	\$5,000.00	BSMT ALTER			
10/12/2015	15-2424	\$25,000.00	KITCHREMOD			
2/25/2015	15-0377	\$2,700.00	FURREPLACE			
8/24/2020	20-2343	\$3,336.00	ACREPLACE			
11/1/1997	97-1101	\$125,000.00	NEW CONST			
8/1/1999	99-0949	\$1,800.00	A/C			
Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
4/1/1999		\$180,000.00	Invalid		Land and Improvements	
3/25/2015		\$279,900.00	Valid		Land and Improvements	
9/1/1994		\$33,900.00	Valid		Land	
11/1/1997		\$38,000.00	Valid		Land	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	0.358	Gross				\$76,200
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
15,594	0.358			\$76,200		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Paved	Light			All Public	

Valuation/Explanation		
Dwelling #	807 0052 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,252	\$148,412.08
Second Story:	1,060	\$68,253.40
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$216,665.48
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	1,236	\$29,577.48
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$5,687.52
Plumbing	1 - Half Bath 2 - Full Bath	\$12,203.00
Finished Basement Living Area	0	\$0.00
Features:	5	\$3,200.00
Attachments:	550	\$20,600.00
Adjusted Base Price		\$287,933.48
Changes/Adjustments		
Grade Adjustment:	C+ 110%	\$290,546.83
Market Adjustment:	51%	\$438,725.71
CDU Adjustment:	82	\$359,800.00
Complete:	100	\$359,800.00
Dollar Adjustments		\$1,100.00
Dwelling Value		\$360,900.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$360,900.00
Total Land Value		\$76,200.00
Total Assessed Value		\$437,100.00

Parcel Numbers: 807-0053-000 Property Address: 7970 47TH ST S Municipality: Franklin, City of

Owner Name: SODDY, DANNY & LAURIE Mailing Address: 7970 S 47TH ST FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	Building Sketch:
	HIGH VIEW ESTATES LOT 53	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1413-Franklin	

Building Description

Dwelling #	807 0053 000- 1		
Year Built:	1/1/1995	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/1995	Bedrooms:	5
Remodeled/Effective Age:	-27	Full Baths:	3
Building Type/Style:	02-Bi-Level	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	C+	Room Count:	6
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
807 0053 000- 1	1,334	0	0	0	0	902	2,236

Attachment Description(s):	Area:	Attachment Value:
11-OFP	32	\$600
13-AFG	760	\$22,800
31-WD	88	\$900



Feature Description(s):	Area:	Feature Value:
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
22-Additional Fixture	1	\$300
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements						
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:	
Permit / Construction History						
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:			
2/1/1995	95-0117	\$120,000.00	NEW CONST			
4/1/1998	B980371	\$690.00	DECK 8X12			
5/26/2017	17-1180	\$3,000.00	RE-ROOF			
8/1/1999	99-0948	\$1,600.00	A/C			
Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
4/1/1993		\$33,900.00	Valid		Land	
2/1/1995		\$35,000.00	Valid		Land	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	0.388	Gross				\$76,900
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
16,901	0.388			\$76,900		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Paved	Light			All Public	

Valuation/Explanation		
Dwelling #	807 0053 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,334	\$156,811.70
Second Story:	0	\$0.00
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$156,811.70
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	298	\$0.00
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$5,500.56
Plumbing	0 - Half Bath 3 - Full Bath	\$14,644.00
Finished Basement Living Area	902	\$24,344.98
Features:	2	\$2,300.00
Attachments:	880	\$24,300.00
Adjusted Base Price		\$227,901.24
Changes/Adjustments		
Grade Adjustment:	C+ 110%	\$221,431.36
Market Adjustment:	72%	\$380,861.95
CDU Adjustment:	75	\$285,600.00
Complete:	100	\$285,600.00
Dollar Adjustments		\$700.00
Dwelling Value		\$286,300.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$286,300.00
Total Land Value		\$76,900.00
Total Assessed Value		\$363,200.00

Parcel Numbers: 807-0054-000 Property Address: 7950 47TH ST S Municipality: Franklin, City of

Owner Name: KAPPES, KENTON & DEBORAH Mailing Address: 7950 S 47TH ST FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	
	HIGH VIEW ESTATES LOT 54	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1413-Franklin	

Building Description

Dwelling #	807 0054 000- 1		
Year Built:	1/1/1993	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/1993	Bedrooms:	3
Remodeled/Effective Age:	-29	Full Baths:	2
Building Type/Style:	12-Colonial	Half Baths:	1
Story:	2.00	Rough-in:	0
Grade:	C+	Room Count:	3
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
807 0054 000- 1	1,093	884	0	0	0	0	1,977

Attachment Description(s):	Area:	Attachment Value:
13-AFG	440	\$13,200
35-Ms/Terrace	32	\$0
33-Concrete Patio	165	\$800



Feature Description(s):	Area:	Feature Value:
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
22-Additional Fixture	1	\$300
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements						
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:	
Permit / Construction History						
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:			
5/30/2002	02-0527	\$4,000.00	POOL DECK			
Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
12/1/1994		\$167,000.00	Valid		Land and Improvements	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	0.443	Gross				\$72,300
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
19,297	0.443			\$72,300		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Paved	Light			All Public	
Valuation/Explanation						
Dwelling #			807 0054 000- 1			
Description			Area		Value Amount	
Living Area:						
First Story:			1,093		\$134,493.65	
Second Story:			884		\$58,768.32	
Additional Story:			0		\$0.00	
Attic/Finished Net:			0		\$0.00	
Half Story/Finished Net:			0		\$0.00	
Base Price					\$193,261.97	
Unfinished Living Area:						
Room/Unfinished:			0		\$0.00	
Unfinished Basement:			1,093		\$27,335.93	
Half Story/Unfinished:					\$0.00	
Structure Info, Features and Attachments:						
Heating/AC			Air Conditioning - Same Ducts		\$4,863.42	
Plumbing			1 - Half Bath 2 - Full Bath		\$12,203.00	
Finished Basement Living Area			0		\$0.00	
Features:			2		\$2,300.00	
Attachments:			637		\$14,000.00	
Adjusted Base Price					\$253,964.32	
Changes/Adjustments						
Grade Adjustment:			C+ 110%		\$261,430.75	
Market Adjustment:			54%		\$402,603.36	
CDU Adjustment:			75		\$302,000.00	
Complete:			100		\$302,000.00	
Dollar Adjustments					(\$100.00)	
Dwelling Value					\$301,900.00	

Other Building Improvements	0	\$0.00
Total Improvement Value		\$301,900.00
Total Land Value		\$72,300.00
Total Assessed Value		\$374,200.00

Parcel Numbers: 807-0055-000 Property Address: 7930 47TH ST S Municipality: Franklin, City of

Owner Name: SORENSEN, ERLA J Mailing Address: 7930 S 47TH ST FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	
	HIGH VIEW ESTATES LOT 55	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1413-Franklin	

Building Description

Dwelling #	807 0055 000- 1		
Year Built:	1/1/1993	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/1993	Bedrooms:	3
Remodeled/Effective Age:	-29	Full Baths:	2
Building Type/Style:	01-Ranch	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	C+	Room Count:	4
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Very Good	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
807 0055 000- 1	1,726	0	0	0	0	0	1,726

Attachment Description(s):	Area:	Attachment Value:
13-AFG	440	\$13,200
11-OFP	90	\$1,800

Feature Description(s):	Area:	Feature Value:
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
Average	900	\$4,500
22-Additional Fixture	4	\$1,200
Rec Room Condition:	Rec Room Area:	Rec Room Value:
Average	900	\$4,500

Other Building Improvements


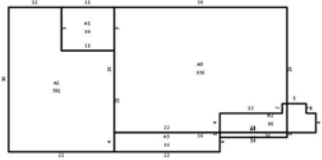
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:

Permit / Construction History							
Date of Permit:		Permit Number:		Permit Amount:		Details of Permit:	
1/1/1996		95-1328		\$8,500.00		BSMT BATHRM	
5/13/2002		02-0436		\$13,380.00		BSMT ALTER	
Ownership/Sales History							
Date of Sale:		Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
7/1/1994			\$162,000.00	Valid		Land and Improvements	
Land Breakdown							
Land Class:		Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site		0.321	Gross				\$72,700
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:		Total Acreage:		Depth:		Assessed Land Value:	
13,983		0.321				\$72,700	
General Information							
Topography:		Street/Road:		Fronting Traffic:		Inspected By:	
Level		Paved		Light		Inspected On:	
						Utilities:	
						All Public	
Valuation/Explanation							
Dwelling #				807 0055 000- 1			
Description				Area		Value Amount	
Living Area:							
First Story:				1,726		\$192,742.42	
Second Story:				0		\$0.00	
Additional Story:				0		\$0.00	
Attic/Finished Net:				0		\$0.00	
Half Story/Finished Net:				0		\$0.00	
Base Price						\$192,742.42	
Unfinished Living Area:							
Room/Unfinished:				0		\$0.00	
Unfinished Basement:				1,726		\$37,972.00	
Half Story/Unfinished:						\$0.00	
Structure Info, Features and Attachments:							
Heating/AC				Air Conditioning - Same Ducts		\$4,245.96	
Plumbing				0 - Half Bath 2 - Full Bath		\$7,322.00	
Finished Basement Living Area				0		\$0.00	
Features:				5		\$3,200.00	
Attachments:				530		\$15,000.00	
Adjusted Base Price						\$260,482.38	
Changes/Adjustments							
Grade Adjustment:				C+ 110%		\$266,510.62	
Market Adjustment:				79%		\$477,054.01	
CDU Adjustment:				75		\$357,800.00	
Complete:				100		\$357,800.00	
Dollar Adjustments						\$200.00	
Dwelling Value						\$358,000.00	

Other Building Improvements	0	\$0.00
Total Improvement Value		\$358,000.00
Total Land Value		\$72,700.00
Total Assessed Value		\$430,700.00

Parcel Numbers: 807-0056-000 Property Address: 7916 47TH ST S Municipality: Franklin, City of

Owner Name: JAEGER, GREG & JANET Mailing Address: 7916 S 47TH ST FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	
	HIGH VIEW ESTATES LOT 56	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1413-Franklin	

Building Description

Dwelling #	807 0056 000- 1		
Year Built:	1/1/1993	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/1993	Bedrooms:	3
Remodeled/Effective Age:	-29	Full Baths:	2
Building Type/Style:	12-Colonial	Half Baths:	1
Story:	2.00	Rough-in:	0
Grade:	C+	Room Count:	3
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Basic Heating
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
807 0056 000- 1	1,035	950	0	0	0	0	1,985

Attachment Description(s):	Area:	Attachment Value:
13-AFG	561	\$16,800
11-OPF	88	\$1,800
99-Additional Attachments	14	\$1,400


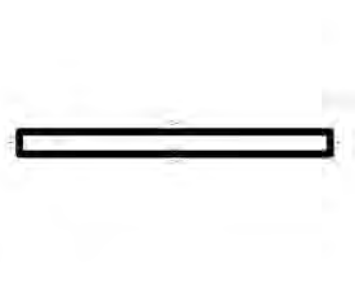
Feature Description(s):	Area:	Feature Value:
05-Metal Fireplace	1	\$2,000
Rec Room Condition: Average	Rec Room Area: 450	Rec Room Value: \$2,250
22-Additional Fixture	4	\$1,200
Rec Room Condition: Average	Rec Room Area: 450	Rec Room Value: \$2,250

Other Building Improvements						
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:	
Permit / Construction History						
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:			
1/1/1999	99-0002	\$1,500.00	BSMT ALTERAT			
11/1/2018	18-2727	\$45,712.00	ACREPLACE			
4/19/2021	21-0216	\$1,600.00	SHED 8X10			
Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
1/31/1994		\$140,000.00	Valid		Land and Improvements	
10/28/1994		\$155,000.00	Valid		Land and Improvements	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	0.345	Gross				\$74,200
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
15,028	0.345			\$74,200		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Paved	Light		6/28/2022	All Public	

Valuation/Explanation		
Dwelling #	807 0056 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,035	\$128,919.60
Second Story:	950	\$62,054.00
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$190,973.60
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	1,035	\$26,309.70
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Basic Heating	\$0.00
Plumbing	1 - Half Bath 2 - Full Bath	\$12,203.00
Finished Basement Living Area	0	\$0.00
Features:	5	\$3,200.00
Attachments:	663	\$20,000.00
Adjusted Base Price		\$252,686.30
Changes/Adjustments		
Grade Adjustment:	C+ 110%	\$252,434.93
Market Adjustment:	66%	\$419,041.98
CDU Adjustment:	75	\$314,300.00
Complete:	100	\$314,300.00
Dollar Adjustments		\$0.00
Dwelling Value		\$314,300.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$314,300.00
Total Land Value		\$74,200.00
Total Assessed Value		\$388,500.00

Parcel Numbers: 807-0057-000	Property Address: VALLEY DR W	Municipality: Franklin, City of
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Owner Name: WOOD, SCOTT J	Mailing Address: 4549 W VALLEY DR FRANKLIN, WI 53132	Land Use: Residential
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Property Photograph:	Legal Description: HIGH VIEW ESTATES OUTLOT 1	Building Sketch:
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood:	
	1413-Franklin	

Building Description

Dwelling #	
Year Built:	Exterior Wall:
Year Remodeled:	Bedrooms:
Remodeled/Effective Age:	Full Baths:
Building Type/Style:	Half Baths:
Story:	Rough-in: 0
Grade:	Room Count:
CDU/Overall Condition:	Basement Description:
Interior Condition:	Heating:
Kitchen Condition:	Type of Fuel:
Bath Condition:	Type of System:

Square Footage / Attachments

First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
						0

Attachment Description(s):	Area:	Attachment Value:
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Feature Description(s):	Area:	Feature Value:
Rec Room Condition:	Rec Room Area:	Rec Room Value:

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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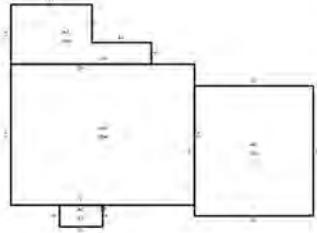
Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
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Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
3/1/1994		\$33,900.00	Invalid		Land	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	0.033	Gross				\$100
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
1,437	0.033			\$100		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Paved	Extremely Heavy Traffic			All Public	
Valuation/Explanation						
Dwelling #			Area		Value Amount	
Description			Area		Value Amount	
Living Area:						
First Story:						
Second Story:						
Additional Story:						
Attic/Finished Net:						
Half Story/Finished Net:						
Base Price						
Unfinished Living Area:						
Room/Unfinished:						
Unfinished Basement:						
Half Story/Unfinished:						
Structure Info, Features and Attachments:						
Heating/AC						
Plumbing			- Half Bath - Full Bath			
Finished Basement Living Area						
Features:						
Attachments:						
Adjusted Base Price					\$0.00	
Changes/Adjustments						
Grade Adjustment:			%			
Market Adjustment:						
CDU Adjustment:						
Complete:			100%			
Dollar Adjustments						
Dwelling Value						
Other Building Improvements			0		\$0.00	
Total Improvement Value					\$0.00	
Total Land Value					\$100.00	
Total Assessed Value					\$100.00	

Parcel Numbers: 807-0058-001 Property Address: 4552 VALLEY DR W Municipality: Franklin, City of

Owner Name: HRENAK TODD J & KARLENE A Mailing Address: 4552 W VALLEY DR FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	Building Sketch:
	CSM NO 6048 NE 14 5 21 PARCEL 1	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1413-Franklin	

Building Description

Dwelling #	807 0058 001- 1		
Year Built:	1/1/1995	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/1995	Bedrooms:	3
Remodeled/Effective Age:	-27	Full Baths:	2
Building Type/Style:	12-Colonial	Half Baths:	1
Story:	2.00	Rough-in:	0
Grade:	C+	Room Count:	3
CDU/Overall Condition:	Average	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:		Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
807 0058 001- 1	1,093	884	0	0	0	0	1,977

Attachment Description(s):	Area:	Attachment Value:
13-AFG	528	\$15,800
35-Ms/Terrace	32	\$0

Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	1	\$300
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements



Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:

Permit / Construction History							
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:				
12/1/1994	94-1249	\$94,837.00	NEW CONST				
2/1/1995	95-0114	\$4,589.00	HTG & A/C				
10/8/2007	2432	\$4,000.00	EGRESS				
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
12/1/1994		\$31,900.00	Invalid		Land		
12/11/2002		\$224,000.00	Invalid		Land and Improvements		
6/23/2006		\$275,000.00	Invalid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.347	Gross				\$75,800	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:			
15,115	0.347			\$75,800			
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		
Valuation/Explanation							
Dwelling #	807 0058 001- 1						
Description	Area			Value Amount			
Living Area:							
First Story:	1,093			\$134,493.65			
Second Story:	884			\$58,768.32			
Additional Story:	0			\$0.00			
Attic/Finished Net:	0			\$0.00			
Half Story/Finished Net:	0			\$0.00			
Base Price				\$193,261.97			
Unfinished Living Area:							
Room/Unfinished:	0			\$0.00			
Unfinished Basement:	1,093			\$27,335.93			
Half Story/Unfinished:				\$0.00			
Structure Info, Features and Attachments:							
Heating/AC	Air Conditioning - Same Ducts			\$4,863.42			
Plumbing	1 - Half Bath 2 - Full Bath			\$12,203.00			
Finished Basement Living Area	0			\$0.00			
Features:	2			\$2,300.00			
Attachments:	560			\$15,800.00			
Adjusted Base Price				\$255,764.32			
Changes/Adjustments							
Grade Adjustment:	C+ 110%			\$261,430.75			
Market Adjustment:	66%			\$433,975.05			
CDU Adjustment:	70			\$303,800.00			
Complete:	100			\$303,800.00			
Dollar Adjustments				\$100.00			
Dwelling Value				\$303,900.00			

Other Building Improvements	0	\$0.00
Total Improvement Value		\$303,900.00
Total Land Value		\$75,800.00
Total Assessed Value		\$379,700.00

Parcel Numbers: 807-0058-002	Property Address: VALLEY DR W	Municipality: Franklin, City of
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Owner Name: HRENAK TODD J & KARLENE A	Mailing Address: 4552 VALLEY DR FRANKLIN, WI 53132	Land Use: Residential
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Property Photograph:	Legal Description: CSM NO 6048 NE 14 5 21 OUTLOT 1	Building Sketch:
	<p>Parcel Sketch and Site Map obtained from the County GIS</p> <p>Neighborhood: 1413-Franklin</p>	

Building Description

Dwelling # Year Built: Year Remodeled: Remodeled/Effective Age: Building Type/Style: Story: Grade: CDU/Overall Condition: Interior Condition: Kitchen Condition: Bath Condition:	Exterior Wall: Bedrooms: Full Baths: Half Baths: Rough-in: 0 Room Count: Basement Description: Heating: Type of Fuel: Type of System:
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Square Footage / Attachments

First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
						0

Attachment Description(s):	Area:	Attachment Value:
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Feature Description(s):	Area:	Feature Value:
Rec Room Condition:	Rec Room Area:	Rec Room Value:

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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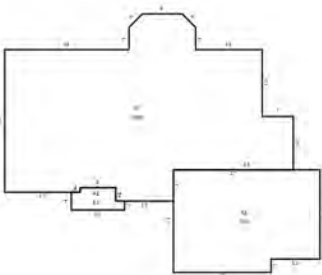
Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
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Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
12/1/1994		\$31,900.00	Invalid		Land		
12/11/2002		\$224,000.00	Invalid		Land and Improvements		
6/23/2006		\$275,000.00	Invalid		Land		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.027	Gross				\$100	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
1,176	0.027				\$100		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		
Valuation/Explanation							
Dwelling #							
Description				Area			Value Amount
Living Area:							
First Story:							
Second Story:							
Additional Story:							
Attic/Finished Net:							
Half Story/Finished Net:							
Base Price							
Unfinished Living Area:							
Room/Unfinished:							
Unfinished Basement:							
Half Story/Unfinished:							
Structure Info, Features and Attachments:							
Heating/AC							
Plumbing				- Half Bath - Full Bath			
Finished Basement Living Area							
Features:							
Attachments:							
Adjusted Base Price						\$0.00	
Changes/Adjustments							
Grade Adjustment:				%			
Market Adjustment:							
CDU Adjustment:							
Complete:				100%			
Dollar Adjustments							
Dwelling Value							
Other Building Improvements				0		\$0.00	
Total Improvement Value						\$0.00	
Total Land Value						\$100.00	
Total Assessed Value						\$100.00	

Parcel Numbers: 807-0059-000 Property Address: 7963 43RD ST S Municipality: Franklin, City of

Owner Name: WAGNER, RICHARD A & BARBARA A Mailing Address: 7963 S 43RD ST FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	
	CROOKED CREEK LOT 1	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1414-Franklin	

Building Description

Dwelling #	807 0059 000- 1		
Year Built:	1/1/2004	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/2004	Bedrooms:	4
Remodeled/Effective Age:	-18	Full Baths:	3
Building Type/Style:	14-Modern Single Story	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	B	Room Count:	5
CDU/Overall Condition:	Average	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Good	Type of Fuel:	Gas
Bath Condition:		Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
807 0059 000- 1	2,021	0	0	0	0	831	2,852

Attachment Description(s): 13-AFG	Area: 726	Attachment Value: \$21,800
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Feature Description(s): 22-Additional Fixture	Area: 4	Feature Value: \$1,200
Rec Room Condition:	Rec Room Area: 0	Rec Room Value: \$0
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area: 0	Rec Room Value: \$0

Other Building Improvements



Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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Permit / Construction History							
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:				
6/11/2004	1815	\$9,834.00	FURNEW/ AC				
6/29/2018	18-1645	\$70,080.00	INTREMOD				
3/3/2004	564	\$233,061.00	NEWDWLG				
8/20/2020	20-2306	\$12,475.00	FUR+ACREPLAC				
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
5/30/2018		\$425,000.00	Valid		Land and Improvements		
3/2/2004		\$85,000.00	Valid		Land		
3/2/2004		\$81,000.00	Invalid		Land		
2/6/2004		\$1,720,500.00	Invalid		Land		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.390	Gross				\$80,000	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:			
16,988	0.390			\$80,000			
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		

Valuation/Explanation		
Dwelling #	807 0059 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	2,021	\$219,500.81
Second Story:	0	\$0.00
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$219,500.81
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	1,138	\$28,028.94
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$7,015.92
Plumbing	0 - Half Bath 3 - Full Bath	\$14,644.00
Finished Basement Living Area	831	\$22,428.69
Features:	5	\$3,200.00
Attachments:	726	\$21,800.00
Adjusted Base Price		\$316,618.36
Changes/Adjustments		
Grade Adjustment:	B 128%	\$373,271.50
Market Adjustment:	52%	\$567,372.68
CDU Adjustment:	78	\$442,600.00
Complete:	100	\$442,600.00
Dollar Adjustments		(\$300.00)
Dwelling Value		\$442,300.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$442,300.00
Total Land Value		\$80,000.00
Total Assessed Value		\$522,300.00

Parcel Numbers: 807-0060-000 Property Address: 7951 43RD ST S Municipality: Franklin, City of

Owner Name: TRAYNOR, THOMAS F Mailing Address: 7951 S 43RD ST FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	Building Sketch:
	CROOKED CREEK LOT 2	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1414-Franklin	

Building Description

Dwelling #	807 0060 000- 1		
Year Built:	1/1/2004	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/2004	Bedrooms:	3
Remodeled/Effective Age:	-18	Full Baths:	3
Building Type/Style:	14-Modern Single Story	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	B	Room Count:	4
CDU/Overall Condition:	Average	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:		Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
807 0060 000- 1	2,095	0	0	0	0	1,105	3,200

Attachment Description(s):	Area:	Attachment Value:
11-OFP	32	\$600
13-AFG	766	\$23,000

Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	2	\$600
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements



Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:

Permit / Construction History							
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:				
10/4/2004	3318	\$3,200.00	FURNEW/AC				
10/8/2004	3359	\$268,100.00	NEWDWLG				
9/18/2015	15-2230	\$8,207.00	HVAC				
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
2/13/2004		\$80,500.00	Valid		Land		
6/13/2014		\$384,000.00	Valid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.358	Gross				\$78,200	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
15,594	0.358				\$78,200		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		
Valuation/Explanation							
Dwelling #				807 0060 000- 1			
Description				Area		Value Amount	
Living Area:							
First Story:				2,095	\$226,448.55		
Second Story:				0	\$0.00		
Additional Story:				0	\$0.00		
Attic/Finished Net:				0	\$0.00		
Half Story/Finished Net:				0	\$0.00		
Base Price						\$226,448.55	
Unfinished Living Area:							
Room/Unfinished:				0	\$0.00		
Unfinished Basement:				990	\$25,601.40		
Half Story/Unfinished:					\$0.00		
Structure Info, Features and Attachments:							
Heating/AC				Air Conditioning - Same Ducts		\$7,872.00	
Plumbing				0 - Half Bath 3 - Full Bath		\$14,644.00	
Finished Basement Living Area				1,105	\$29,823.95		
Features:				3	\$2,600.00		
Attachments:				798	\$23,600.00		
Adjusted Base Price						\$330,589.90	
Changes/Adjustments							
Grade Adjustment:				B 128%		\$389,619.07	
Market Adjustment:				38%		\$537,674.32	
CDU Adjustment:				78		\$419,400.00	
Complete:				100		\$419,400.00	
Dollar Adjustments						\$1,300.00	
Dwelling Value						\$420,700.00	

Other Building Improvements	0	\$0.00
Total Improvement Value		\$420,700.00
Total Land Value		\$78,200.00
Total Assessed Value		\$498,900.00

Parcel Numbers: 807-0061-000 Property Address: 7939 43RD ST S Municipality: Franklin, City of

Owner Name: OVERLAND, ROBERT J Mailing Address: 7939 S 43RD ST FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	
	CROOKED CREEK LOT 3	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1414-Franklin	

Building Description

Dwelling #	807 0061 000- 1		
Year Built:	1/1/2004	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/2004	Bedrooms:	3
Remodeled/Effective Age:	-18	Full Baths:	2
Building Type/Style:	14-Modern Single Story	Half Baths:	1
Story:	1.00	Rough-in:	0
Grade:	B+	Room Count:	4
CDU/Overall Condition:	Average	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:		Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
807 0061 000- 1	2,380	0	0	0	0	0	2,380

Attachment Description(s):	Area:	Attachment Value:
31-WD	192	\$1,900
11-OPF	90	\$1,800
13-AFG	822	\$24,700



Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	3	\$900
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements							
Structure Type:		Year Built:	Area:	Construction:	Condition:	Value:	
Permit / Construction History							
Date of Permit:		Permit Number:	Permit Amount:		Details of Permit:		
6/15/2004		1848	\$220,000.00		NEWDWLG		
7/28/2004		2502	\$4,000.00		WDDK		
8/27/2004		2876	\$5,000.00		FURNEW/ AC		
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
2/9/2004		\$80,500.00	Invalid		Land		
6/27/2016		\$405,000.00	Valid		Land and Improvements		
8/24/2005		\$430,000.00	Valid		Land and Improvements		
9/15/2004		\$80,500.00	Invalid		Land		
Land Breakdown							
Land Class:		Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site		0.365	Gross				\$78,500
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:		Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:	
15,899		0.365				\$78,500	
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		

Valuation/Explanation		
Dwelling #	807 0061 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	2,380	\$251,780.20
Second Story:	0	\$0.00
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$251,780.20
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	2,380	\$49,123.20
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$5,854.80
Plumbing	1 - Half Bath 2 - Full Bath	\$12,203.00
Finished Basement Living Area	0	\$0.00
Features:	4	\$2,900.00
Attachments:	1,104	\$28,400.00
Adjusted Base Price		\$350,261.20
Changes/Adjustments		
Grade Adjustment:	B+ 135%	\$430,597.62
Market Adjustment:	28%	\$551,164.95
CDU Adjustment:	78	\$429,900.00
Complete:	100	\$429,900.00
Dollar Adjustments		\$1,000.00
Dwelling Value		\$430,900.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$430,900.00
Total Land Value		\$78,500.00
Total Assessed Value		\$509,400.00

Parcel Numbers: 807-0062-000 Property Address: 7925 43RD ST S Municipality: Franklin, City of

Owner Name: SAVAGIAN, HARRY A & MARY JO Mailing Address: 7925 S 43RD ST FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	
	CROOKED CREEK LOT 4	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1414-Franklin	

Building Description

Dwelling #	807 0062 000- 1		
Year Built:	1/1/2007	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/2007	Bedrooms:	5
Remodeled/Effective Age:	-15	Full Baths:	3
Building Type/Style:	14-Modern Single Story	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	B	Room Count:	6
CDU/Overall Condition:	Average	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:		Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
807 0062 000- 1	2,040	0	0	0	0	1,500	3,540

Attachment Description(s):	Area:	Attachment Value:
13-AFG	746	\$22,400
11-OPF	84	\$1,700
31-WD	356	\$3,600


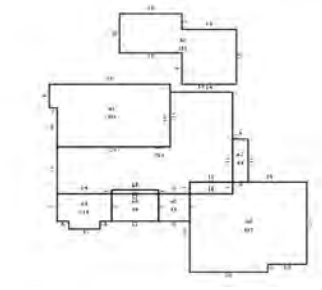
Feature Description(s):	Area:	Feature Value:
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
22-Additional Fixture	5	\$1,500
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements						
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:	
Permit / Construction History						
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:			
8/17/2007	1957	\$3,200.00	HVAC			
5/5/2008	862	\$5,563.00	WDDK			
5/6/2009	687	\$600.00	SHED			
7/17/2007	1679	\$228,000.00	NEW DWLG			
Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
7/20/2007		\$95,000.00	Valid		Land	
2/7/2004		\$81,000.00	Valid		Land	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	0.308	Gross				\$73,900
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
13,416	0.308			\$73,900		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Paved	Light			All Public	

Valuation/Explanation		
Dwelling #	807 0062 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	2,040	\$221,564.40
Second Story:	0	\$0.00
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$221,564.40
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	540	\$17,307.00
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$8,708.40
Plumbing	0 - Half Bath 3 - Full Bath	\$14,644.00
Finished Basement Living Area	1,500	\$40,485.00
Features:	6	\$3,500.00
Attachments:	1,186	\$27,700.00
Adjusted Base Price		\$333,908.80
Changes/Adjustments		
Grade Adjustment:	B 128%	\$387,467.26
Market Adjustment:	42%	\$550,203.52
CDU Adjustment:	81	\$445,700.00
Complete:	100	\$445,700.00
Dollar Adjustments		(\$900.00)
Dwelling Value		\$444,800.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$444,800.00
Total Land Value		\$73,900.00
Total Assessed Value		\$518,700.00

Parcel Numbers: 807-0063-000 Property Address: 7922 LAKEVIEW DR S Municipality: Franklin, City of

Owner Name: CAO TIMOTHY & CHRISTINE Mailing Address: 7922 S LAKEVIEW DR FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	
	CROOKED CREEK LOT 5	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1414-Franklin	

Building Description

Dwelling #	807 0063 000- 1		
Year Built:	1/1/2004	Exterior Wall:	01-Wood
Year Remodeled:	1/1/2004	Bedrooms:	4
Remodeled/Effective Age:	-18	Full Baths:	2
Building Type/Style:	13-Contemporary	Half Baths:	1
Story:	2.00	Rough-in:	0
Grade:	B	Room Count:	8
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
807 0063 000- 1	1,409	764	0	0	0	0	2,173

Attachment Description(s):	Area:	Attachment Value:
11-OFP	12	\$200
13-AFG	33	\$1,000
99-Additional Attachments	12	\$1,200
13-AFG	637	\$19,100
11-OFP	84	\$1,700

Feature Description(s): 22-Additional Fixture	Area: 1	Feature Value: \$300
Rec Room Condition:	Rec Room Area: 0	Rec Room Value: \$0
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area: 0	Rec Room Value: \$0

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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Permit / Construction History

Date of Permit: 4/23/2004	Permit Number: 1155	Permit Amount: \$176,890.00	Details of Permit: NEWDWLG
7/26/2004	2452	\$3,200.00	FURNEW/ AC

Ownership/Sales History

Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
2/6/2004		\$242,500.00	Invalid		Land	
9/21/2006		\$365,000.00	Valid		Land and Improvements	

Land Breakdown

Land Class: A-Residential Primary Site	Acreage: 0.323	Unit of Measure: Gross	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value: \$72,900
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Acreage/Squarefoot Variables

Land Data & Computations

Total Square Footage: 14,070	Total Acreage: 0.323	Depth:	Act. Frontage:	Assessed Land Value: \$72,900
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General Information

Topography: Level	Street/Road: Paved	Fronting Traffic: Light	Inspected By:	Inspected On:	Utilities: All Public
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Valuation/Explanation		
Dwelling #	807 0063 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,409	\$163,204.47
Second Story:	764	\$51,768.64
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$214,973.11
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	1,409	\$32,378.82
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$5,345.58
Plumbing	1 - Half Bath 2 - Full Bath	\$12,203.00
Finished Basement Living Area	0	\$0.00
Features:	2	\$2,300.00
Attachments:	778	\$23,200.00
Adjusted Base Price		\$290,400.51
Changes/Adjustments		
Grade Adjustment:	B 128%	\$339,072.65
Market Adjustment:	29%	\$437,403.72
CDU Adjustment:	83	\$363,000.00
Complete:	100	\$363,000.00
Dollar Adjustments		(\$300.00)
Dwelling Value		\$362,700.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$362,700.00
Total Land Value		\$72,900.00
Total Assessed Value		\$435,600.00

Parcel Numbers: 807-0064-000	Property Address: 7934 LAKEVIEW DR S	Municipality: Franklin, City of
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Owner Name: MUSTANSIR FAMILY TRUST	Mailing Address: 7934 S LAKEVIEW DR FRANKLIN, WI 53132	Land Use: Residential
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Property Photograph: 	Legal Description: CROOKED CREEK LOT 6	Building Sketch: 
Parcel Sketch and Site Map obtained from the County GIS		
Neighborhood: 1414-Franklin		

Building Description

Dwelling #	807 0064 000- 1		
Year Built:	1/1/2004	Exterior Wall:	01-Wood
Year Remodeled:	1/1/2004	Bedrooms:	4
Remodeled/Effective Age:	-18	Full Baths:	2
Building Type/Style:	13-Contemporary	Half Baths:	1
Story:	2.00	Rough-in:	0
Grade:	A	Room Count:	6
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
807 0064 000- 1	1,321	1,411	0	0	0	0	2,732

Attachment Description(s):	Area:	Attachment Value:
13-AFG	426	\$12,800
11-OPF	320	\$6,400
13-AFG	55	\$1,700
13-AFG	30	\$900
31-WD	464	\$4,600

Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	1	\$300
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
03-Masonry Fireplace	1	\$5,500
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
3/4/2004	586	\$390,000.00	NEWDWLG
7/16/2007	1664	\$500.00	REAR ELEVATION
6/14/2007	1335	\$9,000.00	WDDK
4/2/2004	873	\$14,000.00	FURNEW/ AC

Ownership/Sales History

Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
12/18/2003		\$80,500.00	Valid		Land	
6/8/2005		\$435,000.00	Valid		Land and Improvements	
9/24/2021		\$300,000.00	Invalid		Land and Improvements	

Land Breakdown

Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	0.318	Gross				\$75,500

Acreage/Squarefoot Variables

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Land Data & Computations

Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:
13,852	0.318			\$75,500



General Information

Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:
Level	Paved	Light			All Public

Valuation/Explanation		
Dwelling #	807 0064 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,321	\$155,283.55
Second Story:	1,411	\$87,383.23
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$242,666.78
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	1,321	\$30,951.03
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$6,720.72
Plumbing	1 - Half Bath 2 - Full Bath	\$12,203.00
Finished Basement Living Area	0	\$0.00
Features:	2	\$5,800.00
Attachments:	1,295	\$26,400.00
Adjusted Base Price		\$324,741.53
Changes/Adjustments		
Grade Adjustment:	A 155%	\$453,439.37
Market Adjustment:	24%	\$562,264.82
CDU Adjustment:	83	\$466,700.00
Complete:	100	\$466,700.00
Dollar Adjustments		\$200.00
Dwelling Value		\$466,900.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$466,900.00
Total Land Value		\$75,500.00
Total Assessed Value		\$542,400.00

Parcel Numbers: 807-0065-000 Property Address: 7950 LAKEVIEW DR S Municipality: Franklin, City of

Owner Name: DRZYCIMSKI, DOUGLAS J & SARAH E Mailing Address: 7950 S LAKEVIEW DR FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	
	CROOKED CREEK LOT 7	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1414-Franklin	

Building Description

Dwelling #	807 0065 000- 1		
Year Built:	1/1/2004	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/2004	Bedrooms:	3
Remodeled/Effective Age:	-18	Full Baths:	2
Building Type/Style:	13-Contemporary	Half Baths:	1
Story:	2.00	Rough-in:	0
Grade:	B	Room Count:	4
CDU/Overall Condition:	Average	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:		Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
807 0065 000- 1	1,685	1,699	0	0	0	0	3,384

Attachment Description(s):	Area:	Attachment Value:
13-AFG	667	\$20,000
11-OPF	77	\$1,500
13-AFG	18	\$500



Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	6	\$1,800
Rec Room Condition: Average	Rec Room Area: 600	Rec Room Value: \$3,000
05-Metal Fireplace	1	\$2,000
Rec Room Condition: Average	Rec Room Area: 600	Rec Room Value: \$3,000

Other Building Improvements						
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:	
Permit / Construction History						
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:			
7/13/2004	2270	\$235,215.00	NEWDWLG			
8/29/2019	19-2249	\$1,000.00	MISC HVAC			
11/12/2004	3854	\$8,000.00	FURNEW			
7/30/2019	19-1916	\$35,000.00	INTREMOD			
Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
1/7/2015		\$285,000.00	Invalid		Land and Improvements	
2/6/2004		\$242,500.00	Invalid		Land	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	0.377	Gross				\$79,300
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
16,422	0.377			\$79,300		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Paved	Light			All Public	

Valuation/Explanation		
Dwelling #	807 0065 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,685	\$189,360.30
Second Story:	1,699	\$103,214.25
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$292,574.55
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	1,685	\$37,221.65
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$8,324.64
Plumbing	1 - Half Bath 2 - Full Bath	\$12,203.00
Finished Basement Living Area	0	\$0.00
Features:	7	\$3,800.00
Attachments:	762	\$22,000.00
Adjusted Base Price		\$376,123.84
Changes/Adjustments		
Grade Adjustment:	B 128%	\$448,414.52
Market Adjustment:	37%	\$614,327.89
CDU Adjustment:	78	\$479,200.00
Complete:	100	\$479,200.00
Dollar Adjustments		\$1,400.00
Dwelling Value		\$480,600.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$480,600.00
Total Land Value		\$79,300.00
Total Assessed Value		\$559,900.00

Parcel Numbers: 807-0066-000	Property Address: 7962 LAKEVIEW DR S	Municipality: Franklin, City of
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Owner Name: ZIESMANN, DAVID S	Mailing Address: 7962 S LAKEVIEW DR FRANKLIN, WI 53132	Land Use: Residential
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Property Photograph:	Legal Description:	Building Sketch:
	CROOKED CREEK LOT 8	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1414-Franklin	

Building Description

Dwelling #	807 0066 000- 1		
Year Built:	1/1/2004	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/2004	Bedrooms:	3
Remodeled/Effective Age:	-18	Full Baths:	2
Building Type/Style:	14-Modern Single Story	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	B-	Room Count:	3
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
807 0066 000- 1	1,947	0	0	0	0	0	1,947

Attachment Description(s):	Area:	Attachment Value:
13-AFG	616	\$18,500
11-OPF	52	\$1,000
31-WD	721	\$7,200



Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	3	\$900
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
03-Masonry Fireplace	1	\$5,500
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements							
Structure Type:		Year Built:	Area:	Construction:	Condition:	Value:	
Permit / Construction History							
Date of Permit:		Permit Number:	Permit Amount:		Details of Permit:		
6/7/2006		1852	\$14,500.00		WDDK		
4/28/2004		1224	\$195,000.00		NEWDWLG		
6/23/2004		2009	\$6,359.00		FURNEW/ AC		
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
2/6/2004		\$1,720,500.00	Invalid		Land		
5/7/2004		\$82,500.00	Invalid		Land		
5/18/2005		\$349,900.00	Valid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.394	Gross				\$80,300	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
17,163	0.394				\$80,300		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		

Valuation/Explanation		
Dwelling #	807 0066 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,947	\$213,352.26
Second Story:	0	\$0.00
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$213,352.26
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	1,947	\$42,152.55
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$4,789.62
Plumbing	0 - Half Bath 2 - Full Bath	\$7,322.00
Finished Basement Living Area	0	\$0.00
Features:	4	\$6,400.00
Attachments:	1,389	\$26,700.00
Adjusted Base Price		\$300,716.43
Changes/Adjustments		
Grade Adjustment:	B- 120%	\$321,139.72
Market Adjustment:	30%	\$417,481.63
CDU Adjustment:	83	\$346,500.00
Complete:	100	\$346,500.00
Dollar Adjustments		\$500.00
Dwelling Value		\$347,000.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$347,000.00
Total Land Value		\$80,300.00
Total Assessed Value		\$427,300.00

Parcel Numbers: 807-0067-000 Property Address: 7976 LAKEVIEW DR S Municipality: Franklin, City of

Owner Name: DEVENDORF, JULIE A Mailing Address: 7976 S LAKEVIEW DR FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	
	CROOKED CREEK LOT 9	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1414-Franklin	

Building Description

Dwelling #	807 0067 000- 1		
Year Built:	1/1/2004	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/2004	Bedrooms:	3
Remodeled/Effective Age:	-18	Full Baths:	2
Building Type/Style:	14-Modern Single Story	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	B	Room Count:	4
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
807 0067 000- 1	1,740	0	0	0	0	0	1,740

Attachment Description(s):	Area:	Attachment Value:
13-AFG	572	\$17,200
21-OMP	55	\$1,400

Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	2	\$600
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements



Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:

Permit / Construction History							
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:				
6/7/2004	1737	\$6,934.00	FURNEW/ AC				
4/20/2004	1093	\$171,700.00	NEWDWLG				
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
4/21/2004		\$89,900.00	Valid		Land		
12/16/2020		\$380,000.00	Invalid		Land and Improvements		
2/6/2004		\$1,720,500.00	Invalid		Land		
4/16/2004		\$82,500.00	Invalid		Land		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.340	Gross				\$77,100	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:			
14,810	0.340			\$77,100			
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		
Valuation/Explanation							
Dwelling #	807 0067 000- 1						
Description	Area				Value Amount		
Living Area:							
First Story:	1,740				\$194,305.80		
Second Story:	0				\$0.00		
Additional Story:	0				\$0.00		
Attic/Finished Net:	0				\$0.00		
Half Story/Finished Net:	0				\$0.00		
Base Price					\$194,305.80		
Unfinished Living Area:							
Room/Unfinished:	0				\$0.00		
Unfinished Basement:	1,740				\$38,280.00		
Half Story/Unfinished:					\$0.00		
Structure Info, Features and Attachments:							
Heating/AC	Air Conditioning - Same Ducts				\$4,280.40		
Plumbing	0 - Half Bath 2 - Full Bath				\$7,322.00		
Finished Basement Living Area	0				\$0.00		
Features:	3				\$2,600.00		
Attachments:	627				\$18,600.00		
Adjusted Base Price					\$265,388.20		
Changes/Adjustments							
Grade Adjustment:	B 128%				\$312,560.90		
Market Adjustment:	27%				\$396,952.34		
CDU Adjustment:	83				\$329,500.00		
Complete:	100				\$329,500.00		
Dollar Adjustments					(\$1,000.00)		
Dwelling Value					\$328,500.00		

Other Building Improvements	0	\$0.00
Total Improvement Value		\$328,500.00
Total Land Value		\$77,100.00
Total Assessed Value		\$405,600.00

Parcel Numbers: 807-0068-000	Property Address: 7990 LAKEVIEW DR S	Municipality: Franklin, City of
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Owner Name: KAPOOR, ROHIT	Mailing Address: 7990 S LAKEVIEW DR FRANKLIN, WI 53132	Land Use: Residential
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Property Photograph: 	Legal Description: CROOKED CREEK LOT 10	Building Sketch: 
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1414-Franklin	

Building Description

Dwelling #	807 0068 000- 1		
Year Built:	1/1/2004	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/2004	Bedrooms:	4
Remodeled/Effective Age:	-18	Full Baths:	2
Building Type/Style:	12-Colonial	Half Baths:	1
Story:	2.00	Rough-in:	0
Grade:	B	Room Count:	4
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
807 0068 000- 1	1,091	1,088	0	0	0	0	2,179

Attachment Description(s):	Area:	Attachment Value:
13-AFG	12	\$400
13-AFG	560	\$16,800
99-Additional Attachments	22	\$2,200
99-Additional Attachments	15	\$1,500
11-OFP	72	\$1,400
99-Additional Attachments	30	\$3,000

Feature Description(s): 05-Metal Fireplace	Area: 1	Feature Value: \$2,000
Rec Room Condition:	Rec Room Area: 0	Rec Room Value: \$0
22-Additional Fixture	3	\$900
Rec Room Condition:	Rec Room Area: 0	Rec Room Value: \$0

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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Permit / Construction History

Date of Permit: 9/13/2005	Permit Number: 3049	Permit Amount: \$7,405.00	Details of Permit: AC/FUR
7/16/2004	2317	\$212,000.00	NEWDWLG

Ownership/Sales History

Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
5/25/2011		\$282,500.00	Valid		Land and Improvements	
2/6/2004		\$1,720,500.00	Invalid		Land	
7/1/2004		\$82,500.00	Invalid		Land	
9/28/2018		\$348,000.00	Valid		Land and Improvements	
4/22/2011		\$290,000.00	Invalid		Land and Improvements	
10/12/2005		\$327,500.00	Valid		Land and Improvements	

Land Breakdown

Land Class: A-Residential Primary Site	Acreage: 0.334	Unit of Measure: Gross	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value: \$75,800
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Acreage/Squarefoot Variables

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Land Data & Computations

Total Square Footage: 14,549	Total Acreage: 0.334	Depth:	Act. Frontage:	Assessed Land Value: \$75,800
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General Information

Topography: Level	Street/Road: Paved	Fronting Traffic: Light	Inspected By:	Inspected On:	Utilities: All Public
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Valuation/Explanation		
Dwelling #	807 0068 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,091	\$134,247.55
Second Story:	1,088	\$70,056.32
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$204,303.87
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	1,091	\$27,285.91
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$5,360.34
Plumbing	1 - Half Bath 2 - Full Bath	\$12,203.00
Finished Basement Living Area	0	\$0.00
Features:	4	\$2,900.00
Attachments:	711	\$25,300.00
Adjusted Base Price		\$277,353.12
Changes/Adjustments		
Grade Adjustment:	B 128%	\$318,915.99
Market Adjustment:	36%	\$433,725.75
CDU Adjustment:	83	\$360,000.00
Complete:	100	\$360,000.00
Dollar Adjustments		(\$200.00)
Dwelling Value		\$359,800.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$359,800.00
Total Land Value		\$75,800.00
Total Assessed Value		\$435,600.00

Parcel Numbers: 807-0069-000 Property Address: 8008 LAKEVIEW DR S Municipality: Franklin, City of

Owner Name: KRAMER JEFFREY S & ANN E Mailing Address: 8008 S LAKEVIEW DR FRANKLIN, WI 53132 Land Use: Residential

Property Photograph:	Legal Description:	Building Sketch:
	CROOKED CREEK LOT 11	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood:	
	1414-Franklin	

Building Description

Dwelling #	807 0069 000- 1		
Year Built:	1/1/2004	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/2004	Bedrooms:	3
Remodeled/Effective Age:	-18	Full Baths:	2
Building Type/Style:	14-Modern Single Story	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	B	Room Count:	4
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
807 0069 000- 1	1,810	0	0	0	0	0	1,810

Attachment Description(s):	Area:	Attachment Value:
11-OFP	36	\$700
13-AFG	572	\$17,200

Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	6	\$1,800
Rec Room Condition:	Rec Room Area:	Rec Room Value:
Average	1,075	\$5,375
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
Average	1,075	\$5,375

Other Building Improvements


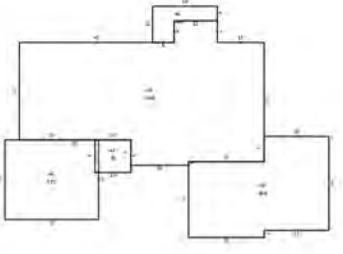
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:

Permit / Construction History							
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:				
7/29/2004	2508	\$162,708.00	NEWDWLG				
8/10/2007	1903	\$10,000.00	RECROOM				
10/27/2004	3619	\$0.00	FURNACE				
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
7/16/2004		\$86,750.00	Valid		Land		
2/6/2004		\$242,500.00	Invalid		Land		
Land Breakdown							
Land Class:	Acreege:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.295	Gross				\$71,100	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
12,850	0.295				\$71,100		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		
Valuation/Explanation							
Dwelling #				807 0069 000- 1			
Description				Area		Value Amount	
Living Area:							
First Story:				1,810	\$200,258.40		
Second Story:				0	\$0.00		
Additional Story:				0	\$0.00		
Attic/Finished Net:				0	\$0.00		
Half Story/Finished Net:				0	\$0.00		
Base Price						\$200,258.40	
Unfinished Living Area:							
Room/Unfinished:				0	\$0.00		
Unfinished Basement:				1,810	\$39,494.20		
Half Story/Unfinished:					\$0.00		
Structure Info, Features and Attachments:							
Heating/AC				Air Conditioning - Same Ducts		\$4,452.60	
Plumbing				0 - Half Bath 2 - Full Bath		\$7,322.00	
Finished Basement Living Area				0	\$0.00		
Features:				7	\$3,800.00		
Attachments:				608	\$17,900.00		
Adjusted Base Price						\$273,227.20	
Changes/Adjustments							
Grade Adjustment:				B 128%		\$321,954.82	
Market Adjustment:				33%		\$428,199.91	
CDU Adjustment:				83		\$355,400.00	
Complete:				100		\$355,400.00	
Dollar Adjustments						(\$900.00)	
Dwelling Value						\$354,500.00	

Other Building Improvements	0	\$0.00
Total Improvement Value		\$354,500.00
Total Land Value		\$71,100.00
Total Assessed Value		\$425,600.00

Parcel Numbers: 807-0070-000	Property Address: 8103 LAKEVIEW DR S	Municipality: Franklin, City of
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Owner Name: TOMS, RUSSELL P JR	Mailing Address: 8103 S LAKEVIEW DR FRANKLIN, WI 53132	Land Use: Residential
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Property Photograph: 	Legal Description: CROOKED CREEK LOT 12	Building Sketch: 
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1414-Franklin	

Building Description

Dwelling #	807 0070 000- 1		
Year Built:	1/1/2004	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/2004	Bedrooms:	3
Remodeled/Effective Age:	-18	Full Baths:	3
Building Type/Style:	14-Modern Single Story	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	B	Room Count:	3
CDU/Overall Condition:	Average	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:		Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
807 0070 000- 1	2,146	0	0	0	0	1,000	3,146

Attachment Description(s):	Area:	Attachment Value:
31-WD	108	\$1,100
13-AFG	909	\$27,300
21-OMP	90	\$2,300



Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	3	\$900
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements							
Structure Type:		Year Built:	Area:	Construction:	Condition:	Value:	
Permit / Construction History							
Date of Permit:		Permit Number:	Permit Amount:		Details of Permit:		
5/4/2004		1301	\$160,000.00		NEWDWLG		
11/1/2011		2353	\$1,353.00		SHED 12X12		
3/31/2007		938	\$2,000.00		FBLA		
7/19/2004		2356	\$1,500.00		FURNEW/ AC		
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
10/5/2011		\$205,000.00	Invalid		Land and Improvements		
2/10/2004		\$92,500.00	Valid		Land		
10/28/2004		\$354,900.00	Valid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.388	Gross				\$89,000	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:		Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:	
16,901		0.388				\$89,000	
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		

Valuation/Explanation		
Dwelling #	807 0070 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	2,146	\$231,167.12
Second Story:	0	\$0.00
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$231,167.12
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	1,146	\$28,225.98
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$7,739.16
Plumbing	0 - Half Bath 3 - Full Bath	\$14,644.00
Finished Basement Living Area	1,000	\$26,990.00
Features:	4	\$2,900.00
Attachments:	1,107	\$30,700.00
Adjusted Base Price		\$342,366.26
Changes/Adjustments		
Grade Adjustment:	B 128%	\$395,220.81
Market Adjustment:	40%	\$553,309.14
CDU Adjustment:	78	\$431,600.00
Complete:	100	\$431,600.00
Dollar Adjustments		(\$1,200.00)
Dwelling Value		\$430,400.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$430,400.00
Total Land Value		\$89,000.00
Total Assessed Value		\$519,400.00

Parcel Numbers: 807-0071-000 Property Address: 8097 LAKEVIEW DR S Municipality: Franklin, City of

Owner Name: KIM SEOK HYEON & CAROLYN H Mailing Address: 8097 S LAKEVIEW DR FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	Building Sketch:
	CROOKED CREEK LOT 13	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1414-Franklin	

Building Description

Dwelling #	807 0071 000- 1		
Year Built:	1/1/2004	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/2004	Bedrooms:	3
Remodeled/Effective Age:	-18	Full Baths:	3
Building Type/Style:	14-Modern Single Story	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	B	Room Count:	4
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
807 0071 000- 1	1,974	0	0	0	0	1,782	3,756

Attachment Description(s):	Area:	Attachment Value:
13-AFG	594	\$17,800
31-WD	210	\$2,100
11-OFP	38	\$800



Feature Description(s):	Area:	Feature Value:
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
22-Additional Fixture	2	\$600
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements						
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:	
Permit / Construction History						
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:			
6/3/2004	1694	\$202,900.00	NEWDWLG			
11/20/2006	3921	\$20,000.00	RECROOM			
8/26/2004	2849	\$6,359.00	FURNEW/ AC			
1/16/2007	113	\$0.00	ADDED HEAT RUNS			
Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
12/9/2004		\$395,000.00	Invalid		Land and Improvements	
5/7/2004		\$91,000.00	Invalid		Land	
2/6/2004		\$1,720,500.00	Invalid		Land	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	0.281	Gross				\$78,400
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
12,240	0.281			\$78,400		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Paved	Light			All Public	

Valuation/Explanation		
Dwelling #	807 0071 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,974	\$215,185.74
Second Story:	0	\$0.00
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$215,185.74
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	192	\$0.00
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$9,239.76
Plumbing	0 - Half Bath 3 - Full Bath	\$14,644.00
Finished Basement Living Area	1,782	\$48,096.18
Features:	3	\$2,600.00
Attachments:	842	\$20,700.00
Adjusted Base Price		\$310,465.68
Changes/Adjustments		
Grade Adjustment:	B 128%	\$367,572.07
Market Adjustment:	43%	\$525,628.06
CDU Adjustment:	83	\$436,300.00
Complete:	100	\$436,300.00
Dollar Adjustments		(\$700.00)
Dwelling Value		\$435,600.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$435,600.00
Total Land Value		\$78,400.00
Total Assessed Value		\$514,000.00

Parcel Numbers: 807-0072-000 Property Address: 8091 LAKEVIEW DR S Municipality: Franklin, City of

Owner Name: JONES, CHRISTOPHER M Mailing Address: 8091 S LAKEVIEW DR FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	
	CROOKED CREEK LOT 14	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1414-Franklin	

Building Description

Dwelling #	807 0072 000- 1		
Year Built:	1/1/2006	Exterior Wall:	01-Wood
Year Remodeled:	1/1/2006	Bedrooms:	4
Remodeled/Effective Age:	-16	Full Baths:	3
Building Type/Style:	14-Modern Single Story	Half Baths:	1
Story:	1.00	Rough-in:	0
Grade:	A	Room Count:	5
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
807 0072 000- 1	2,697	0	0	0	0	1,424	4,121

Attachment Description(s):	Area:	Attachment Value:
11-OFP	32	\$600
13-AFG	767	\$23,000
31-WD	168	\$1,700



Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	4	\$1,200
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
05-Metal Fireplace	2	\$4,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements							
Structure Type:		Year Built:	Area:	Construction:	Condition:	Value:	
Permit / Construction History							
Date of Permit:		Permit Number:	Permit Amount:		Details of Permit:		
12/15/2006		4082	\$415,000.00		NEWDWLG		
2/6/2007		270	\$9,910.00		AC/FURNACE		
4/25/2008		796	\$6,000.00		WDDK		
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
2/6/2004		\$1,720,500.00	Invalid		Land		
11/29/2005		\$171,500.00	Invalid		Land		
8/16/2006		\$111,900.00	Valid		Land		
4/30/2015		\$530,000.00	Valid		Land and Improvements		
Land Breakdown							
Land Class:		Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site		0.288	Gross				\$80,200
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:		Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:	
12,545		0.288				\$80,200	
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		

Valuation/Explanation		
Dwelling #	807 0072 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	2,697	\$280,002.54
Second Story:	0	\$0.00
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$280,002.54
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	1,273	\$30,144.64
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$10,137.66
Plumbing	1 - Half Bath 3 - Full Bath	\$19,525.00
Finished Basement Living Area	1,424	\$38,433.76
Features:	6	\$5,200.00
Attachments:	967	\$25,300.00
Adjusted Base Price		\$408,743.60
Changes/Adjustments		
Grade Adjustment:	A 155%	\$586,277.58
Market Adjustment:	23%	\$721,121.42
CDU Adjustment:	85	\$613,000.00
Complete:	100	\$613,000.00
Dollar Adjustments		\$2,000.00
Dwelling Value		\$615,000.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$615,000.00
Total Land Value		\$80,200.00
Total Assessed Value		\$695,200.00

Parcel Numbers: 807-0073-000 Property Address: 8085 LAKEVIEW DR S Municipality: Franklin, City of

Owner Name: HAWK, STEVEN Mailing Address: 8085 S LAKEVIEW DR FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	
	CROOKED CREEK LOT 15	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1414-Franklin	

Building Description

Dwelling #	807 0073 000- 1		
Year Built:	1/1/2004	Exterior Wall:	01-Wood
Year Remodeled:	1/1/2004	Bedrooms:	4
Remodeled/Effective Age:	-18	Full Baths:	2
Building Type/Style:	13-Contemporary	Half Baths:	1
Story:	2.00	Rough-in:	0
Grade:	B+	Room Count:	5
CDU/Overall Condition:	Average	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:		Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
807 0073 000- 1	1,688	738	0	0	0	1,387	3,813

Attachment Description(s):	Area:	Attachment Value:
13-AFG	75	\$2,300
13-AFG	759	\$22,800
11-OFP	90	\$1,800
31-WD	327	\$3,300

Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	6	\$1,800
Rec Room Condition:	Rec Room Area: 0	Rec Room Value: \$0

Other Building Improvements



Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:

Permit / Construction History							
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:				
7/7/2004	2202	\$5,200.00	FURNEW/ AC				
5/6/2004	1326	\$157,040.00	NEWDWLG				
4/25/2005	51428	\$3,600.00	WDDK				
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
9/11/2019		\$527,000.00	Valid		Land and Improvements		
4/28/2004		\$91,000.00	Valid		Land		
8/2/2016		\$246,250.00	Invalid		Land and Improvements		
2/2/2004		\$269,500.00	Invalid		Land		
4/28/2004		\$91,000.00	Valid		Land		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.288	Gross				\$80,200	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:			
12,545	0.288			\$80,200			
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		

Valuation/Explanation		
Dwelling #	807 0073 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,688	\$189,697.44
Second Story:	738	\$50,582.52
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$240,279.96
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	301	\$0.00
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$9,379.98
Plumbing	1 - Half Bath 2 - Full Bath	\$12,203.00
Finished Basement Living Area	1,387	\$37,435.13
Features:	6	\$1,800.00
Attachments:	1,251	\$30,200.00
Adjusted Base Price		\$331,298.07
Changes/Adjustments		
Grade Adjustment:	B+ 135%	\$404,052.40
Market Adjustment:	57%	\$634,362.26
CDU Adjustment:	78	\$494,800.00
Complete:	100	\$494,800.00
Dollar Adjustments		(\$1,500.00)
Dwelling Value		\$493,300.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$493,300.00
Total Land Value		\$80,200.00
Total Assessed Value		\$573,500.00

Parcel Numbers: 807-0074-000 Property Address: 8057 LAKEVIEW DR S Municipality: Franklin, City of

Owner Name: HETRICK, CALVERT E & LISA A Mailing Address: 8057 S LAKEVIEW DR FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	
	CROOKED CREEK LOT 16	
	Parcel Sketch and Site Map obtained from the County GIS	
Neighborhood:	1414-Franklin	

Building Description

Dwelling #	807 0074 000- 1		
Year Built:	1/1/2004	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/2004	Bedrooms:	4
Remodeled/Effective Age:	-18	Full Baths:	3
Building Type/Style:	12-Colonial	Half Baths:	2
Story:	2.00	Rough-in:	0
Grade:	B	Room Count:	5
CDU/Overall Condition:	Average	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:		Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
807 0074 000- 1	1,237	1,176	0	0	0	758	3,171

Attachment Description(s):	Area:	Attachment Value:
13-AFG	36	\$1,100
13-AFG	591	\$17,700
99-Additional Attachments	12	\$1,200
11-OPF	36	\$700


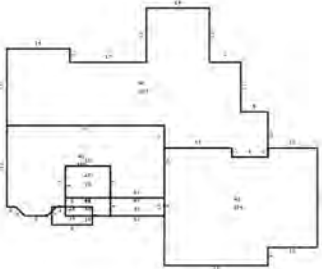
Feature Description(s):	Area:	Feature Value:
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
22-Additional Fixture	4	\$1,200
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements						
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:	
Permit / Construction History						
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:			
2/27/2004	534	\$215,100.00	NEWDWLG			
5/17/2004	1453	\$8,313.00	FURNEW/ AC			
9/13/2017	17-2166	\$5,490.00	FUR/ACREPLAC			
7/17/2017	17-1651	\$56,000.00	INTREMOD-LNDY+B			
Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
2/6/2004		\$1,720,500.00	Invalid		Land	
3/1/2004		\$92,000.00	Valid		Land	
3/17/2004		\$92,000.00	Valid		Land	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	0.316	Gross				\$82,500
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
13,765	0.316			\$82,500		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Paved	Light			All Public	

Valuation/Explanation		
Dwelling #	807 0074 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,237	\$147,932.83
Second Story:	1,176	\$74,805.36
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$222,738.19
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	479	\$15,907.59
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$7,800.66
Plumbing	2 - Half Bath 3 - Full Bath	\$24,406.00
Finished Basement Living Area	758	\$20,458.42
Features:	5	\$3,200.00
Attachments:	675	\$20,700.00
Adjusted Base Price		\$315,210.86
Changes/Adjustments		
Grade Adjustment:	B 128%	\$372,877.90
Market Adjustment:	63%	\$607,790.98
CDU Adjustment:	78	\$474,100.00
Complete:	100	\$474,100.00
Dollar Adjustments		\$1,400.00
Dwelling Value		\$475,500.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$475,500.00
Total Land Value		\$82,500.00
Total Assessed Value		\$558,000.00

Parcel Numbers: 807-0075-000 Property Address: 8025 LAKEVIEW DR S Municipality: Franklin, City of

Owner Name: MORT RICHARD A & JENNIFER L Mailing Address: 8025 S LAKEVIEW DR FRANKLIN, WI 53132 Land Use: Residential

Property Photograph:	Legal Description:	Building Sketch:
	CROOKED CREEK LOT 17	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood:	
	1414-Franklin	

Building Description

Dwelling #	807 0075 000- 1		
Year Built:	1/1/2004	Exterior Wall:	01-Wood
Year Remodeled:	1/1/2004	Bedrooms:	3
Remodeled/Effective Age:	-18	Full Baths:	2
Building Type/Style:	13-Contemporary	Half Baths:	1
Story:	2.00	Rough-in:	0
Grade:	B	Room Count:	4
CDU/Overall Condition:	Average	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:		Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
807 0075 000- 1	1,735	530	0	0	0	0	2,265

Attachment Description(s):	Area:	Attachment Value:
13-AFG	824	\$24,700
11-OPF	40	\$800

Feature Description(s):	Area:	Feature Value:
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
Very Good	1,124	\$7,868
22-Additional Fixture	7	\$2,100
Rec Room Condition:	Rec Room Area:	Rec Room Value:
Very Good	1,124	\$7,868

Other Building Improvements



Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:

Permit / Construction History							
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:				
3/11/2004	650	\$211,000.00	NEWDWLG				
9/10/2010	1872	\$35,000.00	RECROOM				
9/23/2010	1975	\$3,150.00	INTREM0D				
5/17/2004	1452	\$8,446.00	FURNEW/ AC				
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
3/5/2004		\$92,000.00	Valid		Land		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.303	Gross				\$82,500	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
13,199	0.303				\$82,500		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		
Valuation/Explanation							
Dwelling #				807 0075 000- 1			
Description				Area		Value Amount	
Living Area:							
First Story:				1,735	\$193,747.45		
Second Story:				530	\$38,377.30		
Additional Story:				0	\$0.00		
Attic/Finished Net:				0	\$0.00		
Half Story/Finished Net:				0	\$0.00		
Base Price						\$232,124.75	
Unfinished Living Area:							
Room/Unfinished:				0	\$0.00		
Unfinished Basement:				1,735	\$38,170.00		
Half Story/Unfinished:					\$0.00		
Structure Info, Features and Attachments:							
Heating/AC				Air Conditioning - Same Ducts		\$5,571.90	
Plumbing				1 - Half Bath 2 - Full Bath		\$12,203.00	
Finished Basement Living Area				0	\$0.00		
Features:				8	\$4,100.00		
Attachments:				864	\$25,500.00		
Adjusted Base Price						\$317,669.65	
Changes/Adjustments							
Grade Adjustment:				B 128%		\$368,729.15	
Market Adjustment:				52%		\$560,468.31	
CDU Adjustment:				78		\$437,200.00	
Complete:				100		\$437,200.00	
Dollar Adjustments						(\$1,100.00)	
Dwelling Value						\$436,100.00	

Other Building Improvements	0	\$0.00
Total Improvement Value		\$436,100.00
Total Land Value		\$82,500.00
Total Assessed Value		\$518,600.00

Parcel Numbers: 807-0076-000	Property Address: 8001 LAKEVIEW DR S	Municipality: Franklin, City of
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Owner Name: AHMAD, BASHIR	Mailing Address: 8001 S LAKEVIEW DR FRANKLIN, WI 53132	Land Use: Residential
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Property Photograph: 	Legal Description: CROOKED CREEK LOT 18	Building Sketch: 
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1414-Franklin	

Building Description

Dwelling #	807 0076 000- 1		
Year Built:	1/1/2005	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/2005	Bedrooms:	4
Remodeled/Effective Age:	-17	Full Baths:	4
Building Type/Style:	12-Colonial	Half Baths:	1
Story:	2.00	Rough-in:	0
Grade:	B+	Room Count:	5
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
807 0076 000- 1	2,097	1,289	0	0	0	0	3,386

Attachment Description(s):	Area:	Attachment Value:
11-OFP	122	\$2,400
13-AFG	714	\$21,400
21-OMP	104	\$2,600
11-OFP	32	\$600
11-OFP	72	\$1,400

Feature Description(s): 22-Additional Fixture	Area: 3	Feature Value: \$900
Rec Room Condition: Average	Rec Room Area: 1,189	Rec Room Value: \$5,945
05-Metal Fireplace	1	\$2,000
Rec Room Condition: Average	Rec Room Area: 1,189	Rec Room Value: \$5,945

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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Permit / Construction History

Date of Permit: 10/10/2006	Permit Number: 3449	Permit Amount: \$5,000.00	Details of Permit: RECROOM
7/14/2005	52636	\$100.00	AC
5/9/2005	51652	\$310,000.00	NEWDWLG

Ownership/Sales History

Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
3/17/2005		\$311,000.00	Invalid		Land and Improvements	
1/10/2005		\$90,000.00	Invalid		Land	
2/10/2004		\$90,000.00	Invalid		Land	

Land Breakdown

Land Class: A-Residential Primary Site	Acreage: 0.308	Unit of Measure: Gross	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value: \$82,700
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Acreage/Squarefoot Variables

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Land Data & Computations

Total Square Footage: 13,416	Total Acreage: 0.308	Depth:	Act. Frontage:	Assessed Land Value: \$82,700
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General Information

Topography: Level	Street/Road: Paved	Fronting Traffic: Light	Inspected By:	Inspected On:	Utilities: All Public
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Valuation/Explanation		
Dwelling #	807 0076 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	2,097	\$226,664.73
Second Story:	1,289	\$81,026.54
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$307,691.27
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	1,975	\$42,600.75
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$8,329.56
Plumbing	1 - Half Bath 4 - Full Bath	\$26,847.00
Finished Basement Living Area	0	\$0.00
Features:	4	\$2,900.00
Attachments:	1,044	\$28,400.00
Adjusted Base Price		\$416,768.58
Changes/Adjustments		
Grade Adjustment:	B+ 135%	\$520,382.58
Market Adjustment:	26%	\$655,682.06
CDU Adjustment:	84	\$550,800.00
Complete:	100	\$550,800.00
Dollar Adjustments		(\$400.00)
Dwelling Value		\$550,400.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$550,400.00
Total Land Value		\$82,700.00
Total Assessed Value		\$633,100.00

Parcel Numbers: 807-0077-000 Property Address: 7983 LAKEVIEW DR S Municipality: Franklin, City of

Owner Name: LEAHY JAMES & JANE Mailing Address: 7983 S LAKEVIEW DR FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	Building Sketch:
	CROOKED CREEK LOT 19	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1414-Franklin	

Building Description

Dwelling #	807 0077 000- 1		
Year Built:	1/1/2004	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/2004	Bedrooms:	3
Remodeled/Effective Age:	-18	Full Baths:	2
Building Type/Style:	14-Modern Single Story	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	B	Room Count:	4
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
807 0077 000- 1	2,081	0	0	0	0	1,664	3,745

Attachment Description(s):	Area:	Attachment Value:
13-AFG	572	\$17,200
11-OFP	142	\$2,800

Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	6	\$1,800
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements


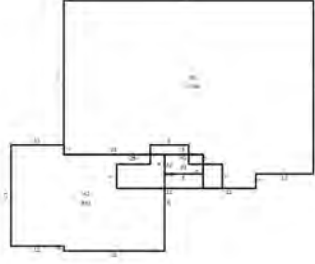
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:

Permit / Construction History							
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:				
6/7/2004	1731	\$6,871.00	AC & FURNACE				
5/9/2006	1481	\$2,900.00	HVAC				
3/30/2004	825	\$192,600.00	NEWDWLG				
5/2/2006	1352	\$60,000.00	FBLA				
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
3/29/2004		\$89,500.00	Invalid		Land		
2/6/2004		\$1,720,500.00	Invalid		Land		
6/10/2005		\$365,000.00	Invalid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.302	Gross				\$84,100	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:			Assessed Land Value:	
13,155	0.302					\$84,100	
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		

Valuation/Explanation		
Dwelling #	807 0077 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	2,081	\$224,935.29
Second Story:	0	\$0.00
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$224,935.29
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	417	\$14,407.35
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$9,212.70
Plumbing	0 - Half Bath 2 - Full Bath	\$7,322.00
Finished Basement Living Area	1,664	\$44,911.36
Features:	7	\$3,800.00
Attachments:	714	\$20,000.00
Adjusted Base Price		\$324,588.70
Changes/Adjustments		
Grade Adjustment:	B 128%	\$385,009.54
Market Adjustment:	45%	\$558,263.83
CDU Adjustment:	83	\$463,400.00
Complete:	100	\$463,400.00
Dollar Adjustments		\$200.00
Dwelling Value		\$463,600.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$463,600.00
Total Land Value		\$84,100.00
Total Assessed Value		\$547,700.00

Parcel Numbers: 807-0078-000 Property Address: 7969 LAKEVIEW DR S Municipality: Franklin, City of

Owner Name: BETLEJ GREGORY W & IRIS M Mailing Address: 7969 S LAKEVIEW DR FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	Building Sketch:
	CROOKED CREEK LOT 20	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1414-Franklin	

Building Description

Dwelling #	807 0078 000- 1		
Year Built:	1/1/2004	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/2004	Bedrooms:	3
Remodeled/Effective Age:	-18	Full Baths:	2
Building Type/Style:	14-Modern Single Story	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	B	Room Count:	4
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
807 0078 000- 1	1,789	0	0	0	0	0	1,789

Attachment Description(s):	Area:	Attachment Value:
11-OFP	32	\$600
13-AFG	651	\$19,500

Feature Description(s):	Area:	Feature Value:
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
22-Additional Fixture	1	\$300
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements


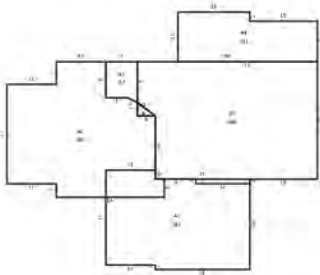
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:

Permit / Construction History							
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:				
9/9/2004	2990	\$151,980.00	NEWDWLG				
10/14/2004	3433	\$3,200.00	FURNEW/AC				
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
9/22/2006		\$335,000.00	Valid		Land and Improvements		
2/2/2004		\$269,500.00	Invalid		Land		
3/3/2004		\$87,000.00	Invalid		Land		
Land Breakdown							
Land Class:	Acreege:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.317	Gross				\$86,100	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:			
13,809	0.317			\$86,100			
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		
Valuation/Explanation							
Dwelling #				807 0078 000- 1			
Description				Area		Value Amount	
Living Area:							
First Story:				1,789	\$198,829.46		
Second Story:				0	\$0.00		
Additional Story:				0	\$0.00		
Attic/Finished Net:				0	\$0.00		
Half Story/Finished Net:				0	\$0.00		
Base Price						\$198,829.46	
Unfinished Living Area:							
Room/Unfinished:				0	\$0.00		
Unfinished Basement:				1,789	\$39,179.10		
Half Story/Unfinished:					\$0.00		
Structure Info, Features and Attachments:							
Heating/AC				Air Conditioning - Same Ducts	\$4,400.94		
Plumbing				0 - Half Bath 2 - Full Bath	\$7,322.00		
Finished Basement Living Area				0	\$0.00		
Features:				2	\$2,300.00		
Attachments:				683	\$20,100.00		
Adjusted Base Price						\$272,131.50	
Changes/Adjustments							
Grade Adjustment:				B 128%	\$319,656.32		
Market Adjustment:				26%	\$402,766.96		
CDU Adjustment:				83	\$334,300.00		
Complete:				100	\$334,300.00		
Dollar Adjustments					\$200.00		
Dwelling Value						\$334,500.00	

Other Building Improvements	0	\$0.00
Total Improvement Value		\$334,500.00
Total Land Value		\$86,100.00
Total Assessed Value		\$420,600.00

Parcel Numbers: 807-0079-000 Property Address: 7957 LAKEVIEW DR S Municipality: Franklin, City of

Owner Name: HOPPE, KATHRYN Mailing Address: 7957 S LAKEVIEW DR FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	Building Sketch:
	CROOKED CREEK LOT 21	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1414-Franklin	

Building Description

Dwelling #	807 0079 000- 1		
Year Built:	1/1/2004	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/2004	Bedrooms:	4
Remodeled/Effective Age:	-18	Full Baths:	2
Building Type/Style:	12-Colonial	Half Baths:	1
Story:	2.00	Rough-in:	0
Grade:	B	Room Count:	7
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Very Good	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
807 0079 000- 1	1,364	990	0	0	0	0	2,354

Attachment Description(s): 13-AFG	Area: 805	Attachment Value: \$24,200
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Feature Description(s): 22-Additional Fixture	Area: 8	Feature Value: \$2,400
Rec Room Condition: Good	Rec Room Area: 774	Rec Room Value: \$4,644
05-Metal Fireplace	2	\$4,000
Rec Room Condition: Good	Rec Room Area: 774	Rec Room Value: \$4,644

Other Building Improvements



Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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Permit / Construction History							
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:				
1/9/2015	15-0041	\$3,500.00	FP				
2/18/2005	50506	\$7,672.00	AC				
12/7/2014	2966	\$15,000.00	BSMT REMOD				
12/8/2004	4070	\$225,000.00	NEWDWLG				
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
2/7/2007		\$379,900.00	Valid		Land and Improvements		
9/10/2021		\$625,000.00	Valid		Land and Improvements		
1/15/2007		\$379,900.00	Valid		Land and Improvements		
2/6/2004		\$1,720,500.00	Invalid		Land		
12/3/2004		\$87,000.00	Invalid		Land		
8/22/2005		\$380,500.00	Invalid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.304	Gross				\$84,100	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
13,242	0.304				\$84,100		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		

Valuation/Explanation		
Dwelling #	807 0079 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,364	\$159,165.16
Second Story:	990	\$64,666.80
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$223,831.96
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	1,364	\$31,644.80
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$5,790.84
Plumbing	1 - Half Bath 2 - Full Bath	\$12,203.00
Finished Basement Living Area	0	\$0.00
Features:	10	\$6,400.00
Attachments:	805	\$24,200.00
Adjusted Base Price		\$304,070.60
Changes/Adjustments		
Grade Adjustment:	B 128%	\$350,042.37
Market Adjustment:	86%	\$651,078.80
CDU Adjustment:	83	\$540,400.00
Complete:	100	\$540,400.00
Dollar Adjustments		\$500.00
Dwelling Value		\$540,900.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$540,900.00
Total Land Value		\$84,100.00
Total Assessed Value		\$625,000.00

Parcel Numbers: 807-0080-000 Property Address: 7954 43RD ST S Municipality: Franklin, City of

Owner Name: HOHL RICHARD T Mailing Address: 7954 S 43RD ST FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	
	CROOKED CREEK LOT 22	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1414-Franklin	

Building Description

Dwelling #	807 0080 000- 1		
Year Built:	1/1/2004	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/2004	Bedrooms:	3
Remodeled/Effective Age:	-18	Full Baths:	2
Building Type/Style:	14-Modern Single Story	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	B+	Room Count:	4
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
807 0080 000- 1	1,980	0	0	0	0	0	1,980

Attachment Description(s):	Area:	Attachment Value:
13-AFG	572	\$17,200
11-OFP	65	\$1,300

Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	3	\$900
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements


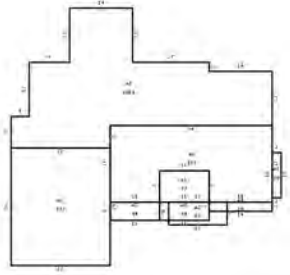
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:

Permit / Construction History							
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:				
5/11/2004	1371	\$6,735.00	FURNEW/ AC				
4/4/2018	18-0766	\$3,800.00	FURREPLAC				
3/3/2004	574	\$190,000.00	NEWDWLG				
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
1/5/2007		\$360,000.00	Valid		Land and Improvements		
2/27/2004		\$87,000.00	Invalid		Land		
2/6/2004		\$1,720,500.00	Invalid		Land		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.309	Gross				\$83,300	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:			
13,460	0.309			\$83,300			
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		
Valuation/Explanation							
Dwelling #	807 0080 000- 1						
Description	Area				Value Amount		
Living Area:							
First Story:	1,980				\$215,839.80		
Second Story:	0				\$0.00		
Additional Story:	0				\$0.00		
Attic/Finished Net:	0				\$0.00		
Half Story/Finished Net:	0				\$0.00		
Base Price					\$215,839.80		
Unfinished Living Area:							
Room/Unfinished:	0				\$0.00		
Unfinished Basement:	1,980				\$42,708.60		
Half Story/Unfinished:					\$0.00		
Structure Info, Features and Attachments:							
Heating/AC	Air Conditioning - Same Ducts				\$4,870.80		
Plumbing	0 - Half Bath 2 - Full Bath				\$7,322.00		
Finished Basement Living Area	0				\$0.00		
Features:	4				\$2,900.00		
Attachments:	637				\$18,500.00		
Adjusted Base Price					\$292,141.20		
Changes/Adjustments							
Grade Adjustment:	B+ 135%				\$365,500.62		
Market Adjustment:	17%				\$427,635.73		
CDU Adjustment:	83				\$354,900.00		
Complete:	100				\$354,900.00		
Dollar Adjustments					\$200.00		
Dwelling Value					\$355,100.00		

Other Building Improvements	0	\$0.00
Total Improvement Value		\$355,100.00
Total Land Value		\$83,300.00
Total Assessed Value		\$438,400.00

Parcel Numbers: 807-0081-000 Property Address: 7970 43RD ST S Municipality: Franklin, City of

Owner Name: GONZALEZ, JAMIE & JUANA A Mailing Address: 7970 S 43RD ST FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	Building Sketch:
	CROOKED CREEK LOT 23	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1414-Franklin	

Building Description

Dwelling #	807 0081 000- 1		
Year Built:	1/1/2004	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/2004	Bedrooms:	3
Remodeled/Effective Age:	-18	Full Baths:	2
Building Type/Style:	13-Contemporary	Half Baths:	1
Story:	2.00	Rough-in:	0
Grade:	B	Room Count:	4
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
807 0081 000- 1	1,690	563	0	0	0	0	2,253

Attachment Description(s):	Area:	Attachment Value:
13-AFG	572	\$17,200
99-Additional Attachments	28	\$2,800
11-Ofp	44	\$900



Feature Description(s):	Area:	Feature Value:
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
Good	798	\$4,788
22-Additional Fixture	6	\$1,800
Rec Room Condition:	Rec Room Area:	Rec Room Value:
Good	798	\$4,788

Other Building Improvements							
Structure Type:		Year Built:	Area:	Construction:	Condition:	Value:	
Permit / Construction History							
Date of Permit:		Permit Number:	Permit Amount:		Details of Permit:		
3/9/2004		636	\$185,912.00		NEWDWLG		
4/27/2004		1187	\$7,088.00		FURNEW/ AC		
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
12/28/2004		\$372,000.00	Valid		Land and Improvements		
8/27/2019		\$455,000.00	Valid		Land and Improvements		
2/6/2004		\$1,720,500.00	Invalid		Land		
3/29/2004		\$89,000.00	Invalid		Land		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.306	Gross				\$85,100	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
13,329	0.306				\$85,100		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		

Valuation/Explanation		
Dwelling #	807 0081 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,690	\$189,922.20
Second Story:	563	\$40,108.12
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$230,030.32
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	1,690	\$37,332.10
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$5,542.38
Plumbing	1 - Half Bath 2 - Full Bath	\$12,203.00
Finished Basement Living Area	0	\$0.00
Features:	7	\$3,800.00
Attachments:	644	\$20,900.00
Adjusted Base Price		\$309,807.80
Changes/Adjustments		
Grade Adjustment:	B 128%	\$364,937.98
Market Adjustment:	42%	\$518,211.94
CDU Adjustment:	83	\$430,100.00
Complete:	100	\$430,100.00
Dollar Adjustments		(\$1,100.00)
Dwelling Value		\$429,000.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$429,000.00
Total Land Value		\$85,100.00
Total Assessed Value		\$514,100.00

Parcel Numbers: 807-0082-000	Property Address: 8044 43RD ST S	Municipality: Franklin, City of
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Owner Name: SYED, AHMEDUDDIN	Mailing Address: 8044 S 43RD ST FRANKLIN, WI 53132	Land Use: Residential
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Property Photograph: 	Legal Description: CROOKED CREEK LOT 24	Building Sketch: 
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1414-Franklin	

Building Description

Dwelling #	807 0082 000- 1		
Year Built:	1/1/2007	Exterior Wall:	01-Wood
Year Remodeled:	1/1/2007	Bedrooms:	4
Remodeled/Effective Age:	-15	Full Baths:	4
Building Type/Style:	13-Contemporary	Half Baths:	0
Story:	2.00	Rough-in:	0
Grade:	A-	Room Count:	11
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
807 0082 000- 1	2,275	1,584	0	0	0	2,000	5,859

Attachment Description(s):	Area:	Attachment Value:
13-AFG	564	\$16,900
11-OPF	88	\$1,800
99-Additional Attachments	7	\$700
11-OPF	48	\$1,000
13-AFG	288	\$8,600

Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	5	\$1,500
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
RP1-Inground Pool - Plastic Lined Pool	1/1/2007	512		Average	\$1,000.00

Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
9/28/2007	2362	\$4,000.00	FENCE
6/14/2007	1328	\$24,650.00	AC & FURREPLAC
5/1/2007	887	\$378,000.00	NEWDWLG
9/28/2007	2363	\$25,000.00	INGROUND POOL

Ownership/Sales History

Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
12/29/2003		\$92,000.00	Valid		Land	
5/31/2006		\$115,000.00	Valid		Land	
6/14/2019		\$760,000.00	Valid		Land and Improvements	

Land Breakdown

Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	0.328	Gross				\$85,900

Acreage/Squarefoot Variables

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Land Data & Computations

Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:
14,288	0.328			\$85,900



General Information

Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:
Level	Paved	Light			All Public

Valuation/Explanation		
Dwelling #	807 0082 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	2,275	\$242,196.50
Second Story:	1,584	\$96,893.28
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$339,089.78
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	268	\$0.00
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$14,413.14
Plumbing	0 - Half Bath 4 - Full Bath	\$21,966.00
Finished Basement Living Area	2,000	\$53,980.00
Features:	6	\$3,500.00
Attachments:	995	\$29,000.00
Adjusted Base Price		\$461,948.92
Changes/Adjustments		
Grade Adjustment:	A- 145%	\$622,700.93
Market Adjustment:	29%	\$803,284.21
CDU Adjustment:	86	\$690,800.00
Complete:	100	\$690,800.00
Dollar Adjustments		(\$700.00)
Dwelling Value		\$690,100.00
Other Building Improvements	0	\$1,000.00
Total Improvement Value		\$691,100.00
Total Land Value		\$85,900.00
Total Assessed Value		\$777,000.00

Parcel Numbers: 807-0083-000 Property Address: 8060 43RD ST S Municipality: Franklin, City of

Owner Name: WORZALLA, ROSS M & KATHLEEN M Mailing Address: 8060 S 43RD ST FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	
	CROOKED CREEK LOT 25	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1414-Franklin	

Building Description

Dwelling #	807 0083 000- 1		
Year Built:	1/1/2004	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/2004	Bedrooms:	3
Remodeled/Effective Age:	-18	Full Baths:	2
Building Type/Style:	14-Modern Single Story	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	B	Room Count:	5
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Good	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
807 0083 000- 1	2,005	0	0	0	0	0	2,005

Attachment Description(s):	Area:	Attachment Value:
13-AFG	797	\$23,900
11-OFP	44	\$900

Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	6	\$1,800
Rec Room Condition:	Rec Room Area:	Rec Room Value:
Average	1,059	\$5,295
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
Average	1,059	\$5,295

Other Building Improvements



Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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Permit / Construction History							
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:				
3/11/2004	652	\$155,000.00	NEWDWLG				
1/30/2017	17-0203	\$12,000.00	INTREMOD - BATH				
5/13/2004	1430	\$6,448.00	FURNEW/ AC				
2/2/2010	151	\$25,000.00	RECROOM				
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
6/11/2013		\$402,000.00	Invalid		Land and Improvements		
2/4/2004		\$91,500.00	Valid		Land		
3/9/2005		\$348,900.00	Valid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.322	Gross				\$85,500	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
14,026	0.322				\$85,500		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		

Valuation/Explanation		
Dwelling #	807 0083 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	2,005	\$217,763.05
Second Story:	0	\$0.00
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$217,763.05
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	2,005	\$43,107.50
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$4,932.30
Plumbing	0 - Half Bath 2 - Full Bath	\$7,322.00
Finished Basement Living Area	0	\$0.00
Features:	7	\$3,800.00
Attachments:	841	\$24,800.00
Adjusted Base Price		\$301,724.85
Changes/Adjustments		
Grade Adjustment:	B 128%	\$349,599.81
Market Adjustment:	37%	\$478,951.74
CDU Adjustment:	83	\$397,500.00
Complete:	100	\$397,500.00
Dollar Adjustments		\$1,200.00
Dwelling Value		\$398,700.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$398,700.00
Total Land Value		\$85,500.00
Total Assessed Value		\$484,200.00

Parcel Numbers: 807-0084-000 Property Address: 8078 43RD ST S Municipality: Franklin, City of

Owner Name: NACKEL GREG & SHERRIE L Mailing Address: 8078 S 43RD ST FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	
	CROOKED CREEK LOT 26	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1414-Franklin	

Building Description

Dwelling #	807 0084 000- 1		
Year Built:	1/1/2004	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/2004	Bedrooms:	4
Remodeled/Effective Age:	-18	Full Baths:	2
Building Type/Style:	12-Colonial	Half Baths:	1
Story:	2.00	Rough-in:	0
Grade:	B	Room Count:	5
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
807 0084 000- 1	1,359	1,203	0	0	0	0	2,562

Attachment Description(s):	Area:	Attachment Value:
13-AFG	32	\$1,000
13-AFG	640	\$19,200
99-Additional Attachments	30	\$3,000



Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	3	\$900
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements						
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:	
Permit / Construction History						
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:			
7/6/2004	2186	\$8,674.00	FURNEW/ AC			
5/12/2004	1416	\$215,352.00	NEWDWLG			
Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
5/24/2004		\$95,900.00	Valid		Land	
2/6/2004		\$1,720,500.00	Invalid		Land	
5/7/2004		\$91,500.00	Invalid		Land	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	0.330	Gross				\$86,200
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
14,375	0.330			\$86,200		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Paved	Light			All Public	

Valuation/Explanation		
Dwelling #	807 0084 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,359	\$158,581.71
Second Story:	1,203	\$76,053.66
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$234,635.37
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	1,359	\$31,528.80
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$6,302.52
Plumbing	1 - Half Bath 2 - Full Bath	\$12,203.00
Finished Basement Living Area	0	\$0.00
Features:	4	\$2,900.00
Attachments:	702	\$23,200.00
Adjusted Base Price		\$310,769.69
Changes/Adjustments		
Grade Adjustment:	B 128%	\$364,377.20
Market Adjustment:	42%	\$517,415.63
CDU Adjustment:	83	\$429,500.00
Complete:	100	\$429,500.00
Dollar Adjustments		\$600.00
Dwelling Value		\$430,100.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$430,100.00
Total Land Value		\$86,200.00
Total Assessed Value		\$516,300.00

Parcel Numbers: 807-0085-000 Property Address: 8112 43RD ST S Municipality: Franklin, City of

Owner Name: KUHN, MARTIN C Mailing Address: 8112 S 43RD ST FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	
	CROOKED CREEK LOT 27	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1414-Franklin	

Building Description

Dwelling #	807 0085 000- 1		
Year Built:	1/1/2005	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/2005	Bedrooms:	4
Remodeled/Effective Age:	-17	Full Baths:	3
Building Type/Style:	14-Modern Single Story	Half Baths:	1
Story:	1.00	Rough-in:	0
Grade:	B	Room Count:	5
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
807 0085 000- 1	1,939	0	0	0	0	970	2,909

Attachment Description(s):	Area:	Attachment Value:
13-AFG	768	\$23,000
11-OPF	63	\$1,300
31-WD	310	\$3,100



Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	4	\$1,200
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements						
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:	
Permit / Construction History						
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:			
7/11/2005	2543	\$100.00	AC			
5/5/2005	51611	\$190,000.00	NEWDWLG			
6/14/2007	1325	\$2,000.00	RECROOM			
12/3/2020	20-3485	\$80,000.00	POOL			
7/20/2016	16-1723	\$16,000.00	INTREMODOBASEME			
Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
2/2/2004		\$269,500.00	Invalid		Land	
4/2/2004		\$91,500.00	Invalid		Land	
4/4/2005		\$98,500.00	Valid		Land	
1/7/2015		\$353,000.00	Valid		Land and Improvements	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	0.333	Gross				\$86,200
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
14,505	0.333			\$86,200		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Paved	Light			All Public	

Valuation/Explanation		
Dwelling #	807 0085 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,939	\$212,475.62
Second Story:	0	\$0.00
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$212,475.62
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	969	\$25,058.34
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$7,156.14
Plumbing	1 - Half Bath 3 - Full Bath	\$19,525.00
Finished Basement Living Area	970	\$26,180.30
Features:	5	\$3,200.00
Attachments:	1,141	\$27,400.00
Adjusted Base Price		\$320,995.40
Changes/Adjustments		
Grade Adjustment:	B 128%	\$371,706.11
Market Adjustment:	34%	\$498,086.19
CDU Adjustment:	84	\$418,400.00
Complete:	100	\$418,400.00
Dollar Adjustments		(\$1,300.00)
Dwelling Value		\$417,100.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$417,100.00
Total Land Value		\$86,200.00
Total Assessed Value		\$503,300.00

Parcel Numbers: 807-0086-000 Property Address: 8128 43RD ST S Municipality: Franklin, City of

Owner Name: CICHE, DENNIS J & BETH C Mailing Address: 8128 S 43RD ST FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	
	CROOKED CREEK LOT 28	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1414-Franklin	

Building Description

Dwelling #	807 0086 000- 1		
Year Built:	1/1/2006	Exterior Wall:	01-Wood
Year Remodeled:	1/1/2006	Bedrooms:	6
Remodeled/Effective Age:	-16	Full Baths:	3
Building Type/Style:	14-Modern Single Story	Half Baths:	1
Story:	1.00	Rough-in:	0
Grade:	A-	Room Count:	7
CDU/Overall Condition:	Average	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:		Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
807 0086 000- 1	2,614	0	0	0	0	1,400	4,014

Attachment Description(s):	Area:	Attachment Value:
11-OFP	87	\$1,700
13-AFG	915	\$27,500
31-WD	180	\$1,800


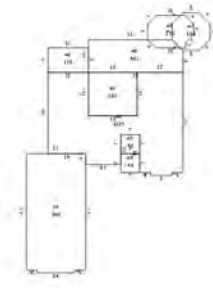
Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	5	\$1,500
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
05-Metal Fireplace	2	\$4,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements							
Structure Type:		Year Built:	Area:	Construction:	Condition:	Value:	
Permit / Construction History							
Date of Permit:		Permit Number:	Permit Amount:		Details of Permit:		
9/1/2006		2990	\$7,000.00		AC & FURNACE		
6/19/2007		1371	\$10,000.00		WDDK		
6/9/2006		1881	\$370,000.00		NEWDWLG		
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
2/6/2004		\$1,720,500.00	Invalid		Land		
5/7/2004		\$91,500.00	Invalid		Land		
5/27/2004		\$98,900.00	Valid		Land		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.334	Gross				\$86,400	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
14,549	0.334				\$86,400		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		

Valuation/Explanation		
Dwelling #	807 0086 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	2,614	\$272,117.40
Second Story:	0	\$0.00
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$272,117.40
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	1,214	\$29,051.02
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$9,874.44
Plumbing	1 - Half Bath 3 - Full Bath	\$19,525.00
Finished Basement Living Area	1,400	\$37,786.00
Features:	7	\$5,500.00
Attachments:	1,182	\$31,000.00
Adjusted Base Price		\$404,853.86
Changes/Adjustments		
Grade Adjustment:	A- 145%	\$534,113.10
Market Adjustment:	33%	\$710,370.42
CDU Adjustment:	80	\$568,300.00
Complete:	100	\$568,300.00
Dollar Adjustments		\$1,300.00
Dwelling Value		\$569,600.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$569,600.00
Total Land Value		\$86,400.00
Total Assessed Value		\$656,000.00

Parcel Numbers: 807-0087-000 Property Address: 8146 43RD ST S Municipality: Franklin, City of

Owner Name: SWANSON, SETH DOUGLAS Mailing Address: 8146 S 43RD ST FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	
	CROOKED CREEK LOT 29	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1414-Franklin	

Building Description

Dwelling #	807 0087 000- 1		
Year Built:	1/1/2006	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/2006	Bedrooms:	4
Remodeled/Effective Age:	-16	Full Baths:	3
Building Type/Style:	12-Colonial	Half Baths:	1
Story:	2.00	Rough-in:	0
Grade:	B-	Room Count:	6
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
807 0087 000- 1	1,807	1,335	0	0	0	1,240	4,382

Attachment Description(s):	Area:	Attachment Value:
31-WD	164	\$1,600
11-OPF	49	\$1,000
13-AFG	960	\$28,800
31-WD	412	\$4,100


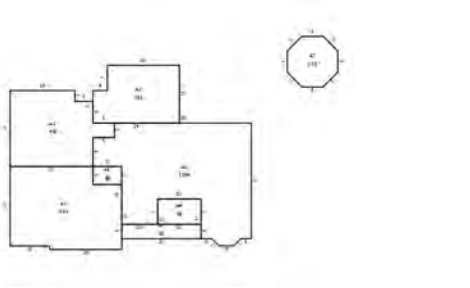
Feature Description(s):	Area:	Feature Value:
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
22-Additional Fixture	4	\$1,200
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements						
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:	
Permit / Construction History						
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:			
8/18/2006	2805	\$0.00	AC & FURNACE			
5/15/2006	1553	\$225,000.00	NEWDWLG			
7/24/2007	1751	\$12,000.00	WDDK			
1/11/2017	17-0075	\$100.00	BSMT FINISH			
12/20/2016	16-3031	\$10,000.00	BSMT REMOD			
Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
3/14/2005		\$92,000.00	Invalid		Land	
3/16/2007		\$415,500.00	Invalid		Land and Improvements	
2/9/2004		\$92,000.00	Invalid		Land	
7/21/2005		\$110,000.00	Valid		Land	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	0.348	Gross				\$89,100
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
15,159	0.348			\$89,100		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Paved	Light			All Public	

Valuation/Explanation		
Dwelling #	807 0087 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,807	\$199,926.48
Second Story:	1,335	\$83,464.20
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$283,390.68
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	567	\$17,633.70
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$10,779.72
Plumbing	1 - Half Bath 3 - Full Bath	\$19,525.00
Finished Basement Living Area	1,240	\$33,467.60
Features:	5	\$3,200.00
Attachments:	1,585	\$35,500.00
Adjusted Base Price		\$403,496.70
Changes/Adjustments		
Grade Adjustment:	B- 120%	\$437,756.04
Market Adjustment:	36%	\$595,348.21
CDU Adjustment:	85	\$506,000.00
Complete:	100	\$506,000.00
Dollar Adjustments		\$700.00
Dwelling Value		\$506,700.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$506,700.00
Total Land Value		\$89,100.00
Total Assessed Value		\$595,800.00

Parcel Numbers: 807-0088-000 Property Address: 8160 43RD ST S Municipality: Franklin, City of

Owner Name: AHMAD WADOOD Mailing Address: 8160 S 43RD ST FRANKLIN, WI 53132 Land Use: Residential

Property Photograph:	Legal Description:	Building Sketch:
	CROOKED CREEK LOT 30	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood:	
	1414-Franklin	

Building Description

Dwelling #	807 0088 000- 1		
Year Built:	1/1/2004	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/2004	Bedrooms:	4
Remodeled/Effective Age:	-18	Full Baths:	3
Building Type/Style:	12-Colonial	Half Baths:	1
Story:	2.00	Rough-in:	0
Grade:	B	Room Count:	5
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
807 0088 000- 1	1,640	1,104	0	0	0	0	2,744

Attachment Description(s):	Area:	Attachment Value:
13-AFG	40	\$1,200
13-AFG	662	\$19,900
11-OFP	88	\$1,800
31-WD	356	\$3,600



Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	2	\$600
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements						
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:	
Permit / Construction History						
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:			
11/15/2004	3874	\$180,000.00	NEWDWLG			
7/6/2005	52502	\$10,000.00	WDDK			
2/14/2005	50430	\$8,867.00	AC			
Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
10/28/2004		\$92,000.00	Invalid		Land	
2/10/2004		\$92,000.00	Invalid		Land	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	0.344	Gross				\$87,900
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
14,985	0.344			\$87,900		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Paved	Light			All Public	

Valuation/Explanation		
Dwelling #	807 0088 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,640	\$185,270.80
Second Story:	1,104	\$70,567.68
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$255,838.48
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	1,640	\$36,391.60
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$6,750.24
Plumbing	1 - Half Bath 3 - Full Bath	\$19,525.00
Finished Basement Living Area	0	\$0.00
Features:	3	\$2,600.00
Attachments:	1,146	\$26,500.00
Adjusted Base Price		\$347,605.32
Changes/Adjustments		
Grade Adjustment:	B 128%	\$407,686.81
Market Adjustment:	36%	\$554,454.06
CDU Adjustment:	83	\$460,200.00
Complete:	100	\$460,200.00
Dollar Adjustments		(\$700.00)
Dwelling Value		\$459,500.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$459,500.00
Total Land Value		\$87,900.00
Total Assessed Value		\$547,400.00

Parcel Numbers: 807-0089-000 Property Address: 8182 43RD ST S Municipality: Franklin, City of

Owner Name: JERMAN, KRISTIAN L Mailing Address: 8182 S 43RD ST FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	Building Sketch:
	CROOKED CREEK LOT 31	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1414-Franklin	

Building Description

Dwelling #	807 0089 000- 1		
Year Built:	1/1/2004	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/2004	Bedrooms:	4
Remodeled/Effective Age:	-18	Full Baths:	2
Building Type/Style:	14-Modern Single Story	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	B-	Room Count:	4
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
807 0089 000- 1	2,183	0	0	0	0	0	2,183

Attachment Description(s):	Area:	Attachment Value:
11-OFP	40	\$800
13-AFG	469	\$14,100
31-WD	322	\$3,200



Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	7	\$2,100
Rec Room Condition:	Rec Room Area:	Rec Room Value:
Good	979	\$5,874
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
Good	979	\$5,874

Other Building Improvements							
Structure Type:		Year Built:	Area:	Construction:	Condition:	Value:	
Permit / Construction History							
Date of Permit:		Permit Number:	Permit Amount:		Details of Permit:		
10/4/2004		3302	\$222,700.00		NEWDWLG		
1/24/2005		50204	\$15,206.00		RECROOM		
12/9/2004		4092	\$7,283.00		FUR/AC		
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
2/6/2004		\$1,720,500.00	Invalid		Land		
8/14/2020		\$465,000.00	Valid		Land and Improvements		
10/6/2004		\$91,500.00	Invalid		Land		
10/5/2004		\$92,500.00	Valid		Land		
Land Breakdown							
Land Class:		Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site		0.321	Gross				\$85,900
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:		Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:	
13,983		0.321				\$85,900	
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		

Valuation/Explanation		
Dwelling #	807 0089 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	2,183	\$234,126.75
Second Story:	0	\$0.00
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$234,126.75
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	2,183	\$46,083.13
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$5,370.18
Plumbing	0 - Half Bath 2 - Full Bath	\$7,322.00
Finished Basement Living Area	0	\$0.00
Features:	8	\$4,100.00
Attachments:	831	\$18,100.00
Adjusted Base Price		\$315,102.06
Changes/Adjustments		
Grade Adjustment:	B- 120%	\$351,482.47
Market Adjustment:	30%	\$456,927.21
CDU Adjustment:	83	\$379,200.00
Complete:	100	\$379,200.00
Dollar Adjustments		(\$800.00)
Dwelling Value		\$378,400.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$378,400.00
Total Land Value		\$85,900.00
Total Assessed Value		\$464,300.00

Parcel Numbers: 807-0090-000 Property Address: 8033 43RD ST S Municipality: Franklin, City of

Owner Name: SOLIAH, PRABHURAJ Mailing Address: 8033 S 43RD ST FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	
	CROOKED CREEK LOT 32	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1414-Franklin	

Building Description

Dwelling #	807 0090 000- 1		
Year Built:	1/1/2004	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/2004	Bedrooms:	3
Remodeled/Effective Age:	-18	Full Baths:	3
Building Type/Style:	12-Colonial	Half Baths:	0
Story:	2.00	Rough-in:	0
Grade:	B	Room Count:	4
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
807 0090 000- 1	1,253	1,026	0	0	0	0	2,279

Attachment Description(s):	Area:	Attachment Value:
13-AFG	552	\$16,600
11-OPF	88	\$1,800

Feature Description(s):	Area:	Feature Value:
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
Average	1,149	\$5,745
22-Additional Fixture	4	\$1,200
Rec Room Condition:	Rec Room Area:	Rec Room Value:
Average	1,149	\$5,745

Other Building Improvements



Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:

Permit / Construction History							
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:				
4/13/2004	997	\$161,000.00	NEWDWLG				
5/10/2019	19-0989	\$0.00	FENCE				
7/7/2004	2199	\$8,200.00	FURNEW/ AC				
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
4/17/2019		\$440,000.00	Valid		Land and Improvements		
10/13/2004		\$263,000.00	Invalid		Land and Improvements		
2/6/2004		\$79,000.00	Valid		Land		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.480	Gross				\$84,900	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:			
20,909	0.480			\$84,900			
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		
Valuation/Explanation							
Dwelling #	807 0090 000- 1						
Description	Area				Value Amount		
Living Area:							
First Story:	1,253				\$148,530.62		
Second Story:	1,026				\$66,587.40		
Additional Story:	0				\$0.00		
Attic/Finished Net:	0				\$0.00		
Half Story/Finished Net:	0				\$0.00		
Base Price					\$215,118.02		
Unfinished Living Area:							
Room/Unfinished:	0				\$0.00		
Unfinished Basement:	1,253				\$29,671.04		
Half Story/Unfinished:					\$0.00		
Structure Info, Features and Attachments:							
Heating/AC	Air Conditioning - Same Ducts				\$5,606.34		
Plumbing	0 - Half Bath 3 - Full Bath				\$14,644.00		
Finished Basement Living Area	0				\$0.00		
Features:	5				\$3,200.00		
Attachments:	640				\$18,400.00		
Adjusted Base Price					\$286,639.40		
Changes/Adjustments							
Grade Adjustment:	B 128%				\$339,250.43		
Market Adjustment:	56%				\$529,230.67		
CDU Adjustment:	83				\$439,300.00		
Complete:	100				\$439,300.00		
Dollar Adjustments					(\$1,200.00)		
Dwelling Value					\$438,100.00		

Other Building Improvements	0	\$0.00
Total Improvement Value		\$438,100.00
Total Land Value		\$84,900.00
Total Assessed Value		\$523,000.00

Parcel Numbers: 807-0091-000 Property Address: 8051 43RD ST S Municipality: Franklin, City of

Owner Name: HAMDAN, AL-WALEED Mailing Address: 8051 S 43RD ST FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	Building Sketch:
	CROOKED CREEK LOT 33	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood:	
	1414-Franklin	

Building Description

Dwelling #	807 0091 000- 1		
Year Built:	1/1/2004	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/2004	Bedrooms:	3
Remodeled/Effective Age:	-18	Full Baths:	2
Building Type/Style:	14-Modern Single Story	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	B	Room Count:	5
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
807 0091 000- 1	2,081	0	0	0	0	0	2,081

Attachment Description(s):	Area:	Attachment Value:
11-OFP	142	\$2,800
13-AFG	550	\$16,500

Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	5	\$1,500
Rec Room Condition:	Rec Room Area:	Rec Room Value:
Average	1,621	\$8,105
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
Average	1,621	\$8,105

Other Building Improvements



Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:

Permit / Construction History							
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:				
9/22/2004	3141	\$200,000.00	NEWDWLG				
11/30/2015	15-2854	\$3,362.00	FURREPLAC				
12/26/2018	18-3196	\$1,500.00	FOUNDRPR				
11/27/2018	18-2956	\$20,000.00	FBLA				
12/10/2018	18-3071	\$1,100.00	HVAC-DUCTWK				
12/9/2004	4090	\$6,890.00	FUR/AC/HVAC				
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
2/6/2004		\$1,720,500.00	Invalid		Land		
9/24/2004		\$80,000.00	Invalid		Land		
5/30/2006		\$329,900.00	Valid		Land and Improvements		
12/15/2008		\$340,000.00	Valid		Land and Improvements		
5/6/2017		\$375,000.00	Invalid		Land and Improvements		
11/1/2018		\$370,000.00	Valid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.375	Gross				\$79,000	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
16,335	0.375				\$79,000		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		

Valuation/Explanation		
Dwelling #	807 0091 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	2,081	\$224,935.29
Second Story:	0	\$0.00
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$224,935.29
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	2,081	\$44,450.16
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$5,119.26
Plumbing	0 - Half Bath 2 - Full Bath	\$7,322.00
Finished Basement Living Area	0	\$0.00
Features:	6	\$3,500.00
Attachments:	692	\$19,300.00
Adjusted Base Price		\$304,626.71
Changes/Adjustments		
Grade Adjustment:	B 128%	\$360,738.19
Market Adjustment:	29%	\$465,352.26
CDU Adjustment:	83	\$386,200.00
Complete:	100	\$386,200.00
Dollar Adjustments		\$300.00
Dwelling Value		\$386,500.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$386,500.00
Total Land Value		\$79,000.00
Total Assessed Value		\$465,500.00

Parcel Numbers: 807-0092-000 Property Address: 8067 43RD ST S Municipality: Franklin, City of

Owner Name: LACINA DOUGLAS E & ELIZABETH H Mailing Address: 8067 S 43RD ST FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	Building Sketch:
	CROOKED CREEK LOT 34	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1414-Franklin	

Building Description

Dwelling #	807 0092 000- 1		
Year Built:	1/1/2004	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/2004	Bedrooms:	4
Remodeled/Effective Age:	-18	Full Baths:	2
Building Type/Style:	12-Colonial	Half Baths:	1
Story:	2.00	Rough-in:	0
Grade:	B-	Room Count:	4
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
807 0092 000- 1	1,204	1,024	0	0	0	0	2,228

Attachment Description(s):	Area:	Attachment Value:
11-OFP	12	\$200
13-AFG	672	\$20,200
11-OFP	32	\$600



Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	5	\$1,500
Rec Room Condition:	Rec Room Area:	Rec Room Value:
Good	988	\$5,928
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
Good	988	\$5,928

Other Building Improvements							
Structure Type:		Year Built:	Area:	Construction:	Condition:	Value:	
Permit / Construction History							
Date of Permit:		Permit Number:	Permit Amount:		Details of Permit:		
4/19/2004		1064	\$162,080.00		NEWDWLG		
7/19/2004		2354	\$6,000.00		FURNEW/ AC		
1/30/2006		314	\$10,000.00		RECROOM		
2/22/2006		537	\$3,800.00		WOODBURN		
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
8/10/2007		\$338,000.00	Valid		Land and Improvements		
3/10/2004		\$80,000.00	Valid		Land		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.369	Gross				\$78,400	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
16,074	0.369				\$78,400		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		

Valuation/Explanation		
Dwelling #	807 0092 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,204	\$143,986.36
Second Story:	1,024	\$66,457.60
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$210,443.96
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	1,204	\$28,811.72
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$5,480.88
Plumbing	1 - Half Bath 2 - Full Bath	\$12,203.00
Finished Basement Living Area	0	\$0.00
Features:	6	\$3,500.00
Attachments:	716	\$21,000.00
Adjusted Base Price		\$281,439.56
Changes/Adjustments		
Grade Adjustment:	B- 120%	\$308,327.47
Market Adjustment:	49%	\$459,407.93
CDU Adjustment:	83	\$381,300.00
Complete:	100	\$381,300.00
Dollar Adjustments		\$1,000.00
Dwelling Value		\$382,300.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$382,300.00
Total Land Value		\$78,400.00
Total Assessed Value		\$460,700.00

Parcel Numbers: 807-0093-000	Property Address: 8089 43RD ST S	Municipality: Franklin, City of
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Owner Name: CHAUHAN ATUL K & SUSAN M	Mailing Address: 8089 S 43RD ST FRANKLIN, WI 53132	Land Use: Residential
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Property Photograph: 	Legal Description: CROOKED CREEK LOT 35	Building Sketch: 
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1414-Franklin	

Building Description

Dwelling #	807 0093 000- 1		
Year Built:	1/1/2004	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/2004	Bedrooms:	3
Remodeled/Effective Age:	-18	Full Baths:	2
Building Type/Style:	12-Colonial	Half Baths:	1
Story:	2.00	Rough-in:	0
Grade:	B	Room Count:	4
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
807 0093 000- 1	1,211	968	0	0	0	0	2,179

Attachment Description(s):	Area:	Attachment Value:
11-OFP	12	\$200
13-AFG	6	\$200
13-AFG	608	\$18,200
12-EFP	143	\$4,300
11-OFP	203	\$4,100

Feature Description(s): 05-Metal Fireplace	Area: 1	Feature Value: \$2,000
Rec Room Condition:	Rec Room Area: 0	Rec Room Value: \$0
22-Additional Fixture	3	\$900
Rec Room Condition:	Rec Room Area: 0	Rec Room Value: \$0

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
3/1/2004	541	\$159,900.00	NEWDWLG
6/9/2016	16-1323	\$3,678.00	ACREPLACE
8/3/2005	380705	\$6,400.00	HOTTUB
5/11/2004	1372	\$7,170.00	FURNEW/ AC

Ownership/Sales History

Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
2/6/2004		\$1,720,500.00	Invalid		Land	
3/1/2004		\$79,000.00	Invalid		Land	
7/27/2007		\$317,500.00	Valid		Land and Improvements	
3/1/2004		\$83,000.00	Valid		Land	

Land Breakdown

Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	0.357	Gross				\$77,100

Acreage/Squarefoot Variables

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Land Data & Computations

Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:
15,551	0.357			\$77,100



General Information

Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:
Level	Paved	Light			All Public

Valuation/Explanation		
Dwelling #	807 0093 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,211	\$144,823.49
Second Story:	968	\$63,229.76
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$208,053.25
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	1,211	\$28,979.23
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$5,360.34
Plumbing	1 - Half Bath 2 - Full Bath	\$12,203.00
Finished Basement Living Area	0	\$0.00
Features:	4	\$2,900.00
Attachments:	972	\$27,000.00
Adjusted Base Price		\$284,495.82
Changes/Adjustments		
Grade Adjustment:	B 128%	\$325,882.65
Market Adjustment:	37%	\$446,459.23
CDU Adjustment:	83	\$370,600.00
Complete:	100	\$370,600.00
Dollar Adjustments		(\$900.00)
Dwelling Value		\$369,700.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$369,700.00
Total Land Value		\$77,100.00
Total Assessed Value		\$446,800.00

Parcel Numbers: 807-0094-000 Property Address: 8105 43RD ST S Municipality: Franklin, City of

Owner Name: MIERENDORF TIMOTHY D & CHRISTINE K Mailing Address: 8105 S 43RD ST FRANKLIN, WI 53132 Land Use: Residential

Property Photograph:	Legal Description:	Building Sketch:
	CROOKED CREEK LOT 36	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood:	
	1414-Franklin	

Building Description

Dwelling #	807 0094 000- 1		
Year Built:	1/1/2004	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/2004	Bedrooms:	4
Remodeled/Effective Age:	-18	Full Baths:	2
Building Type/Style:	12-Colonial	Half Baths:	1
Story:	2.00	Rough-in:	0
Grade:	B	Room Count:	6
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
807 0094 000- 1	1,265	1,237	0	0	0	0	2,502

Attachment Description(s):	Area:	Attachment Value:
13-AFG	387	\$11,600
13-AFG	432	\$13,000
11-OFP	27	\$500


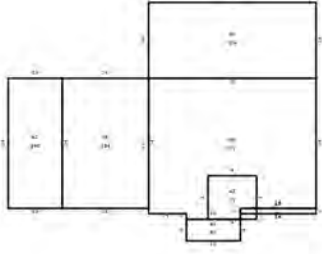
Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	8	\$2,400
Rec Room Condition:	Rec Room Area:	Rec Room Value:
Very Good	1,000	\$7,000
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
Very Good	1,000	\$7,000

Other Building Improvements						
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:	
Permit / Construction History						
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:			
5/18/2004	1495	\$165,000.00	NEWDWLG			
5/31/2007	1183	\$500.00	DUCTWORK			
7/7/2004	2203	\$2,808.00	FURNEW/ AC			
2/22/2007	391	\$3,000.00	RECROOM			
Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
6/16/2009		\$405,000.00	Valid		Land and Improvements	
4/29/2005		\$372,900.00	Valid		Land and Improvements	
2/2/2004		\$79,000.00	Valid		Land	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	0.376	Gross				\$79,100
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
16,379	0.376			\$79,100		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Paved	Light			All Public	

Valuation/Explanation		
Dwelling #	807 0094 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,265	\$149,953.10
Second Story:	1,237	\$78,203.14
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$228,156.24
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	1,265	\$29,955.20
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$6,154.92
Plumbing	1 - Half Bath 2 - Full Bath	\$12,203.00
Finished Basement Living Area	0	\$0.00
Features:	9	\$4,400.00
Attachments:	846	\$25,100.00
Adjusted Base Price		\$305,969.36
Changes/Adjustments		
Grade Adjustment:	B 128%	\$353,880.78
Market Adjustment:	56%	\$552,054.02
CDU Adjustment:	83	\$458,200.00
Complete:	100	\$458,200.00
Dollar Adjustments		(\$1,000.00)
Dwelling Value		\$457,200.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$457,200.00
Total Land Value		\$79,100.00
Total Assessed Value		\$536,300.00

Parcel Numbers: 807-0095-000 Property Address: 8121 43RD ST S Municipality: Franklin, City of

Owner Name: HARRIS, PATRICK S & DENISE E Mailing Address: 8121 S 43RD ST FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	Building Sketch:
	CROOKED CREEK LOT 37	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1414-Franklin	

Building Description

Dwelling #	807 0095 000- 1		
Year Built:	1/1/2004	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/2004	Bedrooms:	4
Remodeled/Effective Age:	-18	Full Baths:	2
Building Type/Style:	12-Colonial	Half Baths:	1
Story:	2.00	Rough-in:	0
Grade:	B	Room Count:	5
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
807 0095 000- 1	1,219	1,155	0	0	0	0	2,374

Attachment Description(s):	Area:	Attachment Value:
13-AFG	384	\$11,500
13-AFG	240	\$7,200
99-Additional Attachments	14	\$1,400
11-OPF	40	\$800



Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	5	\$1,500
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements							
Structure Type:		Year Built:	Area:	Construction:	Condition:	Value:	
Permit / Construction History							
Date of Permit:		Permit Number:	Permit Amount:		Details of Permit:		
12/9/2004		4094	\$8,648.00		FUR/AC		
10/4/2004		3313	\$225,000.00		NEWDWLG		
10/19/2005		54081	\$9,000.00		BSMTALTS		
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
2/6/2004		\$1,720,500.00	Invalid		Land		
10/6/2004		\$79,500.00	Invalid		Land		
8/31/2005		\$339,900.00	Valid		Land and Improvements		
7/21/2011		\$339,900.00	Valid		Land and Improvements		
Land Breakdown							
Land Class:		Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site		0.445	Gross				\$83,200
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:		Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:	
19,384		0.445				\$83,200	
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		

Valuation/Explanation		
Dwelling #	807 0095 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,219	\$145,780.21
Second Story:	1,155	\$73,469.55
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$219,249.76
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	1,205	\$28,835.65
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$5,840.04
Plumbing	1 - Half Bath 2 - Full Bath	\$12,203.00
Finished Basement Living Area	0	\$0.00
Features:	6	\$3,500.00
Attachments:	678	\$20,900.00
Adjusted Base Price		\$290,528.45
Changes/Adjustments		
Grade Adjustment:	B 128%	\$340,644.42
Market Adjustment:	49%	\$507,560.18
CDU Adjustment:	83	\$421,300.00
Complete:	100	\$421,300.00
Dollar Adjustments		(\$500.00)
Dwelling Value		\$420,800.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$420,800.00
Total Land Value		\$83,200.00
Total Assessed Value		\$504,000.00

Parcel Numbers: 807-0096-000 Property Address: 8139 43RD ST S Municipality: Franklin, City of

Owner Name: LELINSKI JAMES C & MARY ANN TRUSTEES OF Mailing Address: 8139 S 43RD ST FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	Building Sketch:
	CROOKED CREEK LOT 38	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood:	
1414-Franklin		

Building Description

Dwelling #	807 0096 000- 1		
Year Built:	1/1/2004	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/2004	Bedrooms:	4
Remodeled/Effective Age:	-18	Full Baths:	2
Building Type/Style:	14-Modern Single Story	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	B	Room Count:	5
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
807 0096 000- 1	2,183	0	0	0	0	0	2,183

Attachment Description(s):	Area:	Attachment Value:
11-OFP	100	\$2,000
13-AFG	557	\$16,700

Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	3	\$900
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements



Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:

Permit / Construction History							
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:				
7/27/2004	2487	\$6,606.00	FURNEW/ AC				
6/17/2004	1913	\$223,700.00	NEWDWLG				
6/22/2015	15-1374	\$10,480.00	ACREPLACE (+FUR				
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
5/7/2004		\$80,000.00	Invalid		Land		
2/6/2004		\$1,720,500.00	Invalid		Land		
6/15/2005		\$354,000.00	Valid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.520	Gross				\$84,700	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:			
22,651	0.520			\$84,700			
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		
Valuation/Explanation							
Dwelling #	807 0096 000- 1						
Description	Area				Value Amount		
Living Area:							
First Story:	2,183				\$234,126.75		
Second Story:	0				\$0.00		
Additional Story:	0				\$0.00		
Attic/Finished Net:	0				\$0.00		
Half Story/Finished Net:	0				\$0.00		
Base Price	\$234,126.75						
Unfinished Living Area:							
Room/Unfinished:	0				\$0.00		
Unfinished Basement:	2,183				\$46,083.13		
Half Story/Unfinished:					\$0.00		
Structure Info, Features and Attachments:							
Heating/AC	Air Conditioning - Same Ducts				\$5,370.18		
Plumbing	0 - Half Bath 2 - Full Bath				\$7,322.00		
Finished Basement Living Area	0				\$0.00		
Features:	4				\$2,900.00		
Attachments:	657				\$18,700.00		
Adjusted Base Price	\$314,502.06						
Changes/Adjustments							
Grade Adjustment:	B 128%				\$374,914.64		
Market Adjustment:	18%				\$442,399.27		
CDU Adjustment:	83				\$367,200.00		
Complete:	100				\$367,200.00		
Dollar Adjustments					(\$900.00)		
Dwelling Value	\$366,300.00						

Other Building Improvements	0	\$0.00
Total Improvement Value		\$366,300.00
Total Land Value		\$84,700.00
Total Assessed Value		\$451,000.00

Parcel Numbers: 807-0097-000 Property Address: 4350 HIGH VIEW DR W Municipality: Franklin, City of

Owner Name: GUPTA, MANOJ & CHARU Mailing Address: 4350 W HIGH VIEW DR FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	
	CROOKED CREEK LOT 39	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1414-Franklin	

Building Description

Dwelling #	807 0097 000- 1		
Year Built:	1/1/2004	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/2004	Bedrooms:	3
Remodeled/Effective Age:	-18	Full Baths:	2
Building Type/Style:	12-Colonial	Half Baths:	1
Story:	2.00	Rough-in:	0
Grade:	B	Room Count:	4
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
807 0097 000- 1	1,438	1,293	0	0	0	0	2,731

Attachment Description(s):	Area:	Attachment Value:
11-OFP	82	\$1,600
13-AFG	704	\$21,100
31-WD	168	\$1,700

Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	6	\$1,800
Rec Room Condition: Average	Rec Room Area: 1,085	Rec Room Value: \$5,425
05-Metal Fireplace	1	\$2,000
Rec Room Condition: Average	Rec Room Area: 1,085	Rec Room Value: \$5,425

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
2/10/2015	15-0252	\$600.00	INTREMOD
7/1/2004	2127	\$3,200.00	FURNEW/ AC
8/9/2019	19-2027	\$100.00	MISC HVAC
4/28/2005	51502	\$1,600.00	WDDK
3/21/2019	19-0528	\$15,000.00	INTREMOD
4/27/2004	1189	\$216,000.00	NEWDWLG

Ownership/Sales History

Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
2/18/2009		\$137,000.00	Invalid		Land and Improvements	
2/6/2004		\$79,000.00	Valid		Land	

Land Breakdown

Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	0.469	Gross				\$84,400

Acreage/Squarefoot Variables

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Land Data & Computations

Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:
20,430	0.469			\$84,400



General Information

Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:
Level	Paved	Light			All Public

Valuation/Explanation		
Dwelling #	807 0097 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,438	\$166,563.54
Second Story:	1,293	\$81,277.98
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$247,841.52
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	1,438	\$33,045.24
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$6,718.26
Plumbing	1 - Half Bath 2 - Full Bath	\$12,203.00
Finished Basement Living Area	0	\$0.00
Features:	7	\$3,800.00
Attachments:	954	\$24,400.00
Adjusted Base Price		\$328,008.02
Changes/Adjustments		
Grade Adjustment:	B 128%	\$383,754.27
Market Adjustment:	45%	\$556,443.69
CDU Adjustment:	83	\$461,800.00
Complete:	100	\$461,800.00
Dollar Adjustments		\$200.00
Dwelling Value		\$462,000.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$462,000.00
Total Land Value		\$84,400.00
Total Assessed Value		\$546,400.00

Parcel Numbers: 807-0098-000	Property Address: 4462 HIGH VIEW DR W	Municipality: Franklin, City of
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Owner Name: CAPSTRAN, JEFFERY A	Mailing Address: 4462 W HIGH VIEW DR FRANKLIN, WI 53132	Land Use: Residential
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Property Photograph: 	Legal Description: CROOKED CREEK LOT 40	Building Sketch: 
Parcel Sketch and Site Map obtained from the County GIS		
Neighborhood: 1414-Franklin		

Building Description

Dwelling #	807 0098 000- 1		
Year Built:	1/1/2004	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/2004	Bedrooms:	3
Remodeled/Effective Age:	-18	Full Baths:	2
Building Type/Style:	14-Modern Single Story	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	B	Room Count:	5
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
807 0098 000- 1	2,227	0	0	0	0	750	2,977

Attachment Description(s):	Area:	Attachment Value:
11-OFP	32	\$600
13-AFG	768	\$23,000
31-WD	140	\$1,400


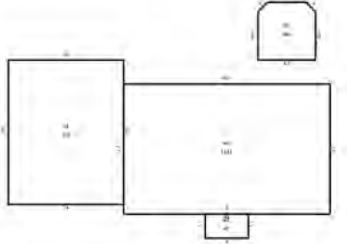
Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	5	\$1,500
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements							
Structure Type:		Year Built:	Area:	Construction:	Condition:	Value:	
Permit / Construction History							
Date of Permit:		Permit Number:	Permit Amount:		Details of Permit:		
5/24/2004		1579	\$3,200.00		FURNEW/ AC		
10/25/2004		3585	\$6,500.00		WDDK		
4/16/2004		1039	\$242,600.00		NEWDWLG		
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
3/26/2004		\$79,000.00	Valid		Land		
8/16/2005		\$192,000.00	Invalid		Land and Improvements		
7/14/2011		\$350,000.00	Valid		Land and Improvements		
6/16/2016		\$425,000.00	Valid		Land and Improvements		
Land Breakdown							
Land Class:		Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site		0.432	Gross				\$81,600
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:		Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:	
18,818		0.432				\$81,600	
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		

Valuation/Explanation		
Dwelling #	807 0098 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	2,227	\$238,066.30
Second Story:	0	\$0.00
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$238,066.30
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	1,477	\$33,631.29
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$7,323.42
Plumbing	0 - Half Bath 2 - Full Bath	\$7,322.00
Finished Basement Living Area	750	\$20,242.50
Features:	6	\$3,500.00
Attachments:	940	\$25,000.00
Adjusted Base Price		\$335,085.51
Changes/Adjustments		
Grade Adjustment:	B 128%	\$392,429.45
Market Adjustment:	25%	\$490,536.82
CDU Adjustment:	83	\$407,100.00
Complete:	100	\$407,100.00
Dollar Adjustments		\$1,400.00
Dwelling Value		\$408,500.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$408,500.00
Total Land Value		\$81,600.00
Total Assessed Value		\$490,100.00

Parcel Numbers: 807-0099-000 Property Address: 8209 44TH ST S Municipality: Franklin, City of

Owner Name: PRATHIGUDUPU, RAJA & SUSHMA NANDURI Mailing Address: 8209 S 44TH ST FRANKLIN, WI 53132 Land Use: Residential

Property Photograph:	Legal Description:	Building Sketch:
	CROOKED CREEK LOT 41	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood:	
	1414-Franklin	

Building Description

Dwelling #	807 0099 000- 1		
Year Built:	1/1/2004	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/2004	Bedrooms:	4
Remodeled/Effective Age:	-18	Full Baths:	2
Building Type/Style:	12-Colonial	Half Baths:	1
Story:	2.00	Rough-in:	0
Grade:	B	Room Count:	4
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
807 0099 000- 1	1,161	1,161	0	0	0	0	2,322

Attachment Description(s):	Area:	Attachment Value:
13-AFG	720	\$21,600
35-Ms/Terrace	45	\$0

Feature Description(s):	Area:	Feature Value:
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
Average	400	\$2,000
22-Additional Fixture	1	\$300
Rec Room Condition:	Rec Room Area:	Rec Room Value:
Average	400	\$2,000

Other Building Improvements


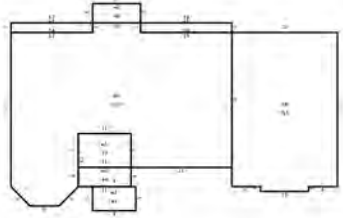
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:

Permit / Construction History							
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:				
7/7/2004	108935	\$8,600.00	HVAC				
3/30/2015	15-0618	\$3,000.00	RECROOM				
4/12/2004	978	\$157,000.00	NEWDWLG				
8/8/2013	13-1749	\$5,600.00	FP				
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
11/26/2003		\$79,000.00	Valid		Land		
7/15/2013		\$297,000.00	Valid		Land and Improvements		
9/5/2019		\$450,000.00	Valid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.372	Gross				\$77,100	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
16,204	0.372				\$77,100		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		

Valuation/Explanation		
Dwelling #	807 0099 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,161	\$140,155.92
Second Story:	1,161	\$73,851.21
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$214,007.13
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	1,161	\$28,177.47
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$5,712.12
Plumbing	1 - Half Bath 2 - Full Bath	\$12,203.00
Finished Basement Living Area	0	\$0.00
Features:	2	\$2,300.00
Attachments:	765	\$21,600.00
Adjusted Base Price		\$283,999.72
Changes/Adjustments		
Grade Adjustment:	B 128%	\$332,927.64
Market Adjustment:	50%	\$499,391.46
CDU Adjustment:	83	\$414,500.00
Complete:	100	\$414,500.00
Dollar Adjustments		\$1,300.00
Dwelling Value		\$415,800.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$415,800.00
Total Land Value		\$77,100.00
Total Assessed Value		\$492,900.00

Parcel Numbers: 807-0100-000 Property Address: 8218 44TH ST S Municipality: Franklin, City of

Owner Name: ANIS, NARGIS Mailing Address: 8218 S 44TH ST FRANKLIN, WI 53132 Land Use: Residential

Property Photograph:	Legal Description:	Building Sketch:
	CROOKED CREEK LOT 42	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood:	
	1414-Franklin	

Building Description

Dwelling #	807 0100 000- 1		
Year Built:	1/1/2008	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/2008	Bedrooms:	4
Remodeled/Effective Age:	-14	Full Baths:	3
Building Type/Style:	12-Colonial	Half Baths:	0
Story:	2.00	Rough-in:	0
Grade:	B	Room Count:	6
CDU/Overall Condition:	Average	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:		Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
807 0100 000- 1	1,444	1,399	0	0	0	0	2,843

Attachment Description(s):	Area:	Attachment Value:
99-Additional Attachments	34	\$3,400
99-Additional Attachments	38	\$3,800
13-AFG	714	\$21,400
11-OFP	44	\$900



Feature Description(s):	Area:	Feature Value:
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
22-Additional Fixture	4	\$1,200
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements							
Structure Type:		Year Built:	Area:	Construction:	Condition:	Value:	
Permit / Construction History							
Date of Permit:		Permit Number:	Permit Amount:		Details of Permit:		
9/6/2007		2135	\$247,000.00		NEWDWLG		
1/5/2005		50047	\$212,500.00		NEWDWLG-CAN		
2/21/2008		318	\$11,169.00		AC/FURNACE		
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
6/28/2007		\$99,900.00	Valid		Land		
11/29/2005		\$171,500.00	Invalid		Land		
2/6/2004		\$1,720,500.00	Invalid		Land		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.353	Gross				\$76,300	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
15,377	0.353				\$76,300		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		

Valuation/Explanation		
Dwelling #	807 0100 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,444	\$167,258.52
Second Story:	1,399	\$87,031.79
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$254,290.31
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	1,444	\$33,183.12
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$6,993.78
Plumbing	0 - Half Bath 3 - Full Bath	\$14,644.00
Finished Basement Living Area	0	\$0.00
Features:	5	\$3,200.00
Attachments:	830	\$29,500.00
Adjusted Base Price		\$341,811.21
Changes/Adjustments		
Grade Adjustment:	B 128%	\$395,662.35
Market Adjustment:	39%	\$549,970.67
CDU Adjustment:	82	\$451,000.00
Complete:	100	\$451,000.00
Dollar Adjustments		(\$800.00)
Dwelling Value		\$450,200.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$450,200.00
Total Land Value		\$76,300.00
Total Assessed Value		\$526,500.00

Parcel Numbers: 807-0101-000 Property Address: 8201 43RD ST S Municipality: Franklin, City of

Owner Name: OWSIANNY PAUL R & ROBIN A Mailing Address: 8201 S 43RD ST FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	Building Sketch:
	CROOKED CREEK LOT 43	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1414-Franklin	

Building Description

Dwelling #	807 0101 000- 1		
Year Built:	1/1/2004	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/2004	Bedrooms:	3
Remodeled/Effective Age:	-18	Full Baths:	2
Building Type/Style:	14-Modern Single Story	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	B-	Room Count:	4
CDU/Overall Condition:	Average	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:		Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
807 0101 000- 1	1,723	0	0	0	0	0	1,723

Attachment Description(s):	Area:	Attachment Value:
13-AFG	667	\$20,000
11-OFP	30	\$600

Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	3	\$900
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:

Permit / Construction History							
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:				
5/11/2004	1373	\$5,500.00	FURNEW/ AC				
3/26/2004	804	\$156,456.00	NEWDWLG				
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
12/16/2003		\$79,000.00	Valid		Land		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.437	Gross				\$81,700	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:			
19,036	0.437			\$81,700			
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		
Valuation/Explanation							
Dwelling #				807 0101 000- 1			
Description				Area		Value Amount	
Living Area:							
First Story:				1,723		\$192,407.41	
Second Story:				0		\$0.00	
Additional Story:				0		\$0.00	
Attic/Finished Net:				0		\$0.00	
Half Story/Finished Net:				0		\$0.00	
Base Price						\$192,407.41	
Unfinished Living Area:							
Room/Unfinished:				0		\$0.00	
Unfinished Basement:				1,723		\$37,906.00	
Half Story/Unfinished:						\$0.00	
Structure Info, Features and Attachments:							
Heating/AC				Air Conditioning - Same Ducts		\$4,238.58	
Plumbing				0 - Half Bath 2 - Full Bath		\$7,322.00	
Finished Basement Living Area				0		\$0.00	
Features:				4		\$2,900.00	
Attachments:				697		\$20,600.00	
Adjusted Base Price						\$265,373.99	
Changes/Adjustments							
Grade Adjustment:				B- 120%		\$290,248.79	
Market Adjustment:				42%		\$412,153.28	
CDU Adjustment:				78		\$321,500.00	
Complete:				100		\$321,500.00	
Dollar Adjustments						\$400.00	
Dwelling Value						\$321,900.00	

Other Building Improvements	0	\$0.00
Total Improvement Value		\$321,900.00
Total Land Value		\$81,700.00
Total Assessed Value		\$403,600.00

Parcel Numbers: 807-0102-000	Property Address: VALLEY DR W	Municipality: Franklin, City of
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Owner Name: TREETOPS DEVELOPMENT LLC	Mailing Address: W240 N1221 PEWAUKEE RD WAUKESHA, WI 53188	Land Use: Residential
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Property Photograph:	Legal Description: CROOKED CREEK OUTLOT 1	Building Sketch:
<small>Describe/Map</small>	Parcel Sketch and Site Map obtained from the County GIS	<small>Describe/Map</small>
	Neighborhood: 1414-Franklin	

Building Description

Dwelling #	
Year Built:	Exterior Wall:
Year Remodeled:	Bedrooms:
Remodeled/Effective Age:	Full Baths:
Building Type/Style:	Half Baths:
Story:	Rough-in: 0
Grade:	Room Count:
CDU/Overall Condition:	Basement Description:
Interior Condition:	Heating:
Kitchen Condition:	Type of Fuel:
Bath Condition:	Type of System:

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
							0

Attachment Description(s):	Area:	Attachment Value:
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Feature Description(s):	Area:	Feature Value:
Rec Room Condition:	Rec Room Area:	Rec Room Value:

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
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Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.590	Gross				\$0	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
25,700	0.590				\$0		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		
Valuation/Explanation							
Dwelling #				Area		Value Amount	
Description				Area		Value Amount	
Living Area:							
First Story:							
Second Story:							
Additional Story:							
Attic/Finished Net:							
Half Story/Finished Net:							
Base Price							
Unfinished Living Area:							
Room/Unfinished:							
Unfinished Basement:							
Half Story/Unfinished:							
Structure Info, Features and Attachments:							
Heating/AC							
Plumbing				- Half Bath - Full Bath			
Finished Basement Living Area							
Features:							
Attachments:							
Adjusted Base Price						\$0.00	
Changes/Adjustments							
Grade Adjustment:				%			
Market Adjustment:							
CDU Adjustment:							
Complete:				100%			
Dollar Adjustments							
Dwelling Value							
Other Building Improvements				0		\$0.00	
Total Improvement Value						\$0.00	
Total Land Value						\$0.00	
Total Assessed Value						\$0.00	

Parcel Numbers: 807-0103-000	Property Address: 7963 43RD ST S	Municipality: Franklin, City of
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Owner Name: TREETOPS DEVELOPMENT LLC	Mailing Address: W240 N1221 PEWAUKEE RD WAUKESHA, WI 53188	Land Use: Residential
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Property Photograph:	Legal Description: CROOKED CREEK OUTLOT 2	Building Sketch:		
<small>Descriptor/Usage</small>	<table border="1" style="width:100%"> <tr><td>Parcel Sketch and Site Map obtained from the County GIS</td></tr> <tr><td>Neighborhood: 1414-Franklin</td></tr> </table>	Parcel Sketch and Site Map obtained from the County GIS	Neighborhood: 1414-Franklin	<small>Descriptor/Usage</small>
Parcel Sketch and Site Map obtained from the County GIS				
Neighborhood: 1414-Franklin				

Building Description

Dwelling # Year Built: Year Remodeled: Remodeled/Effective Age: Building Type/Style: Story: Grade: CDU/Overall Condition: Interior Condition: Kitchen Condition: Bath Condition:	Exterior Wall: Bedrooms: Full Baths: Half Baths: Rough-in: 0 Room Count: Basement Description: Heating: Type of Fuel: Type of System:
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Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished: 0
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Attachment Description(s):	Area:	Attachment Value:
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Feature Description(s):	Area:	Feature Value:
Rec Room Condition:	Rec Room Area:	Rec Room Value:

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
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Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	0.409	Gross				\$0
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
17,816	0.409			\$0		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Paved	Light			All Public	
Valuation/Explanation						
Dwelling #			Area		Value Amount	
Description			Area		Value Amount	
Living Area:						
First Story:						
Second Story:						
Additional Story:						
Attic/Finished Net:						
Half Story/Finished Net:						
Base Price						
Unfinished Living Area:						
Room/Unfinished:						
Unfinished Basement:						
Half Story/Unfinished:						
Structure Info, Features and Attachments:						
Heating/AC						
Plumbing			- Half Bath - Full Bath			
Finished Basement Living Area						
Features:						
Attachments:						
Adjusted Base Price					\$0.00	
Changes/Adjustments						
Grade Adjustment:			%			
Market Adjustment:						
CDU Adjustment:						
Complete:			100%			
Dollar Adjustments						
Dwelling Value						
Other Building Improvements			0		\$0.00	
Total Improvement Value					\$0.00	
Total Land Value					\$0.00	
Total Assessed Value					\$0.00	

Parcel Numbers: 807-0104-000	Property Address: 43RD ST S	Municipality: Franklin, City of
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Owner Name: TREETOPS DEVELOPMENT LLC	Mailing Address: W240 N1221 PEWAUKEE RD WAUKESHA, WI 53188	Land Use: Residential
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Property Photograph:	Legal Description: CROOKED CREEK OUTLOT 3	Building Sketch:		
<small>Describe/Map</small>	<table border="1" style="width:100%"> <tr><td>Parcel Sketch and Site Map obtained from the County GIS</td></tr> <tr><td>Neighborhood: 1414-Franklin</td></tr> </table>	Parcel Sketch and Site Map obtained from the County GIS	Neighborhood: 1414-Franklin	<small>Describe/Map</small>
Parcel Sketch and Site Map obtained from the County GIS				
Neighborhood: 1414-Franklin				

Building Description

Dwelling # Year Built: Year Remodeled: Remodeled/Effective Age: Building Type/Style: Story: Grade: CDU/Overall Condition: Interior Condition: Kitchen Condition: Bath Condition:	Exterior Wall: Bedrooms: Full Baths: Half Baths: Rough-in: 0 Room Count: Basement Description: Heating: Type of Fuel: Type of System:
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Square Footage / Attachments

First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
						0

Attachment Description(s):	Area:	Attachment Value:
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Feature Description(s):	Area:	Feature Value:
Rec Room Condition:	Rec Room Area:	Rec Room Value:

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
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Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	1.586	Gross				\$0
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
69,086	1.586			\$0		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Paved	Light			All Public	
Valuation/Explanation						
Dwelling #			Area		Value Amount	
Description			Area		Value Amount	
Living Area:						
First Story:						
Second Story:						
Additional Story:						
Attic/Finished Net:						
Half Story/Finished Net:						
Base Price						
Unfinished Living Area:						
Room/Unfinished:						
Unfinished Basement:						
Half Story/Unfinished:						
Structure Info, Features and Attachments:						
Heating/AC						
Plumbing			- Half Bath - Full Bath			
Finished Basement Living Area						
Features:						
Attachments:						
Adjusted Base Price					\$0.00	
Changes/Adjustments						
Grade Adjustment:			%			
Market Adjustment:						
CDU Adjustment:						
Complete:			100%			
Dollar Adjustments						
Dwelling Value						
Other Building Improvements			0		\$0.00	
Total Improvement Value					\$0.00	
Total Land Value					\$0.00	
Total Assessed Value					\$0.00	

Parcel Numbers: 807-0105-000	Property Address: 43RD ST S	Municipality: Franklin, City of
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Owner Name: TREETOPS DEVELOPMENT LLC	Mailing Address: W240 N1221 PEWAUKEE RD WAUKESHA, WI 53188	Land Use: Residential
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Property Photograph:	Legal Description: CROOKED CREEK OUTLOT 4	Building Sketch:
<div style="border: 1px solid black; height: 100px; width: 100%;"></div>	<div style="border: 1px solid black; height: 100px; width: 100%;"></div>	<div style="border: 1px solid black; height: 100px; width: 100%;"></div>
Parcel Sketch and Site Map obtained from the County GIS		
Neighborhood: 1414-Franklin		

Building Description

Dwelling # Year Built: Year Remodeled: Remodeled/Effective Age: Building Type/Style: Story: Grade: CDU/Overall Condition: Interior Condition: Kitchen Condition: Bath Condition:	Exterior Wall: Bedrooms: Full Baths: Half Baths: Rough-in: 0 Room Count: Basement Description: Heating: Type of Fuel: Type of System:
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Square Footage / Attachments

First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
						0

Attachment Description(s):	Area:	Attachment Value:
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Feature Description(s):	Area:	Feature Value:
Rec Room Condition:	Rec Room Area:	Rec Room Value:

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
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Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	0.046	Gross				\$0
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
2,004	0.046			\$0		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Paved	Light			All Public	
Valuation/Explanation						
Dwelling #			Area		Value Amount	
Description			Area		Value Amount	
Living Area:						
First Story:						
Second Story:						
Additional Story:						
Attic/Finished Net:						
Half Story/Finished Net:						
Base Price						
Unfinished Living Area:						
Room/Unfinished:						
Unfinished Basement:						
Half Story/Unfinished:						
Structure Info, Features and Attachments:						
Heating/AC						
Plumbing			- Half Bath - Full Bath			
Finished Basement Living Area						
Features:						
Attachments:						
Adjusted Base Price					\$0.00	
Changes/Adjustments						
Grade Adjustment:			%			
Market Adjustment:						
CDU Adjustment:						
Complete:			100%			
Dollar Adjustments						
Dwelling Value						
Other Building Improvements			0		\$0.00	
Total Improvement Value					\$0.00	
Total Land Value					\$0.00	
Total Assessed Value					\$0.00	

Parcel Numbers: 807-0106-000	Property Address: 43RD ST S	Municipality: Franklin, City of
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Owner Name: TREETOPS DEVELOPMENT LLC	Mailing Address: W240 N1221 PEWAUKEE RD WAUKESHA, WI 53188	Land Use: Residential
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Property Photograph:	Legal Description: CROOKED CREEK OUTLOT 5	Building Sketch:
<small>Describe/Map</small>	Parcel Sketch and Site Map obtained from the County GIS	<small>Describe/Map</small>
	Neighborhood: 1414-Franklin	

Building Description

Dwelling #	
Year Built:	Exterior Wall:
Year Remodeled:	Bedrooms:
Remodeled/Effective Age:	Full Baths:
Building Type/Style:	Half Baths:
Story:	Rough-in: 0
Grade:	Room Count:
CDU/Overall Condition:	Basement Description:
Interior Condition:	Heating:
Kitchen Condition:	Type of Fuel:
Bath Condition:	Type of System:

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
							0

Attachment Description(s):	Area:	Attachment Value:
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Feature Description(s):	Area:	Feature Value:
Rec Room Condition:	Rec Room Area:	Rec Room Value:

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
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Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	1.738	Gross				\$0
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
75,707	1.738			\$0		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Paved	Light			All Public	
Valuation/Explanation						
Dwelling #						
Description	Area			Value Amount		
Living Area:						
First Story:						
Second Story:						
Additional Story:						
Attic/Finished Net:						
Half Story/Finished Net:						
Base Price						
Unfinished Living Area:						
Room/Unfinished:						
Unfinished Basement:						
Half Story/Unfinished:						
Structure Info, Features and Attachments:						
Heating/AC						
Plumbing				- Half Bath - Full Bath		
Finished Basement Living Area						
Features:						
Attachments:						
Adjusted Base Price				\$0.00		
Changes/Adjustments						
Grade Adjustment:				%		
Market Adjustment:						
CDU Adjustment:						
Complete:				100%		
Dollar Adjustments						
Dwelling Value						
Other Building Improvements	0			\$0.00		
Total Improvement Value				\$0.00		
Total Land Value				\$0.00		
Total Assessed Value				\$0.00		

Parcel Numbers: 807-0107-000	Property Address: LAKEVIEW DR S	Municipality: Franklin, City of
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Owner Name: TREETOPS DEVELOPMENT LLC	Mailing Address: W240 N1221 PEWAUKEE RD WAUKESHA, WI 53188	Land Use: Residential
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Property Photograph:	Legal Description: CROOKED CREEK OUTLOT 6	Building Sketch:
<small>Describe/Map</small>	Parcel Sketch and Site Map obtained from the County GIS Neighborhood: 1414-Franklin	<small>Describe/Map</small>

Building Description

Dwelling #	
Year Built:	Exterior Wall:
Year Remodeled:	Bedrooms:
Remodeled/Effective Age:	Full Baths:
Building Type/Style:	Half Baths:
Story:	Rough-in: 0
Grade:	Room Count:
CDU/Overall Condition:	Basement Description:
Interior Condition:	Heating:
Kitchen Condition:	Type of Fuel:
Bath Condition:	Type of System:

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished: 0
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Attachment Description(s):	Area:	Attachment Value:
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Feature Description(s):	Area:	Feature Value:
Rec Room Condition:	Rec Room Area:	Rec Room Value:

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
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Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	0.248	Gross				\$0
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
10,803	0.248			\$0		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Paved	Light			All Public	
Valuation/Explanation						
Dwelling #			Area		Value Amount	
Description			Area		Value Amount	
Living Area:						
First Story:						
Second Story:						
Additional Story:						
Attic/Finished Net:						
Half Story/Finished Net:						
Base Price						
Unfinished Living Area:						
Room/Unfinished:						
Unfinished Basement:						
Half Story/Unfinished:						
Structure Info, Features and Attachments:						
Heating/AC						
Plumbing			- Half Bath - Full Bath			
Finished Basement Living Area						
Features:						
Attachments:						
Adjusted Base Price					\$0.00	
Changes/Adjustments						
Grade Adjustment:			%			
Market Adjustment:						
CDU Adjustment:						
Complete:			100%			
Dollar Adjustments						
Dwelling Value						
Other Building Improvements			0		\$0.00	
Total Improvement Value					\$0.00	
Total Land Value					\$0.00	
Total Assessed Value					\$0.00	

Parcel Numbers: 807-0108-000	Property Address: LAKEVIEW DR S (REAR)	Municipality: Franklin, City of
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Owner Name: TREETOPS DEVELOPMENT LLC	Mailing Address: W240 N1221 PEWAUKEE RD WAUKESHA, WI 53188	Land Use: Residential
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Property Photograph:	Legal Description: CROOKED CREEK OUTLOT 7	Building Sketch:
<div style="border: 1px solid black; height: 100px; width: 100%;"></div>	<div style="border: 1px solid black; height: 100px; width: 100%;"></div>	<div style="border: 1px solid black; height: 100px; width: 100%;"></div>
<div style="border: 1px solid black; padding: 2px;"> Parcel Sketch and Site Map obtained from the County GIS </div>		
<div style="border: 1px solid black; padding: 2px;"> Neighborhood: 1414-Franklin </div>		

Building Description

Dwelling # Year Built: Year Remodeled: Remodeled/Effective Age: Building Type/Style: Story: Grade: CDU/Overall Condition: Interior Condition: Kitchen Condition: Bath Condition:	Exterior Wall: Bedrooms: Full Baths: Half Baths: Rough-in: 0 Room Count: Basement Description: Heating: Type of Fuel: Type of System:
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Square Footage / Attachments

First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
						0

Attachment Description(s):	Area:	Attachment Value:
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Feature Description(s):	Area:	Feature Value:
Rec Room Condition:	Rec Room Area:	Rec Room Value:

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
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Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	4.430	Gross				\$0
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
192,971	4.430			\$0		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Paved	Light			All Public	
Valuation/Explanation						
Dwelling #			Area		Value Amount	
Description			Area		Value Amount	
Living Area:						
First Story:						
Second Story:						
Additional Story:						
Attic/Finished Net:						
Half Story/Finished Net:						
Base Price						
Unfinished Living Area:						
Room/Unfinished:						
Unfinished Basement:						
Half Story/Unfinished:						
Structure Info, Features and Attachments:						
Heating/AC						
Plumbing			- Half Bath - Full Bath			
Finished Basement Living Area						
Features:						
Attachments:						
Adjusted Base Price					\$0.00	
Changes/Adjustments						
Grade Adjustment:			%			
Market Adjustment:						
CDU Adjustment:						
Complete:			100%			
Dollar Adjustments						
Dwelling Value						
Other Building Improvements			0		\$0.00	
Total Improvement Value					\$0.00	
Total Land Value					\$0.00	
Total Assessed Value					\$0.00	

Parcel Numbers: 807-0109-000	Property Address: 43RD ST S	Municipality: Franklin, City of
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Owner Name: TREETOPS DEVELOPMENT LLC	Mailing Address: W240 N1221 PEWAUKEE RD WAUKESHA, WI 53188	Land Use: Residential
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Property Photograph:	Legal Description: CROOKED CREEK OUTLOT 8	Building Sketch:
<small>Describe/Map</small>	Parcel Sketch and Site Map obtained from the County GIS	<small>Describe/Map</small>
	Neighborhood: 1414-Franklin	

Building Description

Dwelling #	
Year Built:	Exterior Wall:
Year Remodeled:	Bedrooms:
Remodeled/Effective Age:	Full Baths:
Building Type/Style:	Half Baths:
Story:	Rough-in: 0
Grade:	Room Count:
CDU/Overall Condition:	Basement Description:
Interior Condition:	Heating:
Kitchen Condition:	Type of Fuel:
Bath Condition:	Type of System:

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
							0

Attachment Description(s):	Area:	Attachment Value:
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Feature Description(s):	Area:	Feature Value:
Rec Room Condition:	Rec Room Area:	Rec Room Value:

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
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Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	3.520	Gross				\$0
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
153,331	3.520			\$0		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Paved	Light			All Public	
Valuation/Explanation						
Dwelling #						
Description	Area			Value Amount		
Living Area:						
First Story:						
Second Story:						
Additional Story:						
Attic/Finished Net:						
Half Story/Finished Net:						
Base Price						
Unfinished Living Area:						
Room/Unfinished:						
Unfinished Basement:						
Half Story/Unfinished:						
Structure Info, Features and Attachments:						
Heating/AC						
Plumbing				- Half Bath - Full Bath		
Finished Basement Living Area						
Features:						
Attachments:						
Adjusted Base Price				\$0.00		
Changes/Adjustments						
Grade Adjustment:				%		
Market Adjustment:						
CDU Adjustment:						
Complete:				100%		
Dollar Adjustments						
Dwelling Value						
Other Building Improvements	0			\$0.00		
Total Improvement Value				\$0.00		
Total Land Value				\$0.00		
Total Assessed Value				\$0.00		

Parcel Numbers: 807-0110-000 Property Address: 8211 43RD ST S Municipality: Franklin, City of

Owner Name: SPAULDING, LARRY A JR & DEBRA A Mailing Address: 8211 S 43RD ST FRANKLIN, WI 53132 Land Use: Residential

Property Photograph:	Legal Description:	Building Sketch:
	CROOKED CREEK ADDITION NO 1 LOT 44 TOGETHER WITH AN	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood:	
	1414-Franklin	

Building Description

Dwelling #	807 0110 000- 1		
Year Built:	1/1/2008	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/2008	Bedrooms:	4
Remodeled/Effective Age:	-14	Full Baths:	2
Building Type/Style:	12-Colonial	Half Baths:	1
Story:	2.00	Rough-in:	0
Grade:	B	Room Count:	6
CDU/Overall Condition:	Average	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:		Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
807 0110 000- 1	1,499	1,197	0	0	0	0	2,696

Attachment Description(s):	Area:	Attachment Value:
11-OFP	52	\$1,000
13-AFG	801	\$24,000

Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	3	\$900
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements



Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:

Permit / Construction History							
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:				
1/28/2008	164	\$248,175.00	NEWDWLG				
4/28/2008	810	\$9,443.00	AC/FURNACE				
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
10/29/2004		\$1,734,000.00	Invalid		Land		
11/29/2005		\$622,500.00	Invalid		Land		
11/29/2005		\$656,000.00	Invalid		Land		
8/20/2007		\$99,900.00	Valid		Land		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.327	Gross				\$73,300	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:			
14,244	0.327			\$73,300			
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		
Valuation/Explanation							
Dwelling #	807 0110 000- 1						
Description	Area					Value Amount	
Living Area:							
First Story:	1,499					\$172,504.92	
Second Story:	1,197					\$76,141.17	
Additional Story:	0					\$0.00	
Attic/Finished Net:	0					\$0.00	
Half Story/Finished Net:	0					\$0.00	
Base Price						\$248,646.09	
Unfinished Living Area:							
Room/Unfinished:	0					\$0.00	
Unfinished Basement:	1,499					\$34,132.23	
Half Story/Unfinished:						\$0.00	
Structure Info, Features and Attachments:							
Heating/AC	Air Conditioning - Same Ducts					\$6,632.16	
Plumbing	1 - Half Bath 2 - Full Bath					\$12,203.00	
Finished Basement Living Area	0					\$0.00	
Features:	4					\$2,900.00	
Attachments:	853					\$25,000.00	
Adjusted Base Price						\$329,513.48	
Changes/Adjustments							
Grade Adjustment:	B 128%					\$386,065.25	
Market Adjustment:	36%					\$525,048.75	
CDU Adjustment:	82					\$430,500.00	
Complete:	100					\$430,500.00	
Dollar Adjustments						\$1,100.00	
Dwelling Value						\$431,600.00	

Other Building Improvements	0	\$0.00
Total Improvement Value		\$431,600.00
Total Land Value		\$73,300.00
Total Assessed Value		\$504,900.00

Parcel Numbers: 807-0111-000 Property Address: 8223 43RD ST S Municipality: Franklin, City of

Owner Name: KOETTING, THOMAS B & AMY M Mailing Address: 8223 S 43RD ST FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	
	CROOKED CREEK ADDITION NO 1 LOT 45 TOGETHER WITH AN	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1414-Franklin	

Building Description

Dwelling #	807 0111 000- 1		
Year Built:	1/1/2006	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/2006	Bedrooms:	4
Remodeled/Effective Age:	-16	Full Baths:	2
Building Type/Style:	12-Colonial	Half Baths:	1
Story:	2.00	Rough-in:	0
Grade:	B	Room Count:	5
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
807 0111 000- 1	1,414	1,176	0	0	0	0	2,590

Attachment Description(s):	Area:	Attachment Value:
11-OFP	9	\$200
99-Additional Attachments	30	\$3,000
11-OFP	151	\$3,000
13-AFG	809	\$24,300


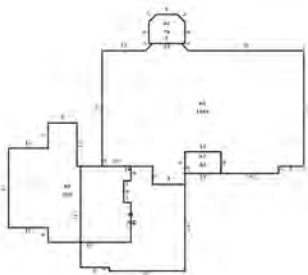
Feature Description(s):	Area:	Feature Value:
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
22-Additional Fixture	3	\$900
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements							
Structure Type:		Year Built:	Area:	Construction:	Condition:	Value:	
Permit / Construction History							
Date of Permit:		Permit Number:	Permit Amount:		Details of Permit:		
12/16/2005		4909	\$305,493.00		NEWDWLG		
2/8/2006		399	\$0.00		AC & FURNACE		
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
12/16/2005		\$100,400.00	Valid		Land		
11/29/2005		\$656,000.00	Invalid		Land		
10/29/2004		\$1,734,000.00	Invalid		Land		
11/29/2005		\$622,500.00	Invalid		Land		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.314	Gross				\$74,000	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
13,678	0.314				\$74,000		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		

Valuation/Explanation		
Dwelling #	807 0111 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,414	\$163,783.62
Second Story:	1,176	\$74,805.36
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$238,588.98
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	1,384	\$32,108.80
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$6,371.40
Plumbing	1 - Half Bath 2 - Full Bath	\$12,203.00
Finished Basement Living Area	0	\$0.00
Features:	4	\$2,900.00
Attachments:	999	\$30,500.00
Adjusted Base Price		\$322,672.18
Changes/Adjustments		
Grade Adjustment:	B 128%	\$370,268.39
Market Adjustment:	40%	\$518,375.75
CDU Adjustment:	85	\$440,600.00
Complete:	100	\$440,600.00
Dollar Adjustments		\$900.00
Dwelling Value		\$441,500.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$441,500.00
Total Land Value		\$74,000.00
Total Assessed Value		\$515,500.00

Parcel Numbers: 807-0112-000 Property Address: 8231 43RD ST S Municipality: Franklin, City of

Owner Name: PUTNAM, GLENN A & CHRISTINE A Mailing Address: 8231 S 43RD ST FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	
	CROOKED CREEK ADDITION NO 1 LOT 46 TOGETHER WITH AN	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1414-Franklin	

Building Description

Dwelling #	807 0112 000- 1		
Year Built:	1/1/2005	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/2005	Bedrooms:	3
Remodeled/Effective Age:	-17	Full Baths:	2
Building Type/Style:	14-Modern Single Story	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	B-	Room Count:	3
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
807 0112 000- 1	1,849	0	0	0	0	0	1,849

Attachment Description(s):	Area:	Attachment Value:
13-AFG	788	\$23,600
11-OPF	60	\$1,200
31-WD	76	\$800



Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	7	\$2,100
Rec Room Condition:	Rec Room Area:	Rec Room Value:
Good	1,100	\$6,600
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
Good	1,100	\$6,600

Other Building Improvements						
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:	
Permit / Construction History						
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:			
5/16/2005	51769	\$6,100.00	AC			
6/16/2008	1243	\$25,000.00	RECROOM			
4/20/2006	1211	\$500.00	WDDK			
4/4/2005	51070	\$189,800.00	NEWDWLG			
Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
10/21/2004		\$185,500.00	Invalid		Land	
12/23/2004		\$98,500.00	Valid		Land	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	0.325	Gross				\$74,900
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
14,157	0.325			\$74,900		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Paved	Light			All Public	

Valuation/Explanation		
Dwelling #	807 0112 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,849	\$204,573.36
Second Story:	0	\$0.00
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$204,573.36
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	1,849	\$40,345.18
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$4,548.54
Plumbing	0 - Half Bath 2 - Full Bath	\$7,322.00
Finished Basement Living Area	0	\$0.00
Features:	8	\$4,100.00
Attachments:	924	\$25,600.00
Adjusted Base Price		\$286,489.08
Changes/Adjustments		
Grade Adjustment:	B- 120%	\$308,146.90
Market Adjustment:	40%	\$431,405.65
CDU Adjustment:	84	\$362,400.00
Complete:	100	\$362,400.00
Dollar Adjustments		(\$700.00)
Dwelling Value		\$361,700.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$361,700.00
Total Land Value		\$74,900.00
Total Assessed Value		\$436,600.00

Parcel Numbers: 807-0113-000 Property Address: 8237 43RD ST S Municipality: Franklin, City of

Owner Name: BLASZCZYK, SCOTT A & NOEL T Mailing Address: 8237 S 43RD ST FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	
	CROOKED CREEK ADDITION NO 1 LOT 47 TOGETHER WITH AN	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1414-Franklin	

Building Description

Dwelling #	807 0113 000- 1		
Year Built:	1/1/2005	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/2005	Bedrooms:	3
Remodeled/Effective Age:	-17	Full Baths:	2
Building Type/Style:	14-Modern Single Story	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	B-	Room Count:	4
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
807 0113 000- 1	1,805	0	0	0	0	0	1,805

Attachment Description(s):	Area:	Attachment Value:
11-OFP	110	\$2,200
13-AFG	562	\$16,900

Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	1	\$300
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements


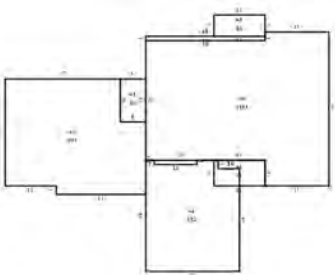
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:

Permit / Construction History							
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:				
11/15/2005	942083	\$0.00	AC & FURNACE				
9/16/2005	617747	\$260,130.00	NEWDWLG				
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
10/29/2004		\$1,734,000.00	Invalid		Land		
9/8/2005		\$88,000.00	Invalid		Land		
9/23/2005		\$98,400.00	Valid		Land		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.325	Gross				\$74,500	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
14,157	0.325				\$74,500		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		
Valuation/Explanation							
Dwelling #				807 0113 000- 1			
Description				Area		Value Amount	
Living Area:							
First Story:				1,805		\$199,705.20	
Second Story:				0		\$0.00	
Additional Story:				0		\$0.00	
Attic/Finished Net:				0		\$0.00	
Half Story/Finished Net:				0		\$0.00	
Base Price						\$199,705.20	
Unfinished Living Area:							
Room/Unfinished:				0		\$0.00	
Unfinished Basement:				1,805		\$39,385.10	
Half Story/Unfinished:						\$0.00	
Structure Info, Features and Attachments:							
Heating/AC				Air Conditioning - Same Ducts		\$4,440.30	
Plumbing				0 - Half Bath 2 - Full Bath		\$7,322.00	
Finished Basement Living Area				0		\$0.00	
Features:				2		\$2,300.00	
Attachments:				672		\$19,100.00	
Adjusted Base Price						\$272,252.60	
Changes/Adjustments							
Grade Adjustment:				B- 120%		\$301,023.12	
Market Adjustment:				28%		\$385,309.59	
CDU Adjustment:				84		\$323,700.00	
Complete:				100		\$323,700.00	
Dollar Adjustments						\$900.00	
Dwelling Value						\$324,600.00	

Other Building Improvements	0	\$0.00
Total Improvement Value		\$324,600.00
Total Land Value		\$74,500.00
Total Assessed Value		\$399,100.00

Parcel Numbers: 807-0114-000	Property Address: 8245 43RD ST S	Municipality: Franklin, City of
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Owner Name: OTALLAH, AMAD M & SANAA H	Mailing Address: 8245 S 43RD ST FRANKLIN, WI 53132	Land Use: Residential
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Property Photograph: 	Legal Description: CROOKED CREEK ADDITION NO 1 LOT 48 TOGETHER WITH AN	Building Sketch: 
Parcel Sketch and Site Map obtained from the County GIS		
Neighborhood: 1414-Franklin		

Building Description

Dwelling #	807 0114 000- 1		
Year Built:	1/1/2005	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/2005	Bedrooms:	5
Remodeled/Effective Age:	-17	Full Baths:	3
Building Type/Style:	12-Colonial	Half Baths:	1
Story:	2.00	Rough-in:	0
Grade:	B	Room Count:	5
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
807 0114 000- 1	1,334	1,422	0	0	0	0	2,756

Attachment Description(s):	Area:	Attachment Value:
13-AFG	60	\$1,800
13-AFG	807	\$24,200
99-Additional Attachments	28	\$2,800
31-WD	60	\$600
11-OFP	72	\$1,400

Feature Description(s): 05-Metal Fireplace	Area: 1	Feature Value: \$2,000
Rec Room Condition:	Rec Room Area: 0	Rec Room Value: \$0
22-Additional Fixture	2	\$600
Rec Room Condition:	Rec Room Area: 0	Rec Room Value: \$0

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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Permit / Construction History

Date of Permit: 11/11/2005	Permit Number: 919803	Permit Amount: \$220,000.00	Details of Permit: NEWDWLG
2/14/2006	445	\$9,316.00	AC & FURNACE

Ownership/Sales History

Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
12/17/2004		\$92,000.00	Valid		Land	
9/14/2005		\$104,000.00	Valid		Land	
2/26/2010		\$375,000.00	Valid		Land and Improvements	

Land Breakdown

Land Class: A-Residential Primary Site	Acreage: 0.340	Unit of Measure: Gross	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value: \$74,400
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Acreage/Squarefoot Variables

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Land Data & Computations

Total Square Footage: 14,810	Total Acreage: 0.340	Depth:	Act. Frontage:	Assessed Land Value: \$74,400
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General Information

Topography: Level	Street/Road: Paved	Fronting Traffic: Light	Inspected By:	Inspected On:	Utilities: All Public
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Valuation/Explanation		
Dwelling #	807 0114 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,334	\$156,811.70
Second Story:	1,422	\$88,064.46
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$244,876.16
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	1,334	\$31,255.62
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$6,779.76
Plumbing	1 - Half Bath 3 - Full Bath	\$19,525.00
Finished Basement Living Area	0	\$0.00
Features:	3	\$2,600.00
Attachments:	1,027	\$30,800.00
Adjusted Base Price		\$335,836.54
Changes/Adjustments		
Grade Adjustment:	B 128%	\$387,118.77
Market Adjustment:	41%	\$545,837.47
CDU Adjustment:	84	\$458,500.00
Complete:	100	\$458,500.00
Dollar Adjustments		(\$300.00)
Dwelling Value		\$458,200.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$458,200.00
Total Land Value		\$74,400.00
Total Assessed Value		\$532,600.00

Parcel Numbers: 807-0115-000 Property Address: 4310 FOREST HILL AVE W Municipality: Franklin, City of

Owner Name: LOCKE, WILLIAM E & COLLINS, ROSALIND A Mailing Address: 4310 W FOREST HILL AVE FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	
	CROOKED CREEK ADDITION NO 1 LOT 49 TOGETHER WITH AN	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1414-Franklin	

Building Description

Dwelling #	807 0115 000- 1		
Year Built:	1/1/2005	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/2005	Bedrooms:	4
Remodeled/Effective Age:	-17	Full Baths:	2
Building Type/Style:	14-Modern Single Story	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	B	Room Count:	4
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
807 0115 000- 1	2,254	0	0	0	0	0	2,254

Attachment Description(s):	Area:	Attachment Value:
13-AFG	670	\$20,100
11-OFP	64	\$1,300

Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	3	\$900
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements



Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:

Permit / Construction History							
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:				
4/27/2005	51465	\$6,000.00	AC				
2/21/2005	50523	\$189,791.00	NEWDWLG				
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
10/18/2004		\$84,500.00	Valid		Land		
6/14/2006		\$384,000.00	Invalid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.353	Gross				\$75,000	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:			
15,377	0.353			\$75,000			
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		
Valuation/Explanation							
Dwelling #				807 0115 000- 1			
Description				Area		Value Amount	
Living Area:							
First Story:				2,254		\$239,960.84	
Second Story:				0		\$0.00	
Additional Story:				0		\$0.00	
Attic/Finished Net:				0		\$0.00	
Half Story/Finished Net:				0		\$0.00	
Base Price						\$239,960.84	
Unfinished Living Area:							
Room/Unfinished:				0		\$0.00	
Unfinished Basement:				2,254		\$47,018.44	
Half Story/Unfinished:						\$0.00	
Structure Info, Features and Attachments:							
Heating/AC				Air Conditioning - Same Ducts		\$5,544.84	
Plumbing				0 - Half Bath 2 - Full Bath		\$7,322.00	
Finished Basement Living Area				0		\$0.00	
Features:				4		\$2,900.00	
Attachments:				734		\$21,400.00	
Adjusted Base Price						\$324,146.12	
Changes/Adjustments							
Grade Adjustment:				B 128%		\$383,803.03	
Market Adjustment:				17%		\$449,049.55	
CDU Adjustment:				84		\$377,200.00	
Complete:				100		\$377,200.00	
Dollar Adjustments						(\$400.00)	
Dwelling Value						\$376,800.00	

Other Building Improvements	0	\$0.00
Total Improvement Value		\$376,800.00
Total Land Value		\$75,000.00
Total Assessed Value		\$451,800.00

Parcel Numbers: 807-0116-000	Property Address: 4342 FOREST HILL AVE W	Municipality: Franklin, City of
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Owner Name: BERMAN, DAVID B & ELIZABETH A	Mailing Address: 4342 W FOREST HILL AVE FRANKLIN, WI 53132	Land Use: Residential
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Property Photograph: 	Legal Description: CROOKED CREEK ADDITION NO 1 LOT 50 TOGETHER WITH AN	Building Sketch: 
Parcel Sketch and Site Map obtained from the County GIS		
Neighborhood: 1414-Franklin		

Building Description

Dwelling #	807 0116 000- 1		
Year Built:	1/1/2008	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/2008	Bedrooms:	3
Remodeled/Effective Age:	-14	Full Baths:	2
Building Type/Style:	14-Modern Single Story	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	B	Room Count:	4
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
807 0116 000- 1	2,169	0	0	0	0	0	2,169

Attachment Description(s):	Area:	Attachment Value:
11-OFP	152	\$3,000
13-AFG	724	\$21,700

Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	2	\$600
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:



Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
7/8/2008	1507	\$237,848.00	NEWDWLG
9/2/2008	2029	\$8,279.00	AC/FURNACE

Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
6/30/2008		\$90,500.00	Valid		Land		
11/29/2005		\$656,000.00	Invalid		Land		
10/29/2004		\$1,734,000.00	Invalid		Land		
11/29/2005		\$622,500.00	Invalid		Land		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.344	Gross				\$74,300	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
14,985	0.344				\$74,300		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		
Valuation/Explanation							
Dwelling #	807 0116 000- 1						
Description	Area			Value Amount			
Living Area:							
First Story:	2,169			\$232,625.25			
Second Story:	0			\$0.00			
Additional Story:	0			\$0.00			
Attic/Finished Net:	0			\$0.00			
Half Story/Finished Net:	0			\$0.00			
Base Price				\$232,625.25			
Unfinished Living Area:							
Room/Unfinished:	0			\$0.00			
Unfinished Basement:	2,169			\$45,787.59			
Half Story/Unfinished:				\$0.00			
Structure Info, Features and Attachments:							
Heating/AC	Air Conditioning - Same Ducts			\$5,335.74			
Plumbing	0 - Half Bath 2 - Full Bath			\$7,322.00			
Finished Basement Living Area	0			\$0.00			
Features:	2			\$600.00			
Attachments:	876			\$24,700.00			
Adjusted Base Price				\$316,370.58			
Changes/Adjustments							
Grade Adjustment:	B 128%			\$372,570.34			
Market Adjustment:	15%			\$428,455.89			
CDU Adjustment:	87			\$372,800.00			
Complete:	100			\$372,800.00			
Dollar Adjustments				(\$1,200.00)			
Dwelling Value				\$371,600.00			
Other Building Improvements	0			\$0.00			
Total Improvement Value				\$371,600.00			
Total Land Value				\$74,300.00			
Total Assessed Value				\$445,900.00			

Parcel Numbers: 807-0117-000 Property Address: 4386 FOREST HILL AVE W Municipality: Franklin, City of

Owner Name: DEX, JOE Mailing Address: 4425 S 45TH ST GREENFIELD, WI 53220 Land Use: Residential

	Legal Description:	
	CROOKED CREEK ADDITION NO 1 LOT 51 TOGETHER WITH AN	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1414-Franklin	

Building Description

Dwelling #	807 0117 000- 1		
Year Built:	1/1/2005	Exterior Wall:	01-Wood
Year Remodeled:	1/1/2005	Bedrooms:	3
Remodeled/Effective Age:	-17	Full Baths:	2
Building Type/Style:	14-Modern Single Story	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	B	Room Count:	4
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
807 0117 000- 1	2,010	0	0	0	0	0	2,010

Attachment Description(s):	Area:	Attachment Value:
13-AFG	690	\$20,700
11-OFP	36	\$700

Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	3	\$900
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements



Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:

Permit / Construction History							
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:				
8/15/2005	437318	\$0.00	AC & FURNACE				
5/27/2005	8888	\$180,000.00	NEWDWLG				
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
7/5/2012		\$288,000.00	Valid		Land and Improvements		
11/8/2004		\$84,500.00	Valid		Land		
3/23/2005		\$98,900.00	Valid		Land		
1/9/2012		\$332,000.00	Invalid		Land and Improvements		
6/1/2012		\$269,900.00	Invalid		Land and Improvements		
12/20/2018		\$358,500.00	Valid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.374	Gross				\$76,300	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:			
16,291	0.374			\$76,300			
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		

Valuation/Explanation		
Dwelling #	807 0117 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	2,010	\$218,306.10
Second Story:	0	\$0.00
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$218,306.10
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	2,010	\$43,215.00
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$4,944.60
Plumbing	0 - Half Bath 2 - Full Bath	\$7,322.00
Finished Basement Living Area	0	\$0.00
Features:	4	\$2,900.00
Attachments:	726	\$21,400.00
Adjusted Base Price		\$298,087.70
Changes/Adjustments		
Grade Adjustment:	B 128%	\$350,448.26
Market Adjustment:	23%	\$431,051.36
CDU Adjustment:	84	\$362,100.00
Complete:	100	\$362,100.00
Dollar Adjustments		(\$1,100.00)
Dwelling Value		\$361,000.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$361,000.00
Total Land Value		\$76,300.00
Total Assessed Value		\$437,300.00

Parcel Numbers: 807-0118-000 Property Address: 8262 44TH ST S Municipality: Franklin, City of

Owner Name: TEMPLE, MARK A & MARGARET A Mailing Address: 8262 S 44TH ST FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	
	CROOKED CREEK ADDITION NO 1 LOT 52 TOGETHER WITH AN	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1414-Franklin	

Building Description

Dwelling #	807 0118 000- 1		
Year Built:	1/1/2006	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/2006	Bedrooms:	3
Remodeled/Effective Age:	-16	Full Baths:	2
Building Type/Style:	14-Modern Single Story	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	B	Room Count:	3
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
807 0118 000- 1	1,746	0	0	0	0	0	1,746

Attachment Description(s):	Area:	Attachment Value:
11-OFP	95	\$1,900
13-AFG	748	\$22,400

Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	3	\$900
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements


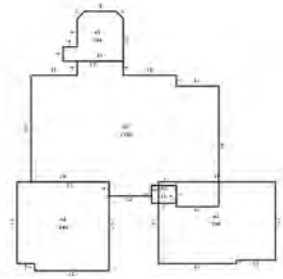
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:

Permit / Construction History							
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:				
12/28/2007	4161	\$7,225.00	AC/FURREPLAC				
10/24/2006	3602	\$173,350.00	NEWDWLG				
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
11/29/2005		\$656,000.00	Invalid		Land		
10/29/2004		\$1,734,000.00	Invalid		Land		
10/10/2006		\$102,800.00	Valid		Land		
11/29/2005		\$622,500.00	Invalid		Land		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.344	Gross				\$74,400	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:			
14,985	0.344			\$74,400			
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		
Valuation/Explanation							
Dwelling #	807 0118 000- 1						
Description	Area					Value Amount	
Living Area:							
First Story:	1,746					\$194,975.82	
Second Story:	0					\$0.00	
Additional Story:	0					\$0.00	
Attic/Finished Net:	0					\$0.00	
Half Story/Finished Net:	0					\$0.00	
Base Price						\$194,975.82	
Unfinished Living Area:							
Room/Unfinished:	0					\$0.00	
Unfinished Basement:	1,746					\$38,412.00	
Half Story/Unfinished:						\$0.00	
Structure Info, Features and Attachments:							
Heating/AC	Air Conditioning - Same Ducts					\$4,295.16	
Plumbing	0 - Half Bath 2 - Full Bath					\$7,322.00	
Finished Basement Living Area	0					\$0.00	
Features:	4					\$2,900.00	
Attachments:	843					\$24,300.00	
Adjusted Base Price						\$272,204.98	
Changes/Adjustments							
Grade Adjustment:	B 128%					\$313,606.37	
Market Adjustment:	27%					\$398,280.10	
CDU Adjustment:	85					\$338,500.00	
Complete:	100					\$338,500.00	
Dollar Adjustments						\$1,100.00	
Dwelling Value						\$339,600.00	

Other Building Improvements	0	\$0.00
Total Improvement Value		\$339,600.00
Total Land Value		\$74,400.00
Total Assessed Value		\$414,000.00

Parcel Numbers: 807-0119-000 Property Address: 8250 44TH ST S Municipality: Franklin, City of

Owner Name: SMITH, CHAD A & ANGELA FRANSON Mailing Address: 8250 S 44TH ST FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	Building Sketch:
	CROOKED CREEK ADDITION NO 1 LOT 53 TOGETHER WITH AN	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1414-Franklin	

Building Description

Dwelling #	807 0119 000- 1		
Year Built:	1/1/2005	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/2005	Bedrooms:	3
Remodeled/Effective Age:	-17	Full Baths:	2
Building Type/Style:	14-Modern Single Story	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	B	Room Count:	4
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
807 0119 000- 1	1,745	0	0	0	0	0	1,745

Attachment Description(s):	Area:	Attachment Value:
13-AFG	640	\$19,200
11-OPF	35	\$700
31-WD	194	\$1,900


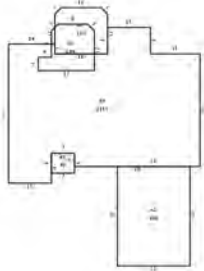
Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	2	\$600
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements						
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:	
Permit / Construction History						
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:			
5/17/2005	51779	\$195,339.00	NEWDWLG			
3/29/2006	885	\$6,900.00	WDDK			
6/14/2005	52157	\$100.00	AC			
8/25/2020	20-2381	\$22,000.00	EXTREMOD-ROOF			
5/16/2018	18-1209	\$4,450.00	ACREPLACE			
Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
3/18/2005		\$90,000.00	Valid		Land	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	0.328	Gross				\$75,200
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
14,288	0.328			\$75,200		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Paved	Light			All Public	

Valuation/Explanation		
Dwelling #	807 0119 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,745	\$194,864.15
Second Story:	0	\$0.00
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$194,864.15
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	1,745	\$38,390.00
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$4,292.70
Plumbing	0 - Half Bath 2 - Full Bath	\$7,322.00
Finished Basement Living Area	0	\$0.00
Features:	3	\$2,600.00
Attachments:	869	\$21,800.00
Adjusted Base Price		\$269,268.85
Changes/Adjustments		
Grade Adjustment:	B 128%	\$313,432.13
Market Adjustment:	27%	\$398,058.80
CDU Adjustment:	84	\$334,400.00
Complete:	100	\$334,400.00
Dollar Adjustments		\$100.00
Dwelling Value		\$334,500.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$334,500.00
Total Land Value		\$75,200.00
Total Assessed Value		\$409,700.00

Parcel Numbers: 807-0120-000 Property Address: 8242 44TH ST S Municipality: Franklin, City of

Owner Name: VLASAK, JOHN R Mailing Address: 8242 S 44TH ST FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	
	CROOKED CREEK ADDITION NO 1 LOT 54 TOGETHER WITH AN	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1414-Franklin	

Building Description

Dwelling #	807 0120 000- 1		
Year Built:	1/1/2005	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/2005	Bedrooms:	4
Remodeled/Effective Age:	-17	Full Baths:	3
Building Type/Style:	14-Modern Single Story	Half Baths:	1
Story:	1.00	Rough-in:	0
Grade:	B	Room Count:	5
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
807 0120 000- 1	2,155	0	0	0	0	1,500	3,655

Attachment Description(s):	Area:	Attachment Value:
11-OFP	42	\$800
13-AFG	660	\$19,800
31-WD	220	\$2,200



Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	7	\$2,100
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements							
Structure Type:		Year Built:	Area:	Construction:	Condition:	Value:	
Permit / Construction History							
Date of Permit:		Permit Number:	Permit Amount:		Details of Permit:		
3/6/2006		667	\$6,500.00		AC/FURNACE		
4/13/2007		772	\$4,900.00		ADD HEAT RUNS		
10/27/2005		847119	\$225,000.00		NEWDWLG		
4/12/2007		751	\$20,000.00		BSMT REMOD		
4/11/2007		747	\$6,000.00		WDDK		
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
7/15/2005		\$105,500.00	Valid		Land		
6/17/2014		\$369,500.00	Invalid		Land and Improvements		
8/15/2011		\$412,000.00	Valid		Land and Improvements		
1/7/2005		\$90,000.00	Valid		Land		
4/9/2007		\$410,000.00	Valid		Land and Improvements		
11/25/2009		\$456,000.00	Valid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.334	Gross				\$75,000	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
14,549	0.334				\$75,000		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		

Valuation/Explanation		
Dwelling #	807 0120 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	2,155	\$231,123.75
Second Story:	0	\$0.00
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$231,123.75
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	655	\$19,217.70
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$8,991.30
Plumbing	1 - Half Bath 3 - Full Bath	\$19,525.00
Finished Basement Living Area	1,500	\$40,485.00
Features:	8	\$4,100.00
Attachments:	922	\$22,800.00
Adjusted Base Price		\$346,242.75
Changes/Adjustments		
Grade Adjustment:	B 128%	\$408,758.72
Market Adjustment:	33%	\$543,649.10
CDU Adjustment:	84	\$456,700.00
Complete:	100	\$456,700.00
Dollar Adjustments		(\$1,100.00)
Dwelling Value		\$455,600.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$455,600.00
Total Land Value		\$75,000.00
Total Assessed Value		\$530,600.00

Parcel Numbers: 807-0121-000 Property Address: 8234 44TH ST S Municipality: Franklin, City of

Owner Name: SOMMER, PATRICK AND PEPITO, CREAMHELD - Mailing Address: 8234 S 44TH ST FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	
	CROOKED CREEK ADDITION NO 1 LOT 55 TOGETHER WITH AN	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1414-Franklin	

Building Description

Dwelling #	807 0121 000- 1		
Year Built:	1/1/2015	Exterior Wall:	01-Wood
Year Remodeled:	1/1/2015	Bedrooms:	5
Remodeled/Effective Age:	-7	Full Baths:	4
Building Type/Style:	14-Modern Single Story	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	B	Room Count:	9
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
807 0121 000- 1	2,068	0	0	0	0	1,245	3,313

Attachment Description(s):	Area:	Attachment Value:
13-AFG	574	\$17,200
11-OPF	65	\$1,300
31-WD	70	\$700

Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	6	\$1,800
Rec Room Condition:	Rec Room Area: 0	Rec Room Value: \$0

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:

Permit / Construction History			
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
3/5/2014	14-0437	\$8,300.00	HTG&A/C
11/20/2013	13-2785	\$370,000.00	NEWDLWG
7/22/2014	14-1703	\$3,000.00	FIREPLACE
6/16/2015	15-1333	\$0.00	WDDK

Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
3/28/2013		\$88,750.00	Valid		Land	
10/29/2004		\$1,734,000.00	Invalid		Land	
11/29/2005		\$65,600.00	Invalid		Land	
11/29/2005		\$622,500.00	Invalid		Land	
7/31/2008		\$93,000.00	Valid		Land	
3/27/2013		\$88,750.00	Valid		Land	
1/10/2017		\$386,700.00	Invalid		Land and Improvements	

Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.328	Gross				\$74,600	

Acreage/Squarefoot Variables



Land Data & Computations				
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:
14,288	0.328			\$74,600

General Information					
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:
Level	Paved	Light			All Public

Valuation/Explanation		
Dwelling #	807 0121 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	2,068	\$223,530.12
Second Story:	0	\$0.00
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$223,530.12
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	823	\$22,517.28
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$8,149.98
Plumbing	0 - Half Bath 4 - Full Bath	\$21,966.00
Finished Basement Living Area	1,245	\$33,602.55
Features:	6	\$1,800.00
Attachments:	709	\$19,200.00
Adjusted Base Price		\$330,765.93
Changes/Adjustments		
Grade Adjustment:	B 128%	\$396,500.39
Market Adjustment:	20%	\$475,800.47
CDU Adjustment:	94	\$447,300.00
Complete:	100	\$447,300.00
Dollar Adjustments		\$1,300.00
Dwelling Value		\$448,600.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$448,600.00
Total Land Value		\$74,600.00
Total Assessed Value		\$523,200.00

Parcel Numbers: 807-0122-000 Property Address: 8226 44TH ST S Municipality: Franklin, City of

Owner Name: POLLATZ, NATHAN Mailing Address: 8226 S 44TH ST FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	
	CROOKED CREEK ADDITION NO 1 LOT 56 TOGETHER WITH AN	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1414-Franklin	

Building Description

Dwelling #	807 0122 000- 1		
Year Built:	1/1/2007	Exterior Wall:	01-Wood
Year Remodeled:	1/1/2007	Bedrooms:	4
Remodeled/Effective Age:	-15	Full Baths:	3
Building Type/Style:	14-Modern Single Story	Half Baths:	1
Story:	1.00	Rough-in:	0
Grade:	B+	Room Count:	4
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
807 0122 000- 1	2,518	0	0	0	0	907	3,425

Attachment Description(s):	Area:	Attachment Value:
13-AFG	588	\$17,600
11-OFP	84	\$1,700

Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	3	\$900
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements



Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:

Permit / Construction History							
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:				
12/20/2007	3103	\$100.00	AC/FURNACE				
10/17/2007	2539	\$395,000.00	NEWDWLG				
8/3/2018	18-1976	\$23,500.00	INTREMOD				
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
5/24/2018		\$468,800.00	Invalid		Land and Improvements		
7/19/2007		\$105,900.00	Valid		Land		
11/29/2005		\$656,000.00	Invalid		Land		
11/29/2005		\$622,500.00	Invalid		Land		
10/29/2004		\$1,734,000.00	Invalid		Land		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.316	Gross				\$74,000	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:			
13,765	0.316			\$74,000			
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		

Valuation/Explanation		
Dwelling #	807 0122 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	2,518	\$263,886.40
Second Story:	0	\$0.00
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$263,886.40
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	1,383	\$32,085.60
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$8,425.50
Plumbing	1 - Half Bath 3 - Full Bath	\$19,525.00
Finished Basement Living Area	907	\$24,479.93
Features:	4	\$2,900.00
Attachments:	672	\$19,300.00
Adjusted Base Price		\$370,602.43
Changes/Adjustments		
Grade Adjustment:	B+ 135%	\$470,343.28
Market Adjustment:	22%	\$573,818.80
CDU Adjustment:	86	\$493,500.00
Complete:	100	\$493,500.00
Dollar Adjustments		\$1,000.00
Dwelling Value		\$494,500.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$494,500.00
Total Land Value		\$74,000.00
Total Assessed Value		\$568,500.00

Parcel Numbers: 807-0123-000	Property Address: 8221 44TH ST S	Municipality: Franklin, City of
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Owner Name: MEYER PAUL & JENNIFER	Mailing Address: 8221 S 44TH ST FRANKLIN, WI 53132	Land Use: Residential
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Property Photograph:	Legal Description:	Building Sketch:
	CROOKED CREEK ADDITION NO 1 LOT 57 TOGETHER WITH AN	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1414-Franklin	

Building Description

Dwelling #	807 0123 000- 1		
Year Built:	1/1/2004	Exterior Wall:	01-Wood
Year Remodeled:	1/1/2004	Bedrooms:	4
Remodeled/Effective Age:	-18	Full Baths:	2
Building Type/Style:	13-Contemporary	Half Baths:	1
Story:	2.00	Rough-in:	0
Grade:	B+	Room Count:	5
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
807 0123 000- 1	2,074	825	0	0	0	0	2,899

Attachment Description(s):	Area:	Attachment Value:
13-AFG	81	\$2,400
13-AFG	763	\$22,900
11-OFP	45	\$900


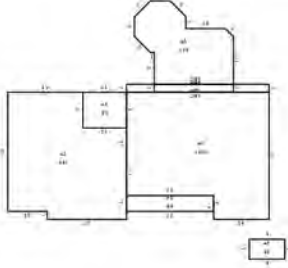
Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	5	\$1,500
Rec Room Condition: Average	Rec Room Area: 520	Rec Room Value: \$2,600
05-Metal Fireplace	1	\$2,000
Rec Room Condition: Average	Rec Room Area: 520	Rec Room Value: \$2,600

Other Building Improvements						
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:	
Permit / Construction History						
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:			
10/28/2004	3624	\$339,000.00	NEWDWLG			
7/15/2009	1284	\$4,500.00	RECROOM			
9/15/2016	16-2286	\$3,895.00	ACREPLACE			
12/28/2004	4318	\$9,025.00	FUR/AC			
Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
9/24/2004		\$87,000.00	Valid		Land	
9/27/2004		\$90,000.00	Valid		Land	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	0.320	Gross				\$72,600
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
13,939	0.320			\$72,600		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Paved	Light			All Public	

Valuation/Explanation		
Dwelling #	807 0123 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	2,074	\$224,178.66
Second Story:	825	\$56,034.00
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$280,212.66
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	2,074	\$44,300.64
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$7,131.54
Plumbing	1 - Half Bath 2 - Full Bath	\$12,203.00
Finished Basement Living Area	0	\$0.00
Features:	6	\$3,500.00
Attachments:	889	\$26,200.00
Adjusted Base Price		\$373,547.84
Changes/Adjustments		
Grade Adjustment:	B+ 135%	\$464,194.58
Market Adjustment:	24%	\$575,601.28
CDU Adjustment:	83	\$477,700.00
Complete:	100	\$477,700.00
Dollar Adjustments		(\$1,300.00)
Dwelling Value		\$476,400.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$476,400.00
Total Land Value		\$72,600.00
Total Assessed Value		\$549,000.00

Parcel Numbers: 807-0124-000	Property Address: 8229 44TH ST S	Municipality: Franklin, City of
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Owner Name: RAGHAVULU SRIRAM	Mailing Address: 8229 S 44TH ST FRANKLIN, WI 53132	Land Use: Residential
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Property Photograph: 	Legal Description: CROOKED CREEK ADDITION NO 1 LOT 58 TOGETHER WITH AN	Building Sketch: 
Parcel Sketch and Site Map obtained from the County GIS		
Neighborhood: 1414-Franklin		

Building Description

Dwelling #	807 0124 000- 1		
Year Built:	1/1/2004	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/2004	Bedrooms:	4
Remodeled/Effective Age:	-18	Full Baths:	2
Building Type/Style:	12-Colonial	Half Baths:	1
Story:	2.00	Rough-in:	0
Grade:	B	Room Count:	5
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
807 0124 000- 1	1,119	1,092	0	0	0	0	2,211

Attachment Description(s):	Area:	Attachment Value:
11-OFP	88	\$1,800
13-AFG	841	\$25,200
99-Additional Attachments	72	\$7,200
31-WD	375	\$3,800
31-WD	40	\$400

Feature Description(s): 22-Additional Fixture	Area: 2	Feature Value: \$600
Rec Room Condition:	Rec Room Area: 0	Rec Room Value: \$0
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area: 0	Rec Room Value: \$0

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
12/7/2004	47052	\$3,200.00	FUR/AC
4/10/2006	1048	\$7,550.00	WDDK
11/11/2004	3840	\$189,235.00	NEWDWLG

Ownership/Sales History

Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
10/15/2009		\$318,000.00	Valid		Land and Improvements	
12/5/2005		\$369,000.00	Valid		Land and Improvements	
10/22/2004		\$86,000.00	Valid		Land	

Land Breakdown

Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	0.328	Gross				\$74,600

Acreage/Squarefoot Variables

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Land Data & Computations

Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:
14,288	0.328			\$74,600



General Information

Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:
Level	Paved	Light			All Public

Valuation/Explanation		
Dwelling #	807 0124 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,119	\$136,215.87
Second Story:	1,092	\$70,313.88
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$206,529.75
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	1,119	\$27,560.97
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$5,439.06
Plumbing	1 - Half Bath 2 - Full Bath	\$12,203.00
Finished Basement Living Area	0	\$0.00
Features:	3	\$2,600.00
Attachments:	1,416	\$38,400.00
Adjusted Base Price		\$292,732.78
Changes/Adjustments		
Grade Adjustment:	B 128%	\$322,217.96
Market Adjustment:	43%	\$460,771.68
CDU Adjustment:	83	\$382,400.00
Complete:	100	\$382,400.00
Dollar Adjustments		(\$1,200.00)
Dwelling Value		\$381,200.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$381,200.00
Total Land Value		\$74,600.00
Total Assessed Value		\$455,800.00

Parcel Numbers: 807-0125-000 Property Address: 8237 44TH ST S Municipality: Franklin, City of

Owner Name: VASQUEZ-TORO, GUILLERERMO J Mailing Address: 8237 S 44TH ST FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	
	CROOKED CREEK ADDITION NO 1 LOT 59 TOGETHER WITH AN	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1414-Franklin	

Building Description

Dwelling #	807 0125 000- 1		
Year Built:	1/1/2005	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/2005	Bedrooms:	4
Remodeled/Effective Age:	-17	Full Baths:	2
Building Type/Style:	12-Colonial	Half Baths:	1
Story:	2.00	Rough-in:	0
Grade:	B	Room Count:	5
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
807 0125 000- 1	1,339	1,151	0	0	0	0	2,490

Attachment Description(s):	Area:	Attachment Value:
13-AFG	8	\$200
99-Additional Attachments	15	\$1,500
99-Additional Attachments	45	\$4,500
13-AFG	792	\$23,800
11-OFP	40	\$800

Feature Description(s): 05-Metal Fireplace	Area: 1	Feature Value: \$2,000
Rec Room Condition:	Rec Room Area: 0	Rec Room Value: \$0
22-Additional Fixture	3	\$900
Rec Room Condition:	Rec Room Area: 0	Rec Room Value: \$0

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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Permit / Construction History

Date of Permit: 1/30/2006	Permit Number: 316	Permit Amount: \$100.00	Details of Permit: AC/FURNAC
11/5/2005	884739	\$291,146.00	NEWDWLG

Ownership/Sales History

Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
10/29/2004		\$1,734,000.00	Invalid		Land	
10/28/2005		\$86,000.00	Invalid		Land	
10/28/2005		\$92,200.00	Valid		Land	
8/21/2020		\$470,000.00	Valid		Land and Improvements	

Land Breakdown

Land Class: A-Residential Primary Site	Acreage: 0.325	Unit of Measure: Gross	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value: \$75,300
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Acreage/Squarefoot Variables

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Land Data & Computations

Total Square Footage: 14,157	Total Acreage: 0.325	Depth:	Act. Frontage:	Assessed Land Value: \$75,300
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General Information

Topography: Level	Street/Road: Paved	Fronting Traffic: Light	Inspected By:	Inspected On:	Utilities: All Public
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Valuation/Explanation		
Dwelling #	807 0125 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,339	\$157,399.45
Second Story:	1,151	\$73,215.11
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$230,614.56
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	1,339	\$31,372.77
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$6,125.40
Plumbing	1 - Half Bath 2 - Full Bath	\$12,203.00
Finished Basement Living Area	0	\$0.00
Features:	4	\$2,900.00
Attachments:	900	\$30,800.00
Adjusted Base Price		\$314,015.73
Changes/Adjustments		
Grade Adjustment:	B 128%	\$358,804.13
Market Adjustment:	43%	\$513,089.91
CDU Adjustment:	84	\$431,000.00
Complete:	100	\$431,000.00
Dollar Adjustments		\$400.00
Dwelling Value		\$431,400.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$431,400.00
Total Land Value		\$75,300.00
Total Assessed Value		\$506,700.00

Parcel Numbers: 807-0126-000 Property Address: 8251 44TH ST S Municipality: Franklin, City of

Owner Name: KRUEGER, JOHN M & JODI A Mailing Address: 8251 S 44TH ST FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	
	CROOKED CREEK ADDITION NO 1 LOT 60 TOGETHER WITH AN	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1414-Franklin	

Building Description

Dwelling #	807 0126 000- 1		
Year Built:	1/1/2005	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/2005	Bedrooms:	3
Remodeled/Effective Age:	-17	Full Baths:	2
Building Type/Style:	14-Modern Single Story	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	B-	Room Count:	4
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
807 0126 000- 1	1,827	0	0	0	0	0	1,827

Attachment Description(s):	Area:	Attachment Value:
11-OFP	40	\$800
13-AFG	682	\$20,500

Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	1	\$300
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements



Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:

Permit / Construction History							
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:				
10/12/2005	754713	\$175,400.00	NEWDWLG				
11/15/2005	942449	\$0.00	AC & FURNACE				
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
9/17/2020		\$332,800.00	Invalid		Land and Improvements		
9/23/2005		\$92,400.00	Valid		Land		
10/29/2004		\$1,734,000.00	Invalid		Land		
9/15/2005		\$86,000.00	Invalid		Land		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.351	Gross				\$76,500	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:			
15,290	0.351			\$76,500			
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		
Valuation/Explanation							
Dwelling #	807 0126 000- 1						
Description	Area				Value Amount		
Living Area:							
First Story:	1,827				\$202,139.28		
Second Story:	0				\$0.00		
Additional Story:	0				\$0.00		
Attic/Finished Net:	0				\$0.00		
Half Story/Finished Net:	0				\$0.00		
Base Price					\$202,139.28		
Unfinished Living Area:							
Room/Unfinished:	0				\$0.00		
Unfinished Basement:	1,827				\$39,865.14		
Half Story/Unfinished:					\$0.00		
Structure Info, Features and Attachments:							
Heating/AC	Air Conditioning - Same Ducts				\$4,494.42		
Plumbing	0 - Half Bath 2 - Full Bath				\$7,322.00		
Finished Basement Living Area	0				\$0.00		
Features:	2				\$2,300.00		
Attachments:	722				\$21,300.00		
Adjusted Base Price					\$277,420.84		
Changes/Adjustments							
Grade Adjustment:	B- 120%				\$304,585.01		
Market Adjustment:	29%				\$392,914.66		
CDU Adjustment:	84				\$330,000.00		
Complete:	100				\$330,000.00		
Dollar Adjustments					(\$400.00)		
Dwelling Value					\$329,600.00		

Other Building Improvements	0	\$0.00
Total Improvement Value		\$329,600.00
Total Land Value		\$76,500.00
Total Assessed Value		\$406,100.00

Parcel Numbers: 807-0127-000 Property Address: 8265 44TH ST S Municipality: Franklin, City of

Owner Name: LOWE, BEN Mailing Address: 8265 S 44TH ST FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	
	CROOKED CREEK ADDITION NO 1 LOT 61 TOGETHER WITH AN	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1414-Franklin	

Building Description

Dwelling #	807 0127 000- 1		
Year Built:	1/1/2005	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/2005	Bedrooms:	4
Remodeled/Effective Age:	-17	Full Baths:	2
Building Type/Style:	12-Colonial	Half Baths:	1
Story:	2.00	Rough-in:	0
Grade:	B	Room Count:	5
CDU/Overall Condition:	Average	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:		Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
807 0127 000- 1	1,377	1,119	0	0	0	0	2,496

Attachment Description(s):	Area:	Attachment Value:
11-OFP	4	\$100
11-OFP	7	\$100
13-AFG	2	\$100
99-Additional Attachments	4	\$400
99-Additional Attachments	7	\$700
99-Additional Attachments	11	\$1,100
99-Additional Attachments	30	\$3,000
13-AFG	760	\$22,800
11-OFP	99	\$2,000

Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	1	\$300
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
12/15/2005	4895	\$100.00	AC/FURNAC
10/18/2005	54059	\$217,000.00	NEWDWLG
11/14/2018	18-2859	\$8,000.00	FENCE

Ownership/Sales History

Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
10/23/2020		\$472,500.00	Valid		Land and Improvements	
10/29/2004		\$1,734,000.00	Invalid		Land	
9/15/2005		\$86,000.00	Invalid		Land	
9/23/2005		\$92,600.00	Valid		Land	

Land Breakdown

Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	0.341	Gross				\$75,500

Acreage/Squarefoot Variables

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Land Data & Computations

Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:
14,854	0.341			\$75,500


General Information

Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:
Level	Paved	Light			All Public

Valuation/Explanation		
Dwelling #	807 0127 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,377	\$160,682.13
Second Story:	1,119	\$71,526.48
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$232,208.61
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	1,377	\$31,946.40
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$6,140.16
Plumbing	1 - Half Bath 2 - Full Bath	\$12,203.00
Finished Basement Living Area	0	\$0.00
Features:	2	\$2,300.00
Attachments:	924	\$30,300.00
Adjusted Base Price		\$315,098.17
Changes/Adjustments		
Grade Adjustment:	B 128%	\$361,597.66
Market Adjustment:	50%	\$542,396.49
CDU Adjustment:	79	\$428,500.00
Complete:	100	\$428,500.00
Dollar Adjustments		\$200.00
Dwelling Value		\$428,700.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$428,700.00
Total Land Value		\$75,500.00
Total Assessed Value		\$504,200.00

Parcel Numbers: 807-0128-000 Property Address: 8279 44TH ST S Municipality: Franklin, City of

Owner Name: MEISSNER, ALAN P & STACI G Mailing Address: 8279 S 44TH ST FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	Building Sketch:
	CROOKED CREEK ADDITION NO 1 LOT 62 TOGETHER WITH AN	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1414-Franklin	

Building Description

Dwelling #	807 0128 000- 1		
Year Built:	1/1/2004	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/2004	Bedrooms:	4
Remodeled/Effective Age:	-18	Full Baths:	2
Building Type/Style:	12-Colonial	Half Baths:	1
Story:	2.00	Rough-in:	0
Grade:	B	Room Count:	8
CDU/Overall Condition:	Average	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
807 0128 000- 1	1,211	1,192	0	0	0	0	2,403

Attachment Description(s):	Area:	Attachment Value:
13-AFG	93	\$2,800
12-EFP	256	\$7,200
11-OFP	174	\$3,500
13-AFG	579	\$17,400



Feature Description(s):	Area:	Feature Value:
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
22-Additional Fixture	3	\$900
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements						
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:	
Permit / Construction History						
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:			
11/1/2004	3688	\$182,000.00	NEWDWLG			
1/7/2010	26	\$2,485.00	BSMTREMOD			
12/30/2019	19-3365	\$4,000.00	FURREPLAC			
6/23/2020	20-1607	\$4,000.00	ACREPLACE			
4/13/2021	21-0197	\$75,000.00	ADDTN			
12/28/2004	4322	\$3,200.00	FUR/AC			
Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
8/6/2004		\$86,000.00	Valid		Land	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	0.335	Gross				\$73,600
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
14,593	0.335			\$73,600		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Paved	Light		6/29/2022	All Public	

Valuation/Explanation		
Dwelling #	807 0128 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,211	\$144,823.49
Second Story:	1,192	\$75,823.12
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$220,646.61
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	1,211	\$28,979.23
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$5,911.38
Plumbing	1 - Half Bath 2 - Full Bath	\$12,203.00
Finished Basement Living Area	0	\$0.00
Features:	4	\$2,900.00
Attachments:	1,102	\$30,900.00
Adjusted Base Price		\$301,540.22
Changes/Adjustments		
Grade Adjustment:	B 128%	\$342,707.48
Market Adjustment:	56%	\$534,623.67
CDU Adjustment:	78	\$417,000.00
Complete:	100	\$417,000.00
Dollar Adjustments		\$0.00
Dwelling Value		\$417,000.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$417,000.00
Total Land Value		\$73,600.00
Total Assessed Value		\$490,600.00

Parcel Numbers: 807-0129-000 Property Address: 8295 44TH ST S Municipality: Franklin, City of

Owner Name: ANTINOJA, THOMAS D & JODI L Mailing Address: 8295 S 44TH ST FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	Building Sketch:
	CROOKED CREEK ADDITION NO 1 LOT 63 TOGETHER WITH AN	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood:	
	1414-Franklin	

Building Description

Dwelling #	807 0129 000- 1		
Year Built:	1/1/2005	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/2005	Bedrooms:	3
Remodeled/Effective Age:	-17	Full Baths:	2
Building Type/Style:	14-Modern Single Story	Half Baths:	1
Story:	1.00	Rough-in:	0
Grade:	B	Room Count:	3
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
807 0129 000- 1	2,269	0	0	0	0	0	2,269

Attachment Description(s):	Area:	Attachment Value:
13-AFG	716	\$21,500
11-OPF	105	\$2,100
12-EFP	324	\$9,700



Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	6	\$1,800
Rec Room Condition:	Rec Room Area:	Rec Room Value:
Very Good	1,373	\$9,611
05-Metal Fireplace	2	\$4,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
Very Good	1,373	\$9,611

Other Building Improvements						
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:	
Permit / Construction History						
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:			
9/27/2005	671073	\$235,000.00	NEWDWLG			
10/1/2008	2264	\$7,500.00	RECROOM			
7/18/2013	13-1532	\$850.00	FP			
8/31/2012	36861	\$15,000.00	PORCH			
12/27/2005	5050	\$100.00	AC/FURNACE			
Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
9/13/2004		\$84,500.00	Valid		Land	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	0.361	Gross				\$76,700
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
15,725	0.361			\$76,700		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Paved	Light			All Public	

Valuation/Explanation		
Dwelling #	807 0129 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	2,269	\$241,557.74
Second Story:	0	\$0.00
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$241,557.74
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	2,269	\$47,331.34
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$5,581.74
Plumbing	1 - Half Bath 2 - Full Bath	\$12,203.00
Finished Basement Living Area	0	\$0.00
Features:	8	\$5,800.00
Attachments:	1,145	\$33,300.00
Adjusted Base Price		\$345,773.82
Changes/Adjustments		
Grade Adjustment:	B 128%	\$392,542.49
Market Adjustment:	31%	\$514,230.66
CDU Adjustment:	84	\$432,000.00
Complete:	100	\$432,000.00
Dollar Adjustments		(\$500.00)
Dwelling Value		\$431,500.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$431,500.00
Total Land Value		\$76,700.00
Total Assessed Value		\$508,200.00

Parcel Numbers: 807-0130-000 Property Address: 8321 44TH ST S Municipality: Franklin, City of

Owner Name: GINSTER, JOEL T & LOIS V Mailing Address: 8321 S 44TH ST FRANKLIN, WI 53132 Land Use: Residential

Property Photograph:	Legal Description:	Building Sketch:
	CROOKED CREEK ADDITION NO 1 LOT 64 TOGETHER WITH AN	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood:	
	1414-Franklin	

Building Description

Dwelling #	807 0130 000- 1		
Year Built:	1/1/2006	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/2006	Bedrooms:	3
Remodeled/Effective Age:	-16	Full Baths:	2
Building Type/Style:	14-Modern Single Story	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	B	Room Count:	5
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
807 0130 000- 1	2,360	0	0	0	0	0	2,360

Attachment Description(s):	Area:	Attachment Value:
11-OFP	72	\$1,400
13-AFG	660	\$19,800

Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	3	\$900
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements


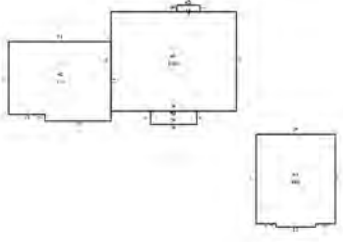
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
RP1-Inground Pool - Plastic Lined Pool	1/1/2009	392		Average	\$800.00

Permit / Construction History						
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:			
3/31/2006	934	\$3,200.00	AC/FURNACE			
7/9/2009	1199	\$22,500.00	POOL			
3/28/2006	872	\$249,400.00	NEWDWLG			
Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
10/20/2004		\$86,000.00	Valid		Land	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	0.551	Gross				\$87,300
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
24,002	0.551			\$87,300		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Paved	Light			All Public	
Valuation/Explanation						
Dwelling #			807 0130 000- 1			
Description			Area		Value Amount	
Living Area:						
First Story:			2,360			\$249,664.40
Second Story:			0			\$0.00
Additional Story:			0			\$0.00
Attic/Finished Net:			0			\$0.00
Half Story/Finished Net:			0			\$0.00
Base Price					\$249,664.40	
Unfinished Living Area:						
Room/Unfinished:			0			\$0.00
Unfinished Basement:			2,360			\$48,710.40
Half Story/Unfinished:						\$0.00
Structure Info, Features and Attachments:						
Heating/AC			Air Conditioning - Same Ducts		\$5,805.60	
Plumbing			0 - Half Bath 2 - Full Bath		\$7,322.00	
Finished Basement Living Area			0			\$0.00
Features:			4			\$2,900.00
Attachments:			732			\$21,200.00
Adjusted Base Price					\$335,602.40	
Changes/Adjustments						
Grade Adjustment:			B 128%		\$398,723.07	
Market Adjustment:			20%		\$478,467.69	
CDU Adjustment:			85		\$406,700.00	
Complete:			100		\$406,700.00	
Dollar Adjustments					(\$400.00)	
Dwelling Value					\$406,300.00	

Other Building Improvements	0	\$800.00
Total Improvement Value		\$407,100.00
Total Land Value		\$87,300.00
Total Assessed Value		\$494,400.00

Parcel Numbers: 807-0131-000 Property Address: 8335 44TH ST S Municipality: Franklin, City of

Owner Name: ROSS, WALTER DAVID & JEANINE K Mailing Address: 9818 MAHOGANY RUN IJAMSVILLE, MD 21754 Land Use: Residential

	Legal Description:	
	CROOKED CREEK ADDITION NO 1 LOT 65 TOGETHER WITH AN	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1414-Franklin	

Building Description

Dwelling #	807 0131 000- 1		
Year Built:	1/1/2004	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/2004	Bedrooms:	4
Remodeled/Effective Age:	-18	Full Baths:	2
Building Type/Style:	12-Colonial	Half Baths:	1
Story:	2.00	Rough-in:	0
Grade:	B+	Room Count:	5
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
807 0131 000- 1	1,154	1,140	0	0	0	0	2,294

Attachment Description(s):	Area:	Attachment Value:
13-AFG	722	\$21,700
11-OFP	56	\$1,100

Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	3	\$900
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements



Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:

Permit / Construction History							
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:				
2/17/2005	50496	\$7,095.00	AC				
12/14/2004	4166	\$220,000.00	NEWDWLG				
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
10/22/2004		\$87,000.00	Valid		Land		
12/16/2005		\$365,000.00	Valid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.408	Gross				\$79,800	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
17,772	0.408				\$79,800		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		
Valuation/Explanation							
Dwelling #				807 0131 000- 1			
Description				Area		Value Amount	
Living Area:							
First Story:				1,154		\$139,310.88	
Second Story:				1,140		\$72,868.80	
Additional Story:				0		\$0.00	
Attic/Finished Net:				0		\$0.00	
Half Story/Finished Net:				0		\$0.00	
Base Price						\$212,179.68	
Unfinished Living Area:							
Room/Unfinished:				0		\$0.00	
Unfinished Basement:				1,154		\$28,007.58	
Half Story/Unfinished:						\$0.00	
Structure Info, Features and Attachments:							
Heating/AC				Air Conditioning - Same Ducts		\$5,643.24	
Plumbing				1 - Half Bath 2 - Full Bath		\$12,203.00	
Finished Basement Living Area				0		\$0.00	
Features:				4		\$2,900.00	
Attachments:				778		\$22,800.00	
Adjusted Base Price						\$283,733.50	
Changes/Adjustments							
Grade Adjustment:				B+ 135%		\$348,345.23	
Market Adjustment:				40%		\$487,683.32	
CDU Adjustment:				83		\$404,800.00	
Complete:				100		\$404,800.00	
Dollar Adjustments						\$800.00	
Dwelling Value						\$405,600.00	

Other Building Improvements	0	\$0.00
Total Improvement Value		\$405,600.00
Total Land Value		\$79,800.00
Total Assessed Value		\$485,400.00

Parcel Numbers: 807-0132-000 Property Address: 8347 44TH ST S Municipality: Franklin, City of

Owner Name: GLATCZAK, CHRISTINE M Mailing Address: 8347 S 44TH ST FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	
	CROOKED CREEK ADDITION NO 1 LOT 66 TOGETHER WITH AN	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1414-Franklin	

Building Description

Dwelling #	807 0132 000- 1		
Year Built:	1/1/2004	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/2004	Bedrooms:	4
Remodeled/Effective Age:	-18	Full Baths:	2
Building Type/Style:	14-Modern Single Story	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	B	Room Count:	5
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
807 0132 000- 1	2,210	0	0	0	0	0	2,210

Attachment Description(s):	Area:	Attachment Value:
11-OFP	100	\$2,000
13-AFG	572	\$17,200
11-OFP	195	\$3,900



Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	6	\$1,800
Rec Room Condition: Average	Rec Room Area: 1,100	Rec Room Value: \$5,500
05-Metal Fireplace	1	\$2,000
Rec Room Condition: Average	Rec Room Area: 1,100	Rec Room Value: \$5,500

Other Building Improvements						
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:	
Permit / Construction History						
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:			
1/27/2005	50240	\$6,973.00	AC			
12/1/2004	3992	\$225,000.00	NEWDWLG			
11/3/2008	2564	\$8,000.00	RECROOM			
12/11/2018	18-3101	\$15,680.00	CANOPY			
11/11/2008	2620	\$1,500.00	RECROOM			
Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
12/1/2004		\$88,000.00	Valid		Land	
5/19/2005		\$93,000.00	Invalid		Land	
10/29/2004		\$1,734,000.00	Invalid		Land	
8/29/2005		\$371,900.00	Valid		Land and Improvements	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	0.437	Gross				\$82,300
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
19,036	0.437			\$82,300		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Paved	Light			All Public	

Valuation/Explanation		
Dwelling #	807 0132 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	2,210	\$236,249.00
Second Story:	0	\$0.00
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$236,249.00
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	2,210	\$46,365.80
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$5,436.60
Plumbing	0 - Half Bath 2 - Full Bath	\$7,322.00
Finished Basement Living Area	0	\$0.00
Features:	7	\$3,800.00
Attachments:	867	\$23,100.00
Adjusted Base Price		\$322,273.40
Changes/Adjustments		
Grade Adjustment:	B 128%	\$378,077.95
Market Adjustment:	24%	\$468,816.66
CDU Adjustment:	83	\$389,100.00
Complete:	100	\$389,100.00
Dollar Adjustments		\$900.00
Dwelling Value		\$390,000.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$390,000.00
Total Land Value		\$82,300.00
Total Assessed Value		\$472,300.00

Parcel Numbers: 807-0133-000 Property Address: 8361 44TH ST S Municipality: Franklin, City of

Owner Name: DILLON, JEFFREY & SHARON - TRUST Mailing Address: 8361 S 44TH ST FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	
	CROOKED CREEK ADDITION NO 1 LOT 67 TOGETHER WITH AN	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1414-Franklin	

Building Description

Dwelling #	807 0133 000- 1		
Year Built:	1/1/2005	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/2005	Bedrooms:	3
Remodeled/Effective Age:	-17	Full Baths:	2
Building Type/Style:	14-Modern Single Story	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	B	Room Count:	3
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
807 0133 000- 1	2,135	0	0	0	0	0	2,135

Attachment Description(s):	Area:	Attachment Value:
13-AFG	885	\$26,600
11-OPF	60	\$1,200
31-WD	452	\$4,500



Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	3	\$900
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements						
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:	
Permit / Construction History						
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:			
12/10/2004	4132	\$253,000.00	NEWDWLG			
5/9/2006	1483	\$7,000.00	WDDK			
3/8/2005	50774	\$6,441.00	AC			
1/27/2005	50246	\$100.00	GARAGEADN			
Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
5/23/2013		\$315,000.00	Invalid		Land and Improvements	
10/29/2004		\$88,000.00	Valid		Land	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	0.401	Gross				\$81,000
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
17,468	0.401			\$81,000		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Paved	Light			All Public	

Valuation/Explanation		
Dwelling #	807 0133 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	2,135	\$229,982.20
Second Story:	0	\$0.00
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$229,982.20
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	2,135	\$45,326.05
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$5,252.10
Plumbing	0 - Half Bath 2 - Full Bath	\$7,322.00
Finished Basement Living Area	0	\$0.00
Features:	4	\$2,900.00
Attachments:	1,397	\$32,300.00
Adjusted Base Price		\$323,082.35
Changes/Adjustments		
Grade Adjustment:	B 128%	\$368,489.41
Market Adjustment:	24%	\$456,926.87
CDU Adjustment:	84	\$383,800.00
Complete:	100	\$383,800.00
Dollar Adjustments		\$700.00
Dwelling Value		\$384,500.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$384,500.00
Total Land Value		\$81,000.00
Total Assessed Value		\$465,500.00

Parcel Numbers: 807-0134-000 Property Address: 8379 44TH ST S Municipality: Franklin, City of

Owner Name: HENSCHEL, PHILLIP M Mailing Address: 8379 S 44TH ST FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	
	CROOKED CREEK ADDITION NO 1 LOT 68 TOGETHER WITH AN	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1414-Franklin	

Building Description

Dwelling #	807 0134 000- 1		
Year Built:	1/1/2004	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/2004	Bedrooms:	3
Remodeled/Effective Age:	-18	Full Baths:	2
Building Type/Style:	14-Modern Single Story	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	B-	Room Count:	3
CDU/Overall Condition:	Average	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:		Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
807 0134 000- 1	1,943	0	0	0	0	0	1,943

Attachment Description(s):	Area:	Attachment Value:
11-OFP	32	\$600
13-AFG	746	\$22,400

Feature Description(s):	Area:	Feature Value:
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
Average	740	\$3,700
22-Additional Fixture	5	\$1,500
Rec Room Condition:	Rec Room Area:	Rec Room Value:
Average	740	\$3,700

Other Building Improvements


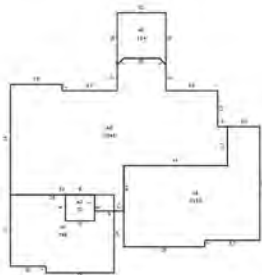
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:

Permit / Construction History						
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:			
4/26/2005	51436	\$13,500.00	RECROOM			
12/7/2004	4053	\$3,200.00	FUR/AC			
11/8/2004	3801	\$178,520.00	NEWDWLG			
Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
10/22/2004		\$86,000.00	Valid		Land	
5/25/2005		\$340,000.00	Valid		Land and Improvements	
11/30/2006		\$370,000.00	Invalid		Land and Improvements	
6/29/2007		\$335,000.00	Invalid		Land and Improvements	
4/19/2019		\$363,000.00	Valid		Land and Improvements	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	0.386	Gross				\$80,100
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
16,814	0.386			\$80,100		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Paved	Light			All Public	

Valuation/Explanation		
Dwelling #	807 0134 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,943	\$212,913.94
Second Story:	0	\$0.00
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$212,913.94
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	1,943	\$42,065.95
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$4,779.78
Plumbing	0 - Half Bath 2 - Full Bath	\$7,322.00
Finished Basement Living Area	0	\$0.00
Features:	6	\$3,500.00
Attachments:	778	\$23,000.00
Adjusted Base Price		\$293,581.67
Changes/Adjustments		
Grade Adjustment:	B- 120%	\$320,498.00
Market Adjustment:	42%	\$455,107.17
CDU Adjustment:	78	\$355,000.00
Complete:	100	\$355,000.00
Dollar Adjustments		(\$400.00)
Dwelling Value		\$354,600.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$354,600.00
Total Land Value		\$80,100.00
Total Assessed Value		\$434,700.00

Parcel Numbers: 807-0135-000 Property Address: 8393 44TH ST S Municipality: Franklin, City of

Owner Name: BUCKNA, MIKE J & PATRICIA H 2012 JT REVO Mailing Address: 8393 S 44TH ST FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	
	CROOKED CREEK ADDITION NO 1 LOT 69 TOGETHER WITH AN	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1414-Franklin	

Building Description

Dwelling #	807 0135 000- 1		
Year Built:	1/1/2005	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/2005	Bedrooms:	3
Remodeled/Effective Age:	-17	Full Baths:	2
Building Type/Style:	14-Modern Single Story	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	B+	Room Count:	5
CDU/Overall Condition:	Average	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:		Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
807 0135 000- 1	2,260	0	0	0	0	0	2,260

Attachment Description(s):	Area:	Attachment Value:
13-AFG	1,136	\$34,100
21-OMP	72	\$1,800

Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	3	\$900
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements



Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:

Permit / Construction History							
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:				
10/7/2005	738642	\$200,000.00	NEWDWLG				
8/23/2010	1724	\$1,500.00	DUCTWORK				
10/21/2005	813883	\$0.00	AC & FURNACE				
8/9/2010	1637	\$32,590.00	ADDTN				
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
5/31/2005		\$92,500.00	Invalid		Land		
1/12/2005		\$92,500.00	Invalid		Land		
5/31/2005		\$105,300.00	Valid		Land		
12/6/2013		\$379,800.00	Invalid		Land and Improvements		
5/12/2010		\$392,900.00	Invalid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.397	Gross				\$80,500	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
17,293	0.397				\$80,500		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		

Valuation/Explanation		
Dwelling #	807 0135 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	2,260	\$240,599.60
Second Story:	0	\$0.00
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$240,599.60
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	2,046	\$43,989.00
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$5,559.60
Plumbing	0 - Half Bath 2 - Full Bath	\$7,322.00
Finished Basement Living Area	0	\$0.00
Features:	4	\$2,900.00
Attachments:	1,208	\$35,900.00
Adjusted Base Price		\$336,270.20
Changes/Adjustments		
Grade Adjustment:	B+ 135%	\$401,584.77
Market Adjustment:	31%	\$526,076.05
CDU Adjustment:	79	\$415,600.00
Complete:	100	\$415,600.00
Dollar Adjustments		(\$100.00)
Dwelling Value		\$415,500.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$415,500.00
Total Land Value		\$80,500.00
Total Assessed Value		\$496,000.00

Parcel Numbers: 807-0136-000 Property Address: 8419 44TH ST S Municipality: Franklin, City of

Owner Name: MAJEWSKI, JOSEPH R & NANCY L Mailing Address: 8419 S 44TH ST FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	
	CROOKED CREEK ADDITION NO 1 LOT 70 TOGETHER WITH AN	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1414-Franklin	

Building Description

Dwelling #	807 0136 000- 1		
Year Built:	1/1/2005	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/2005	Bedrooms:	4
Remodeled/Effective Age:	-17	Full Baths:	2
Building Type/Style:	14-Modern Single Story	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	B	Room Count:	5
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
807 0136 000- 1	2,183	0	0	0	0	0	2,183

Attachment Description(s):	Area:	Attachment Value:
13-AFG	689	\$20,700
11-OPF	40	\$800

Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	1	\$300
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements


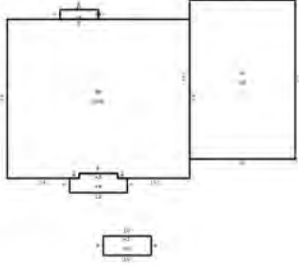
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:

Permit / Construction History							
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:				
8/26/2005	510732	\$212,000.00	NEWDWLG				
10/27/2005	844563	\$0.00	AC & FURNACE				
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
8/4/2005		\$102,500.00	Valid		Land		
10/29/2004		\$1,734,000.00	Invalid		Land		
7/11/2005		\$95,500.00	Invalid		Land		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.399	Gross				\$80,700	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
17,380	0.399				\$80,700		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		
Valuation/Explanation							
Dwelling #				807 0136 000- 1			
Description				Area		Value Amount	
Living Area:							
First Story:				2,183		\$234,126.75	
Second Story:				0		\$0.00	
Additional Story:				0		\$0.00	
Attic/Finished Net:				0		\$0.00	
Half Story/Finished Net:				0		\$0.00	
Base Price						\$234,126.75	
Unfinished Living Area:							
Room/Unfinished:				0		\$0.00	
Unfinished Basement:				2,872		\$56,406.08	
Half Story/Unfinished:						\$0.00	
Structure Info, Features and Attachments:							
Heating/AC				Air Conditioning - Same Ducts		\$5,370.18	
Plumbing				0 - Half Bath 2 - Full Bath		\$7,322.00	
Finished Basement Living Area				0		\$0.00	
Features:				2		\$2,300.00	
Attachments:				729		\$21,500.00	
Adjusted Base Price						\$327,025.01	
Changes/Adjustments							
Grade Adjustment:				B 128%		\$388,128.01	
Market Adjustment:				13%		\$438,584.65	
CDU Adjustment:				84		\$368,400.00	
Complete:				100		\$368,400.00	
Dollar Adjustments						(\$300.00)	
Dwelling Value						\$368,100.00	

Other Building Improvements	0	\$0.00
Total Improvement Value		\$368,100.00
Total Land Value		\$80,700.00
Total Assessed Value		\$448,800.00

Parcel Numbers: 807-0137-000 Property Address: 8431 44TH ST S Municipality: Franklin, City of

Owner Name: DAVIS, JAMES FRANCIS Mailing Address: 8431 S 44TH ST FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	
	CROOKED CREEK ADDITION NO 1 LOT 71 TOGETHER WITH AN	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1414-Franklin	

Building Description

Dwelling #	807 0137 000- 1		
Year Built:	1/1/2004	Exterior Wall:	01-Wood
Year Remodeled:	1/1/2004	Bedrooms:	4
Remodeled/Effective Age:	-18	Full Baths:	2
Building Type/Style:	12-Colonial	Half Baths:	1
Story:	2.00	Rough-in:	0
Grade:	B+	Room Count:	6
CDU/Overall Condition:	Average	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:		Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
807 0137 000- 1	1,262	1,246	0	0	0	0	2,508

Attachment Description(s):	Area:	Attachment Value:
13-AFG	726	\$21,800
11-OPF	44	\$900

Feature Description(s):	Area:	Feature Value:
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
22-Additional Fixture	1	\$300
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements



Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:

Permit / Construction History							
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:				
11/3/2004	3743	\$234,000.00	NEWDWLG				
12/28/2004	4319	\$7,300.00	FUR/AC				
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
8/11/2004		\$94,500.00	Valid		Land		
8/5/2004		\$91,500.00	Valid		Land		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.411	Gross				\$81,300	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:			
17,903	0.411			\$81,300			
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		
Valuation/Explanation							
Dwelling #				807 0137 000- 1			
Description				Area		Value Amount	
Living Area:							
First Story:				1,262		\$149,597.48	
Second Story:				1,246		\$78,772.12	
Additional Story:				0		\$0.00	
Attic/Finished Net:				0		\$0.00	
Half Story/Finished Net:				0		\$0.00	
Base Price						\$228,369.60	
Unfinished Living Area:							
Room/Unfinished:				0		\$0.00	
Unfinished Basement:				1,262		\$29,884.16	
Half Story/Unfinished:						\$0.00	
Structure Info, Features and Attachments:							
Heating/AC				Air Conditioning - Same Ducts		\$6,169.68	
Plumbing				1 - Half Bath 2 - Full Bath		\$12,203.00	
Finished Basement Living Area				0		\$0.00	
Features:				2		\$2,300.00	
Attachments:				770		\$22,700.00	
Adjusted Base Price						\$301,626.44	
Changes/Adjustments							
Grade Adjustment:				B+ 135%		\$373,445.69	
Market Adjustment:				42%		\$530,292.89	
CDU Adjustment:				78		\$413,600.00	
Complete:				100		\$413,600.00	
Dollar Adjustments						\$900.00	
Dwelling Value						\$414,500.00	

Other Building Improvements	0	\$0.00
Total Improvement Value		\$414,500.00
Total Land Value		\$81,300.00
Total Assessed Value		\$495,800.00

Parcel Numbers: 807-0138-000 Property Address: 8372 44TH ST S Municipality: Franklin, City of

Owner Name: GAIN, PATRICK M & DIANE M Mailing Address: 8372 S 44TH ST FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	
	CROOKED CREEK ADDITION NO 1 LOT 72 TOGETHER WITH AN	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1414-Franklin	

Building Description

Dwelling #	807 0138 000- 1		
Year Built:	1/1/2005	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/2005	Bedrooms:	4
Remodeled/Effective Age:	-17	Full Baths:	2
Building Type/Style:	14-Modern Single Story	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	B	Room Count:	5
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
807 0138 000- 1	2,213	0	0	0	0	0	2,213

Attachment Description(s):	Area:	Attachment Value:
13-AFG	988	\$29,600
11-OPF	132	\$2,600
31-WD	528	\$5,300


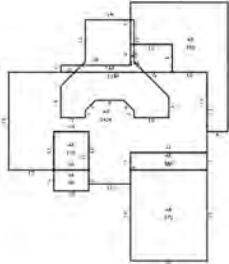
Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	2	\$600
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements						
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:	
Permit / Construction History						
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:			
2/24/2005	50576	\$215,000.00	NEWDWLG			
6/13/2006	1937	\$5,000.00	WDDK			
Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
10/20/2004		\$97,500.00	Valid		Land	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	0.369	Gross				\$90,400
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
16,074	0.369			\$90,400		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Paved	Light			All Public	
Valuation/Explanation						
Dwelling #	807 0138 000- 1					
Description	Area		Value Amount			
Living Area:						
First Story:	2,213		\$236,569.70			
Second Story:	0		\$0.00			
Additional Story:	0		\$0.00			
Attic/Finished Net:	0		\$0.00			
Half Story/Finished Net:	0		\$0.00			
Base Price			\$236,569.70			
Unfinished Living Area:						
Room/Unfinished:	0		\$0.00			
Unfinished Basement:	2,213		\$46,428.74			
Half Story/Unfinished:			\$0.00			
Structure Info, Features and Attachments:						
Heating/AC	Air Conditioning - Same Ducts		\$5,443.98			
Plumbing	0 - Half Bath 2 - Full Bath		\$7,322.00			
Finished Basement Living Area	0		\$0.00			
Features:	3		\$2,600.00			
Attachments:	1,648		\$37,500.00			
Adjusted Base Price			\$335,864.42			
Changes/Adjustments						
Grade Adjustment:	B 128%		\$378,578.46			
Market Adjustment:	22%		\$461,865.72			
CDU Adjustment:	84		\$388,000.00			
Complete:	100		\$388,000.00			
Dollar Adjustments			\$800.00			
Dwelling Value			\$388,800.00			

Other Building Improvements	0	\$0.00
Total Improvement Value		\$388,800.00
Total Land Value		\$90,400.00
Total Assessed Value		\$479,200.00

Parcel Numbers: 807-0139-000 Property Address: 8354 44TH ST S Municipality: Franklin, City of

Owner Name: Alex Burton Mailing Address: 8354 S 44th St Franklin, WI 53132 Land Use: Residential

	Legal Description:	
	CROOKED CREEK ADDITION NO 1 LOT 73 TOGETHER WITH AN	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1414-Franklin	

Building Description

Dwelling #	807 0139 000- 1		
Year Built:	1/1/2005	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/2005	Bedrooms:	5
Remodeled/Effective Age:	-17	Full Baths:	5
Building Type/Style:	12-Colonial	Half Baths:	1
Story:	2.00	Rough-in:	0
Grade:	B+	Room Count:	6
CDU/Overall Condition:	Average	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:		Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
807 0139 000- 1	1,670	1,534	0	0	0	1,025	4,229

Attachment Description(s):	Area:	Attachment Value:
13-AFG	110	\$3,300
13-AFG	572	\$17,200
21-OMP	60	\$1,500
31-WD	566	\$5,700


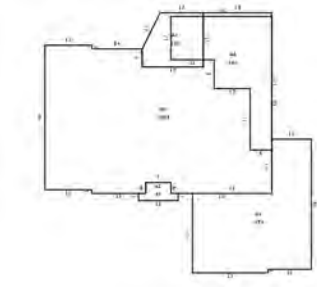
Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	3	\$900
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements						
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:	
Permit / Construction History						
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:			
1/27/2005	50257	\$6,000.00	AC			
2/7/2005	50362	\$327,900.00	NEWDWLG			
7/19/2005	52709	\$7,000.00	WDDK			
4/27/2010	629	\$20,000.00	FBLA			
3/28/2017	17-0590	\$20,000.00	WDDK+REFACING			
Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
3/18/2022	11229025	\$713,000.00	Valid	W/C D - Warrant/Condo Deed	Land and Improvements	Other
10/4/2004		\$97,500.00	Valid		Land	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	0.396	Gross				\$92,100
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
17,250	0.396			\$92,100		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Paved	Light			All Public	

Valuation/Explanation		
Dwelling #	807 0139 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,670	\$187,674.60
Second Story:	1,534	\$94,202.94
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$281,877.54
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	645	\$19,446.75
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$10,403.34
Plumbing	1 - Half Bath 5 - Full Bath	\$34,169.00
Finished Basement Living Area	1,025	\$27,664.75
Features:	4	\$2,900.00
Attachments:	1,308	\$27,700.00
Adjusted Base Price		\$404,161.38
Changes/Adjustments		
Grade Adjustment:	B+ 135%	\$504,307.86
Market Adjustment:	43%	\$721,160.24
CDU Adjustment:	79	\$569,700.00
Complete:	100	\$569,700.00
Dollar Adjustments		(\$1,500.00)
Dwelling Value		\$568,200.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$568,200.00
Total Land Value		\$92,100.00
Total Assessed Value		\$660,300.00

Parcel Numbers: 807-0140-000 Property Address: 8340 44TH ST S Municipality: Franklin, City of

Owner Name: GRISSOM, JEFFREY SCOTT & CARRIE E Mailing Address: 8340 S 44TH ST FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	
	CROOKED CREEK ADDITION NO 1 LOT 74 TOGETHER WITH AN	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1414-Franklin	

Building Description

Dwelling #	807 0140 000- 1		
Year Built:	1/1/2005	Exterior Wall:	01-Wood
Year Remodeled:	1/1/2005	Bedrooms:	6
Remodeled/Effective Age:	-17	Full Baths:	3
Building Type/Style:	14-Modern Single Story	Half Baths:	1
Story:	1.00	Rough-in:	0
Grade:	A-	Room Count:	6
CDU/Overall Condition:	Average	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:		Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
807 0140 000- 1	2,604	0	0	0	0	1,350	3,954

Attachment Description(s):	Area:	Attachment Value:
11-OFP	43	\$900
13-AFG	879	\$26,400
31-WD	230	\$2,300



Feature Description(s):	Area:	Feature Value:
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
22-Additional Fixture	2	\$600
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements						
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:	
Permit / Construction History						
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:			
11/17/2005	4509	\$100.00	AC/FURNACE			
4/17/2006	1169	\$10,500.00	WDDK			
10/2/2006	3343	\$7,000.00	RECROOM			
7/20/2005	300351	\$280,000.00	NEWDWLG			
Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
10/3/2004		\$97,500.00	Valid		Land	
11/19/2007		\$500,000.00	Valid		Land and Improvements	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	0.347	Gross				\$88,100
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
15,115	0.347			\$88,100		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Paved	Light			All Public	

Valuation/Explanation		
Dwelling #	807 0140 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	2,604	\$271,076.40
Second Story:	0	\$0.00
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$271,076.40
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	1,254	\$29,694.72
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$9,726.84
Plumbing	1 - Half Bath 3 - Full Bath	\$19,525.00
Finished Basement Living Area	1,350	\$36,436.50
Features:	3	\$2,600.00
Attachments:	1,152	\$29,600.00
Adjusted Base Price		\$398,659.46
Changes/Adjustments		
Grade Adjustment:	A- 145%	\$531,366.22
Market Adjustment:	31%	\$696,089.74
CDU Adjustment:	79	\$549,900.00
Complete:	100	\$549,900.00
Dollar Adjustments		(\$500.00)
Dwelling Value		\$549,400.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$549,400.00
Total Land Value		\$88,100.00
Total Assessed Value		\$637,500.00

Parcel Numbers: 807-0141-000 Property Address: 8326 44TH ST S Municipality: Franklin, City of

Owner Name: WENTLAND, DENNIS C & KAY M Mailing Address: 8326 S 44TH ST FRANKLIN, WI 53132 Land Use: Residential

Property Photograph:	Legal Description:	Building Sketch:
	CROOKED CREEK ADDITION NO 1 LOT 75 TOGETHER WITH AN	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood:	
	1414-Franklin	

Building Description

Dwelling #	807 0141 000- 1		
Year Built:	1/1/2005	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/2005	Bedrooms:	3
Remodeled/Effective Age:	-17	Full Baths:	2
Building Type/Style:	14-Modern Single Story	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	B+	Room Count:	4
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
807 0141 000- 1	2,537	0	0	0	0	0	2,537

Attachment Description(s):	Area:	Attachment Value:
13-AFG	792	\$23,800
31-WD	580	\$5,800

Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	5	\$1,500
Rec Room Condition:	Rec Room Area:	Rec Room Value:
Average	700	\$3,500
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
Average	700	\$3,500

Other Building Improvements



Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:

Permit / Construction History						
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:			
4/5/2005	51084	\$275,000.00	NEWDWLG			
1/1/2005	51907	\$100.00	AC			
3/26/2019	19-0573	\$13,743.00	INTREMOD			
8/2/2019	19-1951	\$18,180.00	FUR+ACREPLAC			
10/5/2005	717093	\$24,000.00	WDDK			
Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
3/1/2005		\$97,500.00	Invalid		Land	
3/17/2005		\$108,500.00	Valid		Land	
10/29/2004		\$1,734,000.00	Invalid		Land	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	0.365	Gross				\$88,700
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
15,899	0.365			\$88,700		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Paved	Light			All Public	

Valuation/Explanation		
Dwelling #	807 0141 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	2,537	\$265,877.60
Second Story:	0	\$0.00
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$265,877.60
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	2,537	\$51,526.47
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$6,241.02
Plumbing	0 - Half Bath 2 - Full Bath	\$7,322.00
Finished Basement Living Area	0	\$0.00
Features:	6	\$3,500.00
Attachments:	1,372	\$29,600.00
Adjusted Base Price		\$364,067.09
Changes/Adjustments		
Grade Adjustment:	B+ 135%	\$446,805.57
Market Adjustment:	23%	\$549,570.85
CDU Adjustment:	84	\$461,600.00
Complete:	100	\$461,600.00
Dollar Adjustments		(\$1,500.00)
Dwelling Value		\$460,100.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$460,100.00
Total Land Value		\$88,700.00
Total Assessed Value		\$548,800.00

Parcel Numbers: 807-0142-000 Property Address: 4395 FOREST HILL AVE W Municipality: Franklin, City of

Owner Name: MIGLIANO, JUSTIN & TESSA Mailing Address: 4395 W FOREST HILL AVE FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	
	CROOKED CREEK ADDITION NO 1 LOT 76 TOGETHER WITH AN	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1414-Franklin	

Building Description

Dwelling #	807 0142 000- 1		
Year Built:	1/1/2005	Exterior Wall:	01-Wood
Year Remodeled:	1/1/2005	Bedrooms:	3
Remodeled/Effective Age:	-17	Full Baths:	2
Building Type/Style:	12-Colonial	Half Baths:	1
Story:	2.00	Rough-in:	0
Grade:	A-	Room Count:	4
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
807 0142 000- 1	1,764	753	0	0	0	0	2,517

Attachment Description(s):	Area:	Attachment Value:
11-OFP	26	\$500
13-AFG	70	\$2,100
99-Additional Attachments	26	\$2,600
11-OFP	120	\$2,400
13-AFG	604	\$18,100

Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	2	\$600
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
7/13/2005	252871	\$275,000.00	NEWDWLG
9/26/2005	664498	\$0.00	AC & FURNACE

Ownership/Sales History

Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
1/12/2005		\$96,500.00	Invalid		Land	
5/5/2005		\$96,500.00	Invalid		Land	
5/5/2005		\$107,500.00	Valid		Land	

Land Breakdown

Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	0.437	Gross				\$93,700

Acreage/Squarefoot Variables

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Land Data & Computations

Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:
19,036	0.437			\$93,700



General Information

Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:
Level	Paved	Light			All Public

Valuation/Explanation		
Dwelling #	807 0142 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,764	\$196,050.96
Second Story:	753	\$51,023.28
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$247,074.24
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	1,764	\$38,631.60
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$6,191.82
Plumbing	1 - Half Bath 2 - Full Bath	\$12,203.00
Finished Basement Living Area	0	\$0.00
Features:	3	\$2,600.00
Attachments:	846	\$25,700.00
Adjusted Base Price		\$332,400.66
Changes/Adjustments		
Grade Adjustment:	A- 145%	\$440,945.96
Market Adjustment:	20%	\$529,135.15
CDU Adjustment:	84	\$444,500.00
Complete:	100	\$444,500.00
Dollar Adjustments		(\$200.00)
Dwelling Value		\$444,300.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$444,300.00
Total Land Value		\$93,700.00
Total Assessed Value		\$538,000.00

Parcel Numbers: 807-0143-000 Property Address: 4371 FOREST HILL AVE W Municipality: Franklin, City of

Owner Name: HILLESHEM, JAMES T Mailing Address: 4371 W FOREST HILL AVE FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	
	CROOKED CREEK ADDITION NO 1 LOT 77 TOGETHER WITH AN	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1414-Franklin	

Building Description

Dwelling #	807 0143 000- 1		
Year Built:	1/1/2005	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/2005	Bedrooms:	3
Remodeled/Effective Age:	-17	Full Baths:	2
Building Type/Style:	14-Modern Single Story	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	B	Room Count:	4
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
807 0143 000- 1	2,195	0	0	0	0	0	2,195

Attachment Description(s):	Area:	Attachment Value:
11-OFP	66	\$1,300
13-AFG	704	\$21,100
31-WD	338	\$3,400



Feature Description(s):	Area:	Feature Value:
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
22-Additional Fixture	3	\$900
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements						
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:	
Permit / Construction History						
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:			
6/28/2005	186031	\$316,000.00	NEWDWLG			
5/16/2006	1595	\$14,000.00	WDDK			
10/3/2017	17-2315	\$250.00	INTALTER IN LND			
8/31/2005	538490	\$6,796.00	AC & FURNACE			
Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
6/23/2005		\$97,500.00	Invalid		Land	
10/29/2004		\$1,734,000.00	Invalid		Land	
6/23/2005		\$108,900.00	Valid		Land	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	0.344	Gross				\$87,900
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
14,985	0.344			\$87,900		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Paved	Light			All Public	

Valuation/Explanation		
Dwelling #	807 0143 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	2,195	\$235,413.75
Second Story:	0	\$0.00
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$235,413.75
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	2,195	\$46,336.45
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$5,399.70
Plumbing	0 - Half Bath 2 - Full Bath	\$7,322.00
Finished Basement Living Area	0	\$0.00
Features:	4	\$2,900.00
Attachments:	1,108	\$25,800.00
Adjusted Base Price		\$323,171.90
Changes/Adjustments		
Grade Adjustment:	B 128%	\$376,924.03
Market Adjustment:	19%	\$448,539.60
CDU Adjustment:	84	\$376,800.00
Complete:	100	\$376,800.00
Dollar Adjustments		\$900.00
Dwelling Value		\$377,700.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$377,700.00
Total Land Value		\$87,900.00
Total Assessed Value		\$465,600.00

Parcel Numbers: 807-0144-000 Property Address: 4339 FOREST HILL AVE W Municipality: Franklin, City of

Owner Name: TEGETHOFF, JON E Mailing Address: 4339 W FOREST HILL AVE FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	
	CROOKED CREEK ADDITION NO 1 LOT 78 TOGETHER WITH AN	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1414-Franklin	

Building Description

Dwelling #	807 0144 000- 1		
Year Built:	1/1/2005	Exterior Wall:	01-Wood
Year Remodeled:	1/1/2005	Bedrooms:	3
Remodeled/Effective Age:	-17	Full Baths:	2
Building Type/Style:	14-Modern Single Story	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	B	Room Count:	5
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Good	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
807 0144 000- 1	2,437	0	0	0	0	0	2,437

Attachment Description(s):	Area:	Attachment Value:
13-AFG	715	\$21,500
11-OPF	142	\$2,800

Feature Description(s):	Area:	Feature Value:
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
22-Additional Fixture	2	\$600
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements



Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:

Permit / Construction History							
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:				
3/22/2005	50938	\$7,319.00	AC				
3/24/2016	16-0536	\$8,000.00	BATHREM0D				
1/19/2005	50164	\$254,000.00	NEWDWLG				
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
12/30/2004		\$104,000.00	Valid		Land		
12/10/2004		\$97,500.00	Invalid		Land		
10/29/2004		\$1,734,000.00	Invalid		Land		
12/30/2004		\$97,500.00	Invalid		Land		
7/24/2015		\$398,000.00	Valid		Land and Improvements		
8/23/2012		\$355,000.00	Invalid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.344	Gross				\$87,900	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
14,985	0.344				\$87,900		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		

Valuation/Explanation		
Dwelling #	807 0144 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	2,437	\$256,859.80
Second Story:	0	\$0.00
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$256,859.80
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	2,437	\$50,007.24
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$5,995.02
Plumbing	0 - Half Bath 2 - Full Bath	\$7,322.00
Finished Basement Living Area	0	\$0.00
Features:	3	\$2,600.00
Attachments:	857	\$24,300.00
Adjusted Base Price		\$347,084.06
Changes/Adjustments		
Grade Adjustment:	B 128%	\$409,835.60
Market Adjustment:	24%	\$508,196.14
CDU Adjustment:	84	\$426,900.00
Complete:	100	\$426,900.00
Dollar Adjustments		\$900.00
Dwelling Value		\$427,800.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$427,800.00
Total Land Value		\$87,900.00
Total Assessed Value		\$515,700.00

Parcel Numbers: 807-0145-000 Property Address: 4313 FOREST HILL AVE W Municipality: Franklin, City of

Owner Name: NOWAK, TOM Mailing Address: 4313 W FOREST HILL AVE FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	
	CROOKED CREEK ADDITION NO 1 LOT 79 TOGETHER WITH AN	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1414-Franklin	

Building Description

Dwelling #	807 0145 000- 1		
Year Built:	1/1/2004	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/2004	Bedrooms:	3
Remodeled/Effective Age:	-18	Full Baths:	2
Building Type/Style:	12-Colonial	Half Baths:	1
Story:	2.00	Rough-in:	0
Grade:	B	Room Count:	4
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
807 0145 000- 1	1,359	942	0	0	0	0	2,301

Attachment Description(s):	Area:	Attachment Value:
13-AFG	3	\$100
13-AFG	811	\$24,300

Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	5	\$1,500
Rec Room Condition:	Rec Room Area:	Rec Room Value:
Good	880	\$5,280
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
Good	880	\$5,280

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
RP1-Inground Pool - Plastic Lined Pool	1/1/2006	646		Average	\$1,300.00

Permit / Construction History			
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
12/16/2004	4194	\$227,000.00	NEWDWLG
8/31/2006	2965	\$5,000.00	FENCE
3/28/2007	629	\$3,000.00	BSMT REMOD
4/21/2020	20-0940	\$500.00	DUCTWK-BSMT
8/31/2006	2964	\$25,800.00	IGP
2/22/2005	50527	\$7,922.00	AC

Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
12/20/2004		\$97,500.00	Invalid		Land	
10/29/2004		\$1,734,000.00	Invalid		Land	
12/1/2004		\$97,500.00	Invalid		Land	
12/20/2004		\$104,000.00	Valid		Land	
5/28/2020		\$465,000.00	Valid		Land and Improvements	

Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.340	Gross				\$87,600	

Acreage/Squarefoot Variables



Land Data & Computations				
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:
14,810	0.340			\$87,600

General Information					
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:
Level	Paved	Light			All Public

Valuation/Explanation		
Dwelling #	807 0145 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,359	\$158,581.71
Second Story:	942	\$61,974.18
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$220,555.89
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	1,359	\$31,528.80
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$5,660.46
Plumbing	1 - Half Bath 2 - Full Bath	\$12,203.00
Finished Basement Living Area	0	\$0.00
Features:	6	\$3,500.00
Attachments:	814	\$24,400.00
Adjusted Base Price		\$297,848.15
Changes/Adjustments		
Grade Adjustment:	B 128%	\$345,533.63
Market Adjustment:	55%	\$535,577.13
CDU Adjustment:	83	\$444,500.00
Complete:	100	\$444,500.00
Dollar Adjustments		(\$1,100.00)
Dwelling Value		\$443,400.00
Other Building Improvements	0	\$1,300.00
Total Improvement Value		\$444,700.00
Total Land Value		\$87,600.00
Total Assessed Value		\$532,300.00

Parcel Numbers: 807-0146-000 Property Address: 4285 FOREST HILL AVE W Municipality: Franklin, City of

Owner Name: NAJMI, QAZI SHAHID Mailing Address: 4285 W FOREST HILL AVE FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	
	CROOKED CREEK ADDITION NO 1 LOT 80 TOGETHER WITH AN	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1414-Franklin	

Building Description

Dwelling #	807 0146 000- 1		
Year Built:	1/1/2005	Exterior Wall:	01-Wood
Year Remodeled:	1/1/2005	Bedrooms:	4
Remodeled/Effective Age:	-17	Full Baths:	3
Building Type/Style:	14-Modern Single Story	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	B+	Room Count:	5
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
807 0146 000- 1	2,101	0	0	0	0	996	3,097

Attachment Description(s):	Area:	Attachment Value:
13-AFG	748	\$22,400
11-OPF	65	\$1,300
31-WD	300	\$3,000


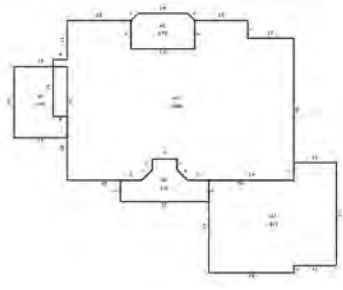
Feature Description(s):	Area:	Feature Value:
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
22-Additional Fixture	2	\$600
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements						
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:	
Permit / Construction History						
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:			
7/11/2005	242278	\$100.00	AC			
3/21/2005	05-0898	\$260,000.00	NEWDWLG			
10/27/2005	842736	\$5,000.00	WDDK			
Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
10/21/2004		\$97,500.00	Valid		Land	
7/28/2017		\$440,000.00	Valid		Land and Improvements	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	0.351	Gross				\$87,100
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
15,290	0.351			\$87,100		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Paved	Light			All Public	

Valuation/Explanation		
Dwelling #	807 0146 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	2,101	\$226,319.72
Second Story:	0	\$0.00
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$226,319.72
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	1,105	\$27,216.15
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$7,618.62
Plumbing	0 - Half Bath 3 - Full Bath	\$14,644.00
Finished Basement Living Area	996	\$26,882.04
Features:	3	\$2,600.00
Attachments:	1,113	\$26,700.00
Adjusted Base Price		\$331,980.53
Changes/Adjustments		
Grade Adjustment:	B+ 135%	\$408,618.72
Market Adjustment:	27%	\$518,945.77
CDU Adjustment:	84	\$435,900.00
Complete:	100	\$435,900.00
Dollar Adjustments		(\$400.00)
Dwelling Value		\$435,500.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$435,500.00
Total Land Value		\$87,100.00
Total Assessed Value		\$522,600.00

Parcel Numbers: 807-0147-000 Property Address: 8252 43RD ST S Municipality: Franklin, City of

Owner Name: COLTON, CHRISTOPHER W Mailing Address: 8252 S 43RD ST FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	
	CROOKED CREEK ADDITION NO 1 LOT 81 TOGETHER WITH AN	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1414-Franklin	

Building Description

Dwelling #	807 0147 000- 1		
Year Built:	1/1/2006	Exterior Wall:	01-Wood
Year Remodeled:	1/1/2006	Bedrooms:	5
Remodeled/Effective Age:	-16	Full Baths:	3
Building Type/Style:	14-Modern Single Story	Half Baths:	1
Story:	1.00	Rough-in:	0
Grade:	A	Room Count:	6
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
807 0147 000- 1	2,684	0	0	0	0	1,440	4,124

Attachment Description(s):	Area:	Attachment Value:
31-WD	176	\$1,800
11-OPF	201	\$4,000
13-AFG	972	\$29,200



Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	5	\$1,500
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements							
Structure Type:		Year Built:	Area:	Construction:	Condition:	Value:	
RP1-Inground Pool - Plastic Lined Pool		1/1/2007	480		Average	\$1,000.00	
Permit / Construction History							
Date of Permit:		Permit Number:	Permit Amount:		Details of Permit:		
7/23/2007		1716	\$8,000.00		FENCE		
11/27/2006		3947	\$12,421.00		AC/FURNACE		
9/14/2006		3109	\$430,100.00		NEWDWLG		
7/23/2007		1715	\$36,400.00		POOL		
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
9/3/2014		\$555,000.00	Valid		Land and Improvements		
11/29/2005		\$656,000.00	Invalid		Land		
9/15/2006		\$124,600.00	Valid		Land		
10/29/2004		\$1,734,000.00	Invalid		Land		
11/29/2005		\$622,500.00	Invalid		Land		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.443	Gross				\$94,100	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:		Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:	
19,297		0.443				\$94,100	
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		

Valuation/Explanation		
Dwelling #	807 0147 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	2,684	\$278,652.88
Second Story:	0	\$0.00
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$278,652.88
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	1,244	\$29,768.92
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$10,145.04
Plumbing	1 - Half Bath 3 - Full Bath	\$19,525.00
Finished Basement Living Area	1,440	\$38,865.60
Features:	6	\$3,500.00
Attachments:	1,349	\$35,000.00
Adjusted Base Price		\$415,457.44
Changes/Adjustments		
Grade Adjustment:	A 155%	\$584,284.03
Market Adjustment:	22%	\$712,826.52
CDU Adjustment:	85	\$605,900.00
Complete:	100	\$605,900.00
Dollar Adjustments		\$1,300.00
Dwelling Value		\$607,200.00
Other Building Improvements	0	\$1,000.00
Total Improvement Value		\$608,200.00
Total Land Value		\$94,100.00
Total Assessed Value		\$702,300.00

Parcel Numbers: 807-0148-000 Property Address: 8240 43RD ST S Municipality: Franklin, City of

Owner Name: JANSKY, DEBORAH Mailing Address: 8240 S 43RD ST FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	
	CROOKED CREEK ADDITION NO 1 LOT 82 TOGETHER WITH AN	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1414-Franklin	

Building Description

Dwelling #	807 0148 000- 1		
Year Built:	1/1/2005	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/2005	Bedrooms:	3
Remodeled/Effective Age:	-17	Full Baths:	2
Building Type/Style:	13-Contemporary	Half Baths:	1
Story:	2.00	Rough-in:	0
Grade:	A-	Room Count:	3
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
807 0148 000- 1	1,901	628	0	0	0	0	2,529

Attachment Description(s):	Area:	Attachment Value:
13-AFG	704	\$21,100
11-OPF	63	\$1,300
31-WD	338	\$3,400


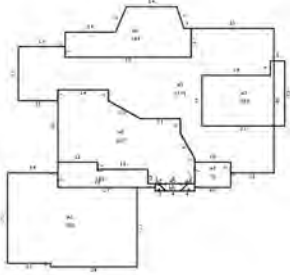
Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	3	\$900
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements						
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:	
Permit / Construction History						
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:			
7/22/2005	316057	\$234,900.00	NEWDWLG			
9/21/2005	646602	\$100.00	FURNACE			
10/7/2005	738277	\$13,000.00	WDDK			
3/27/2006	860	\$3,100.00	AC			
10/18/2005	790873	\$3,800.00	FENCE			
Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
3/18/2010		\$139,500.00	Invalid		Land and Improvements	
10/29/2004		\$1,734,000.00	Invalid		Land	
7/11/2005		\$97,500.00	Invalid		Land	
7/28/2005		\$103,000.00	Valid		Land	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	0.321	Gross				\$85,400
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
13,983	0.321			\$85,400		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Paved	Light			All Public	

Valuation/Explanation		
Dwelling #	807 0148 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,901	\$208,311.58
Second Story:	628	\$44,123.28
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$252,434.86
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	1,901	\$41,156.65
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$6,221.34
Plumbing	1 - Half Bath 2 - Full Bath	\$12,203.00
Finished Basement Living Area	0	\$0.00
Features:	4	\$2,900.00
Attachments:	1,105	\$25,800.00
Adjusted Base Price		\$340,715.85
Changes/Adjustments		
Grade Adjustment:	A- 145%	\$452,422.98
Market Adjustment:	20%	\$542,907.58
CDU Adjustment:	84	\$456,000.00
Complete:	100	\$456,000.00
Dollar Adjustments		(\$500.00)
Dwelling Value		\$455,500.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$455,500.00
Total Land Value		\$85,400.00
Total Assessed Value		\$540,900.00

Parcel Numbers: 807-0149-000 Property Address: 8234 43RD ST S Municipality: Franklin, City of

Owner Name: OLIVA, RICHARD P & JACALYN J Mailing Address: 8234 S 43RD ST FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	
	CROOKED CREEK ADDITION NO 1 LOT 83 TOGETHER WITH AN	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1414-Franklin	

Building Description

Dwelling #	807 0149 000- 1		
Year Built:	1/1/2006	Exterior Wall:	01-Wood
Year Remodeled:	1/1/2006	Bedrooms:	3
Remodeled/Effective Age:	-16	Full Baths:	3
Building Type/Style:	13-Contemporary	Half Baths:	1
Story:	2.00	Rough-in:	0
Grade:	A-	Room Count:	6
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
807 0149 000- 1	2,397	688	0	0	0	1,280	4,365

Attachment Description(s):	Area:	Attachment Value:
13-AFG	836	\$25,100
11-OPF	70	\$1,400
31-WD	363	\$3,600
99-Additional Attachments	4	\$400
99-Additional Attachments	6	\$600

Feature Description(s): 05-Metal Fireplace	Area: 1	Feature Value: \$2,000
Rec Room Condition:	Rec Room Area: 0	Rec Room Value: \$0
22-Additional Fixture	5	\$1,500
Rec Room Condition:	Rec Room Area: 0	Rec Room Value: \$0

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
3/16/2006	764	\$11,421.00	AC/FURNACE
6/9/2008	1184	\$25,000.00	FBLA
12/20/2005	4944	\$382,388.00	NEWDWLG

Ownership/Sales History

Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
12/7/2005		\$109,900.00	Valid		Land	
12/7/2005		\$97,500.00	Invalid		Land	
10/29/2004		\$1,734,000.00	Invalid		Land	

Land Breakdown

Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	0.329	Gross				\$85,600

Acreage/Squarefoot Variables

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Land Data & Computations

Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:
14,331	0.329			\$85,600


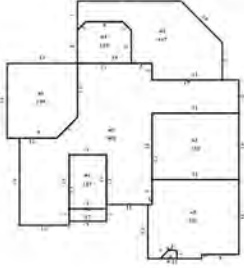
General Information

Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:
Level	Paved	Light			All Public

Valuation/Explanation		
Dwelling #	807 0149 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	2,397	\$253,578.63
Second Story:	688	\$47,630.24
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$301,208.87
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	1,117	\$27,511.71
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$10,737.90
Plumbing	1 - Half Bath 3 - Full Bath	\$19,525.00
Finished Basement Living Area	1,280	\$34,547.20
Features:	6	\$3,500.00
Attachments:	1,279	\$31,100.00
Adjusted Base Price		\$428,130.68
Changes/Adjustments		
Grade Adjustment:	A- 145%	\$570,619.49
Market Adjustment:	20%	\$684,743.38
CDU Adjustment:	85	\$582,000.00
Complete:	100	\$582,000.00
Dollar Adjustments		(\$900.00)
Dwelling Value		\$581,100.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$581,100.00
Total Land Value		\$85,600.00
Total Assessed Value		\$666,700.00

Parcel Numbers: 807-0150-000 Property Address: 8228 43RD ST S Municipality: Franklin, City of

Owner Name: MOEN JR, JONATHAN C Mailing Address: 8228 S 43RD ST FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	
	CROOKED CREEK ADDITION NO 1 LOT 84 TOGETHER WITH AN	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1414-Franklin	

Building Description

Dwelling #	807 0150 000- 1		
Year Built:	1/1/2006	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/2006	Bedrooms:	4
Remodeled/Effective Age:	-16	Full Baths:	3
Building Type/Style:	13-Contemporary	Half Baths:	1
Story:	2.00	Rough-in:	0
Grade:	B	Room Count:	6
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
807 0150 000- 1	1,504	1,304	0	0	0	0	2,808

Attachment Description(s):	Area:	Attachment Value:
13-AFG	336	\$10,100
13-AFG	403	\$12,100
11-OFP	27	\$500
31-WD	417	\$4,200


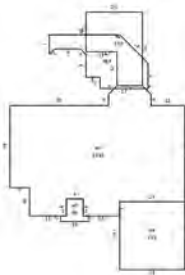
Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	4	\$1,200
Rec Room Condition:	Rec Room Area:	Rec Room Value:
Average	600	\$3,000
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
Average	600	\$3,000

Other Building Improvements							
Structure Type:		Year Built:	Area:	Construction:	Condition:	Value:	
Permit / Construction History							
Date of Permit:		Permit Number:	Permit Amount:		Details of Permit:		
3/14/2006		734	\$9,000.00		AC/FURNACE		
5/21/2007		1068	\$14,000.00		WDDK		
1/9/2006		57	\$245,900.00		NEWDWLG		
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
11/9/2005		\$104,500.00	Valid		Land		
10/20/2004		\$97,500.00	Valid		Land		
7/6/2017		\$439,000.00	Valid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.341	Gross				\$87,300	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
14,854	0.341				\$87,300		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		

Valuation/Explanation		
Dwelling #	807 0150 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,504	\$171,937.28
Second Story:	1,304	\$81,526.08
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$253,463.36
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	1,504	\$33,930.24
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$6,907.68
Plumbing	1 - Half Bath 3 - Full Bath	\$19,525.00
Finished Basement Living Area	0	\$0.00
Features:	5	\$3,200.00
Attachments:	1,183	\$26,900.00
Adjusted Base Price		\$343,926.28
Changes/Adjustments		
Grade Adjustment:	B 128%	\$401,697.64
Market Adjustment:	35%	\$542,291.81
CDU Adjustment:	85	\$460,900.00
Complete:	100	\$460,900.00
Dollar Adjustments		(\$100.00)
Dwelling Value		\$460,800.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$460,800.00
Total Land Value		\$87,300.00
Total Assessed Value		\$548,100.00

Parcel Numbers: 807-0151-000 Property Address: 8216 43RD ST S Municipality: Franklin, City of

Owner Name: GROVE, TREVOR R Mailing Address: 8216 S 43RD ST FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	
	CROOKED CREEK ADDITION NO 1 LOT 85 TOGETHER WITH AN	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1414-Franklin	

Building Description

Dwelling #	807 0151 000- 1		
Year Built:	1/1/2006	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/2006	Bedrooms:	5
Remodeled/Effective Age:	-16	Full Baths:	3
Building Type/Style:	14-Modern Single Story	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	B+	Room Count:	8
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
807 0151 000- 1	2,293	0	0	0	0	1,800	4,093

Attachment Description(s):	Area:	Attachment Value:
13-AFG	552	\$16,600
31-WD	388	\$3,900
11-OFP	56	\$1,100



Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	5	\$1,500
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements						
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:	
Permit / Construction History						
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:			
8/31/2006	2961	\$3,200.00	AC/FURNACE			
6/15/2006	1954	\$266,750.00	NEWDWLG			
9/13/2007	2205	\$1,500.00	DUCTWORK			
11/17/2015	15-2777	\$27,000.00	WDDK			
9/17/2007	2235	\$30,000.00	BSMT REMOD			
Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
3/3/2006		\$108,000.00	Valid		Land	
11/19/2004		\$97,500.00	Valid		Land	
7/30/2015		\$462,400.00	Valid		Land and Improvements	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	0.358	Gross				\$88,800
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
15,594	0.358			\$88,800		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Paved	Light			All Public	

Valuation/Explanation		
Dwelling #	807 0151 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	2,293	\$244,112.78
Second Story:	0	\$0.00
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$244,112.78
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	493	\$16,372.53
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$10,068.78
Plumbing	0 - Half Bath 3 - Full Bath	\$14,644.00
Finished Basement Living Area	1,800	\$48,582.00
Features:	6	\$3,500.00
Attachments:	996	\$21,600.00
Adjusted Base Price		\$358,880.09
Changes/Adjustments		
Grade Adjustment:	B+ 135%	\$450,603.12
Market Adjustment:	29%	\$581,278.03
CDU Adjustment:	85	\$494,100.00
Complete:	100	\$494,100.00
Dollar Adjustments		\$100.00
Dwelling Value		\$494,200.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$494,200.00
Total Land Value		\$88,800.00
Total Assessed Value		\$583,000.00

Parcel Numbers: 807-0152-000 Property Address: 8202 43RD ST S Municipality: Franklin, City of

Owner Name: MEYER, ROBERT A & DONNA CASICK REVOC TRU Mailing Address: 8202 S 43RD ST FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	
	CROOKED CREEK ADDITION NO 1 LOT 86 TOGETHER WITH AN	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1414-Franklin	

Building Description

Dwelling #	807 0152 000- 1		
Year Built:	1/1/2005	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/2005	Bedrooms:	4
Remodeled/Effective Age:	-17	Full Baths:	2
Building Type/Style:	14-Modern Single Story	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	B+	Room Count:	5
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
807 0152 000- 1	2,044	0	0	0	0	224	2,268

Attachment Description(s):	Area:	Attachment Value:
11-OFP	51	\$1,000
13-AFG	724	\$21,700
31-WD	374	\$3,700

Feature Description(s):	Area:	Feature Value:
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
22-Additional Fixture	3	\$900
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
1/12/2005	50103	\$200,000.00	NEWDWLG
4/27/2006	1302	\$16,000.00	WDDK
4/27/2006	1303	\$7,500.00	FENCE
3/28/2005	50994	\$7,419.00	AC

Ownership/Sales History

Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
5/14/2010		\$360,000.00	Valid		Land and Improvements	
1/31/2008		\$150,000.00	Invalid		Land and Improvements	
6/30/2005		\$362,800.00	Valid		Land and Improvements	
10/21/2004		\$185,500.00	Invalid		Land	

Land Breakdown

Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	0.346	Gross				\$87,900

Acreage/Squarefoot Variables

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Land Data & Computations

Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:
15,072	0.346			\$87,900

General Information

Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:
Level	Paved	Light			All Public

Valuation/Explanation		
Dwelling #	807 0152 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	2,044	\$221,998.84
Second Story:	0	\$0.00
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$221,998.84
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	1,820	\$39,712.40
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$5,579.28
Plumbing	0 - Half Bath 2 - Full Bath	\$7,322.00
Finished Basement Living Area	224	\$6,045.76
Features:	4	\$2,900.00
Attachments:	1,149	\$26,400.00
Adjusted Base Price		\$309,958.28
Changes/Adjustments		
Grade Adjustment:	B+ 135%	\$378,888.68
Market Adjustment:	18%	\$447,088.64
CDU Adjustment:	84	\$375,600.00
Complete:	100	\$375,600.00
Dollar Adjustments		\$1,400.00
Dwelling Value		\$377,000.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$377,000.00
Total Land Value		\$87,900.00
Total Assessed Value		\$464,900.00

Parcel Numbers: 807-0153-000	Property Address: 44TH ST S	Municipality: Franklin, City of
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Owner Name: TREETOPS DEVELOPMENT LLC	Mailing Address: W240 N1221 PEWAUKEE RD WAUKESHA, WI 53188	Land Use: Residential
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Property Photograph:	Legal Description: CROOKED CREEK ADDITION NO 1 OUTLOT 9	Building Sketch:
<small>Descriptor/Map</small>	<small>Descriptor/Map</small>	<small>Descriptor/Map</small>
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1414-Franklin	

Building Description

Dwelling # Year Built: Year Remodeled: Remodeled/Effective Age: Building Type/Style: Story: Grade: CDU/Overall Condition: Interior Condition: Kitchen Condition: Bath Condition:	Exterior Wall: Bedrooms: Full Baths: Half Baths: Rough-in: 0 Room Count: Basement Description: Heating: Type of Fuel: Type of System:
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Square Footage / Attachments

First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
						0

Attachment Description(s):	Area:	Attachment Value:
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Feature Description(s):	Area:	Feature Value:
Rec Room Condition:	Rec Room Area:	Rec Room Value:

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
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Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	6.000	Gross				\$0
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
261,360	6.000			\$0		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Paved	Light			All Public	
Valuation/Explanation						
Dwelling #			Area		Value Amount	
Description			Area		Value Amount	
Living Area:						
First Story:						
Second Story:						
Additional Story:						
Attic/Finished Net:						
Half Story/Finished Net:						
Base Price						
Unfinished Living Area:						
Room/Unfinished:						
Unfinished Basement:						
Half Story/Unfinished:						
Structure Info, Features and Attachments:						
Heating/AC						
Plumbing			- Half Bath - Full Bath			
Finished Basement Living Area						
Features:						
Attachments:						
Adjusted Base Price					\$0.00	
Changes/Adjustments						
Grade Adjustment:			%			
Market Adjustment:						
CDU Adjustment:						
Complete:			100%			
Dollar Adjustments						
Dwelling Value						
Other Building Improvements			0		\$0.00	
Total Improvement Value					\$0.00	
Total Land Value					\$0.00	
Total Assessed Value					\$0.00	

Parcel Numbers: 807-0154-000	Property Address: FOREST HILL AVE W	Municipality: Franklin, City of
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Owner Name: TREETOPS DEVELOPMENT LLC	Mailing Address: W240 N1221 PEWAUKEE RD WAUKESHA, WI 53188	Land Use: Residential
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Property Photograph:	Legal Description: CROOKED CREEK ADDITION NO 1 OUTLOT 10	Building Sketch:
<small>Descriptor/Usage</small>	<small>Descriptor/Usage</small>	<small>Descriptor/Usage</small>
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1414-Franklin	

Building Description

Dwelling # Year Built: Year Remodeled: Remodeled/Effective Age: Building Type/Style: Story: Grade: CDU/Overall Condition: Interior Condition: Kitchen Condition: Bath Condition:	Exterior Wall: Bedrooms: Full Baths: Half Baths: Rough-in: 0 Room Count: Basement Description: Heating: Type of Fuel: Type of System:
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Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished: 0
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Attachment Description(s):	Area:	Attachment Value:
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Feature Description(s):	Area:	Feature Value:
Rec Room Condition:	Rec Room Area:	Rec Room Value:

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
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Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	3.980	Gross				\$0
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
173,369	3.980			\$0		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Paved	Light			All Public	
Valuation/Explanation						
Dwelling #						
Description	Area			Value Amount		
Living Area:						
First Story:						
Second Story:						
Additional Story:						
Attic/Finished Net:						
Half Story/Finished Net:						
Base Price						
Unfinished Living Area:						
Room/Unfinished:						
Unfinished Basement:						
Half Story/Unfinished:						
Structure Info, Features and Attachments:						
Heating/AC						
Plumbing				- Half Bath - Full Bath		
Finished Basement Living Area						
Features:						
Attachments:						
Adjusted Base Price				\$0.00		
Changes/Adjustments						
Grade Adjustment:				%		
Market Adjustment:						
CDU Adjustment:						
Complete:				100%		
Dollar Adjustments						
Dwelling Value						
Other Building Improvements	0			\$0.00		
Total Improvement Value				\$0.00		
Total Land Value				\$0.00		
Total Assessed Value				\$0.00		

Parcel Numbers: 807-0155-000	Property Address: 43RD ST S	Municipality: Franklin, City of
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Owner Name: TREETOPS DEVELOPMENT LLC	Mailing Address: W240 N1221 PEWAUKEE RD WAUKESHA, WI 53188	Land Use: Residential
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Property Photograph:	Legal Description: CROOKED CREEK ADDITION NO 1 OUTLOT 11	Building Sketch:
<small>Descriptor/Usage</small>	<small>Descriptor/Usage</small>	<small>Descriptor/Usage</small>
<small>Parcel Sketch and Site Map obtained from the County GIS</small>		
<small>Neighborhood: 1414-Franklin</small>		

Building Description

Dwelling # Year Built: Year Remodeled: Remodeled/Effective Age: Building Type/Style: Story: Grade: CDU/Overall Condition: Interior Condition: Kitchen Condition: Bath Condition:	Exterior Wall: Bedrooms: Full Baths: Half Baths: Rough-in: 0 Room Count: Basement Description: Heating: Type of Fuel: Type of System:
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Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished: 0
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Attachment Description(s):	Area:	Attachment Value:
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Feature Description(s):	Area:	Feature Value:
Rec Room Condition:	Rec Room Area:	Rec Room Value:

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
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Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	2.070	Gross				\$0
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
90,169	2.070			\$0		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Paved	Light			All Public	
Valuation/Explanation						
Dwelling #			Area		Value Amount	
Description			Area		Value Amount	
Living Area:						
First Story:						
Second Story:						
Additional Story:						
Attic/Finished Net:						
Half Story/Finished Net:						
Base Price						
Unfinished Living Area:						
Room/Unfinished:						
Unfinished Basement:						
Half Story/Unfinished:						
Structure Info, Features and Attachments:						
Heating/AC						
Plumbing			- Half Bath - Full Bath			
Finished Basement Living Area						
Features:						
Attachments:						
Adjusted Base Price					\$0.00	
Changes/Adjustments						
Grade Adjustment:			%			
Market Adjustment:						
CDU Adjustment:						
Complete:			100%			
Dollar Adjustments						
Dwelling Value						
Other Building Improvements			0		\$0.00	
Total Improvement Value					\$0.00	
Total Land Value					\$0.00	
Total Assessed Value					\$0.00	

Parcel Numbers: 807-0156-000	Property Address: 43RD ST S	Municipality: Franklin, City of
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Owner Name: TREETOPS DEVELOPMENT LLC	Mailing Address: W240 N1221 PEWAUKEE RD WAUKESHA, WI 53188	Land Use: Residential
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Property Photograph:	Legal Description: CROOKED CREEK ADDITION NO 1 OUTLOT 12	Building Sketch:
<small>Descriptor/Usage</small>	<small>Parcel Sketch and Site Map obtained from the County GIS</small>	<small>Descriptor/Usage</small>
	Neighborhood: 1414-Franklin	

Building Description

Dwelling # Year Built: Year Remodeled: Remodeled/Effective Age: Building Type/Style: Story: Grade: CDU/Overall Condition: Interior Condition: Kitchen Condition: Bath Condition:	Exterior Wall: Bedrooms: Full Baths: Half Baths: Rough-in: 0 Room Count: Basement Description: Heating: Type of Fuel: Type of System:
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Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished: 0
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Attachment Description(s):	Area:	Attachment Value:
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Feature Description(s):	Area:	Feature Value:
Rec Room Condition:	Rec Room Area:	Rec Room Value:

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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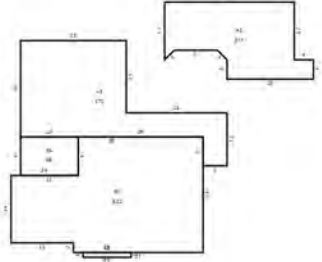
Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
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Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	0.460	Gross				\$0
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
20,038	0.460			\$0		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Paved	Light			All Public	
Valuation/Explanation						
Dwelling #			Area		Value Amount	
Description			Area		Value Amount	
Living Area:						
First Story:						
Second Story:						
Additional Story:						
Attic/Finished Net:						
Half Story/Finished Net:						
Base Price						
Unfinished Living Area:						
Room/Unfinished:						
Unfinished Basement:						
Half Story/Unfinished:						
Structure Info, Features and Attachments:						
Heating/AC						
Plumbing			- Half Bath - Full Bath			
Finished Basement Living Area						
Features:						
Attachments:						
Adjusted Base Price					\$0.00	
Changes/Adjustments						
Grade Adjustment:			%			
Market Adjustment:						
CDU Adjustment:						
Complete:			100%			
Dollar Adjustments						
Dwelling Value						
Other Building Improvements			0		\$0.00	
Total Improvement Value					\$0.00	
Total Land Value					\$0.00	
Total Assessed Value					\$0.00	

Parcel Numbers: 807-9997-001 Property Address: 4537 DREXEL AVE W Municipality: Franklin, City of

Owner Name: DICKSON, MICHAEL Mailing Address: 4537 W DREXEL AVE FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	Building Sketch:
	CERTIFIED SURVEY MAP NO 4192 NE 14 5 21 PARCEL 1	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1401-Franklin	

Building Description

Dwelling #	807 9997 001- 1		
Year Built:	1/1/1935	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/1935	Bedrooms:	3
Remodeled/Effective Age:	-87	Full Baths:	2
Building Type/Style:	10-Farmhouse	Half Baths:	0
Story:	2.00	Rough-in:	0
Grade:	B-	Room Count:	4
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Very Good	Type of Fuel:	Gas
Bath Condition:	Very Good	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
807 9997 001- 1	832	822	0	0	0	0	1,654

Attachment Description(s):	Area:	Attachment Value:
12-EFP	96	\$2,900
99-Additional Attachments	10	\$1,000
31-WD	575	\$5,800

Feature Description(s):	Area:	Feature Value:
Rec Room Condition:	Rec Room Area: 0	Rec Room Value: \$0

Other Building Improvements



Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
RG1-Detached Frame Garage	1/1/1990	720		Average	\$10,400.00

Permit / Construction History							
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:				
5/1/1994	94-0521	\$1,500.00	ACCESS BLDG				
5/1/1999	99-0499	\$2,070.00	A/C				
5/21/2020	20-1222	\$10,000.00	FENCE				
5/1/1995	95-0341	\$4,056.00	DECK				
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
6/1/1994		\$78,000.00	Invalid		Land and Improvements		
4/1/1999		\$145,000.00	Valid		Land and Improvements		
11/25/2009		\$199,900.00	Valid		Land and Improvements		
8/23/2018		\$269,000.00	Valid		Land and Improvements		
5/10/2021		\$350,000.00	Valid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	1.260	Gross				\$72,400	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
54,886	1.260				\$72,400		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Medium			All Public		

Valuation/Explanation		
Dwelling #	807 9997 001- 1	
Description	Area	Value Amount
Living Area:		
First Story:	832	\$109,233.28
Second Story:	822	\$55,830.24
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$165,063.52
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	822	\$22,489.92
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$4,068.84
Plumbing	0 - Half Bath 2 - Full Bath	\$7,322.00
Finished Basement Living Area	0	\$0.00
Features:		
Attachments:	681	\$9,700.00
Adjusted Base Price		\$208,644.28
Changes/Adjustments		
Grade Adjustment:	B- 120%	\$238,733.14
Market Adjustment:	103%	\$484,628.27
CDU Adjustment:	55	\$266,500.00
Complete:	100	\$266,500.00
Dollar Adjustments		\$700.00
Dwelling Value		\$267,200.00
Other Building Improvements	0	\$10,400.00
Total Improvement Value		\$277,600.00
Total Land Value		\$72,400.00
Total Assessed Value		\$350,000.00

Parcel Numbers: 808-0001-000 Property Address: 8103 35TH ST S Municipality: Franklin, City of

Owner Name: BILLER, EVAN & AMANDA Mailing Address: 8103 S 35TH ST FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	
	IMPERIAL HEIGHTS LOT 1	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1311-Franklin	

Building Description

Dwelling #	808 0001 000- 1		
Year Built:	1/1/1999	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/1999	Bedrooms:	3
Remodeled/Effective Age:	-23	Full Baths:	2
Building Type/Style:	12-Colonial	Half Baths:	1
Story:	2.00	Rough-in:	0
Grade:	B-	Room Count:	3
CDU/Overall Condition:	Very Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
808 0001 000- 1	1,036	1,113	0	0	0	0	2,149

Attachment Description(s):	Area:	Attachment Value:
11-OFP	9	\$200
99-Additional Attachments	68	\$6,800
13-AFG	484	\$14,500
11-OFP	91	\$1,800



Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	1	\$300
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
03-Masonry Fireplace	1	\$5,500
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements						
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:	
Permit / Construction History						
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:			
3/1/1999	99-0265	\$4,900.00	HTG			
8/1/1999	99-0968	\$1,370.00	A/C			
2/1/1999	99-0140	\$144,000.00	NEW CONST			
Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
7/7/2021		\$439,900.00	Valid		Land and Improvements	
11/1/1997		\$37,900.00	Valid		Land	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	0.394	Gross				\$83,300
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
17,163	0.394			\$83,300		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Paved	Light			All Public	

Valuation/Explanation		
Dwelling #	808 0001 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,036	\$129,044.16
Second Story:	1,113	\$71,142.96
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$200,187.12
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	1,036	\$26,335.12
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$5,286.54
Plumbing	1 - Half Bath 2 - Full Bath	\$12,203.00
Finished Basement Living Area	0	\$0.00
Features:	2	\$5,800.00
Attachments:	652	\$23,300.00
Adjusted Base Price		\$273,111.78
Changes/Adjustments		
Grade Adjustment:	B- 120%	\$292,814.14
Market Adjustment:	45%	\$424,580.50
CDU Adjustment:	84	\$356,600.00
Complete:	100	\$356,600.00
Dollar Adjustments		\$0.00
Dwelling Value		\$356,600.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$356,600.00
Total Land Value		\$83,300.00
Total Assessed Value		\$439,900.00

Parcel Numbers: 808-0002-000 Property Address: 8117 35TH ST S Municipality: Franklin, City of

Owner Name: JOHNSON, ROBERT C Mailing Address: 8117 S 35TH ST FRANKLIN, WI 53132 Land Use: Residential

Property Photograph:	Legal Description:	Building Sketch:
	IMPERIAL HEIGHTS LOT 2	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood:	
	1311-Franklin	

Building Description

Dwelling #	808 0002 000- 1		
Year Built:	1/1/1998	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/1998	Bedrooms:	3
Remodeled/Effective Age:	-24	Full Baths:	2
Building Type/Style:	13-Contemporary	Half Baths:	0
Story:	2.00	Rough-in:	0
Grade:	B-	Room Count:	4
CDU/Overall Condition:	Very Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
808 0002 000- 1	1,210	659	0	0	0	0	1,869

Attachment Description(s):	Area:	Attachment Value:
13-AFG	551	\$16,500
11-OPF	28	\$600

Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	1	\$300
Rec Room Condition:	Rec Room Area:	Rec Room Value:
Average	500	\$2,500
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
Average	500	\$2,500

Other Building Improvements



Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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Permit / Construction History							
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:				
1/1/1998	B971266	\$90,140.00	NEW CONST				
7/25/2018	18-1887	\$9,531.00	FUR+ACREPLAC				
3/1/1998	B980169	\$4,000.00	FURNACE				
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
9/1/1997		\$36,400.00	Valid		Land		
10/30/2020		\$400,000.00	Valid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.314	Gross				\$77,400	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
13,678	0.314				\$77,400		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		
Valuation/Explanation							
Dwelling #				808 0002 000- 1			
Description				Area		Value Amount	
Living Area:							
First Story:				1,210		\$144,703.90	
Second Story:				659		\$45,622.57	
Additional Story:				0		\$0.00	
Attic/Finished Net:				0		\$0.00	
Half Story/Finished Net:				0		\$0.00	
Base Price						\$190,326.47	
Unfinished Living Area:							
Room/Unfinished:				0		\$0.00	
Unfinished Basement:				1,210		\$28,955.30	
Half Story/Unfinished:						\$0.00	
Structure Info, Features and Attachments:							
Heating/AC				Air Conditioning - Same Ducts		\$4,597.74	
Plumbing				0 - Half Bath 2 - Full Bath		\$7,322.00	
Finished Basement Living Area				0		\$0.00	
Features:				2		\$2,300.00	
Attachments:				579		\$17,100.00	
Adjusted Base Price						\$250,601.51	
Changes/Adjustments							
Grade Adjustment:				B- 120%		\$277,441.81	
Market Adjustment:				35%		\$374,546.45	
CDU Adjustment:				83		\$310,900.00	
Complete:				100		\$310,900.00	
Dollar Adjustments						(\$600.00)	
Dwelling Value						\$310,300.00	

Other Building Improvements	0	\$0.00
Total Improvement Value		\$310,300.00
Total Land Value		\$77,400.00
Total Assessed Value		\$387,700.00

Parcel Numbers: 808-0003-000 Property Address: 8131 35TH ST S Municipality: Franklin, City of

Owner Name: MANNING, DONALD & CAROL - FAMLY TRUST Mailing Address: 8131 S 35TH ST FRANKLIN, WI 53132 Land Use: Residential

Property Photograph:	Legal Description:	Building Sketch:
	IMPERIAL HEIGHTS LOT 3	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood:	
	1311-Franklin	

Building Description

Dwelling #	808 0003 000- 1		
Year Built:	1/1/1999	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/1999	Bedrooms:	3
Remodeled/Effective Age:	-23	Full Baths:	2
Building Type/Style:	01-Ranch	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	B-	Room Count:	3
CDU/Overall Condition:	Very Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
808 0003 000- 1	1,862	0	0	0	0	0	1,862

Attachment Description(s):	Area:	Attachment Value:
13-AFG	650	\$19,500
11-OFP	86	\$1,700

Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	2	\$600
Rec Room Condition:	Rec Room Area:	Rec Room Value:
Average	220	\$1,100
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
Average	220	\$1,100

Other Building Improvements



Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:

Permit / Construction History							
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:				
1/1/1999	98-1454	\$150,158.00	NEW CONST				
10/17/2017	17-2431	\$5,958.00	FENCE				
3/1/1999	99-0158	\$6,551.00	HTG & A/C				
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
12/1/1998		\$37,900.00	Valid		Land		
11/22/2002		\$203,800.00	Invalid		Land and Improvements		
Land Breakdown							
Land Class:	Acreege:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.299	Gross				\$76,000	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
13,024	0.299				\$76,000		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		
Valuation/Explanation							
Dwelling #				808 0003 000- 1			
Description				Area		Value Amount	
Living Area:							
First Story:				1,862	\$204,875.86		
Second Story:				0	\$0.00		
Additional Story:				0	\$0.00		
Attic/Finished Net:				0	\$0.00		
Half Story/Finished Net:				0	\$0.00		
Base Price						\$204,875.86	
Unfinished Living Area:							
Room/Unfinished:				0	\$0.00		
Unfinished Basement:				1,862	\$40,479.88		
Half Story/Unfinished:					\$0.00		
Structure Info, Features and Attachments:							
Heating/AC				Air Conditioning - Same Ducts		\$4,580.52	
Plumbing				0 - Half Bath 2 - Full Bath		\$7,322.00	
Finished Basement Living Area				0	\$0.00		
Features:				3	\$2,600.00		
Attachments:				736	\$21,200.00		
Adjusted Base Price						\$281,058.26	
Changes/Adjustments							
Grade Adjustment:				B- 120%		\$308,709.91	
Market Adjustment:				30%		\$401,322.89	
CDU Adjustment:				84		\$337,100.00	
Complete:				100		\$337,100.00	
Dollar Adjustments						(\$1,100.00)	
Dwelling Value						\$336,000.00	

Other Building Improvements	0	\$0.00
Total Improvement Value		\$336,000.00
Total Land Value		\$76,000.00
Total Assessed Value		\$412,000.00

Parcel Numbers: 808-0004-000 Property Address: 8145 35TH ST S Municipality: Franklin, City of

Owner Name: HELLER, DAVID Mailing Address: 8145 S 35TH ST FRANKLIN, WI 53132 Land Use: Residential

Property Photograph:	Legal Description:	Building Sketch:
	IMPERIAL HEIGHTS LOT 4	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood:	
	1311-Franklin	

Building Description

Dwelling #	808 0004 000- 1		
Year Built:	1/1/1999	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/1999	Bedrooms:	3
Remodeled/Effective Age:	-23	Full Baths:	2
Building Type/Style:	12-Colonial	Half Baths:	1
Story:	2.00	Rough-in:	0
Grade:	C+	Room Count:	3
CDU/Overall Condition:	Very Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Basic Heating
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
808 0004 000- 1	1,106	1,110	0	0	0	0	2,216

Attachment Description(s):	Area:	Attachment Value:
13-AFG	72	\$2,200
13-AFG	480	\$14,400
11-OFP	138	\$2,800



Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	2	\$600
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements						
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:	
Permit / Construction History						
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:			
2/1/1999	99-0114	\$119,059.00	NEW CONST			
4/11/2017	17-0697	\$1,850.00	REPLACE FENCE			
6/4/2003	03-1586	\$700.00	FENCE			
5/1/1999	99-0459	\$5,000.00	HTG & A/C			
Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
12/1/1998		\$37,900.00	Valid		Land	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	0.281	Gross				\$74,100
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
12,240	0.281			\$74,100		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Paved	Light			All Public	

Valuation/Explanation		
Dwelling #	808 0004 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,106	\$134,633.38
Second Story:	1,110	\$70,951.20
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$205,584.58
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	1,106	\$27,240.78
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Basic Heating	\$0.00
Plumbing	1 - Half Bath 2 - Full Bath	\$12,203.00
Finished Basement Living Area	0	\$0.00
Features:	3	\$2,600.00
Attachments:	690	\$19,400.00
Adjusted Base Price		\$267,028.36
Changes/Adjustments		
Grade Adjustment:	C+ 110%	\$269,531.20
Market Adjustment:	39%	\$374,648.36
CDU Adjustment:	84	\$314,700.00
Complete:	100	\$314,700.00
Dollar Adjustments		\$800.00
Dwelling Value		\$315,500.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$315,500.00
Total Land Value		\$74,100.00
Total Assessed Value		\$389,600.00

Parcel Numbers: 808-0005-000 Property Address: 8159 35TH ST S Municipality: Franklin, City of

Owner Name: BLANEY, PATRICK Mailing Address: 8159 S 35TH ST FRANKLIN, WI 53132 Land Use: Residential

Property Photograph:	Legal Description:	Building Sketch:
	IMPERIAL HEIGHTS LOT 5	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood:	
	1311-Franklin	

Building Description

Dwelling #	808 0005 000- 1		
Year Built:	1/1/1997	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/1997	Bedrooms:	3
Remodeled/Effective Age:	-25	Full Baths:	2
Building Type/Style:	12-Colonial	Half Baths:	1
Story:	2.00	Rough-in:	0
Grade:	B-	Room Count:	4
CDU/Overall Condition:	Very Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
808 0005 000- 1	1,166	838	0	0	0	0	2,004

Attachment Description(s):	Area:	Attachment Value:
99-Additional Attachments	32	\$3,200
13-AFG	441	\$13,200
11-OFP	60	\$1,200


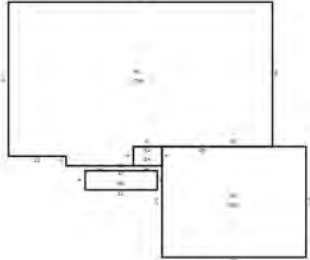
Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	1	\$300
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements							
Structure Type:		Year Built:	Area:	Construction:	Condition:	Value:	
Permit / Construction History							
Date of Permit:		Permit Number:	Permit Amount:		Details of Permit:		
4/20/2020		20-0931	\$12,629.00		FUR+ACREPLAC		
12/1/1997		B971290	\$5,000.00		AC / FURNACE		
8/1/1997		97-0694	\$84,490.00		NEW DWLG		
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
6/15/2016		\$279,500.00	Valid		Land and Improvements		
4/28/2017		\$312,500.00	Valid		Land and Improvements		
12/1/2011		\$240,000.00	Valid		Land and Improvements		
3/1/2000		\$175,000.00	Valid		Land and Improvements		
4/1/1997		\$34,900.00	Valid		Land		
6/21/2004		\$267,900.00	Valid		Land and Improvements		
Land Breakdown							
Land Class:		Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site		0.273	Gross				\$73,000
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:		Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:	
11,892		0.273				\$73,000	
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		

Valuation/Explanation		
Dwelling #	808 0005 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,166	\$140,759.52
Second Story:	838	\$56,916.96
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$197,676.48
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	889	\$23,842.98
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$4,929.84
Plumbing	1 - Half Bath 2 - Full Bath	\$12,203.00
Finished Basement Living Area	0	\$0.00
Features:	2	\$2,300.00
Attachments:	533	\$17,600.00
Adjusted Base Price		\$258,552.30
Changes/Adjustments		
Grade Adjustment:	B- 120%	\$286,382.76
Market Adjustment:	38%	\$395,208.21
CDU Adjustment:	82	\$324,100.00
Complete:	100	\$324,100.00
Dollar Adjustments		\$1,000.00
Dwelling Value		\$325,100.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$325,100.00
Total Land Value		\$73,000.00
Total Assessed Value		\$398,100.00

Parcel Numbers: 808-0006-000 Property Address: 8173 35TH ST S Municipality: Franklin, City of

Owner Name: Cascade Funding Mortgage Trust HB2 Mailing Address: 1 Mortgage Way Mt. Laurel, NJ 08054 Land Use: Residential

	Legal Description:	Building Sketch:
	IMPERIAL HEIGHTS LOT 6	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1311-Franklin	

Building Description

Dwelling #	808 0006 000- 1		
Year Built:	1/1/1999	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/1999	Bedrooms:	3
Remodeled/Effective Age:	-23	Full Baths:	2
Building Type/Style:	01-Ranch	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	C+	Room Count:	4
CDU/Overall Condition:	Very Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
808 0006 000- 1	1,730	0	0	0	0	0	1,730

Attachment Description(s):	Area:	Attachment Value:
11-OFP	24	\$500
13-AFG	690	\$20,700

Feature Description(s):	Area:	Feature Value:
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
22-Additional Fixture	1	\$300
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements


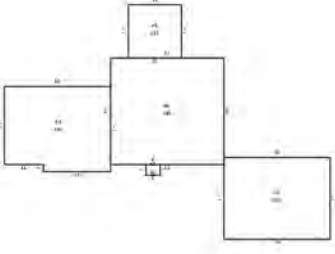
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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Permit / Construction History							
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:				
1/1/1999	98-1462	\$126,000.00	NEW CONST				
3/1/1999	99-0181	\$5,979.00	HTG & A/C				
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
10/1/1998		\$37,900.00	Valid		Land		
4/4/2022	11238861	\$328,400.00	Invalid	O - Other	Land and Improvements	Other	
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.273	Gross				\$73,000	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:			
11,892	0.273			\$73,000			
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		
Valuation/Explanation							
Dwelling #				808 0006 000- 1			
Description				Area		Value Amount	
Living Area:							
First Story:				1,730		\$193,189.10	
Second Story:				0		\$0.00	
Additional Story:				0		\$0.00	
Attic/Finished Net:				0		\$0.00	
Half Story/Finished Net:				0		\$0.00	
Base Price						\$193,189.10	
Unfinished Living Area:							
Room/Unfinished:				0		\$0.00	
Unfinished Basement:				1,730		\$38,060.00	
Half Story/Unfinished:						\$0.00	
Structure Info, Features and Attachments:							
Heating/AC				Air Conditioning - Same Ducts		\$4,255.80	
Plumbing				0 - Half Bath 2 - Full Bath		\$7,322.00	
Finished Basement Living Area				0		\$0.00	
Features:				2		\$2,300.00	
Attachments:				714		\$21,200.00	
Adjusted Base Price						\$266,326.90	
Changes/Adjustments							
Grade Adjustment:				C+ 110%		\$267,109.59	
Market Adjustment:				38%		\$368,611.23	
CDU Adjustment:				84		\$309,600.00	
Complete:				100		\$309,600.00	
Dollar Adjustments						(\$300.00)	
Dwelling Value						\$309,300.00	

Other Building Improvements	0	\$0.00
Total Improvement Value		\$309,300.00
Total Land Value		\$73,000.00
Total Assessed Value		\$382,300.00

Parcel Numbers: 808-0007-000 Property Address: 8187 35TH ST S Municipality: Franklin, City of

Owner Name: YIM, KWIDUK Mailing Address: 8187 S 35TH ST FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	Building Sketch:
	IMPERIAL HEIGHTS LOT 7	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1311-Franklin	

Building Description

Dwelling #	808 0007 000- 1		
Year Built:	1/1/1999	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/1999	Bedrooms:	3
Remodeled/Effective Age:	-23	Full Baths:	2
Building Type/Style:	12-Colonial	Half Baths:	1
Story:	2.00	Rough-in:	0
Grade:	C+	Room Count:	4
CDU/Overall Condition:	Very Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
808 0007 000- 1	960	960	0	0	0	0	1,920

Attachment Description(s):	Area:	Attachment Value:
13-AFG	698	\$20,900
33-Concrete Patio	12	\$100
33-Concrete Patio	225	\$1,100

Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	1	\$300
Rec Room Condition:	Rec Room Area: 0	Rec Room Value: \$0

Other Building Improvements


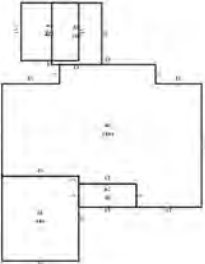
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:

Permit / Construction History							
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:				
4/1/1999	99-0358	\$90,000.00	NEW CONST				
7/1/1999	99-0861	\$2,400.00	HTG & A/C				
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
6/16/2004		\$240,000.00	Valid		Land and Improvements		
3/1/1999		\$38,900.00	Valid		Land		
8/1/2002		\$219,900.00	Valid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.273	Gross				\$73,000	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
11,892	0.273				\$73,000		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		
Valuation/Explanation							
Dwelling #				808 0007 000- 1			
Description				Area		Value Amount	
Living Area:							
First Story:				960		\$120,844.80	
Second Story:				960		\$62,707.20	
Additional Story:				0		\$0.00	
Attic/Finished Net:				0		\$0.00	
Half Story/Finished Net:				0		\$0.00	
Base Price						\$183,552.00	
Unfinished Living Area:							
Room/Unfinished:				0		\$0.00	
Unfinished Basement:				960		\$24,825.60	
Half Story/Unfinished:						\$0.00	
Structure Info, Features and Attachments:							
Heating/AC				Air Conditioning - Same Ducts		\$4,723.20	
Plumbing				1 - Half Bath 2 - Full Bath		\$12,203.00	
Finished Basement Living Area				0		\$0.00	
Features:				1		\$300.00	
Attachments:				935		\$22,100.00	
Adjusted Base Price						\$247,703.80	
Changes/Adjustments							
Grade Adjustment:				C+ 110%		\$247,834.18	
Market Adjustment:				46%		\$361,837.90	
CDU Adjustment:				84		\$303,900.00	
Complete:				100		\$303,900.00	
Dollar Adjustments						(\$700.00)	
Dwelling Value						\$303,200.00	

Other Building Improvements	0	\$0.00
Total Improvement Value		\$303,200.00
Total Land Value		\$73,000.00
Total Assessed Value		\$376,200.00

Parcel Numbers: 808-0008-000 Property Address: 8201 35TH ST S Municipality: Franklin, City of

Owner Name: DUMMER, DEAN & SUSAN Mailing Address: 8201 S 35TH ST FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	
	IMPERIAL HEIGHTS LOT 8	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1311-Franklin	

Building Description

Dwelling #	808 0008 000- 1		
Year Built:	1/1/1997	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/1997	Bedrooms:	3
Remodeled/Effective Age:	-25	Full Baths:	2
Building Type/Style:	01-Ranch	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	C+	Room Count:	4
CDU/Overall Condition:	Very Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
808 0008 000- 1	1,747	0	0	0	0	0	1,747

Attachment Description(s):	Area:	Attachment Value:
13-AFG	440	\$13,200
11-OFP	90	\$1,800

Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	1	\$300
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements



Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
RS1-Frame Utility Shed	1/1/1999	64		Average	\$200.00

Permit / Construction History							
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:				
7/1/1997	97-0566	\$125,000.00	NEW DWLG				
4/4/2002	02-0228	\$9,000.00	ADDN 17X12'				
7/1/1998	B980826	\$1,200.00	A/C				
1/27/2003	03-0222	\$1,000.00	EXTREMOD				
5/13/2014	14-1016	\$9,750.00	ROOF				
4/1/1999	99-0415	\$430.00	SHED 8X8'				
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
8/1/1998		\$153,900.00	Valid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.273	Gross				\$73,000	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:			Assessed Land Value:	
11,892	0.273					\$73,000	
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		

Valuation/Explanation		
Dwelling #	808 0008 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,747	\$195,087.49
Second Story:	0	\$0.00
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$195,087.49
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	1,539	\$34,719.84
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$4,297.62
Plumbing	0 - Half Bath 2 - Full Bath	\$7,322.00
Finished Basement Living Area	0	\$0.00
Features:	2	\$2,300.00
Attachments:	530	\$15,000.00
Adjusted Base Price		\$258,726.95
Changes/Adjustments		
Grade Adjustment:	C+ 110%	\$265,569.65
Market Adjustment:	38%	\$366,486.11
CDU Adjustment:	82	\$300,500.00
Complete:	100	\$300,500.00
Dollar Adjustments		(\$200.00)
Dwelling Value		\$300,300.00
Other Building Improvements	0	\$200.00
Total Improvement Value		\$300,500.00
Total Land Value		\$73,000.00
Total Assessed Value		\$373,500.00

Parcel Numbers: 808-0009-000 Property Address: 3506 FOREST HILL AVE W Municipality: Franklin, City of

Owner Name: OCASIO, JUAN JR Mailing Address: 3506 W FOREST HILL AVE FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	
	IMPERIAL HEIGHTS LOT 9	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1311-Franklin	

Building Description

Dwelling #	808 0009 000- 1		
Year Built:	1/1/1997	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/1997	Bedrooms:	3
Remodeled/Effective Age:	-25	Full Baths:	2
Building Type/Style:	13-Contemporary	Half Baths:	1
Story:	2.00	Rough-in:	0
Grade:	B-	Room Count:	3
CDU/Overall Condition:	Very Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
808 0009 000- 1	1,464	644	0	0	0	0	2,108

Attachment Description(s):	Area:	Attachment Value:
13-AFG	26	\$800
11-OPF	35	\$700
13-AFG	403	\$12,100


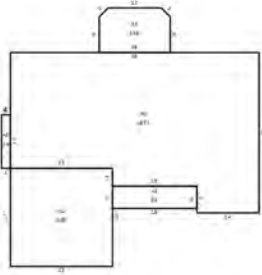
Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	2	\$600
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements							
Structure Type:		Year Built:	Area:	Construction:	Condition:	Value:	
RS1-Frame Utility Shed		1/1/2000	144		Average	\$400.00	
Permit / Construction History							
Date of Permit:		Permit Number:	Permit Amount:		Details of Permit:		
10/1/1997		97-1054	\$123,500.00		NEW CONST		
4/1/2000		00-0311	\$2,200.00		SHED 12X12'		
7/22/2015		15-1670	\$1,200.00		ACREPLACE		
2/1/1998		B980122	\$6,116.00		HTG & A/C		
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
10/18/2002		\$225,000.00	Valid		Land and Improvements		
6/26/2014		\$265,000.00	Valid		Land and Improvements		
4/1/1997		\$34,900.00	Valid		Land		
11/1/1999		\$197,000.00	Valid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.321	Gross				\$77,200	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:		Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:	
13,983		0.321				\$77,200	
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		

Valuation/Explanation		
Dwelling #	808 0009 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,464	\$168,477.12
Second Story:	644	\$45,247.44
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$213,724.56
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	1,429	\$32,838.42
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$5,185.68
Plumbing	1 - Half Bath 2 - Full Bath	\$12,203.00
Finished Basement Living Area	0	\$0.00
Features:	3	\$2,600.00
Attachments:	464	\$13,600.00
Adjusted Base Price		\$280,151.66
Changes/Adjustments		
Grade Adjustment:	B- 120%	\$316,741.99
Market Adjustment:	25%	\$395,927.49
CDU Adjustment:	82	\$324,700.00
Complete:	100	\$324,700.00
Dollar Adjustments		\$1,200.00
Dwelling Value		\$325,900.00
Other Building Improvements	0	\$400.00
Total Improvement Value		\$326,300.00
Total Land Value		\$77,200.00
Total Assessed Value		\$403,500.00

Parcel Numbers: 808-0010-000 Property Address: 3505 FOREST HILL AVE W Municipality: Franklin, City of

Owner Name: ARTEAGA, ABEL & MAGDALENA Mailing Address: 3505 W FOREST HILL AVE FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	
	IMPERIAL HEIGHTS LOT 10	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1311-Franklin	

Building Description

Dwelling #	808 0010 000- 1		
Year Built:	1/1/1998	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/1998	Bedrooms:	3
Remodeled/Effective Age:	-24	Full Baths:	2
Building Type/Style:	01-Ranch	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	C+	Room Count:	3
CDU/Overall Condition:	Very Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
808 0010 000- 1	1,672	0	0	0	0	0	1,672

Attachment Description(s):	Area:	Attachment Value:
13-AFG	506	\$15,200
11-OPF	95	\$1,900
31-WD	156	\$1,600

Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	5	\$1,500
Rec Room Condition:	Rec Room Area:	Rec Room Value:
Average	1,350	\$6,750

Other Building Improvements


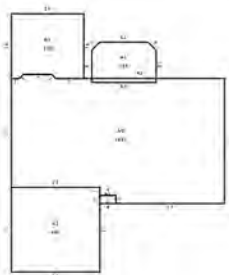
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:

Permit / Construction History							
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:				
7/1/1998	98-0843	\$150,000.00	NEW CONST				
8/1/1999	99-1009	\$1,000.00	DECK 10X16'				
11/1/2010	2344	\$14,000.00	BSMTREMOD				
8/1/1998	98-1027	\$3,615.00	HTG & A/C				
12/4/2003	618417	\$1,000.00	WDDK				
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
12/26/2003		\$222,000.00	Valid		Land and Improvements		
10/7/2010		\$125,000.00	Invalid		Land and Improvements		
8/1/1998		\$37,900.00	Valid		Land		
3/23/2011		\$240,000.00	Valid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.336	Gross				\$76,800	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:			Assessed Land Value:	
14,636	0.336					\$76,800	
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		

Valuation/Explanation		
Dwelling #	808 0010 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,672	\$187,899.36
Second Story:	0	\$0.00
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$187,899.36
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	1,672	\$36,934.48
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$4,113.12
Plumbing	0 - Half Bath 2 - Full Bath	\$7,322.00
Finished Basement Living Area	0	\$0.00
Features:	5	\$1,500.00
Attachments:	757	\$18,700.00
Adjusted Base Price		\$256,468.96
Changes/Adjustments		
Grade Adjustment:	C+ 110%	\$259,895.86
Market Adjustment:	49%	\$387,244.83
CDU Adjustment:	83	\$321,400.00
Complete:	100	\$321,400.00
Dollar Adjustments		(\$400.00)
Dwelling Value		\$321,000.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$321,000.00
Total Land Value		\$76,800.00
Total Assessed Value		\$397,800.00

Parcel Numbers: 808-0014-000 Property Address: 3640 ROYAL CT W Municipality: Franklin, City of

Owner Name: MERTZ, DANIEL Mailing Address: 3640 W ROYAL CT FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	
	IMPERIAL HEIGHTS LOT 14	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1311-Franklin	

Building Description

Dwelling #	808 0014 000- 1		
Year Built:	1/1/1998	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/1998	Bedrooms:	3
Remodeled/Effective Age:	-24	Full Baths:	2
Building Type/Style:	01-Ranch	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	C+	Room Count:	4
CDU/Overall Condition:	Very Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
808 0014 000- 1	1,555	0	0	0	0	0	1,555

Attachment Description(s):	Area:	Attachment Value:
11-OFP	8	\$200
13-AFG	462	\$13,900
31-WD	280	\$2,800



Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	1	\$300
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements						
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:	
RS1-Frame Utility Shed	1/1/2006	80		Average	\$400.00	
Permit / Construction History						
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:			
8/1/1998	B980999	\$97,500.00	NEW CONST			
7/11/2008	1548	\$2,595.00	ACREPLACE			
11/14/2016	16-2781	\$5,400.00	FURREPLAC			
9/14/2006	3108	\$2,000.00	SHED			
11/24/2014	2861	\$5,000.00	REMOD			
10/1/1998	B981288	\$2,000.00	HTG SYSTEM			
5/1/2000	00-0583	\$1,500.00	DECK 16X18'			
Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
10/1/1998		\$41,900.00	Valid		Land	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	0.484	Gross				\$88,400
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
21,083	0.484			\$88,400		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Paved	Light			All Public	

Valuation/Explanation		
Dwelling #	808 0014 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,555	\$176,725.75
Second Story:	0	\$0.00
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$176,725.75
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	1,555	\$34,785.35
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$3,825.30
Plumbing	0 - Half Bath 2 - Full Bath	\$7,322.00
Finished Basement Living Area	0	\$0.00
Features:	2	\$2,300.00
Attachments:	750	\$16,900.00
Adjusted Base Price		\$241,858.40
Changes/Adjustments		
Grade Adjustment:	C+ 110%	\$244,924.24
Market Adjustment:	45%	\$355,140.15
CDU Adjustment:	83	\$294,800.00
Complete:	100	\$294,800.00
Dollar Adjustments		\$0.00
Dwelling Value		\$294,800.00
Other Building Improvements	0	\$400.00
Total Improvement Value		\$295,200.00
Total Land Value		\$88,400.00
Total Assessed Value		\$383,600.00

Parcel Numbers: 808-0015-000 Property Address: 3645 ROYAL CT W Municipality: Franklin, City of

Owner Name: Justin Eaton Mailing Address: 3645 w. Royal Ct Franklin, WI 53132 Land Use: Residential

	Legal Description:	Building Sketch:
	IMPERIAL HEIGHTS LOT 15	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1311-Franklin	

Building Description

Dwelling #	808 0015 000- 1		
Year Built:	1/1/1998	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/1998	Bedrooms:	4
Remodeled/Effective Age:	-24	Full Baths:	2
Building Type/Style:	12-Colonial	Half Baths:	1
Story:	2.00	Rough-in:	0
Grade:	C+	Room Count:	5
CDU/Overall Condition:	Very Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
808 0015 000- 1	1,094	1,156	0	0	0	0	2,250

Attachment Description(s):	Area:	Attachment Value:
11-OFP	30	\$600
13-AFG	40	\$1,200
99-Additional Attachments	30	\$3,000
99-Additional Attachments	14	\$1,400
11-OFP	45	\$900
13-AFG	360	\$10,800
31-WD	458	\$4,600


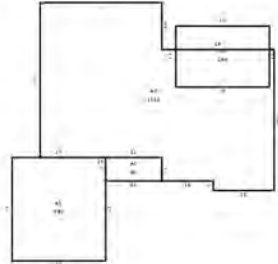
Feature Description(s):	Area:	Feature Value:
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
Average	400	\$2,000

Other Building Improvements						
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:	
GAZ-Gazebo	1/1/2001	113		Average	\$700.00	
RS1-Frame Utility Shed	1/1/1999	144		Average	\$400.00	
Permit / Construction History						
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:			
5/1/1998	98-0446	\$98,000.00	NEW CONST			
5/3/2006	1379	\$2,500.00	FURREPLAC			
5/12/2006	1540	\$14,000.00	RECROOM			
12/1/1999	99-1518	\$1,200.00	SHED 12X12'			
4/1/2001	01-0353	\$3,500.00	DECK 32X20'			
6/2/2006	1791	\$3,589.00	ABVPOOL			
3/20/2012	12-0457	\$2,750.00	ACREPLACE			
Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
9/9/2022	11282926	\$493,500.00		W/C D - Warrant/Condo Deed	Land and Improvements	Other
	11282926					
5/1/1998		\$44,900.00	Valid		Land	
8/1/2000		\$220,800.00	Invalid		Land and Improvements	
6/16/2005		\$263,000.00	Invalid		Land and Improvements	
3/16/2010		\$295,200.00	Invalid		Land and Improvements	
6/3/2010		\$295,200.00	Invalid		Land and Improvements	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	0.948	Gross				\$91,600
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
41,295	0.948			\$91,600		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Paved	Light			All Public	

Valuation/Explanation		
Dwelling #	808 0015 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,094	\$134,616.70
Second Story:	1,156	\$73,533.16
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$208,149.86
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	834	\$22,818.24
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$5,535.00
Plumbing	1 - Half Bath 2 - Full Bath	\$12,203.00
Finished Basement Living Area	0	\$0.00
Features:	1	\$2,000.00
Attachments:	977	\$22,500.00
Adjusted Base Price		\$273,206.10
Changes/Adjustments		
Grade Adjustment:	C+ 110%	\$273,576.71
Market Adjustment:	43%	\$391,214.70
CDU Adjustment:	83	\$324,700.00
Complete:	100	\$324,700.00
Dollar Adjustments		\$100.00
Dwelling Value		\$324,800.00
Other Building Improvements	0	\$1,100.00
Total Improvement Value		\$325,900.00
Total Land Value		\$91,600.00
Total Assessed Value		\$417,500.00

Parcel Numbers: 808-0016-000 Property Address: 3631 ROYAL CT W Municipality: Franklin, City of

Owner Name: ADELMAN, JAMES G Mailing Address: 3631 W ROYAL CT FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	Building Sketch:
	IMPERIAL HEIGHTS LOT 16	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1311-Franklin	

Building Description

Dwelling #	808 0016 000- 1		
Year Built:	1/1/1999	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/1999	Bedrooms:	3
Remodeled/Effective Age:	-23	Full Baths:	2
Building Type/Style:	01-Ranch	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	B-	Room Count:	4
CDU/Overall Condition:	Very Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
808 0016 000- 1	1,556	0	0	0	0	0	1,556

Attachment Description(s):	Area:	Attachment Value:
13-AFG	440	\$13,200
11-OFP	60	\$1,200

Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	1	\$300
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements



Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:

Permit / Construction History							
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:				
7/1/1999	99-0874	\$125,000.00	NEW CONST				
7/1/1999	99-0928	\$3,200.00	HTG & A/C				
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
5/1/1999		\$39,900.00	Valid		Land		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.413	Gross				\$84,400	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:			
17,990	0.413			\$84,400			
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		
Valuation/Explanation							
Dwelling #				808 0016 000- 1			
Description				Area		Value Amount	
Living Area:							
First Story:				1,556		\$176,839.40	
Second Story:				0		\$0.00	
Additional Story:				0		\$0.00	
Attic/Finished Net:				0		\$0.00	
Half Story/Finished Net:				0		\$0.00	
Base Price						\$176,839.40	
Unfinished Living Area:							
Room/Unfinished:				0		\$0.00	
Unfinished Basement:				1,556		\$34,807.72	
Half Story/Unfinished:						\$0.00	
Structure Info, Features and Attachments:							
Heating/AC				Air Conditioning - Same Ducts		\$3,827.76	
Plumbing				0 - Half Bath 2 - Full Bath		\$7,322.00	
Finished Basement Living Area				0		\$0.00	
Features:				2		\$2,300.00	
Attachments:				500		\$14,400.00	
Adjusted Base Price						\$239,496.88	
Changes/Adjustments							
Grade Adjustment:				B- 120%		\$267,356.26	
Market Adjustment:				38%		\$368,951.63	
CDU Adjustment:				84		\$309,900.00	
Complete:				100		\$309,900.00	
Dollar Adjustments						\$100.00	
Dwelling Value						\$310,000.00	

Other Building Improvements	0	\$0.00
Total Improvement Value		\$310,000.00
Total Land Value		\$84,400.00
Total Assessed Value		\$394,400.00

Parcel Numbers: 808-0017-000 Property Address: 8220 36TH ST S Municipality: Franklin, City of

Owner Name: LARSON, EARL A & MARCIA R Mailing Address: 8220 S 36TH ST FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	Building Sketch:
	IMPERIAL HEIGHTS ADDN NO 1 LOT 17	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1311-Franklin	

Building Description

Dwelling #	808 0017 000- 1		
Year Built:	1/1/2000	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/2000	Bedrooms:	3
Remodeled/Effective Age:	-22	Full Baths:	2
Building Type/Style:	14-Modern Single Story	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	C+	Room Count:	5
CDU/Overall Condition:	Very Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
808 0017 000- 1	1,702	0	0	0	0	0	1,702

Attachment Description(s):	Area:	Attachment Value:
11-OFP	110	\$2,200
13-AFG	660	\$19,800
11-OFP	36	\$700



Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	1	\$300
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements						
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:	
Permit / Construction History						
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:			
7/1/2000	00-0843	\$139,000.00	NEW CONST			
7/1/2000	00-0909	\$3,200.00	HTG & A/C			
Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
6/13/2013		\$220,000.00	Valid		Land and Improvements	
11/8/2010		\$271,100.00	Invalid		Land and Improvements	
6/1/1998		\$37,900.00	Valid		Land	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	0.299	Gross				\$74,200
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
13,024	0.299			\$74,200		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Paved	Light			All Public	

Valuation/Explanation		
Dwelling #	808 0017 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,702	\$190,062.34
Second Story:	0	\$0.00
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$190,062.34
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	1,702	\$37,444.00
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$4,186.92
Plumbing	0 - Half Bath 2 - Full Bath	\$7,322.00
Finished Basement Living Area	0	\$0.00
Features:	2	\$2,300.00
Attachments:	806	\$22,700.00
Adjusted Base Price		\$264,015.26
Changes/Adjustments		
Grade Adjustment:	C+ 110%	\$262,916.79
Market Adjustment:	37%	\$360,196.00
CDU Adjustment:	85	\$306,200.00
Complete:	100	\$306,200.00
Dollar Adjustments		\$400.00
Dwelling Value		\$306,600.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$306,600.00
Total Land Value		\$74,200.00
Total Assessed Value		\$380,800.00

Parcel Numbers: 808-0018-000 Property Address: 8206 36TH ST S Municipality: Franklin, City of

Owner Name: SAEED, LAURIE MILLER REVOCABLE TRUST Mailing Address: 8206 S 36TH ST FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	
	IMPERIAL HEIGHTS ADDN NO 1 LOT 18	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1311-Franklin	

Building Description

Dwelling #	808 0018 000- 1		
Year Built:	1/1/1999	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/1999	Bedrooms:	3
Remodeled/Effective Age:	-23	Full Baths:	2
Building Type/Style:	01-Ranch	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	C+	Room Count:	4
CDU/Overall Condition:	Very Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Basic Heating
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
808 0018 000- 1	1,564	0	0	0	0	0	1,564

Attachment Description(s):	Area:	Attachment Value:
13-AFG	440	\$13,200
11-OFP	24	\$500

Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	2	\$600
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements



Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:

Permit / Construction History							
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:				
6/1/1999	99-0621	\$116,932.00	NEW CONST				
8/1/1999	99-0992	\$5,093.00	HTG				
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
12/1/1997		\$37,900.00	Valid		Land		
4/1/2001		\$182,500.00	Invalid		Land and Improvements		
1/19/2006		\$189,400.00	Valid		Land and Improvements		
11/4/2015		\$206,400.00	Invalid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.254	Gross				\$70,100	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:			
11,064	0.254			\$70,100			
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		
Valuation/Explanation							
Dwelling #	808 0018 000- 1						
Description	Area				Value Amount		
Living Area:							
First Story:	1,564				\$177,748.60		
Second Story:	0				\$0.00		
Additional Story:	0				\$0.00		
Attic/Finished Net:	0				\$0.00		
Half Story/Finished Net:	0				\$0.00		
Base Price					\$177,748.60		
Unfinished Living Area:							
Room/Unfinished:	0				\$0.00		
Unfinished Basement:	1,564				\$34,986.68		
Half Story/Unfinished:					\$0.00		
Structure Info, Features and Attachments:							
Heating/AC	Basic Heating				\$0.00		
Plumbing	0 - Half Bath 2 - Full Bath				\$7,322.00		
Finished Basement Living Area	0				\$0.00		
Features:	3				\$2,600.00		
Attachments:	464				\$13,700.00		
Adjusted Base Price					\$236,357.28		
Changes/Adjustments							
Grade Adjustment:	C+ 110%				\$242,063.01		
Market Adjustment:	43%				\$346,150.10		
CDU Adjustment:	84				\$290,800.00		
Complete:	100				\$290,800.00		
Dollar Adjustments					(\$700.00)		
Dwelling Value					\$290,100.00		

Other Building Improvements	0	\$0.00
Total Improvement Value		\$290,100.00
Total Land Value		\$70,100.00
Total Assessed Value		\$360,200.00

Parcel Numbers: 808-0019-000 Property Address: 8186 36TH ST S Municipality: Franklin, City of

Owner Name: FELDEN, THOMAS J Mailing Address: 8186 S 36TH ST FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	
	IMPERIAL HEIGHTS ADDN NO 1 LOT 19	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1311-Franklin	

Building Description

Dwelling #	808 0019 000- 1		
Year Built:	1/1/1998	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/1998	Bedrooms:	3
Remodeled/Effective Age:	-24	Full Baths:	2
Building Type/Style:	01-Ranch	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	B-	Room Count:	3
CDU/Overall Condition:	Very Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
808 0019 000- 1	1,864	0	0	0	0	0	1,864

Attachment Description(s):	Area:	Attachment Value:
11-OFP	48	\$1,000
13-AFG	506	\$15,200

Feature Description(s):	Area:	Feature Value:
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
Good	1,100	\$6,600
22-Additional Fixture	5	\$1,500
Rec Room Condition:	Rec Room Area:	Rec Room Value:
Good	1,100	\$6,600

Other Building Improvements


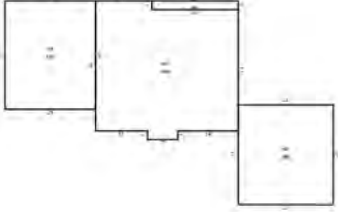
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
RP1-Inground Pool - Plastic Lined Pool	1/1/2011	416		Average	\$1,900.00

Permit / Construction History							
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:				
6/1/2000	00-0736	\$1,700.00	A/C				
5/1/1998	98-0388	\$4,174.00	FURNACE				
8/18/2011	11-1711	\$1,500.00	BSMTREMOD				
3/17/2011	11-0436	\$39,042.00	IGP				
2/24/2012	12-0315	\$1,500.00	FIREPLACE				
3/1/1998	98-0208	\$124,300.00	NEW CONST				
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
12/1/1997		\$37,900.00	Valid		Land		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.254	Gross				\$70,100	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:			Assessed Land Value:	
11,064	0.254					\$70,100	
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		

Valuation/Explanation		
Dwelling #	808 0019 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,864	\$205,095.92
Second Story:	0	\$0.00
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$205,095.92
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	1,864	\$40,523.36
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$4,585.44
Plumbing	0 - Half Bath 2 - Full Bath	\$7,322.00
Finished Basement Living Area	0	\$0.00
Features:	6	\$3,500.00
Attachments:	554	\$16,200.00
Adjusted Base Price		\$277,226.72
Changes/Adjustments		
Grade Adjustment:	B- 120%	\$309,032.06
Market Adjustment:	37%	\$423,373.93
CDU Adjustment:	83	\$351,400.00
Complete:	100	\$351,400.00
Dollar Adjustments		\$200.00
Dwelling Value		\$351,600.00
Other Building Improvements	0	\$1,900.00
Total Improvement Value		\$353,500.00
Total Land Value		\$70,100.00
Total Assessed Value		\$423,600.00

Parcel Numbers: 808-0020-000 Property Address: 8172 36TH ST S Municipality: Franklin, City of

Owner Name: JABER, OMAR Mailing Address: 8172 S 36TH ST FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	
	IMPERIAL HEIGHTS ADDN NO 1 LOT 20	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1311-Franklin	

Building Description

Dwelling #	808 0020 000- 1		
Year Built:	1/1/1998	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/1998	Bedrooms:	3
Remodeled/Effective Age:	-24	Full Baths:	2
Building Type/Style:	12-Colonial	Half Baths:	1
Story:	2.00	Rough-in:	0
Grade:	B-	Room Count:	4
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Good	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
808 0020 000- 1	1,004	964	0	0	0	0	1,968

Attachment Description(s): 13-AFG	Area: 525	Attachment Value: \$15,800
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Feature Description(s): 22-Additional Fixture	Area: 2	Feature Value: \$600
Rec Room Condition: Good	Rec Room Area: 600	Rec Room Value: \$3,600
05-Metal Fireplace	1	\$2,000
Rec Room Condition: Good	Rec Room Area: 600	Rec Room Value: \$3,600

Other Building Improvements


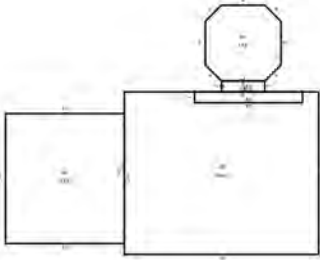
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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Permit / Construction History							
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:				
4/1/1998	B980306	\$110,000.00	NEW CONST				
5/1/1999	99-0521	\$1,700.00	A/C				
9/19/2002	02-1063	\$4,000.00	FNDN REPAIR				
10/29/2014	2652	\$7,000.00	ROOF				
10/23/2017	17-2502	\$3,000.00	FURREPLAC				
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
7/16/2021		\$429,000.00	Valid		Land and Improvements		
6/17/2016		\$306,000.00	Valid		Land and Improvements		
8/13/2010		\$240,750.00	Valid		Land and Improvements		
12/1/1997		\$37,400.00	Valid		Land		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.254	Gross				\$70,100	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
11,064	0.254				\$70,100		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		

Valuation/Explanation		
Dwelling #	808 0020 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,004	\$125,058.24
Second Story:	964	\$62,968.48
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$188,026.72
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	1,004	\$25,521.68
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$4,841.28
Plumbing	1 - Half Bath 2 - Full Bath	\$12,203.00
Finished Basement Living Area	0	\$0.00
Features:	3	\$2,600.00
Attachments:	525	\$15,800.00
Adjusted Base Price		\$248,992.68
Changes/Adjustments		
Grade Adjustment:	B- 120%	\$276,711.22
Market Adjustment:	66%	\$459,340.62
CDU Adjustment:	78	\$358,300.00
Complete:	100	\$358,300.00
Dollar Adjustments		\$600.00
Dwelling Value		\$358,900.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$358,900.00
Total Land Value		\$70,100.00
Total Assessed Value		\$429,000.00

Parcel Numbers: 808-0021-000 Property Address: 8158 36TH ST S Municipality: Franklin, City of

Owner Name: SCHMIDT, STEVEN M Mailing Address: 8158 S 36TH ST FRANKLIN, WI 53132 Land Use: Residential

Property Photograph:	Legal Description:	Building Sketch:
	IMPERIAL HEIGHTS ADDN NO 1 LOT 21	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood:	
	1311-Franklin	

Building Description

Dwelling #	808 0021 000- 1		
Year Built:	1/1/1998	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/1998	Bedrooms:	3
Remodeled/Effective Age:	-24	Full Baths:	2
Building Type/Style:	12-Colonial	Half Baths:	1
Story:	2.00	Rough-in:	0
Grade:	C+	Room Count:	4
CDU/Overall Condition:	Very Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
808 0021 000- 1	1,096	1,080	0	0	0	0	2,176

Attachment Description(s):	Area:	Attachment Value:
13-AFG	528	\$15,800
31-WD	178	\$1,800

Feature Description(s):	Area:	Feature Value:
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
22-Additional Fixture	3	\$900
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements



Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
RS1-Frame Utility Shed	1/1/2006	100		Average	\$500.00

Permit / Construction History						
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:			
7/1/1998	B980775	\$114,307.00	NEW CONST			
8/22/2001	01-0945	\$20,500.00	BSMT REPAIR			
6/5/2002	02-0571	\$3,000.00	DECK 20X10 W/O			
8/31/2006	2959	\$850.00	SHED			
10/1/1998	B981286	\$4,100.00	HTG SYSTEM			
9/1/1999	99-1054	\$2,241.00	A/C			
Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
11/1/1997		\$37,900.00	Valid		Land	
7/29/2021		\$335,100.00	Invalid		Land and Improvements	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	0.268	Gross				\$72,100
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
11,674	0.268			\$72,100		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Paved	Light			All Public	

Valuation/Explanation		
Dwelling #	808 0021 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,096	\$134,862.80
Second Story:	1,080	\$69,541.20
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$204,404.00
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	1,096	\$27,410.96
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$5,352.96
Plumbing	1 - Half Bath 2 - Full Bath	\$12,203.00
Finished Basement Living Area	0	\$0.00
Features:	4	\$2,900.00
Attachments:	706	\$17,600.00
Adjusted Base Price		\$269,870.92
Changes/Adjustments		
Grade Adjustment:	C+ 110%	\$274,308.01
Market Adjustment:	38%	\$378,545.06
CDU Adjustment:	83	\$314,200.00
Complete:	100	\$314,200.00
Dollar Adjustments		\$800.00
Dwelling Value		\$315,000.00
Other Building Improvements	0	\$500.00
Total Improvement Value		\$315,500.00
Total Land Value		\$72,100.00
Total Assessed Value		\$387,600.00

Parcel Numbers: 808-0022-000 Property Address: 8144 36TH ST S Municipality: Franklin, City of

Owner Name: HABERLI, SCOTT & NANCY Mailing Address: 8144 S 36TH ST FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	
	IMPERIAL HEIGHTS ADDN NO 1 LOT 22	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1311-Franklin	

Building Description

Dwelling #	808 0022 000- 1		
Year Built:	1/1/1998	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/1998	Bedrooms:	3
Remodeled/Effective Age:	-24	Full Baths:	2
Building Type/Style:	01-Ranch	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	C+	Room Count:	4
CDU/Overall Condition:	Very Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
808 0022 000- 1	1,870	0	0	0	0	0	1,870

Attachment Description(s):	Area:	Attachment Value:
11-OFP	48	\$1,000
13-AFG	432	\$13,000

Feature Description(s):	Area:	Feature Value:
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements


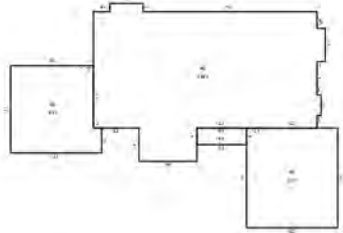
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:

Permit / Construction History							
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:				
3/1/1998	B980242	\$5,700.00	AC / FURNACE				
4/29/2010	662	\$6,000.00	ABVPOOL				
3/1/1998	B980210	\$107,000.00	NEW CONST				
5/24/2011	11-0918	\$5,000.00	DETWDDK				
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
10/1/1997		\$36,900.00	Valid		Land		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.275	Gross				\$73,400	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
11,979	0.275				\$73,400		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		
Valuation/Explanation							
Dwelling #				808 0022 000- 1			
Description				Area		Value Amount	
Living Area:							
First Story:				1,870		\$205,756.10	
Second Story:				0		\$0.00	
Additional Story:				0		\$0.00	
Attic/Finished Net:				0		\$0.00	
Half Story/Finished Net:				0		\$0.00	
Base Price						\$205,756.10	
Unfinished Living Area:							
Room/Unfinished:				0		\$0.00	
Unfinished Basement:				1,870		\$40,653.80	
Half Story/Unfinished:						\$0.00	
Structure Info, Features and Attachments:							
Heating/AC				Air Conditioning - Same Ducts		\$4,600.20	
Plumbing				0 - Half Bath 2 - Full Bath		\$7,322.00	
Finished Basement Living Area				0		\$0.00	
Features:				1		\$2,000.00	
Attachments:				480		\$14,000.00	
Adjusted Base Price						\$274,332.10	
Changes/Adjustments							
Grade Adjustment:				C+ 110%		\$284,165.31	
Market Adjustment:				32%		\$375,098.21	
CDU Adjustment:				83		\$311,300.00	
Complete:				100		\$311,300.00	
Dollar Adjustments						\$500.00	
Dwelling Value						\$311,800.00	

Other Building Improvements	0	\$0.00
Total Improvement Value		\$311,800.00
Total Land Value		\$73,400.00
Total Assessed Value		\$385,200.00

Parcel Numbers: 808-0023-000 Property Address: 8130 36TH ST S Municipality: Franklin, City of

Owner Name: BECHER, VIRGINIA E Mailing Address: 8130 S 36TH ST FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	
	IMPERIAL HEIGHTS ADDN NO 1 LOT 23	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1311-Franklin	

Building Description

Dwelling #	808 0023 000- 1		
Year Built:	1/1/1998	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/1998	Bedrooms:	3
Remodeled/Effective Age:	-24	Full Baths:	2
Building Type/Style:	01-Ranch	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	C+	Room Count:	4
CDU/Overall Condition:	Very Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
808 0023 000- 1	1,661	0	0	0	0	0	1,661

Attachment Description(s):	Area:	Attachment Value:
11-OFP	48	\$1,000
13-AFG	528	\$15,800

Feature Description(s):	Area:	Feature Value:
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
22-Additional Fixture	1	\$300
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements


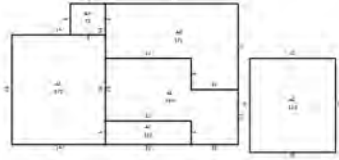
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:

Permit / Construction History							
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:				
3/1/1998	B980176	\$100,000.00	NEW CONST				
5/1/1998	B980421	\$5,265.00	AC / FURNACE				
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
4/1/1998		\$37,900.00	Valid		Land		
11/1/1998		\$162,500.00	Valid		Land and Improvements		
6/22/2021		\$303,200.00	Invalid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.307	Gross				\$76,900	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
13,373	0.307				\$76,900		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		
Valuation/Explanation							
Dwelling #				808 0023 000- 1			
Description				Area		Value Amount	
Living Area:							
First Story:				1,661		\$186,663.18	
Second Story:				0		\$0.00	
Additional Story:				0		\$0.00	
Attic/Finished Net:				0		\$0.00	
Half Story/Finished Net:				0		\$0.00	
Base Price						\$186,663.18	
Unfinished Living Area:							
Room/Unfinished:				0		\$0.00	
Unfinished Basement:				1,661		\$36,691.49	
Half Story/Unfinished:						\$0.00	
Structure Info, Features and Attachments:							
Heating/AC				Air Conditioning - Same Ducts		\$4,086.06	
Plumbing				0 - Half Bath 2 - Full Bath		\$7,322.00	
Finished Basement Living Area				0		\$0.00	
Features:				2		\$2,300.00	
Attachments:				576		\$16,800.00	
Adjusted Base Price						\$253,862.73	
Changes/Adjustments							
Grade Adjustment:				C+ 110%		\$258,239.00	
Market Adjustment:				41%		\$364,116.99	
CDU Adjustment:				83		\$302,200.00	
Complete:				100		\$302,200.00	
Dollar Adjustments						\$0.00	
Dwelling Value						\$302,200.00	

Other Building Improvements	0	\$0.00
Total Improvement Value		\$302,200.00
Total Land Value		\$76,900.00
Total Assessed Value		\$379,100.00

Parcel Numbers: 808-0024-000 Property Address: 8116 36TH ST S Municipality: Franklin, City of

Owner Name: CHAPMAN, KYLE & JILL Mailing Address: 8116 S 36TH ST FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	
	IMPERIAL HEIGHTS ADDN NO 1 LOT 24	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1311-Franklin	

Building Description

Dwelling #	808 0024 000- 1		
Year Built:	1/1/1998	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/1998	Bedrooms:	3
Remodeled/Effective Age:	-24	Full Baths:	2
Building Type/Style:	13-Contemporary	Half Baths:	0
Story:	2.00	Rough-in:	0
Grade:	C+	Room Count:	4
CDU/Overall Condition:	Very Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
808 0024 000- 1	1,164	572	0	0	0	0	1,736

Attachment Description(s):	Area:	Attachment Value:
11-OFP	132	\$2,600
13-AFG	672	\$20,200

Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	3	\$900
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements



Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:

Permit / Construction History							
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:				
2/1/1998	B980115	\$152,000.00	NEW CONST				
5/1/1998	B980464	\$1,500.00	FURNACE				
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
3/1/2001		\$188,000.00	Valid		Land and Improvements		
1/1/1998		\$37,900.00	Valid		Land		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.328	Gross				\$78,700	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:			
14,288	0.328			\$78,700			
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		
Valuation/Explanation							
Dwelling #				808 0024 000- 1			
Description				Area		Value Amount	
Living Area:							
First Story:				1,164		\$140,518.08	
Second Story:				572		\$40,749.28	
Additional Story:				0		\$0.00	
Attic/Finished Net:				0		\$0.00	
Half Story/Finished Net:				0		\$0.00	
Base Price						\$181,267.36	
Unfinished Living Area:							
Room/Unfinished:				0		\$0.00	
Unfinished Basement:				1,164		\$28,250.28	
Half Story/Unfinished:						\$0.00	
Structure Info, Features and Attachments:							
Heating/AC				Air Conditioning - Same Ducts		\$4,270.56	
Plumbing				0 - Half Bath 2 - Full Bath		\$7,322.00	
Finished Basement Living Area				0		\$0.00	
Features:				4		\$2,900.00	
Attachments:				804		\$22,800.00	
Adjusted Base Price						\$246,810.20	
Changes/Adjustments							
Grade Adjustment:				C+ 110%		\$243,221.22	
Market Adjustment:				43%		\$347,806.35	
CDU Adjustment:				83		\$288,700.00	
Complete:				100		\$288,700.00	
Dollar Adjustments						\$800.00	
Dwelling Value						\$289,500.00	

Other Building Improvements	0	\$0.00
Total Improvement Value		\$289,500.00
Total Land Value		\$78,700.00
Total Assessed Value		\$368,200.00

Parcel Numbers: 808-0025-000 Property Address: 8102 36TH ST S Municipality: Franklin, City of

Owner Name: LAMPE, BLAS Mailing Address: 8102 S 36TH ST FRANKLIN, WI 53132 Land Use: Residential

Property Photograph:	Legal Description:	Building Sketch:
	IMPERIAL HEIGHTS ADDN NO 1 LOT 25	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1311-Franklin	

Building Description

Dwelling #	808 0025 000- 1		
Year Built:	1/1/1998	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/1998	Bedrooms:	3
Remodeled/Effective Age:	-24	Full Baths:	2
Building Type/Style:	13-Contemporary	Half Baths:	1
Story:	2.00	Rough-in:	0
Grade:	C+	Room Count:	4
CDU/Overall Condition:	Very Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
808 0025 000- 1	1,248	754	0	0	0	0	2,002

Attachment Description(s):	Area:	Attachment Value:
13-AFG	496	\$14,900
11-OPF	25	\$500

Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	1	\$300
Rec Room Condition:	Rec Room Area:	Rec Room Value:
Average	660	\$3,300

Other Building Improvements



Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
RS1-Frame Utility Shed	1/1/1999	100		Average	\$300.00

Permit / Construction History							
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:				
7/1/1998	B980746	\$105,000.00	NEW CONST				
8/1/1999	99-1029	\$600.00	SHED				
8/1/1998	B980919	\$2,000.00	FURNACE				
5/16/2006	1590	\$3,600.00	ABVPOOL				
8/21/2019	19-2169	\$5,144.00	FENCE				
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
5/1/1998		\$37,900.00	Valid		Land		
7/1/2013		\$250,000.00	Valid		Land and Improvements		
8/6/2019		\$329,900.00	Valid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.308	Gross				\$75,500	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:			Assessed Land Value:	
13,416	0.308					\$75,500	
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		

Valuation/Explanation		
Dwelling #	808 0025 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,248	\$149,248.32
Second Story:	754	\$51,091.04
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$200,339.36
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	1,248	\$29,864.64
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$4,924.92
Plumbing	1 - Half Bath 2 - Full Bath	\$12,203.00
Finished Basement Living Area	0	\$0.00
Features:	1	\$300.00
Attachments:	521	\$15,400.00
Adjusted Base Price		\$263,031.92
Changes/Adjustments		
Grade Adjustment:	C+ 110%	\$272,065.11
Market Adjustment:	35%	\$367,287.90
CDU Adjustment:	83	\$304,800.00
Complete:	100	\$304,800.00
Dollar Adjustments		(\$800.00)
Dwelling Value		\$304,000.00
Other Building Improvements	0	\$300.00
Total Improvement Value		\$304,300.00
Total Land Value		\$75,500.00
Total Assessed Value		\$379,800.00

Parcel Numbers: 808-0026-000	Property Address: 8105 36TH ST S	Municipality: Franklin, City of
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Owner Name: ZDROJEWSKI, PAUL T	Mailing Address: 8105 S 36TH ST FRANKLIN, WI 53132	Land Use: Residential
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Property Photograph: 	Legal Description: IMPERIAL HEIGHTS ADDN NO 1 LOT 26	Building Sketch: 
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1311-Franklin	

Building Description

Dwelling #	808 0026 000- 1	
Year Built:	1/1/1998	Exterior Wall: 04-Alum/Vinyl
Year Remodeled:	1/1/1998	Bedrooms: 3
Remodeled/Effective Age:	-24	Full Baths: 2
Building Type/Style:	13-Contemporary	Half Baths: 0
Story:	2.00	Rough-in: 0
Grade:	C+	Room Count: 4
CDU/Overall Condition:	Very Good	Basement Description: Full Basement
Interior Condition:	Same	Heating: Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel: Gas
Bath Condition:	Average	Type of System: Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
808 0026 000- 1	1,145	673	0	0	0	0	1,818

Attachment Description(s):	Area:	Attachment Value:
99-Additional Attachments	48	\$4,800
13-AFG	579	\$17,400
99-Additional Attachments	4	\$400
11-OFP	80	\$1,600
33-Concrete Patio	300	\$1,500

Feature Description(s): 05-Metal Fireplace	Area: 1	Feature Value: \$2,000
Rec Room Condition:	Rec Room Area: 0	Rec Room Value: \$0
22-Additional Fixture	2	\$600
Rec Room Condition:	Rec Room Area: 0	Rec Room Value: \$0

Other Building Improvements

Structure Type: RS1-Frame Utility Shed	Year Built: 1/1/2002	Area: 150	Construction:	Condition: Average	Value: \$500.00
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Permit / Construction History

Date of Permit: 4/1/1998	Permit Number: B980314	Permit Amount: \$107,680.00	Details of Permit: NEW CONST
6/25/2002	02-0683	\$2,000.00	SHED 15X10'

Ownership/Sales History

Date of Sale: 12/1/1997	Sale Document:	Purchase Amount: \$34,900.00	Sale Validity: Valid	Conveyance Type:	Sale Type: Land	Sale Validation Source:
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Land Breakdown

Land Class: A-Residential Primary Site	Acreage: 0.372	Unit of Measure: Gross	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value: \$85,100
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Acreage/Squarefoot Variables

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Land Data & Computations

Total Square Footage: 16,204	Total Acreage: 0.372	Depth:	Act. Frontage:	Assessed Land Value: \$85,100
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General Information

Topography: Level	Street/Road: Paved	Fronting Traffic: Light	Inspected By:	Inspected On:	Utilities: All Public
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Valuation/Explanation		
Dwelling #	808 0026 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,145	\$139,380.85
Second Story:	673	\$46,591.79
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$185,972.64
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	1,145	\$28,201.35
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$4,472.28
Plumbing	0 - Half Bath 2 - Full Bath	\$7,322.00
Finished Basement Living Area	0	\$0.00
Features:	3	\$2,600.00
Attachments:	1,011	\$25,700.00
Adjusted Base Price		\$254,268.27
Changes/Adjustments		
Grade Adjustment:	C+ 110%	\$248,565.10
Market Adjustment:	41%	\$350,476.79
CDU Adjustment:	83	\$290,900.00
Complete:	100	\$290,900.00
Dollar Adjustments		(\$600.00)
Dwelling Value		\$290,300.00
Other Building Improvements	0	\$500.00
Total Improvement Value		\$290,800.00
Total Land Value		\$85,100.00
Total Assessed Value		\$375,900.00

Parcel Numbers: 808-0027-000 Property Address: 8119 36TH ST S Municipality: Franklin, City of

Owner Name: SRNEC, MICHAEL & JILL Mailing Address: 8119 S 36TH ST FRANKLIN, WI 53132 Land Use: Residential

Property Photograph:	Legal Description:	Building Sketch:
	IMPERIAL HEIGHTS ADDN NO 1 LOT 27	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood:	
	1311-Franklin	

Building Description

Dwelling #	808 0027 000- 1		
Year Built:	1/1/1998	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/1998	Bedrooms:	3
Remodeled/Effective Age:	-24	Full Baths:	2
Building Type/Style:	01-Ranch	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	B-	Room Count:	4
CDU/Overall Condition:	Very Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
808 0027 000- 1	1,984	0	0	0	0	0	1,984

Attachment Description(s):	Area:	Attachment Value:
11-OFP	138	\$2,800
13-AFG	700	\$21,000

Feature Description(s):	Area:	Feature Value:
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
22-Additional Fixture	2	\$600
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements



Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:

Permit / Construction History							
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:				
1/1/1998	B980033	\$151,780.00	NEW CONST				
3/1/1998	B980179	\$4,136.00	FURNACE				
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
11/1/1997		\$38,900.00	Valid		Land		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.331	Gross				\$82,400	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:			
14,418	0.331			\$82,400			
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		
Valuation/Explanation							
Dwelling #				808 0027 000- 1			
Description				Area		Value Amount	
Living Area:							
First Story:				1,984		\$216,275.84	
Second Story:				0		\$0.00	
Additional Story:				0		\$0.00	
Attic/Finished Net:				0		\$0.00	
Half Story/Finished Net:				0		\$0.00	
Base Price						\$216,275.84	
Unfinished Living Area:							
Room/Unfinished:				0		\$0.00	
Unfinished Basement:				1,984		\$42,794.88	
Half Story/Unfinished:						\$0.00	
Structure Info, Features and Attachments:							
Heating/AC				Air Conditioning - Same Ducts		\$4,880.64	
Plumbing				0 - Half Bath 2 - Full Bath		\$7,322.00	
Finished Basement Living Area				0		\$0.00	
Features:				3		\$2,600.00	
Attachments:				838		\$23,800.00	
Adjusted Base Price						\$297,673.36	
Changes/Adjustments							
Grade Adjustment:				B- 120%		\$325,528.03	
Market Adjustment:				27%		\$413,420.60	
CDU Adjustment:				83		\$343,100.00	
Complete:				100		\$343,100.00	
Dollar Adjustments						(\$500.00)	
Dwelling Value						\$342,600.00	

Other Building Improvements	0	\$0.00
Total Improvement Value		\$342,600.00
Total Land Value		\$82,400.00
Total Assessed Value		\$425,000.00

Parcel Numbers: 808-0028-000 Property Address: 8133 36TH ST S Municipality: Franklin, City of

Owner Name: SCHERRER DOUGLAS J & MARCIA A REVOC TRUS Mailing Address: 8133 S 36TH ST FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	
	IMPERIAL HEIGHTS ADDN NO 1 LOT 28	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1311-Franklin	

Building Description

Dwelling #	808 0028 000- 1		
Year Built:	1/1/1998	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/1998	Bedrooms:	3
Remodeled/Effective Age:	-24	Full Baths:	2
Building Type/Style:	01-Ranch	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	B-	Room Count:	4
CDU/Overall Condition:	Very Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
808 0028 000- 1	1,844	0	0	0	0	0	1,844

Attachment Description(s):	Area:	Attachment Value:
11-OFP	32	\$600
13-AFG	528	\$15,800
31-WD	861	\$8,600



Feature Description(s):	Area:	Feature Value:
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
22-Additional Fixture	1	\$300
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements						
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:	
Permit / Construction History						
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:			
1/1/1998	B980026	\$138,600.00	NEW CONST			
2/1/1998	B980156	\$8,760.00	AC / FURNACE			
6/1/1998	B980617	\$10,000.00	DECK			
Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
4/30/2004		\$280,000.00	Valid		Land and Improvements	
9/1/1997		\$38,900.00	Valid		Land	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	0.309	Gross				\$81,000
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
13,460	0.309			\$81,000		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Paved	Light			All Public	

Valuation/Explanation		
Dwelling #	808 0028 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,844	\$204,020.16
Second Story:	0	\$0.00
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$204,020.16
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	1,844	\$40,236.08
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$4,536.24
Plumbing	0 - Half Bath 2 - Full Bath	\$7,322.00
Finished Basement Living Area	0	\$0.00
Features:	2	\$2,300.00
Attachments:	1,421	\$25,000.00
Adjusted Base Price		\$283,414.48
Changes/Adjustments		
Grade Adjustment:	B- 120%	\$307,337.38
Market Adjustment:	30%	\$399,538.59
CDU Adjustment:	83	\$331,600.00
Complete:	100	\$331,600.00
Dollar Adjustments		\$600.00
Dwelling Value		\$332,200.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$332,200.00
Total Land Value		\$81,000.00
Total Assessed Value		\$413,200.00

Parcel Numbers: 808-0029-000 Property Address: 8147 36TH ST S Municipality: Franklin, City of

Owner Name: KASSIS, SCOTT & JANE Mailing Address: 8147 S 36TH ST FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	
	IMPERIAL HEIGHTS ADDN NO 1 LOT 29	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1311-Franklin	

Building Description

Dwelling #	808 0029 000- 1		
Year Built:	1/1/1998	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/1998	Bedrooms:	3
Remodeled/Effective Age:	-24	Full Baths:	2
Building Type/Style:	01-Ranch	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	C+	Room Count:	3
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
808 0029 000- 1	1,558	0	0	0	0	0	1,558

Attachment Description(s):	Area:	Attachment Value:
13-AFG	440	\$13,200
11-OPF	30	\$600

Feature Description(s):	Area:	Feature Value:
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
22-Additional Fixture	2	\$600
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements



Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:

Permit / Construction History							
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:				
3/1/1998	B980175	\$130,000.00	NEW CONST				
9/1/1998	B981097	\$2,000.00	FURNACE				
2/1/1999	99-0126	\$1,737.00	A/C				
11/27/2018	18-2950	\$3,700.00	FURREPLAC				
6/12/2019	19-1367	\$3,300.00	ACREPLACE				
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
2/1/1998		\$41,900.00	Valid		Land		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.288	Gross				\$78,700	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
12,545	0.288				\$78,700		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		
Valuation/Explanation							
Dwelling #	808 0029 000- 1						
Description	Area					Value Amount	
Living Area:							
First Story:	1,558					\$177,066.70	
Second Story:	0					\$0.00	
Additional Story:	0					\$0.00	
Attic/Finished Net:	0					\$0.00	
Half Story/Finished Net:	0					\$0.00	
Base Price						\$177,066.70	
Unfinished Living Area:							
Room/Unfinished:	0					\$0.00	
Unfinished Basement:	1,558					\$34,852.46	
Half Story/Unfinished:						\$0.00	
Structure Info, Features and Attachments:							
Heating/AC	Air Conditioning - Same Ducts					\$3,832.68	
Plumbing	0 - Half Bath 2 - Full Bath					\$7,322.00	
Finished Basement Living Area	0					\$0.00	
Features:	3					\$2,600.00	
Attachments:	470					\$13,800.00	
Adjusted Base Price						\$239,473.84	
Changes/Adjustments							
Grade Adjustment:	C+ 110%					\$245,381.22	
Market Adjustment:	52%					\$372,979.46	
CDU Adjustment:	78					\$290,900.00	
Complete:	100					\$290,900.00	
Dollar Adjustments						\$700.00	
Dwelling Value						\$291,600.00	

Other Building Improvements	0	\$0.00
Total Improvement Value		\$291,600.00
Total Land Value		\$78,700.00
Total Assessed Value		\$370,300.00

Parcel Numbers: 808-0030-000 Property Address: 8161 36TH ST S Municipality: Franklin, City of

Owner Name: GAYNOR, MAUREEN A - REV TRUST 2019 Mailing Address: 8161 S 36TH ST FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	Building Sketch:
	IMPERIAL HEIGHTS ADDN NO 1 LOT 30	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1311-Franklin	

Building Description

Dwelling #	808 0030 000- 1		
Year Built:	1/1/1998	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/1998	Bedrooms:	3
Remodeled/Effective Age:	-24	Full Baths:	2
Building Type/Style:	13-Contemporary	Half Baths:	1
Story:	2.00	Rough-in:	0
Grade:	C+	Room Count:	3
CDU/Overall Condition:	Very Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
808 0030 000- 1	1,345	616	0	0	0	0	1,961

Attachment Description(s):	Area:	Attachment Value:
13-AFG	36	\$1,100
13-AFG	444	\$13,300
11-OfP	50	\$1,000


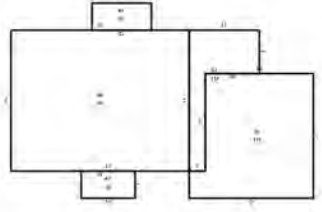
Feature Description(s):	Area:	Feature Value:
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
22-Additional Fixture	3	\$900
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements						
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:	
Permit / Construction History						
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:			
6/1/1998	B980645	\$115,000.00	NEW CONST			
8/1/1998	B981005	\$4,432.00	HTG SYSTEM			
7/1/1999	99-0866	\$1,550.00	A/C			
7/13/2005	52597	\$300.00	ABVPOOL			
6/25/2009	1043	\$1,500.00	WDDK FOR ABVPOO			
Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
12/1/1997		\$41,900.00	Valid		Land	
3/11/2019		\$298,200.00	Invalid		Land and Improvements	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	0.302	Gross				\$79,700
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
13,155	0.302			\$79,700		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Paved	Light			All Public	

Valuation/Explanation		
Dwelling #	808 0030 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,345	\$158,104.75
Second Story:	616	\$43,280.16
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$201,384.91
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	1,345	\$31,513.35
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$4,824.06
Plumbing	1 - Half Bath 2 - Full Bath	\$12,203.00
Finished Basement Living Area	0	\$0.00
Features:	4	\$2,900.00
Attachments:	530	\$15,400.00
Adjusted Base Price		\$268,225.32
Changes/Adjustments		
Grade Adjustment:	C+ 110%	\$274,917.85
Market Adjustment:	33%	\$365,640.74
CDU Adjustment:	83	\$303,500.00
Complete:	100	\$303,500.00
Dollar Adjustments		\$300.00
Dwelling Value		\$303,800.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$303,800.00
Total Land Value		\$79,700.00
Total Assessed Value		\$383,500.00

Parcel Numbers: 808-0031-000 Property Address: 8175 36TH ST S Municipality: Franklin, City of

Owner Name: BLAKE, SANDRA Mailing Address: 8175 S 36TH ST FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	
	IMPERIAL HEIGHTS ADDN NO 1 LOT 31	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1311-Franklin	

Building Description

Dwelling #	808 0031 000- 1		
Year Built:	1/1/1998	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/1998	Bedrooms:	3
Remodeled/Effective Age:	-24	Full Baths:	2
Building Type/Style:	12-Colonial	Half Baths:	1
Story:	2.00	Rough-in:	0
Grade:	B-	Room Count:	3
CDU/Overall Condition:	Very Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Good	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
808 0031 000- 1	1,071	858	0	0	0	0	1,929

Attachment Description(s): 13-AFG	Area: 475	Attachment Value: \$14,300
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Feature Description(s): 05-Metal Fireplace	Area: 1	Feature Value: \$2,000
Rec Room Condition:	Rec Room Area: 0	Rec Room Value: \$0
22-Additional Fixture	1	\$300
Rec Room Condition:	Rec Room Area: 0	Rec Room Value: \$0

Other Building Improvements



Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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Permit / Construction History							
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:				
2/1/1998	B980160	\$109,900.00	NEW CONST				
8/7/2014	14-1901	\$3,677.00	ACREPLACE				
7/8/2014	14-1565	\$90,000.00	DAMAGE REPAIR				
5/1/1998	B980382	\$3,925.00	FURNACE				
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
11/6/2006		\$265,000.00	Valid		Land and Improvements		
1/20/2016		\$291,000.00	Valid		Land and Improvements		
2/1/1998		\$40,900.00	Valid		Land		
5/1/1999		\$204,500.00	Invalid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.289	Gross				\$78,800	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:			
12,589	0.289			\$78,800			
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		

Valuation/Explanation		
Dwelling #	808 0031 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,071	\$131,786.55
Second Story:	858	\$57,039.84
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$188,826.39
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	1,071	\$26,785.71
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$4,745.34
Plumbing	1 - Half Bath 2 - Full Bath	\$12,203.00
Finished Basement Living Area	0	\$0.00
Features:	2	\$2,300.00
Attachments:	475	\$14,300.00
Adjusted Base Price		\$249,160.44
Changes/Adjustments		
Grade Adjustment:	B- 120%	\$279,072.53
Market Adjustment:	49%	\$415,818.07
CDU Adjustment:	83	\$345,100.00
Complete:	100	\$345,100.00
Dollar Adjustments		(\$400.00)
Dwelling Value		\$344,700.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$344,700.00
Total Land Value		\$78,800.00
Total Assessed Value		\$423,500.00

Parcel Numbers: 808-0032-000 Property Address: 8189 36TH ST S Municipality: Franklin, City of

Owner Name: SCHUSTER, NOEL L & MINNIE A - REV TRUST Mailing Address: 8189 S 36TH ST FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	
	IMPERIAL HEIGHTS ADDN NO 1 LOT 32	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1311-Franklin	

Building Description

Dwelling #	808 0032 000- 1		
Year Built:	1/1/1998	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/1998	Bedrooms:	3
Remodeled/Effective Age:	-24	Full Baths:	2
Building Type/Style:	01-Ranch	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	C+	Room Count:	4
CDU/Overall Condition:	Very Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
808 0032 000- 1	1,634	0	0	0	0	0	1,634

Attachment Description(s):	Area:	Attachment Value:
11-OFP	60	\$1,200
13-AFG	474	\$14,200
99-Additional Attachments	6	\$600



Feature Description(s):	Area:	Feature Value:
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
22-Additional Fixture	1	\$300
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements							
Structure Type:		Year Built:	Area:	Construction:	Condition:	Value:	
Permit / Construction History							
Date of Permit:		Permit Number:	Permit Amount:		Details of Permit:		
5/1/1998		B980383	\$3,765.00		FURNACE		
4/25/2002		02-0342	\$650.00		ARBOR OVER PATI		
3/1/1998		B980161	\$101,680.00		NEW CONST		
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
2/1/1998		\$41,900.00	Valid		Land		
9/1/1999		\$199,900.00	Valid		Land and Improvements		
11/26/2019		\$278,600.00	Invalid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.283	Gross				\$78,000	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
12,327	0.283				\$78,000		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		

Valuation/Explanation		
Dwelling #	808 0032 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,634	\$184,592.98
Second Story:	0	\$0.00
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$184,592.98
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	1,628	\$36,125.32
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$4,019.64
Plumbing	0 - Half Bath 2 - Full Bath	\$7,322.00
Finished Basement Living Area	0	\$0.00
Features:	2	\$2,300.00
Attachments:	540	\$16,000.00
Adjusted Base Price		\$250,359.94
Changes/Adjustments		
Grade Adjustment:	C+ 110%	\$255,265.93
Market Adjustment:	41%	\$359,924.97
CDU Adjustment:	83	\$298,700.00
Complete:	100	\$298,700.00
Dollar Adjustments		(\$100.00)
Dwelling Value		\$298,600.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$298,600.00
Total Land Value		\$78,000.00
Total Assessed Value		\$376,600.00

Parcel Numbers: 808-0033-000	Property Address: 3608 FOREST HILL AVE W	Municipality: Franklin, City of
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Owner Name: ARNDT, MICHAEL & JILL	Mailing Address: 3608 W FOREST HILL AVE FRANKLIN, WI 53132	Land Use: Residential
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Property Photograph: 	Legal Description: IMPERIAL HEIGHTS ADDN NO 1 LOT 33	Building Sketch: 
Parcel Sketch and Site Map obtained from the County GIS		
Neighborhood: 1311-Franklin		

Building Description

Dwelling #	808 0033 000- 1	
Year Built:	1/1/1998	Exterior Wall: 04-Alum/Vinyl
Year Remodeled:	1/1/1998	Bedrooms: 3
Remodeled/Effective Age:	-24	Full Baths: 2
Building Type/Style:	01-Ranch	Half Baths: 0
Story:	1.00	Rough-in: 0
Grade:	B-	Room Count: 4
CDU/Overall Condition:	Very Good	Basement Description: Full Basement
Interior Condition:	Same	Heating: Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel: Gas
Bath Condition:	Average	Type of System: Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
808 0033 000- 1	1,732	0	0	0	0	0	1,732

Attachment Description(s):	Area:	Attachment Value:
11-OFP	24	\$500
13-AFG	506	\$15,200
31-WD	150	\$1,500



Feature Description(s):	Area:	Feature Value:
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
22-Additional Fixture	1	\$300
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements						
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:	
GAZ-Gazebo	1/1/1999	100		Average	\$500.00	
Permit / Construction History						
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:			
9/1/1998	B981104	\$5,737.00	AC / FURNACE			
7/1/1999	99-0831	\$2,500.00	DECK 25X10			
3/1/1998	B980184	\$129,000.00	NEW CONST			
Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
3/1/1998		\$39,900.00	Valid		Land	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	0.321	Gross				\$81,000
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
13,983	0.321			\$81,000		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Paved	Light			All Public	

Valuation/Explanation		
Dwelling #	808 0033 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,732	\$193,412.44
Second Story:	0	\$0.00
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$193,412.44
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	1,732	\$38,104.00
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$4,260.72
Plumbing	0 - Half Bath 2 - Full Bath	\$7,322.00
Finished Basement Living Area	0	\$0.00
Features:	2	\$2,300.00
Attachments:	680	\$17,200.00
Adjusted Base Price		\$262,599.16
Changes/Adjustments		
Grade Adjustment:	B- 120%	\$291,718.99
Market Adjustment:	29%	\$376,317.50
CDU Adjustment:	83	\$312,300.00
Complete:	100	\$312,300.00
Dollar Adjustments		\$500.00
Dwelling Value		\$312,800.00
Other Building Improvements	0	\$500.00
Total Improvement Value		\$313,300.00
Total Land Value		\$81,000.00
Total Assessed Value		\$394,300.00

Parcel Numbers: 808-0034-000	Property Address: 3622 FOREST HILL AVE W	Municipality: Franklin, City of
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Owner Name: REICHERT TIMOTHY R & AMY E	Mailing Address: 3622 W FOREST HILL AVE FRANKLIN, WI 53132	Land Use: Residential
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Property Photograph: 	Legal Description: IMPERIAL HEIGHTS ADDN NO 1 LOT 34	Building Sketch: 
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1311-Franklin	

Building Description

Dwelling #	808 0034 000- 1		
Year Built:	1/1/1998	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/1998	Bedrooms:	4
Remodeled/Effective Age:	-24	Full Baths:	2
Building Type/Style:	12-Colonial	Half Baths:	1
Story:	2.00	Rough-in:	0
Grade:	C+	Room Count:	4
CDU/Overall Condition:	Very Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
808 0034 000- 1	1,075	1,001	0	0	0	0	2,076

Attachment Description(s):	Area:	Attachment Value:
99-Additional Attachments	54	\$5,400
13-AFG	477	\$14,300
11-OFP	154	\$3,100
99-Additional Attachments	15	\$1,500
31-WD	342	\$3,400

Feature Description(s):	Area:	Feature Value:
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
22-Additional Fixture	2	\$600
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
RS1-Frame Utility Shed	1/1/2001	120		Average	\$400.00

Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
7/1/1999	99-0911	\$1,600.00	DECK 19X19'
9/1/2000	00-1164	\$500.00	SHED 10X10
1/1/1998	B980049	\$137,910.00	NEW CONST

Ownership/Sales History

Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
6/2/2008		\$276,600.00	Invalid		Land and Improvements	
11/1/1997		\$39,900.00	Valid		Land	
10/14/2008		\$258,000.00	Invalid		Land and Improvements	

Land Breakdown

Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	0.273	Gross				\$76,600

Acreage/Squarefoot Variables

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Land Data & Computations

Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:
11,892	0.273			\$76,600



General Information

Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:
Level	Paved	Light			All Public

Valuation/Explanation		
Dwelling #	808 0034 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,075	\$132,278.75
Second Story:	1,001	\$64,964.90
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$197,243.65
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	1,075	\$26,885.75
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$5,106.96
Plumbing	1 - Half Bath 2 - Full Bath	\$12,203.00
Finished Basement Living Area	0	\$0.00
Features:	3	\$2,600.00
Attachments:	1,042	\$27,700.00
Adjusted Base Price		\$271,739.36
Changes/Adjustments		
Grade Adjustment:	C+ 110%	\$265,583.30
Market Adjustment:	36%	\$361,193.28
CDU Adjustment:	83	\$299,800.00
Complete:	100	\$299,800.00
Dollar Adjustments		(\$900.00)
Dwelling Value		\$298,900.00
Other Building Improvements	0	\$400.00
Total Improvement Value		\$299,300.00
Total Land Value		\$76,600.00
Total Assessed Value		\$375,900.00

Parcel Numbers: 808-0035-000 Property Address: 3640 FOREST HILL AVE W Municipality: Franklin, City of

Owner Name: WANKER, DAVID & PAULA Mailing Address: 3640 W FOREST HILL AVE FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	
	IMPERIAL HEIGHTS ADDN NO 1 LOT 35	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1311-Franklin	

Building Description

Dwelling #	808 0035 000- 1		
Year Built:	1/1/1998	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/1998	Bedrooms:	3
Remodeled/Effective Age:	-24	Full Baths:	2
Building Type/Style:	12-Colonial	Half Baths:	1
Story:	2.00	Rough-in:	0
Grade:	C+	Room Count:	3
CDU/Overall Condition:	Very Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
808 0035 000- 1	998	854	0	0	0	0	1,852

Attachment Description(s):	Area:	Attachment Value:
99-Additional Attachments	14	\$1,400
11-OPF	126	\$2,500
13-AFG	692	\$20,800


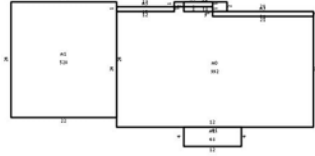
Feature Description(s):	Area:	Feature Value:
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
22-Additional Fixture	2	\$600
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements						
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:	
Permit / Construction History						
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:			
6/8/2007	1283	\$3,800.00	ABVPOOL			
5/7/2008	896	\$8,900.00	WDDK-NV			
5/1/1998	B980411	\$115,000.00	NEW CONST			
Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
11/1/1997		\$39,900.00	Valid		Land	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	0.273	Gross				\$76,600
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
11,892	0.273			\$76,600		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Paved	Light			All Public	

Valuation/Explanation		
Dwelling #	808 0035 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	998	\$125,628.24
Second Story:	854	\$56,773.92
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$182,402.16
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	858	\$23,011.56
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$4,555.92
Plumbing	1 - Half Bath 2 - Full Bath	\$12,203.00
Finished Basement Living Area	0	\$0.00
Features:	3	\$2,600.00
Attachments:	832	\$24,700.00
Adjusted Base Price		\$249,472.64
Changes/Adjustments		
Grade Adjustment:	C+ 110%	\$244,389.90
Market Adjustment:	52%	\$371,472.65
CDU Adjustment:	83	\$308,300.00
Complete:	100	\$308,300.00
Dollar Adjustments		(\$500.00)
Dwelling Value		\$307,800.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$307,800.00
Total Land Value		\$76,600.00
Total Assessed Value		\$384,400.00

Parcel Numbers: 808-0036-000 Property Address: 3654 FOREST HILL AVE W Municipality: Franklin, City of

Owner Name: HERGERT, ALYSSA Mailing Address: 3654 W FOREST HILL AVE FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	
	IMPERIAL HEIGHTS ADDN NO 1 LOT 36	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1311-Franklin	

Building Description

Dwelling #	808 0036 000- 1		
Year Built:	1/1/1998	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/1998	Bedrooms:	4
Remodeled/Effective Age:	-24	Full Baths:	2
Building Type/Style:	12-Colonial	Half Baths:	1
Story:	2.00	Rough-in:	0
Grade:	B-	Room Count:	5
CDU/Overall Condition:	Very Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
808 0036 000- 1	1,000	1,025	0	0	0	0	2,025

Attachment Description(s):	Area:	Attachment Value:
13-AFG	528	\$15,800
11-OPF	48	\$1,000
99-Additional Attachments	21	\$2,100
99-Additional Attachments	12	\$1,200



Feature Description(s):	Area:	Feature Value:
03-Masonry Fireplace	1	\$5,500
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
22-Additional Fixture	1	\$300
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements							
Structure Type:		Year Built:	Area:	Construction:	Condition:	Value:	
Permit / Construction History							
Date of Permit:		Permit Number:	Permit Amount:		Details of Permit:		
3/1/1998		B980239	\$138,000.00		NEW CONST		
6/1/1998		B980574	\$6,200.00		AC / FURNACE		
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
11/1/1997		\$38,900.00	Valid		Land		
9/1/1999		\$195,000.00	Valid		Land and Improvements		
9/12/2002		\$242,000.00	Valid		Land and Improvements		
1/30/2014		\$268,000.00	Valid		Land and Improvements		
7/31/2020		\$330,000.00	Valid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.273	Gross				\$76,600	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:		Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:	
11,892		0.273				\$76,600	
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		

Valuation/Explanation		
Dwelling #	808 0036 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,000	\$124,560.00
Second Story:	1,025	\$66,522.50
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$191,082.50
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	1,000	\$25,420.00
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$4,981.50
Plumbing	1 - Half Bath 2 - Full Bath	\$12,203.00
Finished Basement Living Area	0	\$0.00
Features:	2	\$5,800.00
Attachments:	609	\$20,100.00
Adjusted Base Price		\$259,587.00
Changes/Adjustments		
Grade Adjustment:	B- 120%	\$280,424.40
Market Adjustment:	41%	\$395,398.40
CDU Adjustment:	83	\$328,200.00
Complete:	100	\$328,200.00
Dollar Adjustments		\$0.00
Dwelling Value		\$328,200.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$328,200.00
Total Land Value		\$76,600.00
Total Assessed Value		\$404,800.00

Parcel Numbers: 808-0037-000 Property Address: 3519 FOREST HILL AVE W Municipality: Franklin, City of

Owner Name: IMPERIALE, MATTHEW Mailing Address: 3519 W FOREST HILL AVE FRANKLIN, WI 53132 Land Use: Residential

Property Photograph:	Legal Description:	Building Sketch:
	IMPERIAL HEIGHTS ADDN NO 1 LOT 37	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1311-Franklin	

Building Description

Dwelling #	808 0037 000- 1		
Year Built:	1/1/1998	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/1998	Bedrooms:	3
Remodeled/Effective Age:	-24	Full Baths:	2
Building Type/Style:	01-Ranch	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	C+	Room Count:	4
CDU/Overall Condition:	Very Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
808 0037 000- 1	1,805	0	0	0	0	0	1,805

Attachment Description(s):	Area:	Attachment Value:
13-AFG	600	\$18,000
11-OFP	24	\$500

Feature Description(s):	Area:	Feature Value:
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
22-Additional Fixture	4	\$1,200
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements



Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:

Permit / Construction History							
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:				
10/1/1998	B981232	\$140,000.00	NEW CONST				
2/1/1999	99-0151	\$2,000.00	HTG				
6/1/1999	99-0778	\$1,818.00	A/C				
8/13/2012	12-1836	\$7,500.00	REROOF				
2/19/2019	19-0343	\$10,010.00	FUR+ACREPLAC				
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
6/16/2011		\$277,800.00	Invalid		Land and Improvements		
9/16/2021		\$360,000.00	Valid		Land and Improvements		
5/1/1998		\$37,900.00	Valid		Land		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.258	Gross				\$71,400	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:			
11,238	0.258			\$71,400			
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		

Valuation/Explanation		
Dwelling #	808 0037 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,805	\$199,705.20
Second Story:	0	\$0.00
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$199,705.20
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	1,805	\$39,385.10
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$4,440.30
Plumbing	0 - Half Bath 2 - Full Bath	\$7,322.00
Finished Basement Living Area	0	\$0.00
Features:	5	\$3,200.00
Attachments:	624	\$18,500.00
Adjusted Base Price		\$272,552.60
Changes/Adjustments		
Grade Adjustment:	C+ 110%	\$275,937.86
Market Adjustment:	26%	\$347,681.70
CDU Adjustment:	83	\$288,600.00
Complete:	100	\$288,600.00
Dollar Adjustments		\$0.00
Dwelling Value		\$288,600.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$288,600.00
Total Land Value		\$71,400.00
Total Assessed Value		\$360,000.00

Parcel Numbers: 808-0038-000 Property Address: 3535 FOREST HILL AVE W Municipality: Franklin, City of

Owner Name: HALSER, JEFFREY & HEATHER Mailing Address: 3535 W FOREST HILL AVE FRANKLIN, WI 53132 Land Use: Residential

Property Photograph:	Legal Description:	Building Sketch:
	IMPERIAL HEIGHTS ADDN NO 1 LOT 38	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood:	
	1311-Franklin	

Building Description

Dwelling #	808 0038 000- 1		
Year Built:	1/1/1998	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/1998	Bedrooms:	3
Remodeled/Effective Age:	-24	Full Baths:	2
Building Type/Style:	01-Ranch	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	C+	Room Count:	3
CDU/Overall Condition:	Very Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
808 0038 000- 1	1,470	0	0	0	0	0	1,470

Attachment Description(s): 13-AFG	Area: 576	Attachment Value: \$17,300
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Feature Description(s): 22-Additional Fixture	Area: 2	Feature Value: \$600
Rec Room Condition:	Rec Room Area: 0	Rec Room Value: \$0

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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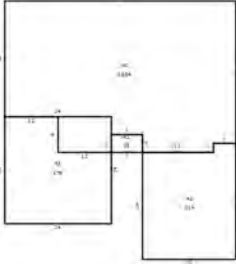
Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
6/1/1998	B980599	\$100,000.00	NEW CONST
9/1/1998	B981081	\$3,934.00	FURNACE
10/1/1998	B981200	\$1,387.00	A/C

Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
4/1/1998		\$37,900.00	Valid		Land		
12/1/1999		\$152,000.00	Valid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.264	Gross				\$71,900	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
11,500	0.264				\$71,900		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		
Valuation/Explanation							
Dwelling #				808 0038 000- 1			
Description				Area		Value Amount	
Living Area:							
First Story:				1,470		\$169,167.60	
Second Story:				0		\$0.00	
Additional Story:				0		\$0.00	
Attic/Finished Net:				0		\$0.00	
Half Story/Finished Net:				0		\$0.00	
Base Price						\$169,167.60	
Unfinished Living Area:							
Room/Unfinished:				0		\$0.00	
Unfinished Basement:				1,470		\$33,471.90	
Half Story/Unfinished:						\$0.00	
Structure Info, Features and Attachments:							
Heating/AC				Air Conditioning - Same Ducts		\$3,616.20	
Plumbing				0 - Half Bath 2 - Full Bath		\$7,322.00	
Finished Basement Living Area				0		\$0.00	
Features:				2		\$600.00	
Attachments:				576		\$17,300.00	
Adjusted Base Price						\$231,477.70	
Changes/Adjustments							
Grade Adjustment:				C+ 110%		\$234,935.47	
Market Adjustment:				41%		\$331,259.01	
CDU Adjustment:				83		\$274,900.00	
Complete:				100		\$274,900.00	
Dollar Adjustments						(\$100.00)	
Dwelling Value						\$274,800.00	
Other Building Improvements				0		\$0.00	
Total Improvement Value						\$274,800.00	
Total Land Value						\$71,900.00	
Total Assessed Value						\$346,700.00	

Parcel Numbers: 808-0039-000 Property Address: 3601 FOREST HILL AVE W Municipality: Franklin, City of

Owner Name: Schattner Family Trust Dated 07/15/2022 Mailing Address: 3601 W. Forest Hill Drive Franklin, WI 53132 Land Use: Residential

Property Photograph:	Legal Description:	Building Sketch:
	IMPERIAL HEIGHTS ADDN NO 1 LOT 39	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood:	
	1311-Franklin	

Building Description

Dwelling #	808 0039 000- 1		
Year Built:	1/1/1998	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/1998	Bedrooms:	3
Remodeled/Effective Age:	-24	Full Baths:	2
Building Type/Style:	01-Ranch	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	C+	Room Count:	4
CDU/Overall Condition:	Very Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
808 0039 000- 1	1,634	0	0	0	0	0	1,634

Attachment Description(s):	Area:	Attachment Value:
11-OFP	28	\$600
13-AFG	514	\$15,400

Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	1	\$300
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements



Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
RS1-Frame Utility Shed	1/1/1999	120		Average	\$300.00

Permit / Construction History							
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:				
2/1/1998	B980112	\$140,000.00	NEW CONST				
5/1/1998	B980479	\$3,500.00	FURNACE				
5/1/1999	99-0520	\$900.00	SHED 10X12'				
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
7/15/2022	11271047	\$282,800.00		OCD - Quit Claim Deed	Land and Improvements	Other	
10/1/1997	11271047	\$39,900.00	Valid		Land		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.862	Gross				\$79,600	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:			
37,549	0.862			\$79,600			
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		
Valuation/Explanation							
Dwelling #	808 0039 000- 1						
Description	Area				Value Amount		
Living Area:							
First Story:	1,634				\$184,592.98		
Second Story:	0				\$0.00		
Additional Story:	0				\$0.00		
Attic/Finished Net:	0				\$0.00		
Half Story/Finished Net:	0				\$0.00		
Base Price					\$184,592.98		
Unfinished Living Area:							
Room/Unfinished:	0				\$0.00		
Unfinished Basement:	1,634				\$36,258.46		
Half Story/Unfinished:					\$0.00		
Structure Info, Features and Attachments:							
Heating/AC	Air Conditioning - Same Ducts				\$4,019.64		
Plumbing	0 - Half Bath 2 - Full Bath				\$7,322.00		
Finished Basement Living Area	0				\$0.00		
Features:	1				\$300.00		
Attachments:	542				\$16,000.00		
Adjusted Base Price					\$248,493.08		
Changes/Adjustments							
Grade Adjustment:	C+ 110%				\$255,412.39		
Market Adjustment:	39%				\$355,023.22		
CDU Adjustment:	83				\$294,700.00		
Complete:	100				\$294,700.00		
Dollar Adjustments					\$600.00		
Dwelling Value					\$295,300.00		

Other Building Improvements	0	\$300.00
Total Improvement Value		\$295,600.00
Total Land Value		\$79,600.00
Total Assessed Value		\$375,200.00

Parcel Numbers: 808-0040-000 Property Address: 3615 FOREST HILL AVE W Municipality: Franklin, City of

Owner Name: DANIEL, ANDRE & JULIE Mailing Address: 3615 W FOREST HILL AVE FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	
	IMPERIAL HEIGHTS ADDN NO 1 LOT 40	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1311-Franklin	

Building Description

Dwelling #	808 0040 000- 1		
Year Built:	1/1/1998	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/1998	Bedrooms:	3
Remodeled/Effective Age:	-24	Full Baths:	2
Building Type/Style:	12-Colonial	Half Baths:	1
Story:	2.00	Rough-in:	0
Grade:	C+	Room Count:	3
CDU/Overall Condition:	Very Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
808 0040 000- 1	1,066	878	0	0	0	0	1,944

Attachment Description(s):	Area:	Attachment Value:
11-OFP	110	\$2,200
99-Additional Attachments	14	\$1,400
13-AFG	690	\$20,700
31-WD	396	\$4,000



Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	1	\$300
Rec Room Condition:	Rec Room Area:	Rec Room Value:
Average	276	\$1,380
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
Average	276	\$1,380

Other Building Improvements						
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:	
Permit / Construction History						
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:			
7/1/1998	B980742	\$115,733.00	NEW CONST			
7/1/1998	B980869	\$2,000.00	FURNACE			
3/1/1999	99-0277	\$5,600.00	DECK			
Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
6/1/1998		\$39,900.00	Valid		Land	
10/11/2019		\$320,000.00	Valid		Land and Improvements	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	0.419	Gross				\$83,800
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
18,252	0.419			\$83,800		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Paved	Light			All Public	

Valuation/Explanation		
Dwelling #	808 0040 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,066	\$131,171.30
Second Story:	878	\$58,369.44
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$189,540.74
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	886	\$23,762.52
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$4,782.24
Plumbing	1 - Half Bath 2 - Full Bath	\$12,203.00
Finished Basement Living Area	0	\$0.00
Features:	2	\$2,300.00
Attachments:	1,210	\$28,300.00
Adjusted Base Price		\$260,888.50
Changes/Adjustments		
Grade Adjustment:	C+ 110%	\$253,317.35
Market Adjustment:	55%	\$392,641.89
CDU Adjustment:	83	\$325,900.00
Complete:	100	\$325,900.00
Dollar Adjustments		\$900.00
Dwelling Value		\$326,800.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$326,800.00
Total Land Value		\$83,800.00
Total Assessed Value		\$410,600.00

Parcel Numbers: 808-0041-000 Property Address: 3631 FOREST HILL AVE W Municipality: Franklin, City of

Owner Name: PABIAN, STEVE & ANN Mailing Address: 3631 W FOREST HILL AVE FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	
	IMPERIAL HEIGHTS ADDN NO 1 LOT 41	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1311-Franklin	

Building Description

Dwelling #	808 0041 000- 1		
Year Built:	1/1/1998	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/1998	Bedrooms:	3
Remodeled/Effective Age:	-24	Full Baths:	2
Building Type/Style:	01-Ranch	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	C+	Room Count:	4
CDU/Overall Condition:	Very Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Good	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
808 0041 000- 1	1,480	0	0	0	0	0	1,480

Attachment Description(s):	Area:	Attachment Value:
13-AFG	504	\$15,100
11-OPF	32	\$600
31-WD	448	\$4,500



Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	1	\$300
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements						
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:	
Permit / Construction History						
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:			
9/21/2010	1947	\$4,230.00	FURREPLAC			
5/1/1998	B980384	\$3,200.00	AC / FURNACE			
1/1/1998	B980069	\$109,500.00	NEW CONST			
10/21/2011	2274	\$40,000.00	BSMTREMOD			
11/23/2011	2504	\$2,000.00	DUCTWORK			
10/22/2018	18-2622	\$6,400.00	ACREPLACE			
11/1/2018	18-2732	\$9,325.00	BATHREMOD			
11/1/2000	00-1316	\$9,000.00	DECK 28X21'			
Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
12/1/1997		\$38,900.00	Valid		Land	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	0.320	Gross				\$78,700
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
13,939	0.320			\$78,700		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Paved	Light			All Public	

Valuation/Explanation		
Dwelling #	808 0041 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,480	\$170,318.40
Second Story:	0	\$0.00
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$170,318.40
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	1,480	\$33,699.60
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$3,640.80
Plumbing	0 - Half Bath 2 - Full Bath	\$7,322.00
Finished Basement Living Area	0	\$0.00
Features:	2	\$2,300.00
Attachments:	984	\$20,200.00
Adjusted Base Price		\$237,480.80
Changes/Adjustments		
Grade Adjustment:	C+ 110%	\$236,478.88
Market Adjustment:	50%	\$354,718.32
CDU Adjustment:	83	\$294,400.00
Complete:	100	\$294,400.00
Dollar Adjustments		(\$200.00)
Dwelling Value		\$294,200.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$294,200.00
Total Land Value		\$78,700.00
Total Assessed Value		\$372,900.00

Parcel Numbers: 808-0042-000 Property Address: 3647 FOREST HILL AVE W Municipality: Franklin, City of

Owner Name: DUCHNIAK DANIEL S & JILL M Mailing Address: 3647 W FOREST HILL AVE FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	Building Sketch:
	IMPERIAL HEIGHTS ADDN NO 1 LOT 42	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1311-Franklin	

Building Description

Dwelling #	808 0042 000- 1		
Year Built:	1/1/2003	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/2003	Bedrooms:	3
Remodeled/Effective Age:	-19	Full Baths:	2
Building Type/Style:	14-Modern Single Story	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	C+	Room Count:	4
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
808 0042 000- 1	1,960	0	0	0	0	0	1,960

Attachment Description(s):	Area:	Attachment Value:
13-AFG	794	\$23,800
11-OFP	138	\$2,800

Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	1	\$300
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:


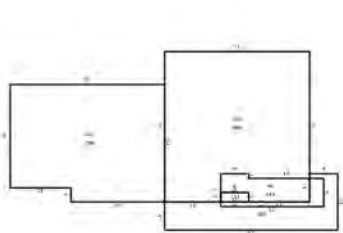
Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
9/9/2003	231260	\$199,000.00	NEWDWLG
11/25/2003	597963	\$100.00	AC

Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
8/28/2003		\$57,000.00	Valid		Land		
3/1/1998		\$38,900.00	Valid		Land		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.320	Gross				\$78,700	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
13,939	0.320				\$78,700		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		
Valuation/Explanation							
Dwelling #				808 0042 000- 1			
Description				Area		Value Amount	
Living Area:							
First Story:				1,960		\$213,659.60	
Second Story:				0		\$0.00	
Additional Story:				0		\$0.00	
Attic/Finished Net:				0		\$0.00	
Half Story/Finished Net:				0		\$0.00	
Base Price						\$213,659.60	
Unfinished Living Area:							
Room/Unfinished:				0		\$0.00	
Unfinished Basement:				1,960		\$42,277.20	
Half Story/Unfinished:						\$0.00	
Structure Info, Features and Attachments:							
Heating/AC				Air Conditioning - Same Ducts		\$4,821.60	
Plumbing				0 - Half Bath 2 - Full Bath		\$7,322.00	
Finished Basement Living Area				0		\$0.00	
Features:				1		\$300.00	
Attachments:				932		\$26,600.00	
Adjusted Base Price						\$294,980.40	
Changes/Adjustments							
Grade Adjustment:				C+ 110%		\$294,888.44	
Market Adjustment:				33%		\$392,201.63	
CDU Adjustment:				82		\$321,600.00	
Complete:				100		\$321,600.00	
Dollar Adjustments						\$200.00	
Dwelling Value						\$321,800.00	
Other Building Improvements				0		\$0.00	
Total Improvement Value						\$321,800.00	
Total Land Value						\$78,700.00	
Total Assessed Value						\$400,500.00	

Parcel Numbers: 808-0043-000 Property Address: 3663 FOREST HILL AVE W Municipality: Franklin, City of

Owner Name: CONNOR, MICHAEL & KAREN Mailing Address: 3663 W FOREST HILL AVE FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	
	IMPERIAL HEIGHTS ADDN NO 1 LOT 43	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1311-Franklin	

Building Description

Dwelling #	808 0043 000- 1		
Year Built:	1/1/1998	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/1998	Bedrooms:	4
Remodeled/Effective Age:	-24	Full Baths:	2
Building Type/Style:	12-Colonial	Half Baths:	1
Story:	2.00	Rough-in:	0
Grade:	C+	Room Count:	4
CDU/Overall Condition:	Very Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
808 0043 000- 1	980	992	0	0	0	0	1,972

Attachment Description(s):	Area:	Attachment Value:
11-OFP	12	\$200
11-OFP	258	\$5,200
13-AFG	786	\$23,600


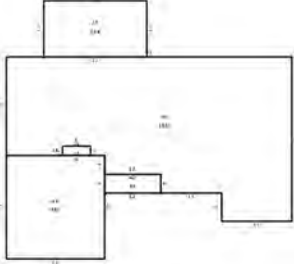
Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	1	\$300
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements						
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:	
Permit / Construction History						
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:			
9/1/1998	98-1139	\$5,800.00	HTG & A/C			
3/1/1998	B980232	\$143,000.00	NEWDWLG			
5/10/2013	13-0796	\$3,915.00	FURREPLAC			
Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
11/1/1997		\$39,900.00	Valid		Land	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	0.517	Gross				\$86,000
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
22,521	0.517			\$86,000		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Paved	Light			All Public	

Valuation/Explanation		
Dwelling #	808 0043 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	980	\$123,362.40
Second Story:	992	\$64,797.44
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$188,159.84
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	980	\$25,342.80
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$4,851.12
Plumbing	1 - Half Bath 2 - Full Bath	\$12,203.00
Finished Basement Living Area	0	\$0.00
Features:	2	\$2,300.00
Attachments:	1,056	\$29,000.00
Adjusted Base Price		\$261,856.76
Changes/Adjustments		
Grade Adjustment:	C+ 110%	\$253,612.44
Market Adjustment:	51%	\$382,954.78
CDU Adjustment:	83	\$317,900.00
Complete:	100	\$317,900.00
Dollar Adjustments		(\$600.00)
Dwelling Value		\$317,300.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$317,300.00
Total Land Value		\$86,000.00
Total Assessed Value		\$403,300.00

Parcel Numbers: 808-0045-000 Property Address: 8285 35TH ST S Municipality: Franklin, City of

Owner Name: KOLESKE CHRISTOPHER Mailing Address: 8285 S 35TH ST FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	Building Sketch:
	REPLAT OF LOTS 11 12 AND 13 IN IMPERIAL HEIGHTS LOT 11	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1311-Franklin	

Building Description

Dwelling #	808 0045 000- 1		
Year Built:	1/1/1997	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/1997	Bedrooms:	3
Remodeled/Effective Age:	-25	Full Baths:	2
Building Type/Style:	01-Ranch	Half Baths:	1
Story:	1.00	Rough-in:	0
Grade:	C+	Room Count:	3
CDU/Overall Condition:	Very Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
808 0045 000- 1	1,643	0	0	0	0	0	1,643

Attachment Description(s):	Area:	Attachment Value:
13-AFG	462	\$13,900
11-OPF	48	\$1,000
31-WD	264	\$2,600



Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	1	\$300
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements						
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:	
RS1-Frame Utility Shed	1/1/2002	120		Average	\$400.00	
Permit / Construction History						
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:			
8/1/1997	97-0794	\$3,112.00	HTG & A/C			
6/1/1997	97-0422	\$88,000.00	NEW DWLG			
4/22/2002	02-0308	\$1,700.00	SHED 10X12'			
2/13/2006	425	\$0.00	FURREPLAC			
3/31/2010	445	\$3,500.00	EXTREMOD			
Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
5/1/1997		\$34,900.00	Valid		Land	
3/1/1999		\$163,000.00	Valid		Land and Improvements	
7/31/2003		\$221,100.00	Invalid		Land and Improvements	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	0.437	Gross				\$85,900
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
19,036	0.437			\$85,900		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Paved	Light			All Public	

Valuation/Explanation		
Dwelling #	808 0045 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,643	\$185,609.71
Second Story:	0	\$0.00
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$185,609.71
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	1,643	\$36,458.17
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$4,041.78
Plumbing	1 - Half Bath 2 - Full Bath	\$12,203.00
Finished Basement Living Area	0	\$0.00
Features:	2	\$2,300.00
Attachments:	774	\$17,500.00
Adjusted Base Price		\$258,112.66
Changes/Adjustments		
Grade Adjustment:	C+ 110%	\$262,143.93
Market Adjustment:	43%	\$374,865.81
CDU Adjustment:	82	\$307,400.00
Complete:	100	\$307,400.00
Dollar Adjustments		(\$700.00)
Dwelling Value		\$306,700.00
Other Building Improvements	0	\$400.00
Total Improvement Value		\$307,100.00
Total Land Value		\$85,900.00
Total Assessed Value		\$393,000.00

Parcel Numbers: 808-0046-000 Property Address: 3514 ROYAL CT W Municipality: Franklin, City of

Owner Name: STANNY, RONALD & DOROTHY Mailing Address: 3514 W ROYAL CT FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	
	REPLAT OF LOTS 11 12 AND 13 IN IMPERIAL HEIGHTS LOT 12	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1311-Franklin	

Building Description

Dwelling #	808 0046 000- 1		
Year Built:	1/1/1997	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/1997	Bedrooms:	3
Remodeled/Effective Age:	-25	Full Baths:	2
Building Type/Style:	01-Ranch	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	C+	Room Count:	3
CDU/Overall Condition:	Very Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
808 0046 000- 1	1,700	0	0	0	0	0	1,700

Attachment Description(s):	Area:	Attachment Value:
11-OFP	30	\$600
13-AFG	499	\$15,000
33-Concrete Patio	225	\$1,100


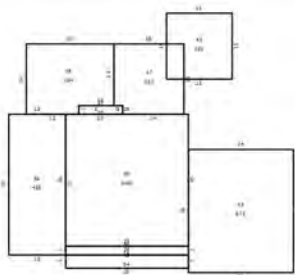
Feature Description(s):	Area:	Feature Value:
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
22-Additional Fixture	1	\$300
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements						
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:	
Permit / Construction History						
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:			
6/1/1997	97-0441	\$86,250.00	NEW DWLG			
11/18/2008	2664	\$9,121.00	AC/FURREPLAC			
6/21/2010	1198	\$10,500.00	EXTREMOD			
Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
5/1/1997		\$34,900.00	Valid		Land	
8/1/1998		\$174,000.00	Valid		Land and Improvements	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	0.330	Gross				\$78,700
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
14,375	0.330			\$78,700		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Paved	Light			All Public	

Valuation/Explanation		
Dwelling #	808 0046 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,700	\$189,839.00
Second Story:	0	\$0.00
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$189,839.00
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	1,700	\$37,400.00
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$4,182.00
Plumbing	0 - Half Bath 2 - Full Bath	\$7,322.00
Finished Basement Living Area	0	\$0.00
Features:	2	\$2,300.00
Attachments:	754	\$16,700.00
Adjusted Base Price		\$257,743.00
Changes/Adjustments		
Grade Adjustment:	C+ 110%	\$262,617.30
Market Adjustment:	40%	\$367,664.22
CDU Adjustment:	82	\$301,500.00
Complete:	100	\$301,500.00
Dollar Adjustments		\$1,000.00
Dwelling Value		\$302,500.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$302,500.00
Total Land Value		\$78,700.00
Total Assessed Value		\$381,200.00

Parcel Numbers: 808-0047-000 Property Address: 3526 ROYAL CT W Municipality: Franklin, City of

Owner Name: RAULS DARREN & LISA Mailing Address: 3526 W ROYAL CT FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	
	REPLAT OF LOTS 11 12 AND 13 IN IMPERIAL HEIGHTS LOT 13	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1311-Franklin	

Building Description

Dwelling #	808 0047 000- 1		
Year Built:	1/1/1997	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/1997	Bedrooms:	3
Remodeled/Effective Age:	-25	Full Baths:	2
Building Type/Style:	12-Colonial	Half Baths:	1
Story:	2.00	Rough-in:	0
Grade:	C+	Room Count:	4
CDU/Overall Condition:	Very Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
808 0047 000- 1	1,276	896	0	0	0	0	2,172

Attachment Description(s):	Area:	Attachment Value:
11-OFP	56	\$1,100
13-AFG	672	\$20,200
11-OFP	84	\$1,700
31-WD	304	\$3,000
33-Concrete Patio	252	\$1,300

Feature Description(s):	Area:	Feature Value:
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area: 0	Rec Room Value: \$0

Other Building Improvements



Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
RS1-Frame Utility Shed	1/1/1998	120		Average	\$300.00

Permit / Construction History							
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:				
10/1/1997	97-0987	\$136,000.00	NEW DWLG				
9/1/1998	98-1152	\$800.00	SHED 10X12'				
5/1/2000	00-0484	\$1,500.00	DECK				
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
6/4/2010		\$260,000.00	Valid		Land and Improvements		
5/1/1997		\$38,900.00	Valid		Land		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.829	Gross				\$87,800	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
36,111	0.829				\$87,800		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		
Valuation/Explanation							
Dwelling #				808 0047 000- 1			
Description				Area		Value Amount	
Living Area:							
First Story:				1,276	\$151,257.04		
Second Story:				896	\$59,566.08		
Additional Story:				0	\$0.00		
Attic/Finished Net:				0	\$0.00		
Half Story/Finished Net:				0	\$0.00		
Base Price						\$210,823.12	
Unfinished Living Area:							
Room/Unfinished:				0	\$0.00		
Unfinished Basement:				1,276	\$30,215.68		
Half Story/Unfinished:					\$0.00		
Structure Info, Features and Attachments:							
Heating/AC				Air Conditioning - Same Ducts	\$5,343.12		
Plumbing				1 - Half Bath 2 - Full Bath	\$12,203.00		
Finished Basement Living Area				0	\$0.00		
Features:				1	\$2,000.00		
Attachments:				1,368	\$27,300.00		
Adjusted Base Price						\$287,884.92	
Changes/Adjustments							
Grade Adjustment:				C+ 110%	\$284,443.41		
Market Adjustment:				37%	\$389,687.47		
CDU Adjustment:				82	\$319,500.00		
Complete:				100	\$319,500.00		
Dollar Adjustments					(\$200.00)		
Dwelling Value						\$319,300.00	

Other Building Improvements	0	\$300.00
Total Improvement Value		\$319,600.00
Total Land Value		\$87,800.00
Total Assessed Value		\$407,400.00

Parcel Numbers: 808-0048-000 Property Address: 3711 FOREST HILL AVE W Municipality: Franklin, City of

Owner Name: WESEMANN CORY & RUTH ANN Mailing Address: 3711 W FOREST HILL AVE FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	
	IMPERIAL HEIGHTS ADDN NO 2 LOT 44	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1311-Franklin	

Building Description

Dwelling #	808 0048 000- 1		
Year Built:	1/1/1999	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/1999	Bedrooms:	3
Remodeled/Effective Age:	-23	Full Baths:	2
Building Type/Style:	12-Colonial	Half Baths:	1
Story:	2.00	Rough-in:	0
Grade:	C+	Room Count:	3
CDU/Overall Condition:	Very Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
808 0048 000- 1	972	972	0	0	0	0	1,944

Attachment Description(s):	Area:	Attachment Value:
13-AFG	484	\$14,500
35-Ms/Terrace	40	\$0
33-Concrete Patio	225	\$1,100



Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	1	\$300
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements						
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:	
Permit / Construction History						
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:			
7/1/1999	99-0919	\$100,000.00	NEW CONST			
10/1/1999	99-1265	\$4,300.00	HTG & A/C			
Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
8/1/1999		\$34,000.00	Valid		Land	
7/1/2008		\$263,000.00	Valid		Land and Improvements	
8/2/2002		\$224,900.00	Valid		Land and Improvements	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	0.932	Gross				\$66,000
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
40,598	0.932			\$66,000		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Paved	Light			All Public	

Valuation/Explanation		
Dwelling #	808 0048 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	972	\$122,355.36
Second Story:	972	\$63,491.04
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$185,846.40
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	972	\$25,135.92
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$4,782.24
Plumbing	1 - Half Bath 2 - Full Bath	\$12,203.00
Finished Basement Living Area	0	\$0.00
Features:	2	\$2,300.00
Attachments:	749	\$15,600.00
Adjusted Base Price		\$245,867.56
Changes/Adjustments		
Grade Adjustment:	C+ 110%	\$250,764.32
Market Adjustment:	44%	\$361,100.62
CDU Adjustment:	84	\$303,300.00
Complete:	100	\$303,300.00
Dollar Adjustments		(\$900.00)
Dwelling Value		\$302,400.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$302,400.00
Total Land Value		\$66,000.00
Total Assessed Value		\$368,400.00

Parcel Numbers: 808-0049-000 Property Address: 3739 FOREST HILL AVE W Municipality: Franklin, City of

Owner Name: BECKER IRMA Mailing Address: 3739 W FOREST HILL AVE FRANKLIN, WI 53132 Land Use: Residential

Property Photograph:	Legal Description:	Building Sketch:
	IMPERIAL HEIGHTS ADDN NO 2 LOT 45	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1311-Franklin	

Building Description

Dwelling #	808 0049 000- 1		
Year Built:	1/1/1999	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/1999	Bedrooms:	3
Remodeled/Effective Age:	-23	Full Baths:	2
Building Type/Style:	12-Colonial	Half Baths:	1
Story:	2.00	Rough-in:	0
Grade:	B	Room Count:	4
CDU/Overall Condition:	Very Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Basic Heating
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
808 0049 000- 1	1,615	701	0	0	0	0	2,316

Attachment Description(s):	Area:	Attachment Value:
13-AFG	66	\$2,000
11-OFP	54	\$1,100
13-AFG	474	\$14,200
11-OFP	210	\$4,200


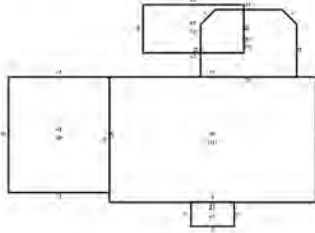
Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	3	\$900
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements						
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:	
Permit / Construction History						
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:			
4/1/1999	99-0356	\$152,235.00	NEW CONST			
10/14/2008	2386	\$500.00	FENCE			
7/17/2009	1294	\$3,500.00	PORCH			
Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
9/1/1998		\$36,900.00	Valid		Land	
6/12/2006		\$393,000.00	Valid		Land and Improvements	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	0.683	Gross				\$69,500
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
29,751	0.683			\$69,500		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Paved	Light			All Public	

Valuation/Explanation		
Dwelling #	808 0049 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,615	\$182,446.55
Second Story:	701	\$48,046.54
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$230,493.09
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	1,615	\$35,836.85
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Basic Heating	\$0.00
Plumbing	1 - Half Bath 2 - Full Bath	\$12,203.00
Finished Basement Living Area	0	\$0.00
Features:	4	\$2,900.00
Attachments:	804	\$21,500.00
Adjusted Base Price		\$302,932.94
Changes/Adjustments		
Grade Adjustment:	B 128%	\$356,522.16
Market Adjustment:	27%	\$452,783.15
CDU Adjustment:	84	\$380,300.00
Complete:	100	\$380,300.00
Dollar Adjustments		(\$700.00)
Dwelling Value		\$379,600.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$379,600.00
Total Land Value		\$69,500.00
Total Assessed Value		\$449,100.00

Parcel Numbers: 808-0050-000 Property Address: 3817 FOREST HILL AVE W Municipality: Franklin, City of

Owner Name: LEMKE MARK C Mailing Address: 3817 W FOREST HILL AVE FRANKLIN, WI 53132 Land Use: Residential

Property Photograph:	Legal Description:	Building Sketch:
	IMPERIAL HEIGHTS ADDN NO 2 LOT 46	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1311-Franklin	

Building Description

Dwelling #	808 0050 000- 1		
Year Built:	1/1/1999	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/1999	Bedrooms:	4
Remodeled/Effective Age:	-23	Full Baths:	2
Building Type/Style:	12-Colonial	Half Baths:	1
Story:	2.00	Rough-in:	0
Grade:	C+	Room Count:	4
CDU/Overall Condition:	Very Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
808 0050 000- 1	1,118	1,118	0	0	0	0	2,236

Attachment Description(s):	Area:	Attachment Value:
13-AFG	504	\$15,100
33-Concrete Patio	45	\$200
31-WD	271	\$2,700


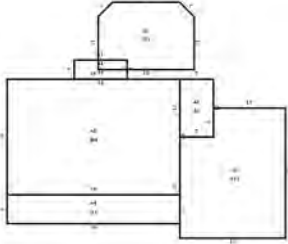
Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	1	\$300
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements							
Structure Type:		Year Built:	Area:	Construction:	Condition:	Value:	
RS1-Frame Utility Shed		1/1/2000	64		Average	\$200.00	
Permit / Construction History							
Date of Permit:		Permit Number:		Permit Amount:		Details of Permit:	
4/1/1999		99-0292		\$110,000.00		NEW CONST	
11/1/2000		00-1350		\$400.00		SHED 8X8'	
7/20/2006		2405		\$1,000.00		AC/FURREPLAC	
9/1/2000		00-1098		\$2,000.00		DECK 14X20'	
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
8/20/2005		\$273,000.00	Valid		Land and Improvements		
3/3/2003		\$244,900.00	Valid		Land and Improvements		
4/1/1999		\$37,900.00	Valid		Land		
9/1/1999		\$155,000.00	Invalid		Land and Improvements		
Land Breakdown							
Land Class:		Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site		0.595	Gross				\$78,600
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:		Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:	
25,918		0.595				\$78,600	
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		

Valuation/Explanation		
Dwelling #	808 0050 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,118	\$136,094.14
Second Story:	1,118	\$71,462.56
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$207,556.70
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	1,118	\$27,536.34
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$5,500.56
Plumbing	1 - Half Bath 2 - Full Bath	\$12,203.00
Finished Basement Living Area	0	\$0.00
Features:	2	\$2,300.00
Attachments:	820	\$18,000.00
Adjusted Base Price		\$273,096.60
Changes/Adjustments		
Grade Adjustment:	C+ 110%	\$278,076.26
Market Adjustment:	36%	\$378,183.71
CDU Adjustment:	84	\$317,700.00
Complete:	100	\$317,700.00
Dollar Adjustments		\$700.00
Dwelling Value		\$318,400.00
Other Building Improvements	0	\$200.00
Total Improvement Value		\$318,600.00
Total Land Value		\$78,600.00
Total Assessed Value		\$397,200.00

Parcel Numbers: 808-0051-000 Property Address: 3831 FOREST HILL AVE W Municipality: Franklin, City of

Owner Name: LARSON, CHRISTOPHER & MARCIA Mailing Address: 3831 W FOREST HILL AVE FRANKLIN, WI 53132 Land Use: Residential

Property Photograph:	Legal Description:	Building Sketch:
	IMPERIAL HEIGHTS ADDN NO 2 LOT 47	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood:	
	1311-Franklin	

Building Description

Dwelling #	808 0051 000- 1		
Year Built:	1/1/2000	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/2000	Bedrooms:	3
Remodeled/Effective Age:	-22	Full Baths:	2
Building Type/Style:	12-Colonial	Half Baths:	1
Story:	2.00	Rough-in:	0
Grade:	C+	Room Count:	3
CDU/Overall Condition:	Very Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
808 0051 000- 1	992	864	0	0	0	0	1,856

Attachment Description(s):	Area:	Attachment Value:
13-AFG	552	\$16,600
11-OFP	216	\$4,300


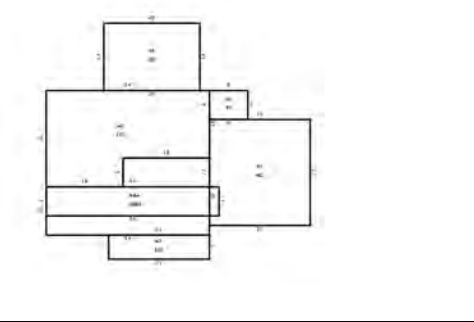
Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	1	\$300
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements						
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:	
RS1-Frame Utility Shed	1/1/2016	35		Average	\$300.00	
RS1-Frame Utility Shed	1/1/2001	64		Average	\$200.00	
RS1-Frame Utility Shed	1/1/2016	240		Average	\$1,900.00	
Permit / Construction History						
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:			
1/1/2000	00-0011	\$147,000.00	NEW CONST			
4/1/2001	01-0326	\$550.00	SHED 8X8'			
6/12/2012	12-1170	\$3,925.00	ACREPLACE			
7/20/2016	16-1719	\$7,700.00	ACCBLDG SHED			
6/14/2012	12-1197	\$7,100.00	FURREPLAC			
3/1/2000	00-0211	\$5,640.00	HTG & A/C			
Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
10/1/1998		\$42,900.00	Valid		Land	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	0.765	Gross				\$90,900
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
33,323	0.765			\$90,900		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Paved	Light			All Public	

Valuation/Explanation		
Dwelling #	808 0051 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	992	\$124,872.96
Second Story:	864	\$57,438.72
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$182,311.68
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	992	\$25,653.12
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$4,565.76
Plumbing	1 - Half Bath 2 - Full Bath	\$12,203.00
Finished Basement Living Area	0	\$0.00
Features:	2	\$2,300.00
Attachments:	768	\$20,900.00
Adjusted Base Price		\$247,933.56
Changes/Adjustments		
Grade Adjustment:	C+ 110%	\$247,206.92
Market Adjustment:	48%	\$365,866.24
CDU Adjustment:	85	\$311,000.00
Complete:	100	\$311,000.00
Dollar Adjustments		\$500.00
Dwelling Value		\$311,500.00
Other Building Improvements	0	\$2,400.00
Total Improvement Value		\$313,900.00
Total Land Value		\$90,900.00
Total Assessed Value		\$404,800.00

Parcel Numbers: 808-0052-000 Property Address: 3845 FOREST HILL AVE W Municipality: Franklin, City of

Owner Name: FISCHER, AARON Mailing Address: 3845 W FOREST HILL AVE FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	
	IMPERIAL HEIGHTS ADDN NO 2 LOT 48	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1311-Franklin	

Building Description

Dwelling #	808 0052 000- 1		
Year Built:	1/1/1999	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/1999	Bedrooms:	3
Remodeled/Effective Age:	-23	Full Baths:	2
Building Type/Style:	13-Contemporary	Half Baths:	0
Story:	2.00	Rough-in:	0
Grade:	C+	Room Count:	5
CDU/Overall Condition:	Very Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
808 0052 000- 1	1,068	572	0	0	0	0	1,640

Attachment Description(s):	Area:	Attachment Value:
11-OFP	105	\$2,100
13-AFG	462	\$13,900
12-EFP	280	\$8,400


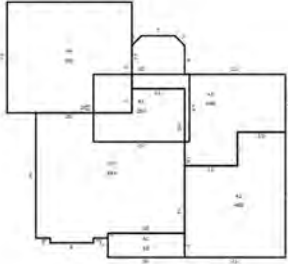
Feature Description(s):	Area:	Feature Value:
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
22-Additional Fixture	1	\$300
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements						
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:	
RS1-Frame Utility Shed	1/1/2007	240		Average	\$1,400.00	
Permit / Construction History						
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:			
6/1/1999	99-0758	\$102,000.00	NEW CONST			
5/18/2015	15-1026	\$30,000.00	ADDN - SUNROOM			
4/26/2018	18-1039	\$3,100.00	ABVPOOL			
11/15/2012	273538	\$7,500.00	FENCE			
8/1/1999	99-1007	\$2,000.00	HTG			
6/4/2007	1204	\$6,000.00	SHED			
Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
6/3/2016		\$306,000.00	Valid		Land and Improvements	
9/1/1998		\$42,900.00	Valid		Land	
9/13/2006		\$266,900.00	Valid		Land and Improvements	
10/22/2012		\$243,000.00	Valid		Land and Improvements	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	0.691	Gross				\$90,000
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
30,100	0.691			\$90,000		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Paved	Light			All Public	

Valuation/Explanation		
Dwelling #	808 0052 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,068	\$131,417.40
Second Story:	572	\$40,749.28
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$172,166.68
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	1,068	\$26,710.68
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$4,034.40
Plumbing	0 - Half Bath 2 - Full Bath	\$7,322.00
Finished Basement Living Area	0	\$0.00
Features:	2	\$2,300.00
Attachments:	847	\$24,400.00
Adjusted Base Price		\$236,933.76
Changes/Adjustments		
Grade Adjustment:	C+ 110%	\$231,257.14
Market Adjustment:	47%	\$339,947.99
CDU Adjustment:	84	\$285,600.00
Complete:	100	\$285,600.00
Dollar Adjustments		\$200.00
Dwelling Value		\$285,800.00
Other Building Improvements	0	\$1,400.00
Total Improvement Value		\$287,200.00
Total Land Value		\$90,000.00
Total Assessed Value		\$377,200.00

Parcel Numbers: 808-0053-000 Property Address: 3857 FOREST HILL AVE W Municipality: Franklin, City of

Owner Name: PFISTER, STEVEN & JUDY Mailing Address: 3857 W FOREST HILL AVE FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	
	IMPERIAL HEIGHTS ADDN NO 2 LOT 49	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1311-Franklin	

Building Description

Dwelling #	808 0053 000- 1		
Year Built:	1/1/1999	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/1999	Bedrooms:	3
Remodeled/Effective Age:	-23	Full Baths:	2
Building Type/Style:	12-Colonial	Half Baths:	1
Story:	2.00	Rough-in:	0
Grade:	C+	Room Count:	6
CDU/Overall Condition:	Very Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
808 0053 000- 1	1,300	854	0	0	0	0	2,154

Attachment Description(s):	Area:	Attachment Value:
11-OFP	80	\$1,600
13-AFG	469	\$14,100
31-WD	598	\$6,000



Feature Description(s):	Area:	Feature Value:
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
22-Additional Fixture	1	\$300
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements						
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:	
Permit / Construction History						
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:			
7/14/2006	2327	\$5,500.00	WDDK			
6/19/2017	17-1383	\$9,600.00	RE-ROOF			
1/1/1999	99-0059	\$132,000.00	NEW CONST			
3/1/1999	99-0232	\$3,200.00	HTG & A/C			
Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
10/1/1998		\$40,900.00	Valid		Land	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	0.644	Gross				\$87,300
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
28,053	0.644			\$87,300		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Paved	Light			All Public	

Valuation/Explanation		
Dwelling #	808 0053 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,300	\$152,815.00
Second Story:	854	\$56,773.92
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$209,588.92
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	1,300	\$30,459.00
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$5,298.84
Plumbing	1 - Half Bath 2 - Full Bath	\$12,203.00
Finished Basement Living Area	0	\$0.00
Features:	2	\$2,300.00
Attachments:	1,147	\$21,700.00
Adjusted Base Price		\$281,549.76
Changes/Adjustments		
Grade Adjustment:	C+ 110%	\$283,304.74
Market Adjustment:	30%	\$368,296.16
CDU Adjustment:	84	\$309,400.00
Complete:	100	\$309,400.00
Dollar Adjustments		\$800.00
Dwelling Value		\$310,200.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$310,200.00
Total Land Value		\$87,300.00
Total Assessed Value		\$397,500.00

Parcel Numbers: 808-0054-000 Property Address: 3907 FOREST HILL AVE W Municipality: Franklin, City of

Owner Name: NOWAKOWSKI, MICHAEL Mailing Address: 3907 W FOREST HILL AVE FRANKLIN, WI 53132 Land Use: Residential

Property Photograph:	Legal Description:	Building Sketch:
	IMPERIAL HEIGHTS ADDN NO 2 LOT 50	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood:	
	1311-Franklin	

Building Description

Dwelling #	808 0054 000- 1		
Year Built:	1/1/1999	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/1999	Bedrooms:	3
Remodeled/Effective Age:	-23	Full Baths:	2
Building Type/Style:	12-Colonial	Half Baths:	1
Story:	2.00	Rough-in:	0
Grade:	B-	Room Count:	5
CDU/Overall Condition:	Very Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
808 0054 000- 1	1,390	888	0	0	0	0	2,278

Attachment Description(s):	Area:	Attachment Value:
13-AFG	7	\$200
13-AFG	868	\$26,000
11-OFP	24	\$500
31-WD	443	\$4,400


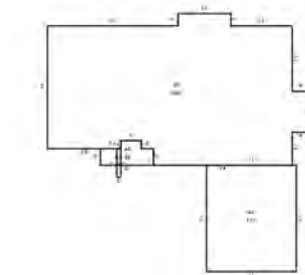
Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	5	\$1,500
Rec Room Condition:	Rec Room Area:	Rec Room Value:
Average	554	\$2,770
05-Metal Fireplace	2	\$4,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
Average	554	\$2,770

Other Building Improvements						
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:	
GAZ-Gazebo	1/1/2001	79		Average	\$400.00	
Permit / Construction History						
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:			
1/1/1999	98-1467	\$140,000.00	NEW CONST			
3/2/2007	444	\$17,000.00	BSMT REMOD			
5/17/2017	17-1076	\$11,000.00	RE-ROOF			
3/1/1999	99-0163	\$5,500.00	HTG			
4/1/2001	01-0291	\$3,500.00	DECK/GAZEBO			
Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
12/1/1998		\$39,900.00	Valid		Land	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	0.315	Gross				\$76,700
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
13,721	0.315			\$76,700		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Paved	Light			All Public	

Valuation/Explanation		
Dwelling #	808 0054 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,390	\$162,199.10
Second Story:	888	\$59,034.24
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$221,233.34
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	1,390	\$32,248.00
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$5,603.88
Plumbing	1 - Half Bath 2 - Full Bath	\$12,203.00
Finished Basement Living Area	0	\$0.00
Features:	7	\$5,500.00
Attachments:	1,342	\$31,100.00
Adjusted Base Price		\$307,888.22
Changes/Adjustments		
Grade Adjustment:	B- 120%	\$325,545.86
Market Adjustment:	36%	\$442,742.38
CDU Adjustment:	84	\$371,900.00
Complete:	100	\$371,900.00
Dollar Adjustments		\$500.00
Dwelling Value		\$372,400.00
Other Building Improvements	0	\$400.00
Total Improvement Value		\$372,800.00
Total Land Value		\$76,700.00
Total Assessed Value		\$449,500.00

Parcel Numbers: 808-0055-000 Property Address: 3929 FOREST HILL AVE W Municipality: Franklin, City of

Owner Name: KLIMCZAK, PETER M & JULIE A Mailing Address: 3929 W FOREST HILL AVE FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	
	IMPERIAL HEIGHTS ADDN NO 2 LOT 51	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1311-Franklin	

Building Description

Dwelling #	808 0055 000- 1		
Year Built:	1/1/1999	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/1999	Bedrooms:	3
Remodeled/Effective Age:	-23	Full Baths:	2
Building Type/Style:	01-Ranch	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	C+	Room Count:	4
CDU/Overall Condition:	Very Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
808 0055 000- 1	2,005	0	0	0	0	0	2,005

Attachment Description(s):	Area:	Attachment Value:
11-OFP	62	\$1,200
13-AFG	572	\$17,200

Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	3	\$900
Rec Room Condition:	Rec Room Area:	Rec Room Value:
Average	900	\$4,500
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
Average	900	\$4,500

Other Building Improvements



Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:

Permit / Construction History							
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:				
5/1/2000	00-0509	\$1,870.00	A/C				
6/1/1999	99-0664	\$146,740.00	NEW CONST				
9/1/1999	99-1112	\$3,938.00	HTG				
4/4/2012	12-0569	\$4,000.00	BSMTREM0D				
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
5/28/2004		\$267,000.00	Invalid		Land and Improvements		
7/6/2012		\$304,000.00	Valid		Land and Improvements		
6/1/1999		\$37,900.00	Valid		Land		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.263	Gross				\$72,300	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:			
11,456	0.263			\$72,300			
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		

Valuation/Explanation		
Dwelling #	808 0055 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	2,005	\$217,763.05
Second Story:	0	\$0.00
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$217,763.05
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	2,005	\$43,107.50
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$4,932.30
Plumbing	0 - Half Bath 2 - Full Bath	\$7,322.00
Finished Basement Living Area	0	\$0.00
Features:	4	\$2,900.00
Attachments:	634	\$18,400.00
Adjusted Base Price		\$294,424.85
Changes/Adjustments		
Grade Adjustment:	C+ 110%	\$300,437.34
Market Adjustment:	34%	\$402,586.03
CDU Adjustment:	84	\$338,200.00
Complete:	100	\$338,200.00
Dollar Adjustments		\$1,200.00
Dwelling Value		\$339,400.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$339,400.00
Total Land Value		\$72,300.00
Total Assessed Value		\$411,700.00

Parcel Numbers: 808-0056-000 Property Address: 3951 FOREST HILL AVE W Municipality: Franklin, City of

Owner Name: KHAIRA, DALJEET SINGH Mailing Address: 3951 W FOREST HILL AVE FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	
	IMPERIAL HEIGHTS ADDN NO 2 LOT 52	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1311-Franklin	

Building Description

Dwelling #	808 0056 000- 1		
Year Built:	1/1/1999	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/1999	Bedrooms:	3
Remodeled/Effective Age:	-23	Full Baths:	2
Building Type/Style:	01-Ranch	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	B-	Room Count:	4
CDU/Overall Condition:	Very Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
808 0056 000- 1	1,896	0	0	0	0	0	1,896

Attachment Description(s):	Area:	Attachment Value:
13-AFG	638	\$19,100
11-OPF	28	\$600

Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	1	\$300
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements



Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:

Permit / Construction History							
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:				
4/1/1999	99-0366	\$3,200.00	HTG & A/C				
2/1/1999	99-0104	\$124,000.00	NEW CONST				
10/2/2020	20-2870	\$10,000.00	FOUNDRPR				
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
7/6/2015		\$290,000.00	Valid		Land and Improvements		
2/1/1999		\$37,900.00	Valid		Land		
7/26/2002		\$220,000.00	Invalid		Land and Improvements		
5/26/2006		\$225,077.00	Invalid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.263	Gross				\$72,300	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:			Assessed Land Value:	
11,456	0.263					\$72,300	
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		

Valuation/Explanation		
Dwelling #	808 0056 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,896	\$208,616.88
Second Story:	0	\$0.00
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$208,616.88
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	1,896	\$41,219.04
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$4,664.16
Plumbing	0 - Half Bath 2 - Full Bath	\$7,322.00
Finished Basement Living Area	0	\$0.00
Features:	2	\$2,300.00
Attachments:	666	\$19,700.00
Adjusted Base Price		\$283,822.08
Changes/Adjustments		
Grade Adjustment:	B- 120%	\$314,186.50
Market Adjustment:	26%	\$395,874.99
CDU Adjustment:	84	\$332,500.00
Complete:	100	\$332,500.00
Dollar Adjustments		\$600.00
Dwelling Value		\$333,100.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$333,100.00
Total Land Value		\$72,300.00
Total Assessed Value		\$405,400.00

Parcel Numbers: 808-0057-000 Property Address: 4005 FOREST HILL AVE W Municipality: Franklin, City of

Owner Name: SOBCZAK, DONALD M Mailing Address: 4005 W FOREST HILL AVE FRANKLIN, WI 53132 Land Use: Residential

Property Photograph:	Legal Description:	Building Sketch:
	IMPERIAL HEIGHTS ADDN NO 2 LOT 53	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood:	
	1311-Franklin	

Building Description

Dwelling #	808 0057 000- 1		
Year Built:	1/1/1999	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/1999	Bedrooms:	4
Remodeled/Effective Age:	-23	Full Baths:	2
Building Type/Style:	12-Colonial	Half Baths:	1
Story:	2.00	Rough-in:	0
Grade:	B	Room Count:	4
CDU/Overall Condition:	Very Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
808 0057 000- 1	1,143	1,103	0	0	0	0	2,246

Attachment Description(s):	Area:	Attachment Value:
33-Concrete Patio	32	\$200
13-AFG	520	\$15,600

Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	2	\$600
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements



Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:

Permit / Construction History							
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:				
8/1/1999	99-0990	\$5,243.00	HTG				
5/1/1999	99-0505	\$127,000.00	NEW CONST				
4/23/2018	18-1008	\$8,250.00	FUR+ACREPLAC				
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
4/1/1999		\$37,900.00	Valid		Land		
8/21/2004		\$302,000.00	Valid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.263	Gross				\$72,300	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
11,456	0.263				\$72,300		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		
Valuation/Explanation							
Dwelling #				808 0057 000- 1			
Description				Area		Value Amount	
Living Area:							
First Story:				1,143		\$139,137.39	
Second Story:				1,103		\$70,503.76	
Additional Story:				0		\$0.00	
Attic/Finished Net:				0		\$0.00	
Half Story/Finished Net:				0		\$0.00	
Base Price						\$209,641.15	
Unfinished Living Area:							
Room/Unfinished:				0		\$0.00	
Unfinished Basement:				1,143		\$28,152.09	
Half Story/Unfinished:						\$0.00	
Structure Info, Features and Attachments:							
Heating/AC				Air Conditioning - Same Ducts		\$5,525.16	
Plumbing				1 - Half Bath 2 - Full Bath		\$12,203.00	
Finished Basement Living Area				0		\$0.00	
Features:				3		\$2,600.00	
Attachments:				552		\$15,800.00	
Adjusted Base Price						\$273,921.40	
Changes/Adjustments							
Grade Adjustment:				B 128%		\$327,067.39	
Market Adjustment:				29%		\$421,916.94	
CDU Adjustment:				84		\$354,400.00	
Complete:				100		\$354,400.00	
Dollar Adjustments						\$300.00	
Dwelling Value						\$354,700.00	

Other Building Improvements	0	\$0.00
Total Improvement Value		\$354,700.00
Total Land Value		\$72,300.00
Total Assessed Value		\$427,000.00

Parcel Numbers: 808-0058-000 Property Address: 4021 FOREST HILL AVE W Municipality: Franklin, City of

Owner Name: BLOCK LIVING TRUST Mailing Address: 4021 W FOREST HILL AVE FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	
	IMPERIAL HEIGHTS ADDN NO 2 LOT 54	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1311-Franklin	

Building Description

Dwelling #	808 0058 000- 1		
Year Built:	1/1/1999	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/1999	Bedrooms:	3
Remodeled/Effective Age:	-23	Full Baths:	2
Building Type/Style:	01-Ranch	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	B-	Room Count:	3
CDU/Overall Condition:	Very Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
808 0058 000- 1	1,876	0	0	0	0	0	1,876

Attachment Description(s):	Area:	Attachment Value:
11-OFP	36	\$700
13-AFG	624	\$18,700

Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	2	\$600
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements



Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
RS1-Frame Utility Shed	1/1/2021	80		Average	\$0.00

Permit / Construction History							
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:				
1/1/1999	98-1457	\$110,000.00	NEW CONST				
6/1/1999	99-0668	\$1,481.00	A/C				
7/12/2021	21-0484	\$2,200.00	SHED 8X10				
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
12/1/1998		\$37,900.00	Valid		Land		
12/5/2016		\$1.00	Invalid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.263	Gross				\$72,300	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
11,456	0.263				\$72,300		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light		6/28/2022	All Public		
Valuation/Explanation							
Dwelling #				808 0058 000- 1			
Description				Area		Value Amount	
Living Area:							
First Story:				1,876		\$206,416.28	
Second Story:				0		\$0.00	
Additional Story:				0		\$0.00	
Attic/Finished Net:				0		\$0.00	
Half Story/Finished Net:				0		\$0.00	
Base Price						\$206,416.28	
Unfinished Living Area:							
Room/Unfinished:				0		\$0.00	
Unfinished Basement:				1,876		\$40,784.24	
Half Story/Unfinished:						\$0.00	
Structure Info, Features and Attachments:							
Heating/AC				Air Conditioning - Same Ducts		\$4,614.96	
Plumbing				0 - Half Bath 2 - Full Bath		\$7,322.00	
Finished Basement Living Area				0		\$0.00	
Features:				3		\$2,600.00	
Attachments:				660		\$19,400.00	
Adjusted Base Price						\$281,137.48	
Changes/Adjustments							
Grade Adjustment:				B- 120%		\$310,964.98	
Market Adjustment:				24%		\$385,596.57	
CDU Adjustment:				84		\$323,900.00	
Complete:				100		\$323,900.00	
Dollar Adjustments						\$900.00	
Dwelling Value						\$324,800.00	

Other Building Improvements	0	\$0.00
Total Improvement Value		\$324,800.00
Total Land Value		\$72,300.00
Total Assessed Value		\$397,100.00

Parcel Numbers: 808-0059-000 Property Address: 4037 FOREST HILL AVE W Municipality: Franklin, City of

Owner Name: GOETSCH, ROBERT S & MICHELLE K Mailing Address: 4037 W FOREST HILL AVE FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	
	IMPERIAL HEIGHTS ADDN NO 2 LOT 55	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1311-Franklin	

Building Description

Dwelling #	808 0059 000- 1		
Year Built:	1/1/1999	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/1999	Bedrooms:	4
Remodeled/Effective Age:	-23	Full Baths:	2
Building Type/Style:	12-Colonial	Half Baths:	1
Story:	2.00	Rough-in:	0
Grade:	B-	Room Count:	5
CDU/Overall Condition:	Very Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
808 0059 000- 1	1,195	1,149	0	0	0	0	2,344

Attachment Description(s):	Area:	Attachment Value:
13-AFG	9	\$300
99-Additional Attachments	45	\$4,500
13-AFG	567	\$17,000
33-Concrete Patio	32	\$200

Feature Description(s):	Area:	Feature Value:
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
Average	882	\$4,410
22-Additional Fixture	2	\$600
Rec Room Condition:	Rec Room Area:	Rec Room Value:
Average	882	\$4,410

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
3/1/1999	275	\$6,133.00	AC/FURNACE
6/13/2008	1231	\$5,000.00	FENCE
6/14/2012	12-1188	\$8,000.00	BSMTREMOD
2/1/1999	99-0078	\$132,000.00	NEW CONST

Ownership/Sales History

Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
5/7/2012		\$290,000.00	Valid		Land and Improvements	
4/26/2004		\$285,000.00	Valid		Land and Improvements	
5/23/2003		\$272,000.00	Valid		Land and Improvements	
1/1/1999		\$37,900.00	Valid		Land	

Land Breakdown

Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	0.263	Gross				\$72,300

Acreage/Squarefoot Variables

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Land Data & Computations

Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:
11,456	0.263			\$72,300



General Information

Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:
Level	Paved	Light			All Public

Valuation/Explanation		
Dwelling #	808 0059 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,195	\$144,260.40
Second Story:	1,149	\$73,444.08
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$217,704.48
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	1,195	\$29,002.65
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$5,766.24
Plumbing	1 - Half Bath 2 - Full Bath	\$12,203.00
Finished Basement Living Area	0	\$0.00
Features:	3	\$2,600.00
Attachments:	653	\$22,000.00
Adjusted Base Price		\$289,276.37
Changes/Adjustments		
Grade Adjustment:	B- 120%	\$317,611.64
Market Adjustment:	32%	\$419,247.37
CDU Adjustment:	84	\$352,200.00
Complete:	100	\$352,200.00
Dollar Adjustments		\$700.00
Dwelling Value		\$352,900.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$352,900.00
Total Land Value		\$72,300.00
Total Assessed Value		\$425,200.00

Parcel Numbers: 808-0060-000 Property Address: 4055 FOREST HILL AVE W Municipality: Franklin, City of

Owner Name: ZAWLOCKI, WESLEY Mailing Address: 4055 W FOREST HILL AVE FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	
	IMPERIAL HEIGHTS ADDN NO 2 LOT 56	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1311-Franklin	

Building Description

Dwelling #	808 0060 000- 1		
Year Built:	1/1/1999	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/1999	Bedrooms:	3
Remodeled/Effective Age:	-23	Full Baths:	2
Building Type/Style:	01-Ranch	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	C+	Room Count:	4
CDU/Overall Condition:	Very Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Basic Heating
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
808 0060 000- 1	1,658	0	0	0	0	0	1,658

Attachment Description(s):	Area:	Attachment Value:
11-OFP	55	\$1,100
13-AFG	456	\$13,700

Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	1	\$300
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements



Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:

Permit / Construction History							
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:				
3/1/1999	99-0193	\$102,000.00	NEW CONST				
7/10/2017	17-1581	\$8,200.00	FUR/ACREPLAC				
4/1/1999	99-0422	\$2,000.00	HTG				
1/8/2013	13-0033	\$6,500.00	SIDING				
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
11/1/1998		\$37,900.00	Valid		Land		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.263	Gross				\$72,300	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
11,456	0.263				\$72,300		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		
Valuation/Explanation							
Dwelling #				808 0060 000- 1			
Description				Area		Value Amount	
Living Area:							
First Story:				1,658	\$186,326.04		
Second Story:				0	\$0.00		
Additional Story:				0	\$0.00		
Attic/Finished Net:				0	\$0.00		
Half Story/Finished Net:				0	\$0.00		
Base Price						\$186,326.04	
Unfinished Living Area:							
Room/Unfinished:				0	\$0.00		
Unfinished Basement:				1,658	\$36,625.22		
Half Story/Unfinished:					\$0.00		
Structure Info, Features and Attachments:							
Heating/AC				Basic Heating	\$0.00		
Plumbing				0 - Half Bath 2 - Full Bath	\$7,322.00		
Finished Basement Living Area				0	\$0.00		
Features:				2	\$2,300.00		
Attachments:				511	\$14,800.00		
Adjusted Base Price						\$247,373.26	
Changes/Adjustments							
Grade Adjustment:				C+ 110%	\$253,300.59		
Market Adjustment:				41%	\$357,153.83		
CDU Adjustment:				84	\$300,000.00		
Complete:				100	\$300,000.00		
Dollar Adjustments					(\$1,000.00)		
Dwelling Value						\$299,000.00	

Other Building Improvements	0	\$0.00
Total Improvement Value		\$299,000.00
Total Land Value		\$72,300.00
Total Assessed Value		\$371,300.00

Parcel Numbers: 808-0061-000 Property Address: 4103 FOREST HILL AVE W Municipality: Franklin, City of

Owner Name: PARKER, DOUGLAS & BARBARA Mailing Address: 4103 W FOREST HILL AVE FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	
	IMPERIAL HEIGHTS ADDN NO 2 LOT 57	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1311-Franklin	

Building Description

Dwelling #	808 0061 000- 1		
Year Built:	1/1/1999	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/1999	Bedrooms:	3
Remodeled/Effective Age:	-23	Full Baths:	2
Building Type/Style:	01-Ranch	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	B-	Room Count:	4
CDU/Overall Condition:	Very Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
808 0061 000- 1	1,737	0	0	0	0	0	1,737

Attachment Description(s):	Area:	Attachment Value:
13-AFG	689	\$20,700
11-OFP	90	\$1,800

Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	2	\$600
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements



Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:

Permit / Construction History							
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:				
1/1/1999	99-0075	\$124,350.00	NEW CONST				
3/1/1999	99-0251	\$5,354.00	HTG & A/C				
7/2/2019	19-1592	\$4,555.00	ACREPLACE				
4/1/2000	00-0384	\$2,200.00	DECK 18X23'				
3/1/2019	19-0400	\$3,795.00	FURREPLAC				
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
9/1/1998		\$37,900.00	Valid		Land		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.263	Gross				\$72,300	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
11,456	0.263				\$72,300		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		
Valuation/Explanation							
Dwelling #	808 0061 000- 1						
Description	Area					Value Amount	
Living Area:							
First Story:	1,737					\$193,970.79	
Second Story:	0					\$0.00	
Additional Story:	0					\$0.00	
Attic/Finished Net:	0					\$0.00	
Half Story/Finished Net:	0					\$0.00	
Base Price						\$193,970.79	
Unfinished Living Area:							
Room/Unfinished:	0					\$0.00	
Unfinished Basement:	1,737					\$38,214.00	
Half Story/Unfinished:						\$0.00	
Structure Info, Features and Attachments:							
Heating/AC	Air Conditioning - Same Ducts					\$4,273.02	
Plumbing	0 - Half Bath 2 - Full Bath					\$7,322.00	
Finished Basement Living Area	0					\$0.00	
Features:	3					\$2,600.00	
Attachments:	779					\$22,500.00	
Adjusted Base Price						\$268,879.81	
Changes/Adjustments							
Grade Adjustment:	B- 120%					\$292,535.77	
Market Adjustment:	30%					\$380,296.50	
CDU Adjustment:	84					\$319,400.00	
Complete:	100					\$319,400.00	
Dollar Adjustments						\$500.00	
Dwelling Value						\$319,900.00	

Other Building Improvements	0	\$0.00
Total Improvement Value		\$319,900.00
Total Land Value		\$72,300.00
Total Assessed Value		\$392,200.00

Parcel Numbers: 808-0062-000 Property Address: 4119 FOREST HILL AVE W Municipality: Franklin, City of

Owner Name: BOHN JAMIE D & BETHMARIE J Mailing Address: 4119 W FOREST HILL AVE FRANKLIN, WI 53132 Land Use: Residential

Property Photograph:	Legal Description:	Building Sketch:
	IMPERIAL HEIGHTS ADDN NO 2 LOT 58	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1311-Franklin	

Building Description

Dwelling #	808 0062 000- 1		
Year Built:	1/1/1999	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/1999	Bedrooms:	3
Remodeled/Effective Age:	-23	Full Baths:	2
Building Type/Style:	01-Ranch	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	C+	Room Count:	3
CDU/Overall Condition:	Very Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
808 0062 000- 1	1,628	0	0	0	0	0	1,628

Attachment Description(s):	Area:	Attachment Value:
13-AFG	480	\$14,400
11-OFP	80	\$1,600

Feature Description(s):	Area:	Feature Value:
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
22-Additional Fixture	1	\$300
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements


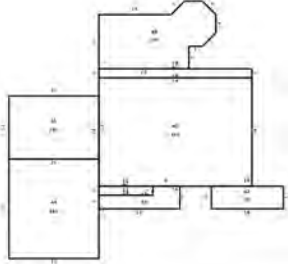
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:

Permit / Construction History							
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:				
4/10/2007	733	\$6,000.00	ABVPOOL				
2/1/1999	99-0118	\$120,000.00	NEW CONST				
3/1/1999	99-0274	\$5,341.00	HTG & A/C				
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
1/1/1999		\$37,900.00	Valid		Land		
3/25/2006		\$260,000.00	Valid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.263	Gross				\$72,300	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
11,456	0.263				\$72,300		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		
Valuation/Explanation							
Dwelling #				808 0062 000- 1			
Description				Area		Value Amount	
Living Area:							
First Story:				1,628	\$183,915.16		
Second Story:				0	\$0.00		
Additional Story:				0	\$0.00		
Attic/Finished Net:				0	\$0.00		
Half Story/Finished Net:				0	\$0.00		
Base Price						\$183,915.16	
Unfinished Living Area:							
Room/Unfinished:				0	\$0.00		
Unfinished Basement:				1,628	\$36,125.32		
Half Story/Unfinished:					\$0.00		
Structure Info, Features and Attachments:							
Heating/AC				Air Conditioning - Same Ducts		\$4,004.88	
Plumbing				0 - Half Bath 2 - Full Bath		\$7,322.00	
Finished Basement Living Area				0	\$0.00		
Features:				2	\$2,300.00		
Attachments:				560	\$16,000.00		
Adjusted Base Price						\$249,667.36	
Changes/Adjustments							
Grade Adjustment:				C+ 110%		\$254,504.10	
Market Adjustment:				40%		\$356,305.73	
CDU Adjustment:				84		\$299,300.00	
Complete:				100		\$299,300.00	
Dollar Adjustments						\$300.00	
Dwelling Value						\$299,600.00	

Other Building Improvements	0	\$0.00
Total Improvement Value		\$299,600.00
Total Land Value		\$72,300.00
Total Assessed Value		\$371,900.00

Parcel Numbers: 808-0063-000	Property Address: 4135 FOREST HILL AVE W	Municipality: Franklin, City of
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Owner Name: VANDY BOGURT, WALTER	Mailing Address: 4135 W FOREST HILL AVE FRANKLIN, WI 53132	Land Use: Residential
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Property Photograph: 	Legal Description: IMPERIAL HEIGHTS ADDN NO 2 LOT 59	Building Sketch: 
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1311-Franklin	

Building Description

Dwelling #	808 0063 000- 1	
Year Built:	1/1/1999	Exterior Wall: 04-Alum/Vinyl
Year Remodeled:	1/1/1999	Bedrooms: 4
Remodeled/Effective Age:	-23	Full Baths: 2
Building Type/Style:	12-Colonial	Half Baths: 1
Story:	2.00	Rough-in: 0
Grade:	B-	Room Count: 5
CDU/Overall Condition:	Very Good	Basement Description: Full Basement
Interior Condition:	Same	Heating: Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel: Gas
Bath Condition:	Average	Type of System: Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
808 0063 000- 1	1,096	908	0	0	0	0	2,004

Attachment Description(s):	Area:	Attachment Value:
11-OFP	24	\$500
99-Additional Attachments	68	\$6,800
11-OFP	66	\$1,300
13-AFG	440	\$13,200
31-WD	298	\$3,000

Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	1	\$300
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
RS1-Frame Utility Shed	1/1/2020	100		Average	\$800.00

Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
3/1/1999	99-0206	\$125,000.00	NEW CONST
4/1/1999	99-0423	\$2,000.00	HTG
7/1/2001	01-0747	\$2,100.00	DECK 20X12'
4/27/2020	20-1014	\$1,000.00	SHED 10X10

Ownership/Sales History

Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
1/1/1999		\$39,900.00	Valid		Land	

Land Breakdown

Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	0.313	Gross				\$76,600

Acreage/Squarefoot Variables

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Land Data & Computations

Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:
13,634	0.313			\$76,600



General Information

Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:
Level	Paved	Light			All Public

Valuation/Explanation		
Dwelling #	808 0063 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,096	\$134,862.80
Second Story:	908	\$59,737.32
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$194,600.12
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	1,096	\$27,410.96
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$4,929.84
Plumbing	1 - Half Bath 2 - Full Bath	\$12,203.00
Finished Basement Living Area	0	\$0.00
Features:	2	\$2,300.00
Attachments:	896	\$24,800.00
Adjusted Base Price		\$266,243.92
Changes/Adjustments		
Grade Adjustment:	B- 120%	\$286,972.70
Market Adjustment:	38%	\$396,022.33
CDU Adjustment:	84	\$332,700.00
Complete:	100	\$332,700.00
Dollar Adjustments		\$100.00
Dwelling Value		\$332,800.00
Other Building Improvements	0	\$800.00
Total Improvement Value		\$333,600.00
Total Land Value		\$76,600.00
Total Assessed Value		\$410,200.00

Parcel Numbers: 808-0064-000 Property Address: 8249 42ND ST S Municipality: Franklin, City of

Owner Name: UNGERLEIDER PAUL D & KRISTA K Mailing Address: 8249 S 42ND ST FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	
	IMPERIAL HEIGHTS ADDN NO 2, LOT 60	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1311-Franklin	

Building Description

Dwelling #	808 0064 000- 1		
Year Built:	1/1/2000	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/2000	Bedrooms:	3
Remodeled/Effective Age:	-22	Full Baths:	3
Building Type/Style:	12-Colonial	Half Baths:	1
Story:	2.00	Rough-in:	0
Grade:	B	Room Count:	4
CDU/Overall Condition:	Very Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
808 0064 000- 1	1,634	652	0	0	0	0	2,286

Attachment Description(s):	Area:	Attachment Value:
13-AFG	704	\$21,100
11-OPF	80	\$1,600
31-WD	743	\$7,400


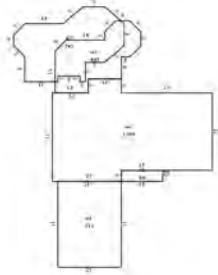
Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	2	\$600
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements						
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:	
Permit / Construction History						
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:			
10/1/2000	00-1244	\$217,000.00	NEW CONST			
8/31/2007	2098	\$3,500.00	DECK			
7/11/2008	1546	\$9,450.00	HOTTUB			
6/6/2002	02-0582	\$8,200.00	DECK			
Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
12/30/2004		\$355,000.00	Valid		Land and Improvements	
10/1/1998		\$41,900.00	Valid		Land	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	0.790	Gross				\$77,300
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
34,412	0.790			\$77,300		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Paved	Light			All Public	

Valuation/Explanation		
Dwelling #	808 0064 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,634	\$184,592.98
Second Story:	652	\$45,137.96
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$229,730.94
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	1,634	\$36,258.46
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$5,623.56
Plumbing	1 - Half Bath 3 - Full Bath	\$19,525.00
Finished Basement Living Area	0	\$0.00
Features:	3	\$2,600.00
Attachments:	1,527	\$30,100.00
Adjusted Base Price		\$323,837.96
Changes/Adjustments		
Grade Adjustment:	B 128%	\$372,656.59
Market Adjustment:	28%	\$477,000.43
CDU Adjustment:	85	\$405,500.00
Complete:	100	\$405,500.00
Dollar Adjustments		\$300.00
Dwelling Value		\$405,800.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$405,800.00
Total Land Value		\$77,300.00
Total Assessed Value		\$483,100.00

Parcel Numbers: 808-0065-000 Property Address: 8231 42ND ST S Municipality: Franklin, City of

Owner Name: KESSEN, JAMES D Mailing Address: 8231 S 42ND ST FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	
	IMPERIAL HEIGHTS ADDN NO 2 LOT 61	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1311-Franklin	

Building Description

Dwelling #	808 0065 000- 1		
Year Built:	1/1/1999	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/1999	Bedrooms:	3
Remodeled/Effective Age:	-23	Full Baths:	2
Building Type/Style:	01-Ranch	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	C+	Room Count:	4
CDU/Overall Condition:	Very Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
808 0065 000- 1	1,784	0	0	0	0	0	1,784

Attachment Description(s):	Area:	Attachment Value:
13-AFG	713	\$21,400
11-OPF	60	\$1,200
31-WD	497	\$5,000


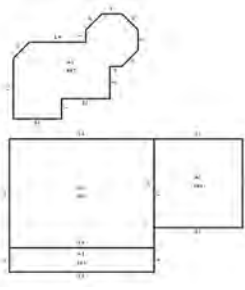
Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	2	\$600
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements						
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:	
Permit / Construction History						
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:			
1/1/1999	98-1477	\$138,725.00	NEW CONST			
9/1/2000	00-1155	\$7,000.00	DECK 19X30'			
3/1/1999	99-0250	\$5,591.00	HTG & A/C			
Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
10/1/1998		\$41,900.00	Valid		Land	
8/26/2002		\$256,000.00	Valid		Land and Improvements	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	0.604	Gross				\$89,300
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
26,310	0.604			\$89,300		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Paved	Light			All Public	

Valuation/Explanation		
Dwelling #	808 0065 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,784	\$198,273.76
Second Story:	0	\$0.00
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$198,273.76
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	1,784	\$39,069.60
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$4,388.64
Plumbing	0 - Half Bath 2 - Full Bath	\$7,322.00
Finished Basement Living Area	0	\$0.00
Features:	3	\$2,600.00
Attachments:	1,270	\$27,600.00
Adjusted Base Price		\$279,254.00
Changes/Adjustments		
Grade Adjustment:	C+ 110%	\$273,959.40
Market Adjustment:	41%	\$386,282.75
CDU Adjustment:	84	\$324,500.00
Complete:	100	\$324,500.00
Dollar Adjustments		(\$1,000.00)
Dwelling Value		\$323,500.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$323,500.00
Total Land Value		\$89,300.00
Total Assessed Value		\$412,800.00

Parcel Numbers: 808-0066-000 Property Address: 4136 FOREST HILL AVE W Municipality: Franklin, City of

Owner Name: HUEBNER JOHN D Mailing Address: 4136 W FOREST HILL AVE FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	
	IMPERIAL HEIGHTS ADDN NO 2 LOT 62	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1311-Franklin	

Building Description

Dwelling #	808 0066 000- 1		
Year Built:	1/1/1999	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/1999	Bedrooms:	3
Remodeled/Effective Age:	-23	Full Baths:	2
Building Type/Style:	12-Colonial	Half Baths:	1
Story:	2.00	Rough-in:	0
Grade:	B-	Room Count:	4
CDU/Overall Condition:	Very Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
808 0066 000- 1	972	972	0	0	0	0	1,944

Attachment Description(s):	Area:	Attachment Value:
11-OFP	216	\$4,300
13-AFG	484	\$14,500

Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	1	\$300
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements



Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:

Permit / Construction History							
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:				
9/1/1999	99-1111	\$5,215.00	HTG & A/C				
7/1/1999	99-0807	\$100,000.00	NEW CONST				
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
6/1/1999		\$41,900.00	Valid		Land		
10/25/2001		\$222,000.00	Valid		Land and Improvements		
1/6/2005		\$267,500.00	Valid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.308	Gross				\$75,900	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:			
13,416	0.308			\$75,900			
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		
Valuation/Explanation							
Dwelling #				808 0066 000- 1			
Description				Area		Value Amount	
Living Area:							
First Story:				972		\$122,355.36	
Second Story:				972		\$63,491.04	
Additional Story:				0		\$0.00	
Attic/Finished Net:				0		\$0.00	
Half Story/Finished Net:				0		\$0.00	
Base Price						\$185,846.40	
Unfinished Living Area:							
Room/Unfinished:				0		\$0.00	
Unfinished Basement:				972		\$25,135.92	
Half Story/Unfinished:						\$0.00	
Structure Info, Features and Attachments:							
Heating/AC				Air Conditioning - Same Ducts		\$4,782.24	
Plumbing				1 - Half Bath 2 - Full Bath		\$12,203.00	
Finished Basement Living Area				0		\$0.00	
Features:				2		\$2,300.00	
Attachments:				700		\$18,800.00	
Adjusted Base Price						\$249,067.56	
Changes/Adjustments							
Grade Adjustment:				B- 120%		\$273,561.07	
Market Adjustment:				42%		\$388,456.72	
CDU Adjustment:				84		\$326,300.00	
Complete:				100		\$326,300.00	
Dollar Adjustments						(\$1,100.00)	
Dwelling Value						\$325,200.00	

Other Building Improvements	0	\$0.00
Total Improvement Value		\$325,200.00
Total Land Value		\$75,900.00
Total Assessed Value		\$401,100.00

Parcel Numbers: 808-0067-000 Property Address: 4120 FOREST HILL AVE W Municipality: Franklin, City of

Owner Name: FARQUHAR, ALLEN J Mailing Address: 4120 W FOREST HILL AVE FRANKLIN, WI 53132 Land Use: Residential

Property Photograph:	Legal Description:	Building Sketch:
	IMPERIAL HEIGHTS ADDN NO 2 LOT 63	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood:	
	1311-Franklin	

Building Description

Dwelling #	808 0067 000- 1		
Year Built:	1/1/2000	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/2000	Bedrooms:	3
Remodeled/Effective Age:	-22	Full Baths:	2
Building Type/Style:	12-Colonial	Half Baths:	1
Story:	2.00	Rough-in:	0
Grade:	B-	Room Count:	3
CDU/Overall Condition:	Very Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
808 0067 000- 1	1,124	966	0	0	0	0	2,090

Attachment Description(s):	Area:	Attachment Value:
13-AFG	550	\$16,500
99-Additional Attachments	14	\$1,400
11-Ofp	35	\$700


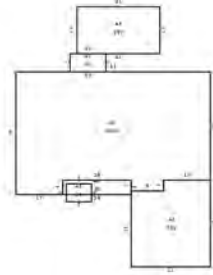
Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	1	\$300
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements						
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:	
Permit / Construction History						
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:			
1/1/2000	99-1501	\$130,360.00	NEW CONST			
5/14/2004	1447	\$4,000.00	ABVPOOL			
2/1/2000	00-0089	\$4,190.00	HTG & A/C			
Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
2/1/1999		\$38,900.00	Valid		Land	
5/27/2016		\$230,200.00	Invalid		Land and Improvements	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	0.261	Gross				\$71,800
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
11,369	0.261			\$71,800		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Paved	Light			All Public	

Valuation/Explanation		
Dwelling #	808 0067 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,124	\$136,824.52
Second Story:	966	\$63,099.12
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$199,923.64
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	1,124	\$27,684.12
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$5,141.40
Plumbing	1 - Half Bath 2 - Full Bath	\$12,203.00
Finished Basement Living Area	0	\$0.00
Features:	2	\$2,300.00
Attachments:	599	\$18,600.00
Adjusted Base Price		\$265,852.16
Changes/Adjustments		
Grade Adjustment:	B- 120%	\$293,942.59
Market Adjustment:	36%	\$399,761.93
CDU Adjustment:	85	\$339,800.00
Complete:	100	\$339,800.00
Dollar Adjustments		(\$1,000.00)
Dwelling Value		\$338,800.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$338,800.00
Total Land Value		\$71,800.00
Total Assessed Value		\$410,600.00

Parcel Numbers: 808-0068-000 Property Address: 4102 FOREST HILL AVE W Municipality: Franklin, City of

Owner Name: JARVIS, JOHN P Mailing Address: 4102 W FOREST HILL AVE FRANKLIN, WI 53132 Land Use: Residential

Property Photograph:	Legal Description:	Building Sketch:
	IMPERIAL HEIGHTS ADDN NO 2 LOT 64	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood:	
	1311-Franklin	

Building Description

Dwelling #	808 0068 000- 1		
Year Built:	1/1/1999	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/1999	Bedrooms:	3
Remodeled/Effective Age:	-23	Full Baths:	2
Building Type/Style:	01-Ranch	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	C+	Room Count:	4
CDU/Overall Condition:	Very Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
808 0068 000- 1	1,699	0	0	0	0	0	1,699

Attachment Description(s):	Area:	Attachment Value:
11-OFP	76	\$1,500
13-AFG	501	\$15,000
31-WD	50	\$500
33-Concrete Patio	299	\$1,500



Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	1	\$300
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements						
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:	
Permit / Construction History						
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:			
7/1/1999	99-0854	\$125,000.00	NEW CONST			
1/7/2016	16-0017	\$3,000.00	FURREPLAC			
4/1/2000	00-0294	\$1,000.00	DECK 5X3'			
9/1/1999	99-1199	\$3,200.00	HTG & A/C			
Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
2/1/1999		\$39,900.00	Valid		Land	
3/1/2000		\$178,000.00	Valid		Land and Improvements	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	0.261	Gross				\$71,800
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
11,369	0.261			\$71,800		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Paved	Medium			All Public	

Valuation/Explanation		
Dwelling #	808 0068 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,699	\$190,933.62
Second Story:	0	\$0.00
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$190,933.62
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	1,699	\$37,530.91
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$4,179.54
Plumbing	0 - Half Bath 2 - Full Bath	\$7,322.00
Finished Basement Living Area	0	\$0.00
Features:	2	\$2,300.00
Attachments:	926	\$18,500.00
Adjusted Base Price		\$260,766.07
Changes/Adjustments		
Grade Adjustment:	C+ 110%	\$263,962.68
Market Adjustment:	38%	\$364,268.49
CDU Adjustment:	84	\$306,000.00
Complete:	100	\$306,000.00
Dollar Adjustments		\$200.00
Dwelling Value		\$306,200.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$306,200.00
Total Land Value		\$71,800.00
Total Assessed Value		\$378,000.00

Parcel Numbers: 808-0069-000 Property Address: 4056 FOREST HILL AVE W Municipality: Franklin, City of

Owner Name: KLITZKA, KEITH Mailing Address: 4056 W FOREST HILL AVE FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	
	IMPERIAL HEIGHTS ADDN NO 2 LOT 65	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1311-Franklin	

Building Description

Dwelling #	808 0069 000- 1		
Year Built:	1/1/1999	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/1999	Bedrooms:	3
Remodeled/Effective Age:	-23	Full Baths:	2
Building Type/Style:	01-Ranch	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	B-	Room Count:	3
CDU/Overall Condition:	Very Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
808 0069 000- 1	1,538	0	0	0	0	0	1,538

Attachment Description(s):	Area:	Attachment Value:
11-OFP	64	\$1,300
13-AFG	440	\$13,200
31-WD	334	\$3,300



Feature Description(s):	Area:	Feature Value:
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
22-Additional Fixture	3	\$900
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements							
Structure Type:		Year Built:	Area:	Construction:	Condition:	Value:	
Permit / Construction History							
Date of Permit:		Permit Number:		Permit Amount:		Details of Permit:	
5/10/2016		16-1036		\$3,500.00		FENCE	
7/1/2001		01-0826		\$1,600.00		DECK 20X20'	
7/1/1999		99-0908		\$106,000.00		NEW CONST	
11/1/1999		99-1370		\$2,900.00		HTG	
6/3/2020		20-1357		\$4,500.00		WDDK - REPR	
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
8/24/2015		\$211,700.00	Invalid		Land and Improvements		
9/26/2002		\$220,000.00	Invalid		Land and Improvements		
2/1/1999		\$38,900.00	Valid		Land		
2/11/2016		\$261,000.00	Valid		Land and Improvements		
Land Breakdown							
Land Class:		Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site		0.261	Gross				\$71,800
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:		Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:	
11,369		0.261				\$71,800	
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		

Valuation/Explanation		
Dwelling #	808 0069 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,538	\$175,824.16
Second Story:	0	\$0.00
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$175,824.16
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	1,538	\$34,697.28
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$3,783.48
Plumbing	0 - Half Bath 2 - Full Bath	\$7,322.00
Finished Basement Living Area	0	\$0.00
Features:	4	\$2,900.00
Attachments:	838	\$17,800.00
Adjusted Base Price		\$242,326.92
Changes/Adjustments		
Grade Adjustment:	B- 120%	\$265,952.30
Market Adjustment:	40%	\$372,333.23
CDU Adjustment:	84	\$312,800.00
Complete:	100	\$312,800.00
Dollar Adjustments		\$100.00
Dwelling Value		\$312,900.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$312,900.00
Total Land Value		\$71,800.00
Total Assessed Value		\$384,700.00

Parcel Numbers: 808-0070-000 Property Address: 4038 FOREST HILL AVE W Municipality: Franklin, City of

Owner Name: WOLTER, ANGELA M Mailing Address: 4038 W FOREST HILL AVE FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	Building Sketch:
	IMPERIAL HEIGHTS ADDN NO 2 LOT 66	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1311-Franklin	

Building Description

Dwelling #	808 0070 000- 1		
Year Built:	1/1/1999	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/1999	Bedrooms:	4
Remodeled/Effective Age:	-23	Full Baths:	2
Building Type/Style:	12-Colonial	Half Baths:	1
Story:	2.00	Rough-in:	0
Grade:	C+	Room Count:	4
CDU/Overall Condition:	Average	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:		Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
808 0070 000- 1	1,206	1,120	0	0	0	0	2,326

Attachment Description(s):	Area:	Attachment Value:
99-Additional Attachments	16	\$1,600
99-Additional Attachments	12	\$1,200
13-AFG	550	\$16,500
33-Concrete Patio	40	\$200
99-Additional Attachments	40	\$4,000

Feature Description(s): 22-Additional Fixture	Area: 3	Feature Value: \$900
Rec Room Condition:	Rec Room Area: 0	Rec Room Value: \$0
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area: 0	Rec Room Value: \$0

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
1/1/1999	98-1468	\$142,724.00	NEW CONST
9/1/1999	99-1210	\$700.00	FENCE

Ownership/Sales History

Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
6/29/2016		\$304,900.00	Valid		Land and Improvements	
10/1/1998		\$38,900.00	Valid		Land	

Land Breakdown

Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	0.261	Gross				\$71,800

Acreage/Squarefoot Variables

Land Data & Computations

Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:
11,369	0.261			\$71,800



General Information

Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:
Level	Paved	Light			All Public

Valuation/Explanation		
Dwelling #	808 0070 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,206	\$144,225.54
Second Story:	1,120	\$71,590.40
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$215,815.94
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	1,206	\$28,859.58
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$5,721.96
Plumbing	1 - Half Bath 2 - Full Bath	\$12,203.00
Finished Basement Living Area	0	\$0.00
Features:	4	\$2,900.00
Attachments:	658	\$23,500.00
Adjusted Base Price		\$289,000.48
Changes/Adjustments		
Grade Adjustment:	C+ 110%	\$288,860.53
Market Adjustment:	54%	\$444,845.21
CDU Adjustment:	74	\$329,200.00
Complete:	100	\$329,200.00
Dollar Adjustments		(\$400.00)
Dwelling Value		\$328,800.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$328,800.00
Total Land Value		\$71,800.00
Total Assessed Value		\$400,600.00

Parcel Numbers: 808-0071-000 Property Address: 4022 FOREST HILL AVE W Municipality: Franklin, City of

Owner Name: WEINS, CHRISTOPHER Mailing Address: 4022 W FOREST HILL AVE FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	
	IMPERIAL HEIGHTS ADDN NO 2 LOT 67	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1311-Franklin	

Building Description

Dwelling #	808 0071 000- 1		
Year Built:	1/1/1999	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/1999	Bedrooms:	4
Remodeled/Effective Age:	-23	Full Baths:	2
Building Type/Style:	12-Colonial	Half Baths:	1
Story:	2.00	Rough-in:	0
Grade:	B-	Room Count:	5
CDU/Overall Condition:	Average	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:		Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
808 0071 000- 1	1,376	1,106	0	0	0	0	2,482

Attachment Description(s):	Area:	Attachment Value:
13-AFG	557	\$16,700
11-OFP	120	\$2,400

Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	5	\$1,500
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements



Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:

Permit / Construction History							
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:				
10/1/1999	99-1301	\$158,000.00	NEW CONST				
4/1/2000	00-0281	\$6,300.00	HTG & A/C				
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
10/1/1998		\$38,900.00	Valid		Land		
5/5/2014		\$300,000.00	Valid		Land and Improvements		
Land Breakdown							
Land Class:	Acreeage:	Unit of Meassure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.261	Gross				\$71,800	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:			
11,369	0.261			\$71,800			
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		
Valuation/Explanation							
Dwelling #				808 0071 000- 1			
Description				Area		Value Amount	
Living Area:							
First Story:				1,376		\$160,565.44	
Second Story:				1,106		\$70,695.52	
Additional Story:				0		\$0.00	
Attic/Finished Net:				0		\$0.00	
Half Story/Finished Net:				0		\$0.00	
Base Price						\$231,260.96	
Unfinished Living Area:							
Room/Unfinished:				0		\$0.00	
Unfinished Basement:				1,369		\$31,760.80	
Half Story/Unfinished:						\$0.00	
Structure Info, Features and Attachments:							
Heating/AC				Air Conditioning - Same Ducts		\$6,105.72	
Plumbing				1 - Half Bath 2 - Full Bath		\$12,203.00	
Finished Basement Living Area				0		\$0.00	
Features:				6		\$3,500.00	
Attachments:				677		\$19,100.00	
Adjusted Base Price						\$303,930.48	
Changes/Adjustments							
Grade Adjustment:				B- 120%		\$337,596.58	
Market Adjustment:				45%		\$489,515.04	
CDU Adjustment:				74		\$362,200.00	
Complete:				100		\$362,200.00	
Dollar Adjustments						\$200.00	
Dwelling Value						\$362,400.00	

Other Building Improvements	0	\$0.00
Total Improvement Value		\$362,400.00
Total Land Value		\$71,800.00
Total Assessed Value		\$434,200.00

Parcel Numbers: 808-0072-000 Property Address: 4006 FOREST HILL AVE W Municipality: Franklin, City of

Owner Name: NACHTIGALL, DANIEL Mailing Address: 4006 W FOREST HILL AVE FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	Building Sketch:
	IMPERIAL HEIGHTS ADDN NO 2 LOT 68	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1311-Franklin	

Building Description

Dwelling #	808 0072 000- 1		
Year Built:	1/1/1999	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/1999	Bedrooms:	3
Remodeled/Effective Age:	-23	Full Baths:	2
Building Type/Style:	01-Ranch	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	C+	Room Count:	3
CDU/Overall Condition:	Average	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:		Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
808 0072 000- 1	1,676	0	0	0	0	0	1,676

Attachment Description(s):	Area:	Attachment Value:
13-AFG	512	\$15,400
11-OFP	12	\$200

Feature Description(s):	Area:	Feature Value:
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
22-Additional Fixture	1	\$300
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements



Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
RS1-Frame Utility Shed	1/1/2000	64		Average	\$200.00

Permit / Construction History							
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:				
7/1/1999	99-0795	\$3,200.00	HTG & A/C				
9/9/2014	14-2185	\$10,200.00	ROOF				
6/1/2000	00-0724	\$600.00	SHED 8X8'				
3/1/1999	99-0212	\$123,520.00	NEW CONST				
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
2/1/1999		\$38,900.00	Valid		Land		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.261	Gross				\$71,800	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
11,369	0.261				\$71,800		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		
Valuation/Explanation							
Dwelling #				808 0072 000- 1			
Description				Area		Value Amount	
Living Area:							
First Story:				1,676		\$188,348.88	
Second Story:				0		\$0.00	
Additional Story:				0		\$0.00	
Attic/Finished Net:				0		\$0.00	
Half Story/Finished Net:				0		\$0.00	
Base Price						\$188,348.88	
Unfinished Living Area:							
Room/Unfinished:				0		\$0.00	
Unfinished Basement:				1,660		\$36,669.40	
Half Story/Unfinished:						\$0.00	
Structure Info, Features and Attachments:							
Heating/AC				Air Conditioning - Same Ducts		\$4,122.96	
Plumbing				0 - Half Bath 2 - Full Bath		\$7,322.00	
Finished Basement Living Area				0		\$0.00	
Features:				2		\$2,300.00	
Attachments:				524		\$15,600.00	
Adjusted Base Price						\$254,363.24	
Changes/Adjustments							
Grade Adjustment:				C+ 110%		\$260,109.56	
Market Adjustment:				58%		\$410,973.11	
CDU Adjustment:				74		\$304,100.00	
Complete:				100		\$304,100.00	
Dollar Adjustments						(\$400.00)	
Dwelling Value						\$303,700.00	

Other Building Improvements	0	\$200.00
Total Improvement Value		\$303,900.00
Total Land Value		\$71,800.00
Total Assessed Value		\$375,700.00

Parcel Numbers: 808-0073-000 Property Address: 3952 FOREST HILL AVE W Municipality: Franklin, City of

Owner Name: NARANJO, RUBEN & LINDA Mailing Address: 3952 W FOREST HILL AVE FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	
	IMPERIAL HEIGHTS ADDN NO 2 LOT 69	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1311-Franklin	

Building Description

Dwelling #	808 0073 000- 1		
Year Built:	1/1/1999	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/1999	Bedrooms:	3
Remodeled/Effective Age:	-23	Full Baths:	2
Building Type/Style:	01-Ranch	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	C+	Room Count:	3
CDU/Overall Condition:	Very Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
808 0073 000- 1	1,674	0	0	0	0	0	1,674

Attachment Description(s):	Area:	Attachment Value:
13-AFG	484	\$14,500
11-OPF	160	\$3,200
31-WD	400	\$4,000



Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	1	\$300
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements						
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:	
Permit / Construction History						
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:			
9/1/1999	99-1195	\$1,300.00	A/C			
10/1/2000	00-1298	\$2,000.00	DECK			
5/1/1999	99-0494	\$124,750.00	NEW CONST			
Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
11/1/1998		\$38,900.00	Valid		Land	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	0.261	Gross				\$71,800
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
11,369	0.261			\$71,800		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Paved	Light			All Public	

Valuation/Explanation		
Dwelling #	808 0073 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,674	\$188,124.12
Second Story:	0	\$0.00
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$188,124.12
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	1,674	\$36,978.66
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$4,118.04
Plumbing	0 - Half Bath 2 - Full Bath	\$7,322.00
Finished Basement Living Area	0	\$0.00
Features:	2	\$2,300.00
Attachments:	1,044	\$21,700.00
Adjusted Base Price		\$260,542.82
Changes/Adjustments		
Grade Adjustment:	C+ 110%	\$260,197.10
Market Adjustment:	41%	\$366,877.91
CDU Adjustment:	84	\$308,200.00
Complete:	100	\$308,200.00
Dollar Adjustments		\$300.00
Dwelling Value		\$308,500.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$308,500.00
Total Land Value		\$71,800.00
Total Assessed Value		\$380,300.00

Parcel Numbers: 808-0074-000 Property Address: 3930 FOREST HILL AVE W Municipality: Franklin, City of

Owner Name: WESTPHAL, CHRISTOPHER C & CHERILYNN M Mailing Address: 3930 W FOREST HILL AVE FRANKLIN, WI 53132 Land Use: Residential

Property Photograph:	Legal Description:	Building Sketch:
	IMPERIAL HEIGHTS ADDN NO 2 LOT 70	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood:	
	1311-Franklin	

Building Description

Dwelling #	808 0074 000- 1		
Year Built:	1/1/1999	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/1999	Bedrooms:	4
Remodeled/Effective Age:	-23	Full Baths:	2
Building Type/Style:	12-Colonial	Half Baths:	1
Story:	2.00	Rough-in:	0
Grade:	C+	Room Count:	5
CDU/Overall Condition:	Average	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:		Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
808 0074 000- 1	1,156	958	0	0	0	0	2,114

Attachment Description(s):	Area:	Attachment Value:
13-AFG	51	\$1,500
11-OPF	105	\$2,100
13-AFG	383	\$11,500


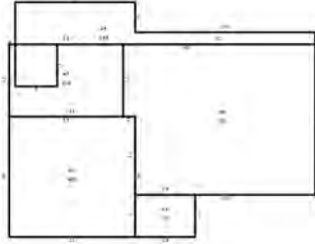
Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	1	\$300
Rec Room Condition:	Rec Room Area:	Rec Room Value:
Average	561	\$2,805
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
Average	561	\$2,805

Other Building Improvements						
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:	
Permit / Construction History						
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:			
2/1/2000	00-0161	\$3,200.00	HTG & A/C			
11/1/1999	99-0439	\$93,490.00	NEW CONST			
Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
11/1/1999		\$41,500.00	Valid		Land	
1/5/2018		\$307,000.00	Valid		Land and Improvements	
2/1/1999		\$39,900.00	Valid		Land	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	0.261	Gross				\$71,800
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
11,369	0.261			\$71,800		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Paved	Light			All Public	

Valuation/Explanation		
Dwelling #	808 0074 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,156	\$139,552.32
Second Story:	958	\$62,576.56
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$202,128.88
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	1,156	\$28,056.12
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$5,200.44
Plumbing	1 - Half Bath 2 - Full Bath	\$12,203.00
Finished Basement Living Area	0	\$0.00
Features:	2	\$2,300.00
Attachments:	539	\$15,100.00
Adjusted Base Price		\$264,988.44
Changes/Adjustments		
Grade Adjustment:	C+ 110%	\$272,347.28
Market Adjustment:	50%	\$408,520.93
CDU Adjustment:	74	\$302,300.00
Complete:	100	\$302,300.00
Dollar Adjustments		(\$100.00)
Dwelling Value		\$302,200.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$302,200.00
Total Land Value		\$71,800.00
Total Assessed Value		\$374,000.00

Parcel Numbers: 808-0075-000 Property Address: 3904 FOREST HILL AVE W Municipality: Franklin, City of

Owner Name: MADSON, CURTIS J & MALLORY C Mailing Address: 3904 W FOREST HILL AVE FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	Building Sketch:
	IMPERIAL HEIGHTS ADDN NO 2 LOT 71	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1311-Franklin	

Building Description

Dwelling #	808 0075 000- 1		
Year Built:	1/1/1999	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/1999	Bedrooms:	3
Remodeled/Effective Age:	-23	Full Baths:	2
Building Type/Style:	12-Colonial	Half Baths:	1
Story:	2.00	Rough-in:	0
Grade:	C+	Room Count:	3
CDU/Overall Condition:	Average	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:		Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
808 0075 000- 1	1,002	774	0	0	0	0	1,776

Attachment Description(s):	Area:	Attachment Value:
11-OFP	70	\$1,400
13-AFG	420	\$12,600

Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	1	\$300
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements



Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:

Permit / Construction History							
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:				
4/1/1999	99-0428	\$123,000.00	NEW CONST				
8/1/1999	99-1062	\$3,200.00	HTG & A/C				
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
4/1/1999		\$39,900.00	Valid		Land		
11/27/2017		\$275,000.00	Valid		Land and Improvements		
8/16/2004		\$249,900.00	Valid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.270	Gross				\$72,500	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:			
11,761	0.270			\$72,500			
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		
Valuation/Explanation							
Dwelling #				808 0075 000- 1			
Description				Area		Value Amount	
Living Area:							
First Story:				1,002		\$124,809.12	
Second Story:				774		\$52,446.24	
Additional Story:				0		\$0.00	
Attic/Finished Net:				0		\$0.00	
Half Story/Finished Net:				0		\$0.00	
Base Price						\$177,255.36	
Unfinished Living Area:							
Room/Unfinished:				0		\$0.00	
Unfinished Basement:				1,002		\$25,470.84	
Half Story/Unfinished:						\$0.00	
Structure Info, Features and Attachments:							
Heating/AC				Air Conditioning - Same Ducts		\$4,368.96	
Plumbing				1 - Half Bath 2 - Full Bath		\$12,203.00	
Finished Basement Living Area				0		\$0.00	
Features:				2		\$2,300.00	
Attachments:				490		\$14,000.00	
Adjusted Base Price						\$235,598.16	
Changes/Adjustments							
Grade Adjustment:				C+ 110%		\$241,227.98	
Market Adjustment:				67%		\$402,850.72	
CDU Adjustment:				74		\$298,100.00	
Complete:				100		\$298,100.00	
Dollar Adjustments						\$800.00	
Dwelling Value						\$298,900.00	

Other Building Improvements	0	\$0.00
Total Improvement Value		\$298,900.00
Total Land Value		\$72,500.00
Total Assessed Value		\$371,400.00

Parcel Numbers: 808-0076-000 Property Address: 3860 FOREST HILL AVE W Municipality: Franklin, City of

Owner Name: NIRSCHL, CHRISTOPHER & JULIE Mailing Address: 3860 W FOREST HILL AVE FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	
	IMPERIAL HEIGHTS ADDN NO 2 LOT 72	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1311-Franklin	

Building Description

Dwelling #	808 0076 000- 1		
Year Built:	1/1/1999	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/1999	Bedrooms:	3
Remodeled/Effective Age:	-23	Full Baths:	2
Building Type/Style:	13-Contemporary	Half Baths:	1
Story:	2.00	Rough-in:	0
Grade:	C+	Room Count:	3
CDU/Overall Condition:	Very Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
808 0076 000- 1	1,370	682	0	0	0	0	2,052

Attachment Description(s):	Area:	Attachment Value:
13-AFG	12	\$400
13-AFG	477	\$14,300
11-OFP	52	\$1,000
31-WD	308	\$3,100

Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	1	\$300
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
7/1/1999	99-0833	\$1,550.00	A/C
5/1/2000	00-0445	\$4,900.00	DECK 23X18'
4/6/2011	11-0588	\$4,000.00	ABVPOOL
5/9/2019	19-0967	\$28,000.00	DECK REPLAC
11/12/2019	19-2938	\$12,306.00	FUR+ACREPLAC
1/1/1999	98-1478	\$134,149.00	NEW CONST

Ownership/Sales History

Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
9/1/1998		\$38,900.00	Valid		Land	
9/19/2002		\$236,000.00	Valid		Land and Improvements	

Land Breakdown

Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	0.287	Gross				\$74,900

Acreage/Squarefoot Variables

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Land Data & Computations

Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:
12,502	0.287			\$74,900


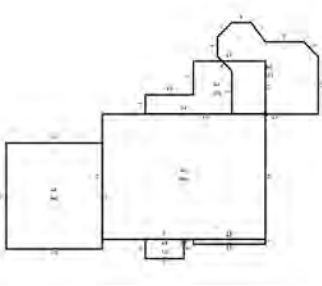
General Information

Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:
Level	Paved	Light			All Public

Valuation/Explanation		
Dwelling #	808 0076 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,370	\$159,865.30
Second Story:	682	\$47,214.86
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$207,080.16
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	1,318	\$30,880.74
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$5,047.92
Plumbing	1 - Half Bath 2 - Full Bath	\$12,203.00
Finished Basement Living Area	0	\$0.00
Features:	2	\$2,300.00
Attachments:	849	\$18,800.00
Adjusted Base Price		\$276,311.82
Changes/Adjustments		
Grade Adjustment:	C+ 110%	\$280,733.00
Market Adjustment:	32%	\$370,567.56
CDU Adjustment:	84	\$311,300.00
Complete:	100	\$311,300.00
Dollar Adjustments		\$300.00
Dwelling Value		\$311,600.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$311,600.00
Total Land Value		\$74,900.00
Total Assessed Value		\$386,500.00

Parcel Numbers: 808-0077-000 Property Address: 3842 FOREST HILL AVE W Municipality: Franklin, City of

Owner Name: HANSON, TODD & SHERRI Mailing Address: 3842 W FOREST HILL AVE FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	
	IMPERIAL HEIGHTS ADDN NO 2 LOT 73	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1311-Franklin	

Building Description

Dwelling #	808 0077 000- 1		
Year Built:	1/1/1999	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/1999	Bedrooms:	3
Remodeled/Effective Age:	-23	Full Baths:	2
Building Type/Style:	12-Colonial	Half Baths:	1
Story:	2.00	Rough-in:	0
Grade:	B-	Room Count:	3
CDU/Overall Condition:	Very Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
808 0077 000- 1	1,089	899	0	0	0	0	1,988

Attachment Description(s):	Area:	Attachment Value:
13-AFG	440	\$13,200
99-Additional Attachments	15	\$1,500
33-Concrete Patio	32	\$200


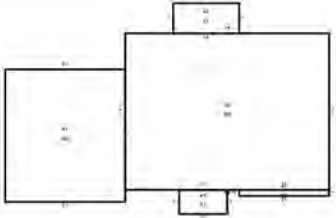
Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	3	\$900
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements						
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:	
RS1-Frame Utility Shed	1/1/2006	140		Average	\$600.00	
Permit / Construction History						
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:			
3/1/1999	99-0172	\$102,325.00	NEW CONST			
12/14/2004	4163	\$3,500.00	FBLA			
8/22/2006	2844	\$4,700.00	ABVPOOL			
6/29/2006	2156	\$3,000.00	SHED			
5/1/1999	99-0577	\$5,463.00	HTG & A/C			
Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
6/1/2000		\$204,000.00	Valid		Land and Improvements	
2/1/1999		\$38,900.00	Valid		Land	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	0.278	Gross				\$73,700
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
12,110	0.278			\$73,700		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Paved	Light			All Public	

Valuation/Explanation		
Dwelling #	808 0077 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,089	\$134,001.45
Second Story:	899	\$59,765.52
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$193,766.97
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	1,089	\$27,235.89
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$4,890.48
Plumbing	1 - Half Bath 2 - Full Bath	\$12,203.00
Finished Basement Living Area	0	\$0.00
Features:	4	\$2,900.00
Attachments:	487	\$14,900.00
Adjusted Base Price		\$255,896.34
Changes/Adjustments		
Grade Adjustment:	B- 120%	\$285,715.61
Market Adjustment:	38%	\$394,287.54
CDU Adjustment:	84	\$331,200.00
Complete:	100	\$331,200.00
Dollar Adjustments		(\$900.00)
Dwelling Value		\$330,300.00
Other Building Improvements	0	\$600.00
Total Improvement Value		\$330,900.00
Total Land Value		\$73,700.00
Total Assessed Value		\$404,600.00

Parcel Numbers: 808-0078-000 Property Address: 3824 FOREST HILL AVE W Municipality: Franklin, City of

Owner Name: WRENCH, MICHAEL A & ANDREA M Mailing Address: 3824 W FOREST HILL AVE FRANKLIN, WI 53132 Land Use: Residential

Property Photograph:	Legal Description:	Building Sketch:
	IMPERIAL HEIGHTS ADDN NO 2 LOT 74	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood:	
	1311-Franklin	

Building Description

Dwelling #	808 0078 000- 1		
Year Built:	1/1/1999	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/1999	Bedrooms:	3
Remodeled/Effective Age:	-23	Full Baths:	2
Building Type/Style:	12-Colonial	Half Baths:	1
Story:	2.00	Rough-in:	0
Grade:	B-	Room Count:	3
CDU/Overall Condition:	Very Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
808 0078 000- 1	939	899	0	0	0	0	1,838

Attachment Description(s):	Area:	Attachment Value:
13-AFG	440	\$13,200
99-Additional Attachments	15	\$1,500
33-Concrete Patio	32	\$200



Feature Description(s):	Area:	Feature Value:
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
22-Additional Fixture	1	\$300
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements						
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:	
RS1-Frame Utility Shed	1/1/2010	120		Average	\$500.00	
Permit / Construction History						
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:			
1/1/1999	99-0021	\$112,000.00	NEW CONST			
9/2/2009	1653	\$1,350.00	SHED			
3/1/1999	99-0190	\$5,878.00	HTG & A/C			
Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
11/1/1998		\$37,900.00	Valid		Land	
4/27/2006		\$283,500.00	Valid		Land and Improvements	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	0.263	Gross				\$71,700
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
11,456	0.263			\$71,700		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Paved	Light			All Public	

Valuation/Explanation		
Dwelling #	808 0078 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	939	\$119,619.21
Second Story:	899	\$59,765.52
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$179,384.73
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	939	\$24,714.48
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$4,521.48
Plumbing	1 - Half Bath 2 - Full Bath	\$12,203.00
Finished Basement Living Area	0	\$0.00
Features:	2	\$2,300.00
Attachments:	487	\$14,900.00
Adjusted Base Price		\$238,023.69
Changes/Adjustments		
Grade Adjustment:	B- 120%	\$264,988.43
Market Adjustment:	39%	\$368,333.92
CDU Adjustment:	84	\$309,400.00
Complete:	100	\$309,400.00
Dollar Adjustments		\$300.00
Dwelling Value		\$309,700.00
Other Building Improvements	0	\$500.00
Total Improvement Value		\$310,200.00
Total Land Value		\$71,700.00
Total Assessed Value		\$381,900.00

Parcel Numbers: 808-0079-000 Property Address: 3802 FOREST HILL AVE W Municipality: Franklin, City of

Owner Name: YERKEY, RICHARD A Mailing Address: 3802 W FOREST HILL AVE FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	
	IMPERIAL HEIGHTS ADDN NO 2 LOT 75	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood:	
	1311-Franklin	

Building Description

Dwelling #	808 0079 000- 1		
Year Built:	1/1/1999	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/1999	Bedrooms:	3
Remodeled/Effective Age:	-23	Full Baths:	2
Building Type/Style:	12-Colonial	Half Baths:	1
Story:	2.00	Rough-in:	0
Grade:	B-	Room Count:	3
CDU/Overall Condition:	Very Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
808 0079 000- 1	1,372	972	0	0	0	0	2,344

Attachment Description(s):	Area:	Attachment Value:
13-AFG	500	\$15,000
33-Concrete Patio	28	\$100

Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	1	\$300
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements



Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
RS1-Frame Utility Shed	1/1/2015	140		Average	\$800.00

Permit / Construction History							
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:				
2/1/1999	99-0101	\$110,000.00	NEW CONST				
3/1/1999	99-0273	\$6,417.00	HTG & A/C				
9/1/2015	15-2055	\$2,599.00	SHED 10X14				
5/24/2016	16-1152	\$7,000.00	FENCE				
4/11/2016	16-0714	\$7,335.00	FURREPLAC+ACREP				
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
7/14/2015		\$285,000.00	Valid		Land and Improvements		
10/1/2000		\$238,000.00	Valid		Land and Improvements		
1/1/1999		\$39,900.00	Valid		Land		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.321	Gross				\$76,100	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:			
13,983	0.321			\$76,100			
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		

Valuation/Explanation		
Dwelling #	808 0079 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,372	\$160,098.68
Second Story:	972	\$63,491.04
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$223,589.72
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	1,372	\$31,830.40
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$5,766.24
Plumbing	1 - Half Bath 2 - Full Bath	\$12,203.00
Finished Basement Living Area	0	\$0.00
Features:	2	\$2,300.00
Attachments:	528	\$15,100.00
Adjusted Base Price		\$290,789.36
Changes/Adjustments		
Grade Adjustment:	B- 120%	\$328,067.23
Market Adjustment:	24%	\$406,803.37
CDU Adjustment:	84	\$341,700.00
Complete:	100	\$341,700.00
Dollar Adjustments		(\$700.00)
Dwelling Value		\$341,000.00
Other Building Improvements	0	\$800.00
Total Improvement Value		\$341,800.00
Total Land Value		\$76,100.00
Total Assessed Value		\$417,900.00

Parcel Numbers: 808-0080-000 Property Address: 8210 LAKEVIEW DR S Municipality: Franklin, City of

Owner Name: REDMERSKI, ROBERT & LOIS Mailing Address: 8210 S LAKEVIEW DR FRANKLIN, WI 53132 Land Use: Residential

Property Photograph:	Legal Description:	Building Sketch:
	IMPERIAL HEIGHTS ADDN NO 2 LOT 76	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood:	
	1311-Franklin	

Building Description

Dwelling #	808 0080 000- 1		
Year Built:	1/1/1999	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/1999	Bedrooms:	3
Remodeled/Effective Age:	-23	Full Baths:	2
Building Type/Style:	12-Colonial	Half Baths:	1
Story:	2.00	Rough-in:	0
Grade:	B-	Room Count:	3
CDU/Overall Condition:	Very Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
808 0080 000- 1	1,354	634	0	0	0	0	1,988

Attachment Description(s):	Area:	Attachment Value:
11-OFP	14	\$300
13-AFG	484	\$14,500
11-OFP	208	\$4,200
31-WD	333	\$3,300

Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	2	\$600
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements						
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:	
Permit / Construction History						
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:			
6/1/1999	99-0726	\$148,000.00	NEW CONST			
2/7/2014	14-0250	\$4,925.00	FURREPLACE			
5/1/2000	00-0587	\$2,000.00	DECK			
10/1/1999	99-1266	\$8,583.00	HTG & A/C			
Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
5/1/1999		\$41,900.00	Valid		Land	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	0.285	Gross				\$82,300
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
12,415	0.285			\$82,300		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Paved	Light			All Public	

Valuation/Explanation		
Dwelling #	808 0080 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,354	\$157,998.26
Second Story:	634	\$44,544.84
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$202,543.10
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	1,354	\$31,412.80
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$4,890.48
Plumbing	1 - Half Bath 2 - Full Bath	\$12,203.00
Finished Basement Living Area	0	\$0.00
Features:	3	\$2,600.00
Attachments:	1,039	\$22,300.00
Adjusted Base Price		\$275,949.38
Changes/Adjustments		
Grade Adjustment:	B- 120%	\$301,259.26
Market Adjustment:	35%	\$406,700.00
CDU Adjustment:	84	\$341,600.00
Complete:	100	\$341,600.00
Dollar Adjustments		(\$1,000.00)
Dwelling Value		\$340,600.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$340,600.00
Total Land Value		\$82,300.00
Total Assessed Value		\$422,900.00

Parcel Numbers: 808-0081-000	Property Address: 8224 LAKEVIEW DR S O/L	Municipality: Franklin, City of
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Owner Name: IMPERIAL HEIGHTS HOMEOWNER'S ASSOC	Mailing Address: P O BOX 328 OAK CREEK, WI 53154	Land Use: Residential
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Property Photograph:	Legal Description: IMPERIAL HEIGHTS ADDN NO 2 OUTLOT 2	Building Sketch:
<small>Describe/Map</small>	<small>Describe/Map</small>	<small>Describe/Map</small>
<small>Parcel Sketch and Site Map obtained from the County GIS</small>		
<small>Neighborhood: 1311-Franklin</small>		

Building Description

Dwelling # Year Built: Year Remodeled: Remodeled/Effective Age: Building Type/Style: Story: Grade: CDU/Overall Condition: Interior Condition: Kitchen Condition: Bath Condition:	Exterior Wall: Bedrooms: Full Baths: Half Baths: Rough-in: 0 Room Count: Basement Description: Heating: Type of Fuel: Type of System:
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Square Footage / Attachments

First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
						0

Attachment Description(s):	Area:	Attachment Value:
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Feature Description(s):	Area:	Feature Value:
Rec Room Condition:	Rec Room Area:	Rec Room Value:

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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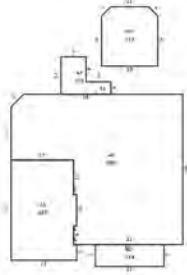
Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
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Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
1/22/2002		\$0.00	Invalid		Land	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	0.000	Gross				\$500
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
0	0.000			\$500		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Paved	Light			All Public	
Valuation/Explanation						
Dwelling #			Area		Value Amount	
Description			Area		Value Amount	
Living Area:						
First Story:						
Second Story:						
Additional Story:						
Attic/Finished Net:						
Half Story/Finished Net:						
Base Price						
Unfinished Living Area:						
Room/Unfinished:						
Unfinished Basement:						
Half Story/Unfinished:						
Structure Info, Features and Attachments:						
Heating/AC						
Plumbing			- Half Bath - Full Bath			
Finished Basement Living Area						
Features:						
Attachments:						
Adjusted Base Price					\$0.00	
Changes/Adjustments						
Grade Adjustment:			%			
Market Adjustment:						
CDU Adjustment:						
Complete:			100%			
Dollar Adjustments						
Dwelling Value						
Other Building Improvements			0		\$0.00	
Total Improvement Value					\$0.00	
Total Land Value					\$500.00	
Total Assessed Value					\$500.00	

Parcel Numbers: 808-0082-000	Property Address: 8172 LAKEVIEW DR S	Municipality: Franklin, City of
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Owner Name: BRUGGER, BRIAN J & ANDREA J	Mailing Address: 8172 S LAKEVIEW DR FRANKLIN, WI 53132	Land Use: Residential
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Property Photograph: 	Legal Description: IMPERIAL HEIGHTS ADDN NO 3 LOT 77	Building Sketch: 
Parcel Sketch and Site Map obtained from the County GIS		
Neighborhood: 1311-Franklin		

Building Description

Dwelling #	808 0082 000- 1	
Year Built:	1/1/1999	Exterior Wall: 04-Alum/Vinyl
Year Remodeled:	1/1/1999	Bedrooms: 4
Remodeled/Effective Age:	-23	Full Baths: 2
Building Type/Style:	01-Ranch	Half Baths: 0
Story:	1.00	Rough-in: 0
Grade:	B-	Room Count: 5
CDU/Overall Condition:	Very Good	Basement Description: Full Basement
Interior Condition:	Same	Heating: Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel: Gas
Bath Condition:	Average	Type of System: Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
808 0082 000- 1	2,082	0	0	0	0	0	2,082

Attachment Description(s):	Area:	Attachment Value:
13-AFG	655	\$19,700
11-OPF	154	\$3,100
31-WD	128	\$1,300


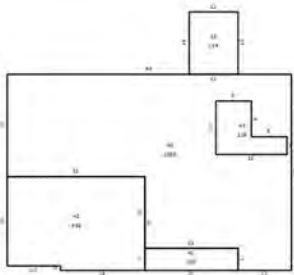
Feature Description(s):	Area:	Feature Value:
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
22-Additional Fixture	3	\$900
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements						
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:	
Permit / Construction History						
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:			
11/1/1999	99-1458	\$163,836.00	NEW CONST			
7/1/2000	00-0837	\$2,000.00	DECK 4X8'			
5/1/2000	00-0472	\$5,600.00	HTG & A/C			
7/12/2011	11-1389	\$600.00	DECK			
Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
11/1/1999		\$41,900.00	Valid		Land	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	0.263	Gross				\$79,500
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
11,456	0.263			\$79,500		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Paved	Light			All Public	

Valuation/Explanation		
Dwelling #	808 0082 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	2,082	\$225,043.38
Second Story:	0	\$0.00
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$225,043.38
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	2,082	\$44,471.52
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$5,121.72
Plumbing	0 - Half Bath 2 - Full Bath	\$7,322.00
Finished Basement Living Area	0	\$0.00
Features:	4	\$2,900.00
Attachments:	937	\$24,100.00
Adjusted Base Price		\$308,958.62
Changes/Adjustments		
Grade Adjustment:	B- 120%	\$338,350.34
Market Adjustment:	28%	\$433,088.44
CDU Adjustment:	84	\$363,800.00
Complete:	100	\$363,800.00
Dollar Adjustments		\$200.00
Dwelling Value		\$364,000.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$364,000.00
Total Land Value		\$79,500.00
Total Assessed Value		\$443,500.00

Parcel Numbers: 808-0083-000 Property Address: 8160 LAKEVIEW DR S Municipality: Franklin, City of

Owner Name: MEHNER, ROBERT Mailing Address: 8160 S LAKEVIEW DR FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	
	IMPERIAL HEIGHTS ADDN NO 3 LOT 78	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1311-Franklin	

Building Description

Dwelling #	808 0083 000- 1		
Year Built:	1/1/2003	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/2003	Bedrooms:	3
Remodeled/Effective Age:	-19	Full Baths:	3
Building Type/Style:	14-Modern Single Story	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	B-	Room Count:	4
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
808 0083 000- 1	2,060	0	0	0	0	783	2,843

Attachment Description(s):	Area:	Attachment Value:
11-OFP	105	\$2,100
13-AFG	639	\$19,200
12-EFP	154	\$4,600

Feature Description(s):	Area:	Feature Value:
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area: 0	Rec Room Value: \$0

Other Building Improvements


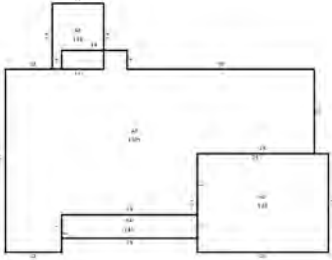
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:

Permit / Construction History							
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:				
5/27/2003	03-1413	\$195,500.00	NEWDWLG				
8/27/2003	169534	\$10,000.00	RECROOM				
12/2/2014	2903	\$30,000.00	ADDN				
11/1/2004	3683	\$3,000.00	FBLA				
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
7/3/2019		\$411,000.00	Valid		Land and Improvements		
2/26/2015		\$320,000.00	Invalid		Land and Improvements		
12/10/2013		\$353,000.00	Valid		Land and Improvements		
10/1/1999		\$41,900.00	Valid		Land		
5/16/2003		\$69,000.00	Valid		Land		
11/10/2003		\$295,000.00	Valid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.263	Gross				\$79,500	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
11,456	0.263				\$79,500		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		

Valuation/Explanation		
Dwelling #	808 0083 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	2,060	\$222,665.40
Second Story:	0	\$0.00
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$222,665.40
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	1,277	\$30,239.36
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$6,993.78
Plumbing	0 - Half Bath 3 - Full Bath	\$14,644.00
Finished Basement Living Area	783	\$21,133.17
Features:	1	\$2,000.00
Attachments:	898	\$25,900.00
Adjusted Base Price		\$323,575.71
Changes/Adjustments		
Grade Adjustment:	B- 120%	\$354,810.85
Market Adjustment:	37%	\$486,090.87
CDU Adjustment:	82	\$398,600.00
Complete:	100	\$398,600.00
Dollar Adjustments		\$0.00
Dwelling Value		\$398,600.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$398,600.00
Total Land Value		\$79,500.00
Total Assessed Value		\$478,100.00

Parcel Numbers: 808-0084-000 Property Address: 8148 LAKEVIEW DR S Municipality: Franklin, City of

Owner Name: POTTS, WARREN M & BARBARA J - FAM TR Mailing Address: 8148 S LAKEVIEW DR FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	Building Sketch:
	IMPERIAL HEIGHTS ADDN NO 3 LOT 79	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1311-Franklin	

Building Description

Dwelling #	808 0084 000- 1		
Year Built:	1/1/2002	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/2002	Bedrooms:	3
Remodeled/Effective Age:	-20	Full Baths:	3
Building Type/Style:	14-Modern Single Story	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	B-	Room Count:	3
CDU/Overall Condition:	Average	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:		Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
808 0084 000- 1	1,873	0	0	0	0	1,010	2,883

Attachment Description(s):	Area:	Attachment Value:
11-OFP	145	\$2,900
13-AFG	588	\$17,600

Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	4	\$1,200
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements


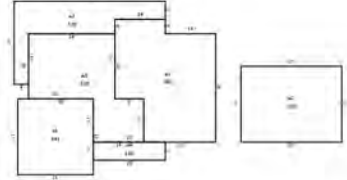
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:

Permit / Construction History						
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:			
11/22/2002	02-1310	\$180,000.00	NEW CONST			
11/13/2018	18-2836	\$46,800.00	INTREMOD			
4/18/2011	11-0649	\$9,000.00	REROOF			
Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
7/25/2016		\$269,800.00	Invalid		Land and Improvements	
7/2/2003		\$279,900.00	Valid		Land and Improvements	
11/1/1999		\$43,900.00	Valid		Land	
9/26/2002		\$69,000.00	Valid		Land	
10/1/1999		\$42,900.00	Valid		Land	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	0.273	Gross				\$80,900
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
11,892	0.273			\$80,900		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Paved	Light			All Public	

Valuation/Explanation		
Dwelling #	808 0084 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,873	\$206,086.19
Second Story:	0	\$0.00
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$206,086.19
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	863	\$23,145.66
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$7,092.18
Plumbing	0 - Half Bath 3 - Full Bath	\$14,644.00
Finished Basement Living Area	1,010	\$27,259.90
Features:	5	\$3,200.00
Attachments:	733	\$20,500.00
Adjusted Base Price		\$301,927.93
Changes/Adjustments		
Grade Adjustment:	B- 120%	\$333,873.52
Market Adjustment:	50%	\$500,810.27
CDU Adjustment:	76	\$380,600.00
Complete:	100	\$380,600.00
Dollar Adjustments		(\$900.00)
Dwelling Value		\$379,700.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$379,700.00
Total Land Value		\$80,900.00
Total Assessed Value		\$460,600.00

Parcel Numbers: 808-0085-000 Property Address: 8136 LAKEVIEW DR S Municipality: Franklin, City of

Owner Name: SAYNES, HUGO & JANET L Mailing Address: 8136 S LAKEVIEW DR FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	
	IMPERIAL HEIGHTS ADDN NO 3 LOT 80	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1311-Franklin	

Building Description

Dwelling #	808 0085 000- 1		
Year Built:	1/1/2000	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/2000	Bedrooms:	3
Remodeled/Effective Age:	-22	Full Baths:	2
Building Type/Style:	13-Contemporary	Half Baths:	1
Story:	2.00	Rough-in:	0
Grade:	B-	Room Count:	6
CDU/Overall Condition:	Very Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
808 0085 000- 1	1,400	600	0	0	0	820	2,820

Attachment Description(s):	Area:	Attachment Value:
13-AFG	441	\$13,200
31-WD	378	\$3,800
11-OfP	100	\$2,000


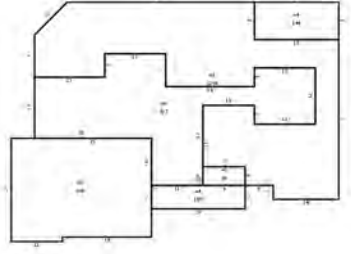
Feature Description(s):	Area:	Feature Value:
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
22-Additional Fixture	1	\$300
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements						
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:	
Permit / Construction History						
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:			
1/1/2000	99-1493	\$130,000.00	NEW CONST			
9/26/2019	19-2470	\$4,700.00	FURREPLAC			
7/20/2017	17-1695	\$3,050.00	ACREPLACE			
8/1/2000	00-0974	\$3,500.00	HTG & A/C			
Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
10/1/1999		\$44,900.00	Valid		Land	
2/1/2001		\$250,000.00	Valid		Land and Improvements	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	0.273	Gross				\$80,900
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
11,892	0.273			\$80,900		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Paved	Light			All Public	

Valuation/Explanation		
Dwelling #	808 0085 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,400	\$162,162.00
Second Story:	600	\$42,156.00
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$204,318.00
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	580	\$18,038.00
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$6,937.20
Plumbing	1 - Half Bath 2 - Full Bath	\$12,203.00
Finished Basement Living Area	820	\$22,131.80
Features:	2	\$2,300.00
Attachments:	919	\$19,000.00
Adjusted Base Price		\$284,928.00
Changes/Adjustments		
Grade Adjustment:	B- 120%	\$316,353.60
Market Adjustment:	34%	\$423,913.82
CDU Adjustment:	85	\$360,300.00
Complete:	100	\$360,300.00
Dollar Adjustments		\$400.00
Dwelling Value		\$360,700.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$360,700.00
Total Land Value		\$80,900.00
Total Assessed Value		\$441,600.00

Parcel Numbers: 808-0086-000 Property Address: 8124 LAKEVIEW DR S Municipality: Franklin, City of

Owner Name: RAHMAN, BESAN Mailing Address: 8124 S LAKEVIEW DR FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	
	IMPERIAL HEIGHTS ADDN NO 3 LOT 81	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1311-Franklin	

Building Description

Dwelling #	808 0086 000- 1		
Year Built:	1/1/2003	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/2003	Bedrooms:	3
Remodeled/Effective Age:	-19	Full Baths:	2
Building Type/Style:	13-Contemporary	Half Baths:	1
Story:	2.00	Rough-in:	0
Grade:	B+	Room Count:	5
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
808 0086 000- 1	2,122	827	0	0	0	0	2,949

Attachment Description(s):	Area:	Attachment Value:
13-AFG	641	\$19,200
11-OPF	36	\$700
31-WD	144	\$1,400



Feature Description(s):	Area:	Feature Value:
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
22-Additional Fixture	3	\$900
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements							
Structure Type:		Year Built:	Area:	Construction:	Condition:	Value:	
Permit / Construction History							
Date of Permit:		Permit Number:	Permit Amount:		Details of Permit:		
1/17/2003		03-0559	\$316,000.00		NEWDWLG		
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
8/25/2015		\$0.00	Invalid		Land and Improvements		
9/26/2002		\$68,900.00	Valid		Land		
2/15/2006		\$455,000.00	Valid		Land and Improvements		
10/1/1999		\$42,900.00	Valid		Land		
11/1/1999		\$60,500.00	Invalid		Land		
Land Breakdown							
Land Class:		Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site		0.273	Gross				\$80,900
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:		Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:	
11,892		0.273				\$80,900	
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		

Valuation/Explanation		
Dwelling #	808 0086 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	2,122	\$228,581.84
Second Story:	827	\$56,169.84
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$284,751.68
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	2,122	\$45,050.06
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$7,254.54
Plumbing	1 - Half Bath 2 - Full Bath	\$12,203.00
Finished Basement Living Area	0	\$0.00
Features:	4	\$2,900.00
Attachments:	821	\$21,300.00
Adjusted Base Price		\$373,459.28
Changes/Adjustments		
Grade Adjustment:	B+ 135%	\$471,500.03
Market Adjustment:	4%	\$490,360.03
CDU Adjustment:	82	\$402,100.00
Complete:	100	\$402,100.00
Dollar Adjustments		(\$1,600.00)
Dwelling Value		\$400,500.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$400,500.00
Total Land Value		\$80,900.00
Total Assessed Value		\$481,400.00

Parcel Numbers: 808-0087-000 Property Address: 8112 LAKEVIEW DR S Municipality: Franklin, City of

Owner Name: CANNON, WESLEY D & TERESA L (L/E) Mailing Address: 8112 S LAKEVIEW DR FRANKLIN, WI 53132 Land Use: Residential

Property Photograph:	Legal Description:	Building Sketch:
	IMPERIAL HEIGHTS ADDN NO 3 LOT 82	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood:	
	1311-Franklin	

Building Description

Dwelling #	808 0087 000- 1		
Year Built:	1/1/2003	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/2003	Bedrooms:	5
Remodeled/Effective Age:	-19	Full Baths:	3
Building Type/Style:	14-Modern Single Story	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	C+	Room Count:	6
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
808 0087 000- 1	1,907	0	0	0	0	1,490	3,397

Attachment Description(s):	Area:	Attachment Value:
11-OFP	44	\$900
13-AFG	550	\$16,500
31-WD	250	\$2,500



Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	2	\$600
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
05-Metal Fireplace	2	\$4,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements							
Structure Type:		Year Built:	Area:	Construction:	Condition:	Value:	
Permit / Construction History							
Date of Permit:		Permit Number:	Permit Amount:		Details of Permit:		
3/13/2003		03-1060	\$150,000.00		NEWDWLG		
6/9/2004		1771	\$5,000.00		WDDK		
8/13/2020		20-2196	\$4,100.00		ACREPLACE		
2/19/2004		445	\$25,000.00		RECROOM		
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
10/1/1999		\$43,900.00	Valid		Land		
11/1/1999		\$28,000.00	Invalid		Land		
2/20/2004		\$303,500.00	Valid		Land and Improvements		
3/7/2003		\$74,900.00	Valid		Land		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.399	Gross				\$83,300	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
17,380	0.399				\$83,300		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		

Valuation/Explanation		
Dwelling #	808 0087 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,907	\$208,969.06
Second Story:	0	\$0.00
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$208,969.06
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	417	\$14,407.35
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$8,356.62
Plumbing	0 - Half Bath 3 - Full Bath	\$14,644.00
Finished Basement Living Area	1,490	\$40,215.10
Features:	4	\$4,600.00
Attachments:	844	\$19,900.00
Adjusted Base Price		\$311,092.13
Changes/Adjustments		
Grade Adjustment:	C+ 110%	\$315,251.34
Market Adjustment:	51%	\$476,029.53
CDU Adjustment:	82	\$390,300.00
Complete:	100	\$390,300.00
Dollar Adjustments		(\$500.00)
Dwelling Value		\$389,800.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$389,800.00
Total Land Value		\$83,300.00
Total Assessed Value		\$473,100.00

Parcel Numbers: 808-0088-000 Property Address: 3820 LAKEVIEW DR W Municipality: Franklin, City of

Owner Name: WINTER, MARK A Mailing Address: 3820 W LAKEVIEW DR FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	
	IMPERIAL HEIGHTS ADDN NO 3 LOT 83	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1311-Franklin	

Building Description

Dwelling #	808 0088 000- 1		
Year Built:	1/1/2000	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/2000	Bedrooms:	3
Remodeled/Effective Age:	-22	Full Baths:	2
Building Type/Style:	14-Modern Single Story	Half Baths:	1
Story:	1.00	Rough-in:	0
Grade:	B-	Room Count:	4
CDU/Overall Condition:	Very Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
808 0088 000- 1	1,848	0	0	0	0	658	2,506

Attachment Description(s):	Area:	Attachment Value:
11-OFP	86	\$1,700
13-AFG	552	\$16,600
31-WD	144	\$1,400



Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	2	\$600
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements						
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:	
RS1-Frame Utility Shed	1/1/2016	120		Average	\$1,000.00	
Permit / Construction History						
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:			
5/1/2000	00-0409	\$163,800.00	NEW CONST			
9/1/2000	00-1112	\$4,000.00	DECK 11X15'			
4/8/2016	16-0698	\$3,000.00	ABVPOOL 27RND			
7/10/2018	18-1726	\$6,000.00	WDDK			
9/21/2016	16-2327	\$3,100.00	ACCBLDG SHED 10			
7/1/2000	00-0826	\$7,427.00	HTG & A/C			
Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
11/1/1999		\$42,900.00	Valid		Land	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	0.466	Gross				\$87,400
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
20,299	0.466			\$87,400		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Paved	Light			All Public	

Valuation/Explanation		
Dwelling #	808 0088 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,848	\$204,462.72
Second Story:	0	\$0.00
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$204,462.72
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	1,190	\$28,881.30
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$6,164.76
Plumbing	1 - Half Bath 2 - Full Bath	\$12,203.00
Finished Basement Living Area	658	\$17,759.42
Features:	3	\$2,600.00
Attachments:	782	\$19,700.00
Adjusted Base Price		\$291,771.20
Changes/Adjustments		
Grade Adjustment:	B- 120%	\$323,365.44
Market Adjustment:	30%	\$420,375.07
CDU Adjustment:	85	\$357,300.00
Complete:	100	\$357,300.00
Dollar Adjustments		\$300.00
Dwelling Value		\$357,600.00
Other Building Improvements	0	\$1,000.00
Total Improvement Value		\$358,600.00
Total Land Value		\$87,400.00
Total Assessed Value		\$446,000.00

Parcel Numbers: 808-0089-000 Property Address: 3840 LAKEVIEW DR W Municipality: Franklin, City of

Owner Name: CRIBB, JEROLD & JERI Mailing Address: 3840 W LAKEVIEW DR FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	
	IMPERIAL HEIGHTS ADDN NO 3 LOT 84	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1311-Franklin	

Building Description

Dwelling #	808 0089 000- 1		
Year Built:	1/1/2001	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/2001	Bedrooms:	3
Remodeled/Effective Age:	-21	Full Baths:	2
Building Type/Style:	14-Modern Single Story	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	C+	Room Count:	3
CDU/Overall Condition:	Very Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
808 0089 000- 1	1,708	0	0	0	0	0	1,708

Attachment Description(s):	Area:	Attachment Value:
13-AFG	576	\$17,300
11-OPF	32	\$600
31-WD	284	\$2,800


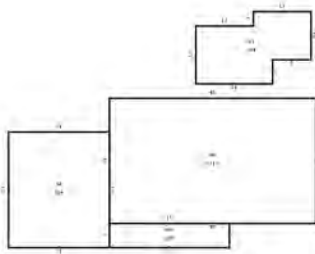
Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	1	\$300
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements							
Structure Type:		Year Built:	Area:	Construction:	Condition:	Value:	
RS1-Frame Utility Shed		1/1/2003	64		Average	\$200.00	
Permit / Construction History							
Date of Permit:		Permit Number:	Permit Amount:		Details of Permit:		
7/19/2001		01-0772	\$2,100.00		DECK 12X16'		
1/17/2001		01-0040	\$129,000.00		NEW CONST		
5/22/2003		03-1359	\$500.00		SHED		
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
7/1/2000		\$45,000.00	Valid		Land		
10/1/1999		\$39,900.00	Valid		Land		
Land Breakdown							
Land Class:		Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site		0.317	Gross				\$76,900
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:		Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:	
13,809		0.317				\$76,900	
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		

Valuation/Explanation		
Dwelling #	808 0089 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,708	\$190,732.36
Second Story:	0	\$0.00
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$190,732.36
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	1,708	\$37,576.00
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$4,201.68
Plumbing	0 - Half Bath 2 - Full Bath	\$7,322.00
Finished Basement Living Area	0	\$0.00
Features:	2	\$2,300.00
Attachments:	892	\$20,700.00
Adjusted Base Price		\$262,832.04
Changes/Adjustments		
Grade Adjustment:	C+ 110%	\$263,815.24
Market Adjustment:	38%	\$364,065.04
CDU Adjustment:	85	\$309,500.00
Complete:	100	\$309,500.00
Dollar Adjustments		(\$900.00)
Dwelling Value		\$308,600.00
Other Building Improvements	0	\$200.00
Total Improvement Value		\$308,800.00
Total Land Value		\$76,900.00
Total Assessed Value		\$385,700.00

Parcel Numbers: 808-0090-000 Property Address: 3906 LAKEVIEW DR W Municipality: Franklin, City of

Owner Name: MOHAMED, FUAD Mailing Address: 3906 W LAKEVIEW DR FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	Building Sketch:
	IMPERIAL HEIGHTS ADDN NO 3 LOT 85	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1311-Franklin	

Building Description

Dwelling #	808 0090 000- 1		
Year Built:	1/1/2000	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/2000	Bedrooms:	4
Remodeled/Effective Age:	-22	Full Baths:	2
Building Type/Style:	12-Colonial	Half Baths:	1
Story:	2.00	Rough-in:	0
Grade:	C+	Room Count:	5
CDU/Overall Condition:	Very Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Basic Heating
Kitchen Condition:	Good	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
808 0090 000- 1	1,118	1,118	0	0	0	0	2,236

Attachment Description(s):	Area:	Attachment Value:
11-OFP	125	\$2,500
13-AFG	504	\$15,100

Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	1	\$300
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements


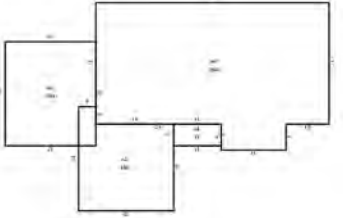
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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Permit / Construction History							
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:				
2/1/2000	00-0120	\$120,000.00	NEW CONST				
4/1/2000	00-0395	\$4,332.00	HTG SYSTEM				
1/29/2020	20-0286	\$2,700.00	KITREMOD				
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
10/1/1999		\$39,900.00	Valid		Land		
12/20/2019		\$324,500.00	Valid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.250	Gross				\$69,900	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
10,890	0.250				\$69,900		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		
Valuation/Explanation							
Dwelling #				808 0090 000- 1			
Description				Area		Value Amount	
Living Area:							
First Story:				1,118		\$136,094.14	
Second Story:				1,118		\$71,462.56	
Additional Story:				0		\$0.00	
Attic/Finished Net:				0		\$0.00	
Half Story/Finished Net:				0		\$0.00	
Base Price						\$207,556.70	
Unfinished Living Area:							
Room/Unfinished:				0		\$0.00	
Unfinished Basement:				1,118		\$27,536.34	
Half Story/Unfinished:						\$0.00	
Structure Info, Features and Attachments:							
Heating/AC				Basic Heating		\$0.00	
Plumbing				1 - Half Bath 2 - Full Bath		\$12,203.00	
Finished Basement Living Area				0		\$0.00	
Features:				2		\$2,300.00	
Attachments:				629		\$17,600.00	
Adjusted Base Price						\$267,196.04	
Changes/Adjustments							
Grade Adjustment:				C+ 110%		\$272,025.64	
Market Adjustment:				42%		\$386,276.41	
CDU Adjustment:				85		\$328,300.00	
Complete:				100		\$328,300.00	
Dollar Adjustments						\$0.00	
Dwelling Value						\$328,300.00	

Other Building Improvements	0	\$0.00
Total Improvement Value		\$328,300.00
Total Land Value		\$69,900.00
Total Assessed Value		\$398,200.00

Parcel Numbers: 808-0091-000 Property Address: 3922 LAKEVIEW DR W Municipality: Franklin, City of

Owner Name: MARTINE JAMES W & JUDITH Mailing Address: 3922 W LAKEVIEW DR FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	
	IMPERIAL HEIGHTS ADDN NO 3 LOT 86	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1311-Franklin	

Building Description

Dwelling #	808 0091 000- 1		
Year Built:	1/1/1999	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/1999	Bedrooms:	3
Remodeled/Effective Age:	-23	Full Baths:	2
Building Type/Style:	01-Ranch	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	C+	Room Count:	4
CDU/Overall Condition:	Very Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
808 0091 000- 1	1,602	0	0	0	0	0	1,602

Attachment Description(s):	Area:	Attachment Value:
11-OFP	55	\$1,100
13-AFG	456	\$13,700

Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	4	\$1,200
Rec Room Condition:	Rec Room Area:	Rec Room Value:
Average	1,200	\$6,000
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
Average	1,200	\$6,000

Other Building Improvements



Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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Permit / Construction History							
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:				
11/1/1999	99-1400	\$103,000.00	NEW CONST				
2/26/2002	02-0123	\$1,678.00	BSMT ALTER				
1/1/2000	00-0028	\$3,200.00	HTG & A/C				
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
11/1/1999		\$39,900.00	Valid		Land		
3/3/2004		\$244,000.00	Valid		Land and Improvements		
4/30/2007		\$275,000.00	Valid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.250	Gross				\$69,900	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:			
10,890	0.250			\$69,900			
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		
Valuation/Explanation							
Dwelling #	808 0091 000- 1						
Description	Area			Value Amount			
Living Area:							
First Story:	1,602			\$180,977.94			
Second Story:	0			\$0.00			
Additional Story:	0			\$0.00			
Attic/Finished Net:	0			\$0.00			
Half Story/Finished Net:	0			\$0.00			
Base Price				\$180,977.94			
Unfinished Living Area:							
Room/Unfinished:	0			\$0.00			
Unfinished Basement:	1,602			\$35,548.38			
Half Story/Unfinished:				\$0.00			
Structure Info, Features and Attachments:							
Heating/AC	Air Conditioning - Same Ducts			\$3,940.92			
Plumbing	0 - Half Bath 2 - Full Bath			\$7,322.00			
Finished Basement Living Area	0			\$0.00			
Features:	5			\$3,200.00			
Attachments:	511			\$14,800.00			
Adjusted Base Price				\$245,789.24			
Changes/Adjustments							
Grade Adjustment:	C+ 110%			\$250,568.16			
Market Adjustment:	50%			\$375,852.25			
CDU Adjustment:	84			\$315,700.00			
Complete:	100			\$315,700.00			
Dollar Adjustments				(\$400.00)			
Dwelling Value				\$315,300.00			

Other Building Improvements	0	\$0.00
Total Improvement Value		\$315,300.00
Total Land Value		\$69,900.00
Total Assessed Value		\$385,200.00

Parcel Numbers: 808-0092-000 Property Address: 3938 LAKEVIEW DR W Municipality: Franklin, City of

Owner Name: PROULX, JAMES R & DEBRA A Mailing Address: 3938 W LAKEVIEW DR FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	Building Sketch:
	IMPERIAL HEIGHTS ADDN NO 3 LOT 87	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1311-Franklin	

Building Description

Dwelling #	808 0092 000- 1		
Year Built:	1/1/1999	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/1999	Bedrooms:	3
Remodeled/Effective Age:	-23	Full Baths:	2
Building Type/Style:	01-Ranch	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	C+	Room Count:	4
CDU/Overall Condition:	Very Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
808 0092 000- 1	1,622	0	0	0	0	0	1,622

Attachment Description(s):	Area:	Attachment Value:
11-OFP	55	\$1,100
13-AFG	456	\$13,700
33-Concrete Patio	180	\$900

Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	1	\$300
Rec Room Condition:	Rec Room Area: 0	Rec Room Value: \$0

Other Building Improvements


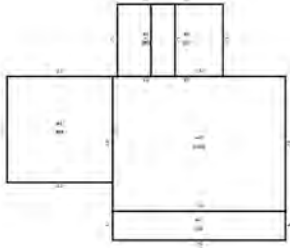
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:

Permit / Construction History							
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:				
11/1/1999	99-1434	\$104,000.00	NEW CONST				
1/1/2000	00-0027	\$3,200.00	HTG & A/C				
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
10/1/1999		\$39,900.00	Valid		Land		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.250	Gross				\$69,900	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:			
10,890	0.250			\$69,900			
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		
Valuation/Explanation							
Dwelling #				808 0092 000- 1			
Description				Area		Value Amount	
Living Area:							
First Story:				1,622		\$183,237.34	
Second Story:				0		\$0.00	
Additional Story:				0		\$0.00	
Attic/Finished Net:				0		\$0.00	
Half Story/Finished Net:				0		\$0.00	
Base Price						\$183,237.34	
Unfinished Living Area:							
Room/Unfinished:				0		\$0.00	
Unfinished Basement:				1,622		\$35,992.18	
Half Story/Unfinished:						\$0.00	
Structure Info, Features and Attachments:							
Heating/AC				Air Conditioning - Same Ducts		\$3,990.12	
Plumbing				0 - Half Bath 2 - Full Bath		\$7,322.00	
Finished Basement Living Area				0		\$0.00	
Features:				1		\$300.00	
Attachments:				691		\$15,700.00	
Adjusted Base Price						\$246,541.64	
Changes/Adjustments							
Grade Adjustment:				C+ 110%		\$253,595.80	
Market Adjustment:				37%		\$347,426.25	
CDU Adjustment:				84		\$291,800.00	
Complete:				100		\$291,800.00	
Dollar Adjustments						\$1,000.00	
Dwelling Value						\$292,800.00	

Other Building Improvements	0	\$0.00
Total Improvement Value		\$292,800.00
Total Land Value		\$69,900.00
Total Assessed Value		\$362,700.00

Parcel Numbers: 808-0093-000 Property Address: 4004 LAKEVIEW DR W Municipality: Franklin, City of

Owner Name: ASSAD, SHAKER Mailing Address: 4004 W LAKEVIEW DR FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	Building Sketch:
	IMPERIAL HEIGHTS ADDN NO 3 LOT 88	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1311-Franklin	

Building Description

Dwelling #	808 0093 000- 1		
Year Built:	1/1/1999	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/1999	Bedrooms:	3
Remodeled/Effective Age:	-23	Full Baths:	2
Building Type/Style:	12-Colonial	Half Baths:	1
Story:	2.00	Rough-in:	0
Grade:	C+	Room Count:	4
CDU/Overall Condition:	Very Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
808 0093 000- 1	1,008	1,008	0	0	0	0	2,016

Attachment Description(s):	Area:	Attachment Value:
13-AFG	484	\$14,500
11-OPF	216	\$4,300
33-Concrete Patio	225	\$1,100



Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	1	\$300
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements							
Structure Type:		Year Built:	Area:	Construction:	Condition:	Value:	
Permit / Construction History							
Date of Permit:		Permit Number:	Permit Amount:		Details of Permit:		
1/1/2000		00-0272	\$5,215.00		HTG & A/C		
12/1/1999		99-1470	\$105,000.00		NEW CONST		
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
11/1/1999		\$39,900.00	Valid		Land		
6/1/2001		\$212,500.00	Valid		Land and Improvements		
6/28/2004		\$278,000.00	Valid		Land and Improvements		
8/17/2012		\$229,000.00	Valid		Land and Improvements		
9/29/2021		\$300,000.00	Invalid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.250	Gross				\$69,900	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:		Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:	
10,890		0.250				\$69,900	
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		

Valuation/Explanation		
Dwelling #	808 0093 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,008	\$125,556.48
Second Story:	1,008	\$65,419.20
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$190,975.68
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	1,008	\$25,623.36
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$4,959.36
Plumbing	1 - Half Bath 2 - Full Bath	\$12,203.00
Finished Basement Living Area	0	\$0.00
Features:	2	\$2,300.00
Attachments:	925	\$19,900.00
Adjusted Base Price		\$255,961.40
Changes/Adjustments		
Grade Adjustment:	C+ 110%	\$257,137.54
Market Adjustment:	39%	\$357,421.18
CDU Adjustment:	84	\$300,200.00
Complete:	100	\$300,200.00
Dollar Adjustments		\$900.00
Dwelling Value		\$301,100.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$301,100.00
Total Land Value		\$69,900.00
Total Assessed Value		\$371,000.00

Parcel Numbers: 808-0094-000 Property Address: 4020 LAKEVIEW DR W Municipality: Franklin, City of

Owner Name: Jason Jensen Mailing Address: 4020 West Lakeview Drive Franklin, WI 53132 Land Use: Residential

	Legal Description:	
	IMPERIAL HEIGHTS ADDN NO 3 LOT 89	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1311-Franklin	

Building Description

Dwelling #	808 0094 000- 1		
Year Built:	1/1/2000	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/2000	Bedrooms:	3
Remodeled/Effective Age:	-22	Full Baths:	2
Building Type/Style:	14-Modern Single Story	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	B-	Room Count:	4
CDU/Overall Condition:	Very Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Basic Heating
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
808 0094 000- 1	1,824	0	0	0	0	0	1,824

Attachment Description(s):	Area:	Attachment Value:
13-AFG	440	\$13,200
11-OPF	40	\$800
31-WD	196	\$2,000



Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	2	\$600
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements							
Structure Type:		Year Built:	Area:	Construction:	Condition:	Value:	
Permit / Construction History							
Date of Permit:		Permit Number:	Permit Amount:		Details of Permit:		
4/1/2000		00-0328	\$128,600.00		NEW CONST		
7/24/2002		02-0818	\$2,100.00		DECK 14X14'		
5/1/2000		00-0573	\$3,200.00		HTG & A/C		
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
2/24/2021		\$327,900.00	Valid		Land and Improvements		
6/1/2020		\$301,200.00	Invalid		Land and Improvements		
11/15/2006		\$259,500.00	Invalid		Land and Improvements		
12/1/1999		\$43,900.00	Valid		Land		
6/15/2022	11257326	\$474,900.00	Valid	O - Other	Land and Improvements	Other	
Land Breakdown							
Land Class:		Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site		0.250	Gross				\$69,900
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:		Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:	
10,890		0.250				\$69,900	
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		

Valuation/Explanation		
Dwelling #	808 0094 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,824	\$201,807.36
Second Story:	0	\$0.00
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$201,807.36
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	1,824	\$39,799.68
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Basic Heating	\$0.00
Plumbing	0 - Half Bath 2 - Full Bath	\$7,322.00
Finished Basement Living Area	0	\$0.00
Features:	3	\$2,600.00
Attachments:	676	\$16,000.00
Adjusted Base Price		\$267,529.04
Changes/Adjustments		
Grade Adjustment:	B- 120%	\$298,714.85
Market Adjustment:	2%	\$304,689.15
CDU Adjustment:	85	\$259,000.00
Complete:	100	\$259,000.00
Dollar Adjustments		(\$1,000.00)
Dwelling Value		\$258,000.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$258,000.00
Total Land Value		\$69,900.00
Total Assessed Value		\$327,900.00

Parcel Numbers: 808-0095-000 Property Address: 4036 LAKEVIEW DR W Municipality: Franklin, City of

Owner Name: MASON, PAUL T & MONICA C Mailing Address: 4036 W LAKEVIEW DR FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	
	IMPERIAL HEIGHTS ADDN NO 3 LOT 90	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1311-Franklin	

Building Description

Dwelling #	808 0095 000- 1		
Year Built:	1/1/1999	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/1999	Bedrooms:	4
Remodeled/Effective Age:	-23	Full Baths:	3
Building Type/Style:	12-Colonial	Half Baths:	0
Story:	2.00	Rough-in:	0
Grade:	B-	Room Count:	5
CDU/Overall Condition:	Very Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
808 0095 000- 1	1,330	1,354	0	0	0	0	2,684

Attachment Description(s):	Area:	Attachment Value:
13-AFG	283	\$8,500
13-AFG	375	\$11,300
99-Additional Attachments	26	\$2,600
11-OPF	281	\$5,600
31-WD	555	\$5,600

Feature Description(s):	Area:	Feature Value:
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
22-Additional Fixture	4	\$1,200
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
RS1-Frame Utility Shed	1/1/2011	120		Average	\$700.00

Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
11/1/1999	99-1437	\$180,000.00	NEW CONST
6/1/2000	00-0657	\$5,500.00	DECK 22X34'
8/10/2005	416133	\$4,000.00	ABVPOOL
5/18/2012	12-0942	\$3,975.00	FURREPLAC
10/17/2011	2222	\$3,000.00	SHED
2/1/2000	00-0106	\$5,999.00	HTG SYSTEM

Ownership/Sales History

Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
11/1/1999		\$39,900.00	Valid		Land	

Land Breakdown

Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	0.250	Gross				\$69,900

Acreage/Squarefoot Variables

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Land Data & Computations

Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:
10,890	0.250			\$69,900



General Information

Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:
Level	Paved	Light			All Public

Valuation/Explanation		
Dwelling #	808 0095 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,330	\$156,341.50
Second Story:	1,354	\$84,232.34
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$240,573.84
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	1,330	\$31,161.90
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$6,602.64
Plumbing	0 - Half Bath 3 - Full Bath	\$14,644.00
Finished Basement Living Area	0	\$0.00
Features:	5	\$3,200.00
Attachments:	1,520	\$33,600.00
Adjusted Base Price		\$329,782.38
Changes/Adjustments		
Grade Adjustment:	B- 120%	\$351,578.86
Market Adjustment:	35%	\$474,631.46
CDU Adjustment:	84	\$398,700.00
Complete:	100	\$398,700.00
Dollar Adjustments		\$1,200.00
Dwelling Value		\$399,900.00
Other Building Improvements	0	\$700.00
Total Improvement Value		\$400,600.00
Total Land Value		\$69,900.00
Total Assessed Value		\$470,500.00

Parcel Numbers: 808-0096-000 Property Address: 4108 LAKEVIEW DR W Municipality: Franklin, City of

Owner Name: CHESNY-SZWIEC, KAREN L Mailing Address: 4108 W LAKEVIEW DR FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	
	IMPERIAL HEIGHTS ADDN NO 3 LOT 91	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1311-Franklin	

Building Description

Dwelling #	808 0096 000- 1		
Year Built:	1/1/2000	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/2000	Bedrooms:	4
Remodeled/Effective Age:	-22	Full Baths:	3
Building Type/Style:	14-Modern Single Story	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	C+	Room Count:	5
CDU/Overall Condition:	Very Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
808 0096 000- 1	1,649	0	0	0	0	1,300	2,949

Attachment Description(s):	Area:	Attachment Value:
11-OFP	35	\$700
13-AFG	458	\$13,700
31-WD	208	\$2,100


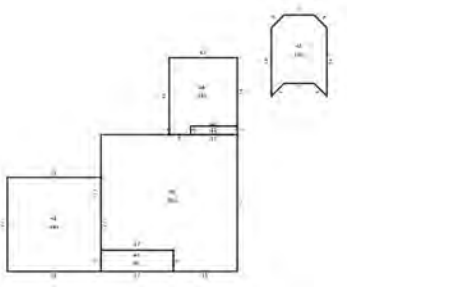
Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	2	\$600
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements						
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:	
Permit / Construction History						
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:			
12/1/1999	99-1492	\$117,300.00	NEW CONST			
3/1/2000	00-0178	\$3,200.00	HTG & A/C			
5/28/2009	831	\$15,000.00	FBLA			
8/1/2000	00-1010	\$3,000.00	DECK 18X14'			
Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
10/1/1999		\$39,900.00	Valid		Land	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	0.258	Gross				\$70,800
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
11,238	0.258			\$70,800		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Paved	Light			All Public	

Valuation/Explanation		
Dwelling #	808 0096 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,649	\$186,287.53
Second Story:	0	\$0.00
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$186,287.53
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	349	\$0.00
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$7,254.54
Plumbing	0 - Half Bath 3 - Full Bath	\$14,644.00
Finished Basement Living Area	1,300	\$35,087.00
Features:	3	\$2,600.00
Attachments:	701	\$16,500.00
Adjusted Base Price		\$262,373.07
Changes/Adjustments		
Grade Adjustment:	C+ 110%	\$267,600.38
Market Adjustment:	48%	\$396,048.56
CDU Adjustment:	85	\$336,600.00
Complete:	100	\$336,600.00
Dollar Adjustments		(\$200.00)
Dwelling Value		\$336,400.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$336,400.00
Total Land Value		\$70,800.00
Total Assessed Value		\$407,200.00

Parcel Numbers: 808-0097-000 Property Address: 4124 LAKEVIEW DR W Municipality: Franklin, City of

Owner Name: KNEPPER, CHRISTOPHER R & RACHEL A Mailing Address: 4124 W LAKEVIEW DR FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	
	IMPERIAL HEIGHTS ADDN NO 3 LOT 92	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1311-Franklin	

Building Description

Dwelling #	808 0097 000- 1		
Year Built:	1/1/2000	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/2000	Bedrooms:	3
Remodeled/Effective Age:	-22	Full Baths:	2
Building Type/Style:	12-Colonial	Half Baths:	1
Story:	2.00	Rough-in:	0
Grade:	B-	Room Count:	4
CDU/Overall Condition:	Very Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
808 0097 000- 1	961	939	0	0	0	0	1,900

Attachment Description(s):	Area:	Attachment Value:
13-AFG	484	\$14,500
11-OPF	85	\$1,700
31-WD	266	\$2,700


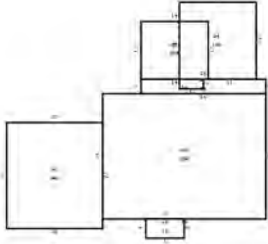
Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	1	\$300
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements						
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:	
RS1-Frame Utility Shed	1/1/2002	80		Average	\$300.00	
Permit / Construction History						
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:			
11/1/2000	00-1338	\$123,500.00	NEW CONST			
6/5/2002	02-0572	\$1,500.00	SHED 8X10'			
10/9/2001	01-1154	\$3,000.00	DECK 16X16'			
1/1/2001	01-0065	\$5,846.00	HTG & A/C			
Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
8/17/2001		\$224,900.00	Valid		Land and Improvements	
8/26/2016		\$310,000.00	Valid		Land and Improvements	
10/1/1999		\$39,900.00	Valid		Land	
10/1/2000		\$44,900.00	Valid		Land	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	0.271	Gross				\$73,000
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
11,805	0.271			\$73,000		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Paved	Light			All Public	

Valuation/Explanation		
Dwelling #	808 0097 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	961	\$120,970.68
Second Story:	939	\$61,776.81
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$182,747.49
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	961	\$24,851.46
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$4,674.00
Plumbing	1 - Half Bath 2 - Full Bath	\$12,203.00
Finished Basement Living Area	0	\$0.00
Features:	2	\$2,300.00
Attachments:	835	\$18,900.00
Adjusted Base Price		\$245,675.95
Changes/Adjustments		
Grade Adjustment:	B- 120%	\$269,371.14
Market Adjustment:	42%	\$382,507.02
CDU Adjustment:	85	\$325,100.00
Complete:	100	\$325,100.00
Dollar Adjustments		\$300.00
Dwelling Value		\$325,400.00
Other Building Improvements	0	\$300.00
Total Improvement Value		\$325,700.00
Total Land Value		\$73,000.00
Total Assessed Value		\$398,700.00

Parcel Numbers: 808-0098-000 Property Address: 4140 LAKEVIEW DR W Municipality: Franklin, City of

Owner Name: POJAR, DANIEL P & RACHEL M BLOOM- Mailing Address: 4140 W LAKEVIEW DR FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	
	IMPERIAL HEIGHTS ADDN NO 3 LOT 93	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1311-Franklin	

Building Description

Dwelling #	808 0098 000- 1		
Year Built:	1/1/2000	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/2000	Bedrooms:	3
Remodeled/Effective Age:	-22	Full Baths:	2
Building Type/Style:	12-Colonial	Half Baths:	1
Story:	2.00	Rough-in:	0
Grade:	C+	Room Count:	3
CDU/Overall Condition:	Very Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
808 0098 000- 1	962	884	0	0	0	0	1,846

Attachment Description(s):	Area:	Attachment Value:
13-AFG	440	\$13,200
33-Concrete Patio	32	\$200
12-EFP	168	\$5,000

Feature Description(s):	Area:	Feature Value:
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area: 0	Rec Room Value: \$0

Other Building Improvements


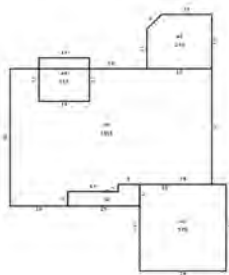
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:

Permit / Construction History							
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:				
2/1/2000	00-0079	\$114,750.00	NEW CONST				
3/1/2000	00-0232	\$6,241.00	HTG & A/C				
7/13/2020	20-1802	\$9,450.00	FUR+ACREPLAC				
7/28/2010	1543	\$32,700.00	ADDTN				
6/1/2001	01-0606	\$3,300.00	DECK 16X12'				
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
10/1/1999		\$42,900.00	Valid		Land		
12/1/1999		\$42,900.00	Valid		Land		
8/13/2018		\$325,500.00	Valid		Land and Improvements		
11/21/2002		\$138,000.00	Invalid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.298	Gross				\$76,300	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:			Assessed Land Value:	
12,981	0.298					\$76,300	
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		

Valuation/Explanation		
Dwelling #	808 0098 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	962	\$121,096.56
Second Story:	884	\$58,768.32
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$179,864.88
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	962	\$24,877.32
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$4,541.16
Plumbing	1 - Half Bath 2 - Full Bath	\$12,203.00
Finished Basement Living Area	0	\$0.00
Features:	1	\$2,000.00
Attachments:	640	\$18,400.00
Adjusted Base Price		\$241,886.36
Changes/Adjustments		
Grade Adjustment:	C+ 110%	\$243,635.00
Market Adjustment:	47%	\$358,143.44
CDU Adjustment:	85	\$304,400.00
Complete:	100	\$304,400.00
Dollar Adjustments		(\$900.00)
Dwelling Value		\$303,500.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$303,500.00
Total Land Value		\$76,300.00
Total Assessed Value		\$379,800.00

Parcel Numbers: 808-0099-000 Property Address: 4202 LAKEVIEW DR W Municipality: Franklin, City of

Owner Name: WORZALA, RICK J & VICKI S Mailing Address: 4202 W LAKEVIEW DR FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	
	IMPERIAL HEIGHTS ADDN NO 3 LOT 94	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1311-Franklin	

Building Description

Dwelling #	808 0099 000- 1		
Year Built:	1/1/2000	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/2000	Bedrooms:	3
Remodeled/Effective Age:	-22	Full Baths:	2
Building Type/Style:	14-Modern Single Story	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	C+	Room Count:	3
CDU/Overall Condition:	Very Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
808 0099 000- 1	1,916	0	0	0	0	0	1,916

Attachment Description(s):	Area:	Attachment Value:
11-OFP	92	\$1,800
13-AFG	576	\$17,300
31-WD	262	\$2,600



Feature Description(s):	Area:	Feature Value:
05-Metal Fireplace	1	\$2,000
Rec Room Condition: Average	Rec Room Area: 500	Rec Room Value: \$2,500
22-Additional Fixture	2	\$600
Rec Room Condition: Average	Rec Room Area: 500	Rec Room Value: \$2,500

Other Building Improvements						
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:	
Permit / Construction History						
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:			
3/1/2000	00-0233	\$3,200.00	FUR & A/C EL			
6/14/2016	16-1359	\$8,303.00	FOUNDRPR			
7/27/2016	16-1804	\$1,000.00	RAZED			
1/1/2000	99-1517	\$129,500.00	NEW CONST			
1/2/2003	03-0123	\$1,400.00	RECROOM			
9/1/2000	00-1158	\$2,000.00	DECK 18X15'			
7/27/2016	16-1805	\$2,000.00	RAZED			
4/24/2020	20-0996	\$4,456.00	ACREPLACE			
3/23/2017	17-0556	\$3,000.00	FURREPLAC			
7/22/2016	16-1753	\$5,000.00	RAZED			
Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
10/1/1999		\$39,900.00	Valid		Land	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	0.276	Gross				\$73,100
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
12,023	0.276			\$73,100		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Paved	Light			All Public	

Valuation/Explanation		
Dwelling #	808 0099 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,916	\$209,955.28
Second Story:	0	\$0.00
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$209,955.28
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	1,916	\$41,481.40
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$4,713.36
Plumbing	0 - Half Bath 2 - Full Bath	\$7,322.00
Finished Basement Living Area	0	\$0.00
Features:	3	\$2,600.00
Attachments:	930	\$21,700.00
Adjusted Base Price		\$287,772.04
Changes/Adjustments		
Grade Adjustment:	C+ 110%	\$289,819.24
Market Adjustment:	33%	\$385,459.60
CDU Adjustment:	85	\$327,600.00
Complete:	100	\$327,600.00
Dollar Adjustments		\$500.00
Dwelling Value		\$328,100.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$328,100.00
Total Land Value		\$73,100.00
Total Assessed Value		\$401,200.00

Parcel Numbers: 808-0100-000 Property Address: 4203 LAKEVIEW DR W Municipality: Franklin, City of

Owner Name: MC CARTHY, KATHY S Mailing Address: 4203 W LAKEVIEW DR FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	
	IMPERIAL HEIGHTS ADDN NO 3 LOT 95	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1311-Franklin	

Building Description

Dwelling #	808 0100 000- 1		
Year Built:	1/1/1999	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/1999	Bedrooms:	3
Remodeled/Effective Age:	-23	Full Baths:	2
Building Type/Style:	01-Ranch	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	C+	Room Count:	4
CDU/Overall Condition:	Very Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
808 0100 000- 1	1,958	0	0	0	0	0	1,958

Attachment Description(s):	Area:	Attachment Value:
12-EFP	160	\$4,800
11-OPF	94	\$1,900
13-AFG	536	\$16,100



Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	4	\$1,200
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements						
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:	
Permit / Construction History						
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:			
6/11/2012	12-1154	\$3,002.00	ACREPLACE			
11/1/1999	99-1420	\$150,200.00	NEW CONST			
2/1/2000	00-0087	\$5,549.00	HTG & A/C			
10/8/2015	15-2403	\$4,940.00	FURREPLACE			
4/11/2016	16-0712	\$9,057.00	FENCE			
4/16/2019	19-0755	\$19,920.00	EXTREMOD			
Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
10/1/1999		\$38,900.00	Valid		Land	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	0.280	Gross				\$74,100
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
12,197	0.280			\$74,100		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Paved	Light			All Public	

Valuation/Explanation		
Dwelling #	808 0100 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,958	\$213,441.58
Second Story:	0	\$0.00
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$213,441.58
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	1,958	\$42,234.06
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$4,816.68
Plumbing	0 - Half Bath 2 - Full Bath	\$7,322.00
Finished Basement Living Area	0	\$0.00
Features:	5	\$3,200.00
Attachments:	790	\$22,800.00
Adjusted Base Price		\$293,814.32
Changes/Adjustments		
Grade Adjustment:	C+ 110%	\$294,595.75
Market Adjustment:	33%	\$391,812.35
CDU Adjustment:	84	\$329,100.00
Complete:	100	\$329,100.00
Dollar Adjustments		\$900.00
Dwelling Value		\$330,000.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$330,000.00
Total Land Value		\$74,100.00
Total Assessed Value		\$404,100.00

Parcel Numbers: 808-0101-000 Property Address: 4139 LAKEVIEW DR W Municipality: Franklin, City of

Owner Name: WUHRMANN, DALE F & LILA M Mailing Address: 4139 W LAKEVIEW DR FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	
	IMPERIAL HEIGHTS ADDN NO 3 LOT 96	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1311-Franklin	

Building Description

Dwelling #	808 0101 000- 1		
Year Built:	1/1/1999	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/1999	Bedrooms:	3
Remodeled/Effective Age:	-23	Full Baths:	2
Building Type/Style:	01-Ranch	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	C+	Room Count:	4
CDU/Overall Condition:	Very Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
808 0101 000- 1	1,759	0	0	0	0	0	1,759

Attachment Description(s):	Area:	Attachment Value:
11-OFP	70	\$1,400
13-AFG	477	\$14,300

Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	1	\$300
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements


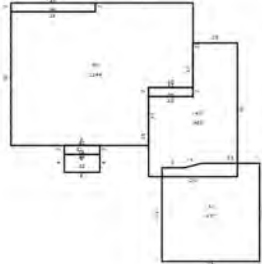
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:

Permit / Construction History							
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:				
11/1/1999	99-1417	\$117,500.00	NEW CONST				
5/3/2016	16-0966	\$9,180.00	FURREPLAC+ACREP				
5/29/2019	19-1214	\$14,900.00	EXTREMOD				
2/1/2000	00-0086	\$3,854.00	HTG SYSTEM				
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
10/10/2003		\$249,990.00	Valid		Land and Improvements		
9/1/1999		\$38,900.00	Valid		Land		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.260	Gross				\$71,000	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:			
11,326	0.260			\$71,000			
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		
Valuation/Explanation							
Dwelling #	808 0101 000- 1						
Description	Area					Value Amount	
Living Area:							
First Story:	1,759					\$195,495.26	
Second Story:	0					\$0.00	
Additional Story:	0					\$0.00	
Attic/Finished Net:	0					\$0.00	
Half Story/Finished Net:	0					\$0.00	
Base Price						\$195,495.26	
Unfinished Living Area:							
Room/Unfinished:	0					\$0.00	
Unfinished Basement:	1,759					\$38,522.10	
Half Story/Unfinished:						\$0.00	
Structure Info, Features and Attachments:							
Heating/AC	Air Conditioning - Same Ducts					\$4,327.14	
Plumbing	0 - Half Bath 2 - Full Bath					\$7,322.00	
Finished Basement Living Area	0					\$0.00	
Features:	2					\$2,300.00	
Attachments:	547					\$15,700.00	
Adjusted Base Price						\$263,666.50	
Changes/Adjustments							
Grade Adjustment:	C+ 110%					\$270,233.15	
Market Adjustment:	34%					\$362,112.42	
CDU Adjustment:	84					\$304,200.00	
Complete:	100					\$304,200.00	
Dollar Adjustments						\$1,000.00	
Dwelling Value						\$305,200.00	

Other Building Improvements	0	\$0.00
Total Improvement Value		\$305,200.00
Total Land Value		\$71,000.00
Total Assessed Value		\$376,200.00

Parcel Numbers: 808-0102-000 Property Address: 4117 LAKEVIEW DR W Municipality: Franklin, City of

Owner Name: KUJAWA, MATTHEW J & TINA M Mailing Address: 4117 W LAKEVIEW DR FRANKLIN, WI 53132 Land Use: Residential

Property Photograph:	Legal Description:	Building Sketch:
	IMPERIAL HEIGHTS ADDN NO 3 LOT 97	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood:	
	1311-Franklin	

Building Description

Dwelling #	808 0102 000- 1		
Year Built:	1/1/1999	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/1999	Bedrooms:	3
Remodeled/Effective Age:	-23	Full Baths:	2
Building Type/Style:	12-Colonial	Half Baths:	1
Story:	2.00	Rough-in:	0
Grade:	B-	Room Count:	5
CDU/Overall Condition:	Average	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:		Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
808 0102 000- 1	1,160	1,202	0	0	0	0	2,362

Attachment Description(s):	Area:	Attachment Value:
13-AFG	20	\$600
99-Additional Attachments	38	\$3,800
13-AFG	480	\$14,400
11-OPF	32	\$600


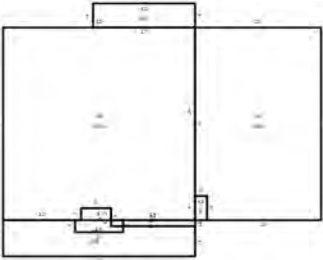
Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	3	\$900
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements						
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:	
Permit / Construction History						
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:			
12/1/1999	99-1469	\$141,000.00	NEW CONST			
2/1/2000	00-0073	\$6,900.00	HTG & A/C			
3/21/2016	16-0479	\$3,730.00	FURREPLAC			
12/13/2016	16-2970	\$3,880.00	FNDTN REPAIR			
4/14/2014	14-0740	\$9,909.00	FENCE			
Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
11/1/1999		\$38,900.00	Valid		Land	
9/23/2002		\$220,000.00	Invalid		Land and Improvements	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	0.258	Gross				\$70,800
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
11,238	0.258			\$70,800		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Paved	Light			All Public	

Valuation/Explanation		
Dwelling #	808 0102 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,160	\$140,035.20
Second Story:	1,202	\$75,990.44
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$216,025.64
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	1,144	\$28,176.72
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$5,810.52
Plumbing	1 - Half Bath 2 - Full Bath	\$12,203.00
Finished Basement Living Area	0	\$0.00
Features:	4	\$2,900.00
Attachments:	570	\$19,400.00
Adjusted Base Price		\$284,515.88
Changes/Adjustments		
Grade Adjustment:	B- 120%	\$314,659.06
Market Adjustment:	47%	\$462,548.81
CDU Adjustment:	74	\$342,300.00
Complete:	100	\$342,300.00
Dollar Adjustments		\$100.00
Dwelling Value		\$342,400.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$342,400.00
Total Land Value		\$70,800.00
Total Assessed Value		\$413,200.00

Parcel Numbers: 808-0103-000 Property Address: 4045 LAKEVIEW DR W Municipality: Franklin, City of

Owner Name: COON, RYAN B & KELLY M Mailing Address: 4045 W LAKEVIEW DR FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	
	IMPERIAL HEIGHTS ADDN NO 3 LOT 98	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1311-Franklin	

Building Description

Dwelling #	808 0103 000- 1		
Year Built:	1/1/1999	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/1999	Bedrooms:	3
Remodeled/Effective Age:	-23	Full Baths:	2
Building Type/Style:	12-Colonial	Half Baths:	1
Story:	2.00	Rough-in:	0
Grade:	C+	Room Count:	4
CDU/Overall Condition:	Very Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
808 0103 000- 1	1,090	1,028	0	0	0	0	2,118

Attachment Description(s):	Area:	Attachment Value:
11-OFP	14	\$300
13-AFG	664	\$19,900
11-OFP	188	\$3,800



Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	3	\$900
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements						
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:	
Permit / Construction History						
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:			
11/1/1999	99-1450	\$139,917.00	NEW CONST			
5/1/2000	00-0473	\$5,200.00	HTG & A/C			
Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
10/1/1999		\$38,900.00	Valid		Land	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	0.270	Gross				\$72,500
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
11,761	0.270			\$72,500		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Paved	Light			All Public	
Valuation/Explanation						
Dwelling #	808 0103 000- 1					
Description	Area				Value Amount	
Living Area:						
First Story:	1,090				\$134,124.50	
Second Story:	1,028				\$66,717.20	
Additional Story:	0				\$0.00	
Attic/Finished Net:	0				\$0.00	
Half Story/Finished Net:	0				\$0.00	
Base Price						\$200,841.70
Unfinished Living Area:						
Room/Unfinished:	0				\$0.00	
Unfinished Basement:	1,082				\$27,060.82	
Half Story/Unfinished:					\$0.00	
Structure Info, Features and Attachments:						
Heating/AC	Air Conditioning - Same Ducts				\$5,210.28	
Plumbing	1 - Half Bath 2 - Full Bath				\$12,203.00	
Finished Basement Living Area	0				\$0.00	
Features:	4				\$2,900.00	
Attachments:	866				\$24,000.00	
Adjusted Base Price						\$272,215.80
Changes/Adjustments						
Grade Adjustment:	C+ 110%				\$269,847.38	
Market Adjustment:	35%				\$364,293.96	
CDU Adjustment:	84				\$306,000.00	
Complete:	100				\$306,000.00	
Dollar Adjustments					\$1,100.00	
Dwelling Value						\$307,100.00

Other Building Improvements	0	\$0.00
Total Improvement Value		\$307,100.00
Total Land Value		\$72,500.00
Total Assessed Value		\$379,600.00

Parcel Numbers: 808-0104-000 Property Address: 4029 LAKEVIEW DR W Municipality: Franklin, City of

Owner Name: SCHLUETER, JAY & JUDY Mailing Address: 4029 W LAKEVIEW DR FRANKLIN, WI 53132 Land Use: Residential

Property Photograph:	Legal Description:	Building Sketch:
	IMPERIAL HEIGHTS ADDN NO 3 LOT 99	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood:	
	1311-Franklin	

Building Description

Dwelling #	808 0104 000- 1		
Year Built:	1/1/1999	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/1999	Bedrooms:	3
Remodeled/Effective Age:	-23	Full Baths:	2
Building Type/Style:	01-Ranch	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	C+	Room Count:	4
CDU/Overall Condition:	Very Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
808 0104 000- 1	1,796	0	0	0	0	0	1,796

Attachment Description(s):	Area:	Attachment Value:
13-AFG	712	\$21,400
11-OPF	24	\$500
31-WD	301	\$3,000



Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	1	\$300
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements						
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:	
Permit / Construction History						
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:			
1/1/2000	99-1548	\$5,588.00	HTG & A/C			
5/22/2002	02-0499	\$2,606.00	DECK 27X12'			
4/16/2003	03-0994	\$3,669.00	ABVPOOL			
11/1/1999	99-1406	\$143,733.00	NEW CONST			
Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
9/1/1999		\$37,900.00	Valid		Land	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	0.273	Gross				\$72,900
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
11,892	0.273			\$72,900		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Paved	Light			All Public	

Valuation/Explanation		
Dwelling #	808 0104 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,796	\$199,607.44
Second Story:	0	\$0.00
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$199,607.44
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	1,796	\$39,332.40
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$4,418.16
Plumbing	0 - Half Bath 2 - Full Bath	\$7,322.00
Finished Basement Living Area	0	\$0.00
Features:	2	\$2,300.00
Attachments:	1,037	\$24,900.00
Adjusted Base Price		\$277,880.00
Changes/Adjustments		
Grade Adjustment:	C+ 110%	\$275,748.00
Market Adjustment:	37%	\$377,774.76
CDU Adjustment:	84	\$317,300.00
Complete:	100	\$317,300.00
Dollar Adjustments		\$1,100.00
Dwelling Value		\$318,400.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$318,400.00
Total Land Value		\$72,900.00
Total Assessed Value		\$391,300.00

Parcel Numbers: 808-0105-000 Property Address: 4013 LAKEVIEW DR W Municipality: Franklin, City of

Owner Name: STOWERS, ERIC M & TRACY A Mailing Address: 4013 W LAKEVIEW DR FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	
	IMPERIAL HEIGHTS ADDN NO 3 LOT 100	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1311-Franklin	

Building Description

Dwelling #	808 0105 000- 1		
Year Built:	1/1/2003	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/2003	Bedrooms:	3
Remodeled/Effective Age:	-19	Full Baths:	2
Building Type/Style:	14-Modern Single Story	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	C+	Room Count:	3
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
808 0105 000- 1	1,962	0	0	0	0	0	1,962

Attachment Description(s):	Area:	Attachment Value:
13-AFG	762	\$22,900
11-OPF	40	\$800

Feature Description(s):	Area:	Feature Value:
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
Average	1,150	\$5,750
22-Additional Fixture	5	\$1,500
Rec Room Condition:	Rec Room Area:	Rec Room Value:
Average	1,150	\$5,750

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:

Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
11/24/2003	3965	\$134,000.00	NEW DWLG
9/10/2004	3025	\$6,875.00	FENCE
7/22/2016	16-1745	\$3,740.00	ACREPLACE
3/23/2020	20-0739	\$11,700.00	INTREMOD-ROOF
3/19/2010	378	\$1,506.00	INTREMOD
2/24/2010	249	\$5,000.00	RECROOM
6/10/2004	1782	\$5,000.00	FURNEW/ AC

Ownership/Sales History

Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
4/23/2007		\$307,000.00	Valid		Land and Improvements	
8/31/2004		\$282,500.00	Valid		Land and Improvements	
10/1/1999		\$28,900.00	Invalid		Land	
8/18/2003		\$71,900.00	Valid		Land	

Land Breakdown

Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	0.273	Gross				\$72,900

Acreage/Squarefoot Variables

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Land Data & Computations

Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:
11,892	0.273			\$72,900


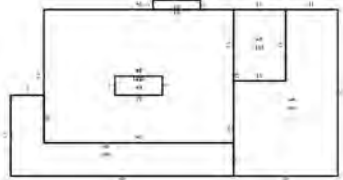
General Information

Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:
Level	Paved	Light			All Public

Valuation/Explanation		
Dwelling #	808 0105 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,962	\$213,877.62
Second Story:	0	\$0.00
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$213,877.62
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	1,962	\$42,320.34
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$4,826.52
Plumbing	0 - Half Bath 2 - Full Bath	\$7,322.00
Finished Basement Living Area	0	\$0.00
Features:	6	\$3,500.00
Attachments:	802	\$23,700.00
Adjusted Base Price		\$295,546.48
Changes/Adjustments		
Grade Adjustment:	C+ 110%	\$295,181.13
Market Adjustment:	44%	\$425,060.82
CDU Adjustment:	82	\$348,500.00
Complete:	100	\$348,500.00
Dollar Adjustments		(\$500.00)
Dwelling Value		\$348,000.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$348,000.00
Total Land Value		\$72,900.00
Total Assessed Value		\$420,900.00

Parcel Numbers: 808-0106-000 Property Address: 3943 LAKEVIEW DR W Municipality: Franklin, City of

Owner Name: CRAWFORD, JULIE E Mailing Address: 3943 W LAKEVIEW DR FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	
	IMPERIAL HEIGHTS ADDN NO 3 LOT 101	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1311-Franklin	

Building Description

Dwelling #	808 0106 000- 1		
Year Built:	1/1/1999	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/1999	Bedrooms:	4
Remodeled/Effective Age:	-23	Full Baths:	2
Building Type/Style:	12-Colonial	Half Baths:	1
Story:	2.00	Rough-in:	0
Grade:	B-	Room Count:	5
CDU/Overall Condition:	Very Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
808 0106 000- 1	1,305	1,120	0	0	0	0	2,425

Attachment Description(s):	Area:	Attachment Value:
11-OFP	399	\$8,000
13-AFG	605	\$18,200
11-OFP	399	\$8,000



Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	2	\$600
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements						
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:	
RS1-Frame Utility Shed	1/1/2000	128		Average	\$300.00	
RP1-Inground Pool - Plastic Lined Pool	1/1/2002	512		Average	\$1,000.00	
Permit / Construction History						
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:			
1/1/2000	99-1541	\$7,500.00	HTG & A/C			
8/14/2002	02-0911	\$27,000.00	INGRD POOL			
11/1/1999	99-1413	\$160,000.00	NEW CONST			
4/1/2000	00-0266	\$1,000.00	SHED 8X16'			
Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
9/1/1999		\$38,900.00	Valid		Land	
5/14/2012		\$157,500.00	Invalid		Land and Improvements	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	0.275	Gross				\$73,400
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
11,979	0.275			\$73,400		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Paved	Light			All Public	

Valuation/Explanation		
Dwelling #	808 0106 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,305	\$153,402.75
Second Story:	1,120	\$71,590.40
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$224,993.15
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	1,305	\$30,576.15
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$5,965.50
Plumbing	1 - Half Bath 2 - Full Bath	\$12,203.00
Finished Basement Living Area	0	\$0.00
Features:	3	\$2,600.00
Attachments:	1,403	\$34,200.00
Adjusted Base Price		\$310,537.80
Changes/Adjustments		
Grade Adjustment:	B- 120%	\$328,485.36
Market Adjustment:	32%	\$433,600.68
CDU Adjustment:	84	\$364,200.00
Complete:	100	\$364,200.00
Dollar Adjustments		\$700.00
Dwelling Value		\$364,900.00
Other Building Improvements	0	\$1,300.00
Total Improvement Value		\$366,200.00
Total Land Value		\$73,400.00
Total Assessed Value		\$439,600.00

Parcel Numbers: 808-0107-000 Property Address: 3925 LAKEVIEW DR W Municipality: Franklin, City of

Owner Name: CHANDEK, THOMAS M & SUSAN I Mailing Address: 3925 W LAKEVIEW DR FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	
	IMPERIAL HEIGHTS ADDN NO 3 LOT 102	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1311-Franklin	

Building Description

Dwelling #	808 0107 000- 1		
Year Built:	1/1/2000	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/2000	Bedrooms:	4
Remodeled/Effective Age:	-22	Full Baths:	2
Building Type/Style:	14-Modern Single Story	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	B-	Room Count:	4
CDU/Overall Condition:	Very Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
808 0107 000- 1	2,282	0	0	0	0	0	2,282

Attachment Description(s):	Area:	Attachment Value:
11-OFP	96	\$1,900
13-AFG	904	\$27,100
31-WD	480	\$4,800



Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	5	\$1,500
Rec Room Condition:	Rec Room Area:	Rec Room Value:
Fair	2,200	\$8,800
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
Fair	2,200	\$8,800

Other Building Improvements						
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:	
Permit / Construction History						
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:			
8/1/2000	00-0981	\$200,000.00	NEW CONST			
9/30/2003	331336	\$2,000.00	FENCE			
6/26/2019	19-1536	\$9,000.00	AGPOOL			
5/14/2002	02-0450	\$6,300.00	DECK 24X20'			
7/26/2012	12-1659	\$2,500.00	ACREPLACE			
Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
3/11/2019		\$362,500.00	Valid		Land and Improvements	
10/1/1999		\$37,900.00	Valid		Land	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	0.275	Gross				\$73,400
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
11,979	0.275			\$73,400		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Paved	Light			All Public	

Valuation/Explanation		
Dwelling #	808 0107 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	2,282	\$242,941.72
Second Story:	0	\$0.00
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$242,941.72
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	2,282	\$47,602.52
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$5,613.72
Plumbing	0 - Half Bath 2 - Full Bath	\$7,322.00
Finished Basement Living Area	0	\$0.00
Features:	6	\$3,500.00
Attachments:	1,480	\$33,800.00
Adjusted Base Price		\$340,779.96
Changes/Adjustments		
Grade Adjustment:	B- 120%	\$364,175.95
Market Adjustment:	25%	\$455,219.94
CDU Adjustment:	85	\$386,900.00
Complete:	100	\$386,900.00
Dollar Adjustments		(\$1,000.00)
Dwelling Value		\$385,900.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$385,900.00
Total Land Value		\$73,400.00
Total Assessed Value		\$459,300.00

Parcel Numbers: 808-0108-000 Property Address: 3909 LAKEVIEW DR W Municipality: Franklin, City of

Owner Name: HONECK, NATHANIEL L & CARRIE L Mailing Address: 3909 W LAKEVIEW DR FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	
	IMPERIAL HEIGHTS ADDN NO 3 LOT 103	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1311-Franklin	

Building Description

Dwelling #	808 0108 000- 1		
Year Built:	1/1/1999	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/1999	Bedrooms:	3
Remodeled/Effective Age:	-23	Full Baths:	2
Building Type/Style:	13-Contemporary	Half Baths:	1
Story:	2.00	Rough-in:	0
Grade:	B-	Room Count:	4
CDU/Overall Condition:	Very Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
808 0108 000- 1	1,299	692	0	0	0	0	1,991

Attachment Description(s):	Area:	Attachment Value:
99-Additional Attachments	18	\$1,800
31-WD	18	\$200
99-Additional Attachments	18	\$1,800
13-AFG	501	\$15,000
11-OFP	21	\$400
31-WD	432	\$4,300

Feature Description(s): 05-Metal Fireplace	Area: 1	Feature Value: \$2,000
Rec Room Condition:	Rec Room Area: 0	Rec Room Value: \$0
22-Additional Fixture	1	\$300
Rec Room Condition:	Rec Room Area: 0	Rec Room Value: \$0

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
11/1/1999	99-1418	\$136,145.00	NEW COSNT
4/1/2000	00-0265	\$10,000.00	DECK 16X31'
1/1/2000	00-0014	\$6,275.00	HTG & A/C

Ownership/Sales History

Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
12/17/2008		\$232,000.00	Invalid		Land and Improvements	
9/8/2008		\$277,200.00	Invalid		Land and Improvements	
7/6/2006		\$322,500.00	Valid		Land and Improvements	
10/1/1999		\$38,900.00	Valid		Land	

Land Breakdown

Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	0.269	Gross				\$72,200

Acreage/Squarefoot Variables

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Land Data & Computations

Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:
11,718	0.269			\$72,200


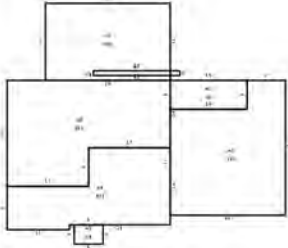
General Information

Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:
Level	Paved	Light			All Public

Valuation/Explanation		
Dwelling #	808 0108 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,299	\$153,983.46
Second Story:	692	\$47,907.16
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$201,890.62
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	1,299	\$30,760.32
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$4,897.86
Plumbing	1 - Half Bath 2 - Full Bath	\$12,203.00
Finished Basement Living Area	0	\$0.00
Features:	2	\$2,300.00
Attachments:	1,008	\$23,500.00
Adjusted Base Price		\$275,551.80
Changes/Adjustments		
Grade Adjustment:	B- 120%	\$299,702.16
Market Adjustment:	29%	\$386,615.79
CDU Adjustment:	84	\$324,800.00
Complete:	100	\$324,800.00
Dollar Adjustments		(\$1,300.00)
Dwelling Value		\$323,500.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$323,500.00
Total Land Value		\$72,200.00
Total Assessed Value		\$395,700.00

Parcel Numbers: 808-0109-000 Property Address: 3835 LAKEVIEW DR W Municipality: Franklin, City of

Owner Name: ACKER, SCOTT C & AMANDA L - REV TRUST Mailing Address: 3835 W LAKEVIEW DR FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	Building Sketch:
	IMPERIAL HEIGHTS ADDN NO 3 LOT 104	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1311-Franklin	

Building Description

Dwelling #	808 0109 000- 1		
Year Built:	1/1/2000	Exterior Wall:	01-Wood
Year Remodeled:	1/1/2000	Bedrooms:	2
Remodeled/Effective Age:	-22	Full Baths:	2
Building Type/Style:	13-Contemporary	Half Baths:	0
Story:	2.00	Rough-in:	0
Grade:	B	Room Count:	4
CDU/Overall Condition:	Very Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Good	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
808 0109 000- 1	1,129	612	0	0	0	0	1,741

Attachment Description(s):	Area:	Attachment Value:
13-AFG	576	\$17,300
35-Ms/Terrace	24	\$0
33-Concrete Patio	416	\$2,100



Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	4	\$1,200
Rec Room Condition: Very Good	Rec Room Area: 350	Rec Room Value: \$2,450
05-Metal Fireplace	1	\$2,000
Rec Room Condition: Very Good	Rec Room Area: 350	Rec Room Value: \$2,450

Other Building Improvements							
Structure Type:		Year Built:	Area:	Construction:	Condition:	Value:	
Permit / Construction History							
Date of Permit:		Permit Number:	Permit Amount:		Details of Permit:		
2/1/2001		01-0098	\$5,200.00		HTG & A/C		
6/1/2000		762	\$131,430.00		NEW CONST		
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
10/1/1999		\$39,900.00	Valid		Land		
4/1/2000		\$42,900.00	Valid		Land		
9/26/2019		\$335,000.00	Valid		Land and Improvements		
7/10/2015		\$303,500.00	Valid		Land and Improvements		
8/23/2021		\$346,900.00	Invalid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.299	Gross				\$74,200	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:		Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:	
13,024		0.299				\$74,200	
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		

Valuation/Explanation		
Dwelling #	808 0109 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,129	\$137,433.17
Second Story:	612	\$42,999.12
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$180,432.29
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	1,129	\$27,807.27
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$4,282.86
Plumbing	0 - Half Bath 2 - Full Bath	\$7,322.00
Finished Basement Living Area	0	\$0.00
Features:	5	\$3,200.00
Attachments:	1,016	\$19,400.00
Adjusted Base Price		\$242,444.42
Changes/Adjustments		
Grade Adjustment:	B 128%	\$281,400.86
Market Adjustment:	40%	\$393,961.20
CDU Adjustment:	85	\$334,900.00
Complete:	100	\$334,900.00
Dollar Adjustments		(\$200.00)
Dwelling Value		\$334,700.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$334,700.00
Total Land Value		\$74,200.00
Total Assessed Value		\$408,900.00

Parcel Numbers: 808-0110-000 Property Address: 3818 VALLEY VIEW DR W Municipality: Franklin, City of

Owner Name: KANACK, AARON P & SUSAN M Mailing Address: 3818 W VALLEY VIEW DR FRANKLIN, WI 53132 Land Use: Residential

Property Photograph:	Legal Description:	Building Sketch:
	IMPERIAL HEIGHTS ADDN NO 3 LOT 105	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood:	
	1311-Franklin	

Building Description

Dwelling #	808 0110 000- 1		
Year Built:	1/1/2000	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/2000	Bedrooms:	3
Remodeled/Effective Age:	-22	Full Baths:	2
Building Type/Style:	14-Modern Single Story	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	B-	Room Count:	4
CDU/Overall Condition:	Very Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
808 0110 000- 1	1,776	0	0	0	0	0	1,776

Attachment Description(s):	Area:	Attachment Value:
13-AFG	536	\$16,100
11-OFP	70	\$1,400

Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	2	\$600
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements


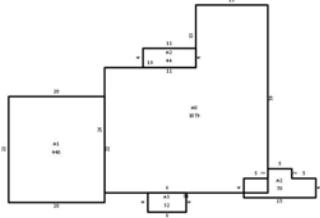
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:

Permit / Construction History							
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:				
2/1/2000	00-0125	\$5,591.00	HTG & A/C				
12/1/1999	99-1491	\$125,925.00	NEW CONST				
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
10/1/1999		\$39,900.00	Valid		Land		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.275	Gross				\$71,800	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:			
11,979	0.275			\$71,800			
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		
Valuation/Explanation							
Dwelling #				808 0110 000- 1			
Description				Area		Value Amount	
Living Area:							
First Story:				1,776		\$197,384.64	
Second Story:				0		\$0.00	
Additional Story:				0		\$0.00	
Attic/Finished Net:				0		\$0.00	
Half Story/Finished Net:				0		\$0.00	
Base Price						\$197,384.64	
Unfinished Living Area:							
Room/Unfinished:				0		\$0.00	
Unfinished Basement:				1,776		\$38,894.40	
Half Story/Unfinished:						\$0.00	
Structure Info, Features and Attachments:							
Heating/AC				Air Conditioning - Same Ducts		\$4,368.96	
Plumbing				0 - Half Bath 2 - Full Bath		\$7,322.00	
Finished Basement Living Area				0		\$0.00	
Features:				3		\$2,600.00	
Attachments:				606		\$17,500.00	
Adjusted Base Price						\$268,070.00	
Changes/Adjustments							
Grade Adjustment:				B- 120%		\$297,564.00	
Market Adjustment:				24%		\$368,979.36	
CDU Adjustment:				85		\$313,600.00	
Complete:				100		\$313,600.00	
Dollar Adjustments						(\$700.00)	
Dwelling Value						\$312,900.00	

Other Building Improvements	0	\$0.00
Total Improvement Value		\$312,900.00
Total Land Value		\$71,800.00
Total Assessed Value		\$384,700.00

Parcel Numbers: 808-0111-000 Property Address: 3817 VALLEY VIEW DR W Municipality: Franklin, City of

Owner Name: KOPLINSKI, CHAD Mailing Address: 3817 W VALLEY VIEW DR FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	Building Sketch:
	IMPERIAL HEIGHTS ADDN NO 3 LOT 106	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1311-Franklin	

Building Description

Dwelling #	808 0111 000- 1		
Year Built:	1/1/2000	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/2000	Bedrooms:	4
Remodeled/Effective Age:	-22	Full Baths:	2
Building Type/Style:	12-Colonial	Half Baths:	1
Story:	2.00	Rough-in:	0
Grade:	C+	Room Count:	4
CDU/Overall Condition:	Very Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
808 0111 000- 1	1,123	1,079	0	0	0	0	2,202

Attachment Description(s):	Area:	Attachment Value:
13-AFG	440	\$13,200
33-Concrete Patio	32	\$200

Feature Description(s):	Area:	Feature Value:
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
22-Additional Fixture	1	\$300
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements



Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:

Permit / Construction History							
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:				
11/1/1999	99-1440	\$116,450.00	NEW CONST				
7/1/2000	00-0827	\$1,800.00	A/C				
1/1/2000	00-0061	\$3,892.00	HTG SYSTEM				
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
4/29/2004		\$202,000.00	Invalid		Land and Improvements		
8/13/2008		\$317,000.00	Valid		Land and Improvements		
8/25/2021		\$411,000.00	Valid		Land and Improvements		
9/1/1999		\$39,900.00	Valid		Land		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.275	Gross				\$71,200	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:			Assessed Land Value:	
11,979	0.275					\$71,200	
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		

Valuation/Explanation		
Dwelling #	808 0111 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,123	\$136,702.79
Second Story:	1,079	\$69,476.81
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$206,179.60
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	1,123	\$27,659.49
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$5,416.92
Plumbing	1 - Half Bath 2 - Full Bath	\$12,203.00
Finished Basement Living Area	0	\$0.00
Features:	2	\$2,300.00
Attachments:	472	\$13,400.00
Adjusted Base Price		\$267,159.01
Changes/Adjustments		
Grade Adjustment:	C+ 110%	\$276,604.91
Market Adjustment:	45%	\$401,077.12
CDU Adjustment:	85	\$340,900.00
Complete:	100	\$340,900.00
Dollar Adjustments		(\$1,100.00)
Dwelling Value		\$339,800.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$339,800.00
Total Land Value		\$71,200.00
Total Assessed Value		\$411,000.00

Parcel Numbers: 808-0112-000 Property Address: 8155 LAKEVIEW DR S Municipality: Franklin, City of

Owner Name: SCHLACHTER, MARK J & JOYCE M Mailing Address: 8155 S LAKEVIEW DR FRANKLIN, WI 53132 Land Use: Residential

Property Photograph:	Legal Description:	Building Sketch:
	IMPERIAL HEIGHTS ADDN NO 3 LOT 107	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood:	
	1311-Franklin	

Building Description

Dwelling #	808 0112 000- 1		
Year Built:	1/1/1999	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/1999	Bedrooms:	4
Remodeled/Effective Age:	-23	Full Baths:	2
Building Type/Style:	12-Colonial	Half Baths:	1
Story:	2.00	Rough-in:	0
Grade:	B-	Room Count:	5
CDU/Overall Condition:	Very Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
808 0112 000- 1	1,236	1,052	0	0	0	0	2,288

Attachment Description(s):	Area:	Attachment Value:
13-AFG	30	\$900
13-AFG	558	\$16,700
99-Additional Attachments	16	\$1,600
33-Concrete Patio	32	\$200
99-Additional Attachments	48	\$4,800
31-WD	363	\$3,600

Feature Description(s): 22-Additional Fixture	Area: 5	Feature Value: \$1,500
Rec Room Condition: Average	Rec Room Area: 510	Rec Room Value: \$2,550
05-Metal Fireplace	1	\$2,000
Rec Room Condition: Average	Rec Room Area: 510	Rec Room Value: \$2,550

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
11/1/1999	99-1454	\$149,425.00	NEW CONST
5/20/2002	02-0484	\$13,000.00	RECROOM
10/3/2006	3361	\$1,000.00	ABVPOOL
7/11/2019	19-1702	\$12,000.00	FENCE
6/22/2015	15-1369	\$3,050.00	ACREPLACE
7/1/2001	01-0682	\$4,000.00	DECK 23X24'
8/1/2001	01-0917	\$7,595.00	HOT TUB

Ownership/Sales History

Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
10/1/1999		\$39,900.00	Valid		Land	

Land Breakdown

Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	0.312	Gross				\$75,000

Acreage/Squarefoot Variables

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Land Data & Computations

Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:
13,591	0.312			\$75,000


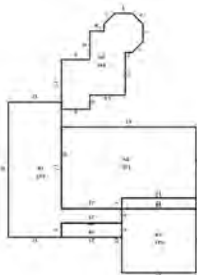
General Information

Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:
Level	Paved	Light			All Public

Valuation/Explanation		
Dwelling #	808 0112 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,236	\$147,813.24
Second Story:	1,052	\$67,738.28
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$215,551.52
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	1,236	\$29,577.48
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$5,628.48
Plumbing	1 - Half Bath 2 - Full Bath	\$12,203.00
Finished Basement Living Area	0	\$0.00
Features:	6	\$3,500.00
Attachments:	1,047	\$27,800.00
Adjusted Base Price		\$294,260.48
Changes/Adjustments		
Grade Adjustment:	B- 120%	\$315,552.58
Market Adjustment:	34%	\$422,840.45
CDU Adjustment:	84	\$355,200.00
Complete:	100	\$355,200.00
Dollar Adjustments		(\$1,200.00)
Dwelling Value		\$354,000.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$354,000.00
Total Land Value		\$75,000.00
Total Assessed Value		\$429,000.00

Parcel Numbers: 808-0113-000 Property Address: 8177 LAKEVIEW DR S Municipality: Franklin, City of

Owner Name: SINGH, LUCKY Mailing Address: 8177 S LAKEVIEW DR FRANKLIN, WI 53132 Land Use: Residential

Property Photograph:	Legal Description:	Building Sketch:
	IMPERIAL HEIGHTS ADDN NO 3 LOT 108	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood:	
	1311-Franklin	

Building Description

Dwelling #	808 0113 000- 1		
Year Built:	1/1/2000	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/2000	Bedrooms:	4
Remodeled/Effective Age:	-22	Full Baths:	2
Building Type/Style:	13-Contemporary	Half Baths:	1
Story:	2.00	Rough-in:	0
Grade:	B-	Room Count:	4
CDU/Overall Condition:	Very Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
808 0113 000- 1	1,449	874	0	0	0	0	2,323

Attachment Description(s):	Area:	Attachment Value:
13-AFG	63	\$1,900
13-AFG	378	\$11,300
11-OFP	68	\$1,400


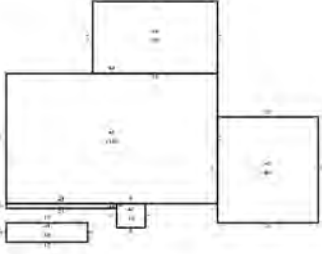
Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	1	\$300
Rec Room Condition:	Rec Room Area:	Rec Room Value:
Average	385	\$1,925
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
Average	385	\$1,925

Other Building Improvements							
Structure Type:		Year Built:	Area:	Construction:	Condition:	Value:	
RS1-Frame Utility Shed		1/1/2003	80		Average	\$300.00	
Permit / Construction History							
Date of Permit:		Permit Number:	Permit Amount:		Details of Permit:		
1/1/2000		99-1499	\$117,000.00		NEW CONST		
7/10/2019		19-1698	\$11,600.00		EXTREMOD		
7/14/2003		13575	\$1,789.00		SHED		
3/1/2000		00-0256	\$2,000.00		HTG SYSTEM		
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
8/28/2017		\$300,000.00	Valid		Land and Improvements		
11/1/1999		\$39,900.00	Valid		Land		
7/18/2012		\$255,000.00	Valid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.287	Gross				\$73,300	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:		Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:	
12,502		0.287				\$73,300	
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		

Valuation/Explanation		
Dwelling #	808 0113 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,449	\$167,837.67
Second Story:	874	\$58,103.52
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$225,941.19
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	1,449	\$33,298.02
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$5,714.58
Plumbing	1 - Half Bath 2 - Full Bath	\$12,203.00
Finished Basement Living Area	0	\$0.00
Features:	2	\$2,300.00
Attachments:	509	\$14,600.00
Adjusted Base Price		\$294,056.79
Changes/Adjustments		
Grade Adjustment:	B- 120%	\$332,588.15
Market Adjustment:	17%	\$389,128.13
CDU Adjustment:	85	\$330,800.00
Complete:	100	\$330,800.00
Dollar Adjustments		\$1,300.00
Dwelling Value		\$332,100.00
Other Building Improvements	0	\$300.00
Total Improvement Value		\$332,400.00
Total Land Value		\$73,300.00
Total Assessed Value		\$405,700.00

Parcel Numbers: 808-0114-000 Property Address: 3829 ANTHONY DR W Municipality: Franklin, City of

Owner Name: DEGEN, STEPHANIE JEAN Mailing Address: 3829 W ANTHONY DR FRANKLIN, WI 53132 Land Use: Residential

Property Photograph:	Legal Description:	Building Sketch:
	IMPERIAL HEIGHTS ADDN NO 4 LOT 109	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood:	
	1311-Franklin	

Building Description

Dwelling #	808 0114 000- 1		
Year Built:	1/1/2000	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/2000	Bedrooms:	3
Remodeled/Effective Age:	-22	Full Baths:	2
Building Type/Style:	03-Split Level	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	C+	Room Count:	4
CDU/Overall Condition:	Average	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:		Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
808 0114 000- 1	1,211	0	0	0	0	540	1,751

Attachment Description(s):	Area:	Attachment Value:
35-Ms/Terrace	30	\$0
13-AFG	462	\$13,900
33-Concrete Patio	390	\$2,000

Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	1	\$300
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
RS2-Metal Utility Shed	1/1/2002	140		Average	\$400.00

Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
3/1/2000	00-0253	\$98,000.00	NEW CONST
6/1/2000	00-0626	\$3,812.00	HTG SYSTEM
5/24/2012	12-1008	\$2,100.00	ACCBLDG
5/7/2007	930	\$400.00	LOWER LEVEL BAT
6/3/2004	1698	\$7,400.00	HOTTUB
9/1/2000	00-1143	\$1,300.00	A/C
10/4/2001	01-1144	\$700.00	SHED 10X14'

Ownership/Sales History

Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
3/1/2000		\$41,900.00	Invalid		Land	
6/26/2008		\$275,000.00	Valid		Land and Improvements	
4/22/2011		\$259,900.00	Invalid		Land and Improvements	
1/12/2021		\$322,000.00	Valid		Land and Improvements	

Land Breakdown

Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	0.313	Gross				\$75,100

Acreage/Squarefoot Variables

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Land Data & Computations

Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:
13,634	0.313			\$75,100



General Information

Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:
Level	Paved	Light			All Public

Valuation/Explanation		
Dwelling #	808 0114 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,211	\$144,823.49
Second Story:	0	\$0.00
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$144,823.49
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	648	\$19,537.20
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$4,307.46
Plumbing	0 - Half Bath 2 - Full Bath	\$7,322.00
Finished Basement Living Area	540	\$14,574.60
Features:	1	\$300.00
Attachments:	882	\$15,900.00
Adjusted Base Price		\$206,764.75
Changes/Adjustments		
Grade Adjustment:	C+ 110%	\$209,621.23
Market Adjustment:	57%	\$329,105.32
CDU Adjustment:	75	\$246,800.00
Complete:	100	\$246,800.00
Dollar Adjustments		(\$300.00)
Dwelling Value		\$246,500.00
Other Building Improvements	0	\$400.00
Total Improvement Value		\$246,900.00
Total Land Value		\$75,100.00
Total Assessed Value		\$322,000.00

Parcel Numbers: 808-0115-000 Property Address: 3849 ANTHONY DR W Municipality: Franklin, City of

Owner Name: JINKS, JACOB D Mailing Address: 3849 W ANTHONY DR FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	Building Sketch:
	IMPERIAL HEIGHTS ADDN NO 4 LOT 110	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1311-Franklin	

Building Description

Dwelling #	808 0115 000- 1		
Year Built:	1/1/2000	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/2000	Bedrooms:	3
Remodeled/Effective Age:	-22	Full Baths:	2
Building Type/Style:	12-Colonial	Half Baths:	1
Story:	2.00	Rough-in:	0
Grade:	B-	Room Count:	4
CDU/Overall Condition:	Very Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
808 0115 000- 1	1,062	761	0	0	0	0	1,823

Attachment Description(s):	Area:	Attachment Value:
13-AFG	512	\$15,400
11-OFP	70	\$1,400

Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	1	\$300
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements



Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:

Permit / Construction History							
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:				
4/25/2017	17-0830	\$5,500.00	ABVGR POOL				
6/1/2000	00-0684	\$2,000.00	HTG & A/C				
3/1/2000	00-0240	\$118,425.00	NEW CONST				
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
1/1/2000		\$43,000.00	Valid		Land		
3/1/2000		\$48,000.00	Valid		Land		
5/20/2005		\$267,900.00	Valid		Land and Improvements		
8/31/2018		\$329,000.00	Invalid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.323	Gross				\$78,000	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:			Assessed Land Value:	
14,070	0.323					\$78,000	
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		

Valuation/Explanation		
Dwelling #	808 0115 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,062	\$130,679.10
Second Story:	761	\$51,565.36
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$182,244.46
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	1,062	\$26,560.62
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$4,484.58
Plumbing	1 - Half Bath 2 - Full Bath	\$12,203.00
Finished Basement Living Area	0	\$0.00
Features:	2	\$2,300.00
Attachments:	582	\$16,800.00
Adjusted Base Price		\$244,592.66
Changes/Adjustments		
Grade Adjustment:	B- 120%	\$270,591.19
Market Adjustment:	37%	\$370,709.93
CDU Adjustment:	85	\$315,100.00
Complete:	100	\$315,100.00
Dollar Adjustments		\$100.00
Dwelling Value		\$315,200.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$315,200.00
Total Land Value		\$78,000.00
Total Assessed Value		\$393,200.00

Parcel Numbers: 808-0116-000 Property Address: 3911 ANTHONY DR W Municipality: Franklin, City of

Owner Name: KEESLER, ERIC & CHERYL Mailing Address: 3911 W ANTHONY DR FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	Building Sketch:
	IMPERIAL HEIGHTS ADDN NO 4 LOT 111	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1311-Franklin	

Building Description

Dwelling #	808 0116 000- 1		
Year Built:	1/1/2000	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/2000	Bedrooms:	3
Remodeled/Effective Age:	-22	Full Baths:	2
Building Type/Style:	12-Colonial	Half Baths:	1
Story:	2.00	Rough-in:	0
Grade:	B-	Room Count:	3
CDU/Overall Condition:	Very Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Basic Heating
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
808 0116 000- 1	1,027	884	0	0	0	0	1,911

Attachment Description(s):	Area:	Attachment Value:
13-AFG	498	\$14,900
33-Concrete Patio	20	\$100

Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	1	\$300
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements


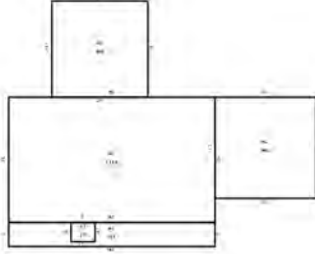
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:

Permit / Construction History							
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:				
2/1/2000	00-0100	\$99,450.00	NEW CONST				
9/1/2000	00-1103	\$1,735.00	A/C				
4/1/2000	00-0362	\$2,000.00	HTG SYSTEM				
8/26/2004	2863	\$3,400.00	ABVPOOL				
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
1/1/2000		\$42,900.00	Invalid		Land		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.311	Gross				\$77,100	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
13,547	0.311				\$77,100		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		
Valuation/Explanation							
Dwelling #				808 0116 000- 1			
Description				Area		Value Amount	
Living Area:							
First Story:				1,027		\$127,923.12	
Second Story:				884		\$58,768.32	
Additional Story:				0		\$0.00	
Attic/Finished Net:				0		\$0.00	
Half Story/Finished Net:				0		\$0.00	
Base Price						\$186,691.44	
Unfinished Living Area:							
Room/Unfinished:				0		\$0.00	
Unfinished Basement:				1,027		\$26,106.34	
Half Story/Unfinished:						\$0.00	
Structure Info, Features and Attachments:							
Heating/AC				Basic Heating		\$0.00	
Plumbing				1 - Half Bath 2 - Full Bath		\$12,203.00	
Finished Basement Living Area				0		\$0.00	
Features:				2		\$2,300.00	
Attachments:				518		\$15,000.00	
Adjusted Base Price						\$242,300.78	
Changes/Adjustments							
Grade Adjustment:				B- 120%		\$270,000.94	
Market Adjustment:				40%		\$378,001.31	
CDU Adjustment:				85		\$321,300.00	
Complete:				100		\$321,300.00	
Dollar Adjustments						\$500.00	
Dwelling Value						\$321,800.00	

Other Building Improvements	0	\$0.00
Total Improvement Value		\$321,800.00
Total Land Value		\$77,100.00
Total Assessed Value		\$398,900.00

Parcel Numbers: 808-0117-000 Property Address: 3923 ANTHONY DR W Municipality: Franklin, City of

Owner Name: AWADALLAH, BUTHAINIA Mailing Address: 3923 W ANTHONY DR FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	Building Sketch:
	IMPERIAL HEIGHTS ADDN NO 4 LOT 112	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1311-Franklin	

Building Description

Dwelling #	808 0117 000- 1		
Year Built:	1/1/2000	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/2000	Bedrooms:	4
Remodeled/Effective Age:	-22	Full Baths:	2
Building Type/Style:	12-Colonial	Half Baths:	1
Story:	2.00	Rough-in:	0
Grade:	C+	Room Count:	4
CDU/Overall Condition:	Very Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
808 0117 000- 1	1,118	1,118	0	0	0	0	2,236

Attachment Description(s):	Area:	Attachment Value:
11-OFP	215	\$4,300
13-AFG	441	\$13,200
12-EFP	400	\$12,000



Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	2	\$600
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements						
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:	
Permit / Construction History						
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:			
5/27/2015	15-1123	\$500.00	FENCE			
10/1/2000	00-1213	\$120,000.00	NEW CONST			
8/1/2001	01-0912	\$1,200.00	A/C			
12/1/2000	00-1466	\$2,000.00	HTG SYSTEM			
12/16/2019	19-3265	\$15,000.00	INT/EXT REMOD			
Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
6/27/2016		\$300,000.00	Valid		Land and Improvements	
6/30/2013		\$268,600.00	Invalid		Land and Improvements	
4/13/2021		\$351,500.00	Invalid		Land and Improvements	
3/8/2004		\$224,200.00	Invalid		Land and Improvements	
8/26/2011		\$250,000.00	Valid		Land and Improvements	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	0.276	Gross				\$73,900
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
12,023	0.276			\$73,900		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Paved	Light			All Public	

Valuation/Explanation		
Dwelling #	808 0117 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,118	\$136,094.14
Second Story:	1,118	\$71,462.56
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$207,556.70
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	1,118	\$27,536.34
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$5,500.56
Plumbing	1 - Half Bath 2 - Full Bath	\$12,203.00
Finished Basement Living Area	0	\$0.00
Features:	3	\$2,600.00
Attachments:	1,056	\$29,500.00
Adjusted Base Price		\$284,896.60
Changes/Adjustments		
Grade Adjustment:	C+ 110%	\$278,076.26
Market Adjustment:	41%	\$392,087.53
CDU Adjustment:	85	\$333,300.00
Complete:	100	\$333,300.00
Dollar Adjustments		(\$900.00)
Dwelling Value		\$332,400.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$332,400.00
Total Land Value		\$73,900.00
Total Assessed Value		\$406,300.00

Parcel Numbers: 808-0118-000 Property Address: 3943 ANTHONY DR W Municipality: Franklin, City of

Owner Name: CALDERON, DERRECK Mailing Address: 3943 W ANTHONY DR FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	
	IMPERIAL HEIGHTS ADDN NO 4 LOT 113	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1311-Franklin	

Building Description

Dwelling #	808 0118 000- 1		
Year Built:	1/1/2001	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/2001	Bedrooms:	3
Remodeled/Effective Age:	-21	Full Baths:	2
Building Type/Style:	14-Modern Single Story	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	C+	Room Count:	4
CDU/Overall Condition:	Very Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Basic Heating
Kitchen Condition:	Good	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
808 0118 000- 1	1,636	0	0	0	0	0	1,636

Attachment Description(s):	Area:	Attachment Value:
11-OFP	80	\$1,600
13-AFG	472	\$14,200

Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	3	\$900
Rec Room Condition:	Rec Room Area:	Rec Room Value:
Very Good	879	\$6,153
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
Very Good	879	\$6,153

Other Building Improvements



Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
RS1-Frame Utility Shed	1/1/2019	150		Average	\$1,200.00

Permit / Construction History							
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:				
2/12/2015	15-0286	\$1,000.00	INTREMOD (DUCT)				
4/6/2001	01-0253	\$125,397.00	NEW CONST				
3/26/2019	19-0565	\$3,900.00	SHED 10X15				
2/3/2015	15-0199	\$14,000.00	RECROOM				
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
6/3/2016		\$314,900.00	Valid		Land and Improvements		
2/12/2007		\$267,000.00	Valid		Land and Improvements		
2/1/2001		\$46,200.00	Valid		Land		
3/1/2000		\$40,900.00	Valid		Land		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.261	Gross				\$71,800	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:			
11,369	0.261			\$71,800			
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		

Valuation/Explanation		
Dwelling #	808 0118 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,636	\$184,818.92
Second Story:	0	\$0.00
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$184,818.92
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	1,636	\$36,302.84
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Basic Heating	\$0.00
Plumbing	0 - Half Bath 2 - Full Bath	\$7,322.00
Finished Basement Living Area	0	\$0.00
Features:	4	\$2,900.00
Attachments:	552	\$15,800.00
Adjusted Base Price		\$247,143.76
Changes/Adjustments		
Grade Adjustment:	C+ 110%	\$251,288.14
Market Adjustment:	53%	\$384,470.85
CDU Adjustment:	85	\$326,800.00
Complete:	100	\$326,800.00
Dollar Adjustments		(\$200.00)
Dwelling Value		\$326,600.00
Other Building Improvements	0	\$1,200.00
Total Improvement Value		\$327,800.00
Total Land Value		\$71,800.00
Total Assessed Value		\$399,600.00

Parcel Numbers: 808-0119-000 Property Address: 4015 ANTHONY DR W Municipality: Franklin, City of

Owner Name: PETOSKEY, BRIAN & SUSAN Mailing Address: 4015 W ANTHONY DR FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	Building Sketch:
	IMPERIAL HEIGHTS ADDN NO 4 LOT 114	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1311-Franklin	

Building Description

Dwelling #	808 0119 000- 1		
Year Built:	1/1/2000	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/2000	Bedrooms:	3
Remodeled/Effective Age:	-22	Full Baths:	2
Building Type/Style:	14-Modern Single Story	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	C+	Room Count:	3
CDU/Overall Condition:	Very Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
808 0119 000- 1	1,727	0	0	0	0	0	1,727

Attachment Description(s):	Area:	Attachment Value:
13-AFG	650	\$19,500
11-OPF	40	\$800
31-WD	432	\$4,300



Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	5	\$1,500
Rec Room Condition:	Rec Room Area:	Rec Room Value:
Good	750	\$4,500
05-Metal Fireplace	2	\$4,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
Good	750	\$4,500

Other Building Improvements							
Structure Type:		Year Built:	Area:	Construction:	Condition:	Value:	
RS1-Frame Utility Shed		1/1/2006	120		Average	\$500.00	
Permit / Construction History							
Date of Permit:		Permit Number:	Permit Amount:		Details of Permit:		
5/1/2000		00-0431	\$132,416.00		NEW CONST		
11/14/2001		01-1252	\$2,000.00		BSMT ALTER		
3/31/2003		03-0676	\$900.00		FP		
6/21/2006		2015	\$2,200.00		SHED		
4/16/2003		03-0991	\$4,000.00		WDDK		
12/1/2000		00-1424	\$5,600.00		HTG & A/C		
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
1/1/2000		\$39,900.00	Invalid		Land		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.261	Gross				\$71,800	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:		Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:	
11,369		0.261				\$71,800	
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		

Valuation/Explanation		
Dwelling #	808 0119 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,727	\$192,854.09
Second Story:	0	\$0.00
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$192,854.09
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	1,727	\$37,994.00
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$4,248.42
Plumbing	0 - Half Bath 2 - Full Bath	\$7,322.00
Finished Basement Living Area	0	\$0.00
Features:	7	\$5,500.00
Attachments:	1,122	\$24,600.00
Adjusted Base Price		\$272,518.51
Changes/Adjustments		
Grade Adjustment:	C+ 110%	\$266,660.36
Market Adjustment:	45%	\$386,657.52
CDU Adjustment:	85	\$328,700.00
Complete:	100	\$328,700.00
Dollar Adjustments		\$1,000.00
Dwelling Value		\$329,700.00
Other Building Improvements	0	\$500.00
Total Improvement Value		\$330,200.00
Total Land Value		\$71,800.00
Total Assessed Value		\$402,000.00

Parcel Numbers: 808-0120-000 Property Address: 4035 ANTHONY DR W Municipality: Franklin, City of

Owner Name: DARNALL, LAUREN E Mailing Address: 4035 W ANTHONY DR FRANKLIN, WI 53132 Land Use: Residential

Property Photograph:	Legal Description:	Building Sketch:
	IMPERIAL HEIGHTS ADDN NO 4 LOT 115	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood:	
	1311-Franklin	

Building Description

Dwelling #	808 0120 000- 1		
Year Built:	1/1/2000	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/2000	Bedrooms:	4
Remodeled/Effective Age:	-22	Full Baths:	2
Building Type/Style:	12-Colonial	Half Baths:	1
Story:	2.00	Rough-in:	0
Grade:	B-	Room Count:	5
CDU/Overall Condition:	Very Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
808 0120 000- 1	1,166	1,110	0	0	0	0	2,276

Attachment Description(s):	Area:	Attachment Value:
11-OFP	32	\$600
13-AFG	28	\$800
99-Additional Attachments	24	\$2,400
13-AFG	612	\$18,400
11-OFP	140	\$2,800
31-WD	385	\$3,900

Feature Description(s): 22-Additional Fixture	Area: 1	Feature Value: \$300
Rec Room Condition:	Rec Room Area: 0	Rec Room Value: \$0
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area: 0	Rec Room Value: \$0

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
5/1/2000	00-0478	\$139,977.00	NEW CONST
8/1/2000	00-0938	\$5,887.00	A/C
3/1/2001	01-0219	\$3,000.00	DECK 34X18'
5/6/2020	20-1086	\$5,171.00	FENCE
12/19/2019	19-3304	\$4,000.00	FURREPLAC

Ownership/Sales History

Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
1/1/2000		\$39,900.00	Invalid		Land	
9/10/2018		\$381,000.00	Valid		Land and Improvements	

Land Breakdown

Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	0.261	Gross				\$71,800

Acreage/Squarefoot Variables

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Land Data & Computations

Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:
11,369	0.261			\$71,800



General Information

Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:
Level	Paved	Light			All Public

Valuation/Explanation		
Dwelling #	808 0120 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,166	\$140,759.52
Second Story:	1,110	\$70,951.20
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$211,710.72
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	1,166	\$28,298.82
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$5,598.96
Plumbing	1 - Half Bath 2 - Full Bath	\$12,203.00
Finished Basement Living Area	0	\$0.00
Features:	2	\$2,300.00
Attachments:	1,221	\$28,900.00
Adjusted Base Price		\$289,011.50
Changes/Adjustments		
Grade Adjustment:	B- 120%	\$309,373.80
Market Adjustment:	31%	\$405,279.68
CDU Adjustment:	85	\$344,500.00
Complete:	100	\$344,500.00
Dollar Adjustments		\$400.00
Dwelling Value		\$344,900.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$344,900.00
Total Land Value		\$71,800.00
Total Assessed Value		\$416,700.00

Parcel Numbers: 808-0121-000 Property Address: 4051 ANTHONY DR W Municipality: Franklin, City of

Owner Name: TEEGUARDEN, JUNE K - TRUST (THE) Mailing Address: 4051 W ANTHONY DR FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	
	IMPERIAL HEIGHTS ADDN NO 4 LOT 116	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1311-Franklin	

Building Description

Dwelling #	808 0121 000- 1		
Year Built:	1/1/2008	Exterior Wall:	01-Wood
Year Remodeled:	1/1/2008	Bedrooms:	3
Remodeled/Effective Age:	-14	Full Baths:	2
Building Type/Style:	14-Modern Single Story	Half Baths:	1
Story:	1.00	Rough-in:	0
Grade:	B+	Room Count:	5
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
808 0121 000- 1	2,519	0	0	0	0	0	2,519

Attachment Description(s):	Area:	Attachment Value:
21-OMP	20	\$500
13-AFG	564	\$16,900

Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	5	\$1,500
Rec Room Condition:	Rec Room Area:	Rec Room Value:
Average	1,175	\$5,875
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
Average	1,175	\$5,875

Other Building Improvements



Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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Permit / Construction History							
Date of Permit:		Permit Number:		Permit Amount:		Details of Permit:	
4/24/2008		769		\$445,000.00		NEWDWLG	
5/6/2008		869		\$10,655.00		AC/FURNACE	
Ownership/Sales History							
Date of Sale:		Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
1/1/2000			\$39,900.00	Invalid		Land	
Land Breakdown							
Land Class:		Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site		0.261	Gross				\$71,800
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:		Total Acreage:		Depth:		Assessed Land Value:	
11,369		0.261				\$71,800	
General Information							
Topography:		Street/Road:		Fronting Traffic:		Inspected By:	
Level		Paved		Light		Inspected On:	
						Utilities:	
						All Public	
Valuation/Explanation							
Dwelling #				808 0121 000- 1			
Description				Area		Value Amount	
Living Area:							
First Story:				2,519		\$263,991.20	
Second Story:				0		\$0.00	
Additional Story:				0		\$0.00	
Attic/Finished Net:				0		\$0.00	
Half Story/Finished Net:				0		\$0.00	
Base Price						\$263,991.20	
Unfinished Living Area:							
Room/Unfinished:				0		\$0.00	
Unfinished Basement:				2,519		\$51,160.89	
Half Story/Unfinished:						\$0.00	
Structure Info, Features and Attachments:							
Heating/AC				Air Conditioning - Same Ducts		\$6,196.74	
Plumbing				1 - Half Bath 2 - Full Bath		\$12,203.00	
Finished Basement Living Area				0		\$0.00	
Features:				6		\$3,500.00	
Attachments:				584		\$17,400.00	
Adjusted Base Price						\$354,451.83	
Changes/Adjustments							
Grade Adjustment:				B+ 135%		\$450,294.97	
Market Adjustment:				18%		\$531,348.07	
CDU Adjustment:				87		\$462,300.00	
Complete:				100		\$462,300.00	
Dollar Adjustments						(\$200.00)	
Dwelling Value						\$462,100.00	

Other Building Improvements	0	\$0.00
Total Improvement Value		\$462,100.00
Total Land Value		\$71,800.00
Total Assessed Value		\$533,900.00

Parcel Numbers: 808-0122-000 Property Address: 4050 ANTHONY DR W Municipality: Franklin, City of

Owner Name: GUEHLSTORF, DAVID & JULIE Mailing Address: 4050 W ANTHONY DR FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	
	IMPERIAL HEIGHTS ADDN NO 4 LOT 117	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1311-Franklin	

Building Description

Dwelling #	808 0122 000- 1		
Year Built:	1/1/2000	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/2000	Bedrooms:	3
Remodeled/Effective Age:	-22	Full Baths:	2
Building Type/Style:	14-Modern Single Story	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	B-	Room Count:	4
CDU/Overall Condition:	Very Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
808 0122 000- 1	1,732	0	0	0	0	0	1,732

Attachment Description(s):	Area:	Attachment Value:
13-AFG	506	\$15,200
11-OPF	24	\$500
31-WD	320	\$3,200



Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	1	\$300
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements						
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:	
Permit / Construction History						
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:			
2/1/2000	00-0149	\$143,000.00	NEW CONST			
5/9/2017	17-0983	\$10,000.00	RE-ROOF			
2/1/2001	01-0102	\$3,900.00	DECK 16X20'			
4/1/2000	00-0318	\$6,087.00	HTG & A/C			
Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
2/1/2000		\$40,400.00	Invalid		Land	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	0.260	Gross				\$71,300
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
11,326	0.260			\$71,300		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Paved	Light			All Public	

Valuation/Explanation		
Dwelling #	808 0122 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,732	\$193,412.44
Second Story:	0	\$0.00
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$193,412.44
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	1,732	\$38,104.00
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$4,260.72
Plumbing	0 - Half Bath 2 - Full Bath	\$7,322.00
Finished Basement Living Area	0	\$0.00
Features:	2	\$2,300.00
Attachments:	850	\$18,900.00
Adjusted Base Price		\$264,299.16
Changes/Adjustments		
Grade Adjustment:	B- 120%	\$291,718.99
Market Adjustment:	25%	\$364,648.74
CDU Adjustment:	85	\$310,000.00
Complete:	100	\$310,000.00
Dollar Adjustments		(\$400.00)
Dwelling Value		\$309,600.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$309,600.00
Total Land Value		\$71,300.00
Total Assessed Value		\$380,900.00

Parcel Numbers: 808-0123-000 Property Address: 4034 ANTHONY DR W Municipality: Franklin, City of

Owner Name: MATRANGA, VINCENT & GRACE Mailing Address: 4034 W ANTHONY DR FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	
	IMPERIAL HEIGHTS ADDN NO 4 LOT 118	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1311-Franklin	

Building Description

Dwelling #	808 0123 000- 1		
Year Built:	1/1/2000	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/2000	Bedrooms:	3
Remodeled/Effective Age:	-22	Full Baths:	2
Building Type/Style:	14-Modern Single Story	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	B-	Room Count:	3
CDU/Overall Condition:	Very Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
808 0123 000- 1	1,641	0	0	0	0	0	1,641

Attachment Description(s):	Area:	Attachment Value:
31-WD	422	\$4,200
11-OPF	102	\$2,000
13-AFG	506	\$15,200



Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	5	\$1,500
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements						
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:	
Permit / Construction History						
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:			
3/9/2018	18-0410	\$9,400.00	EXTREMOD			
8/1/2000	00-0923	\$3,200.00	HTG & A/C			
7/1/2000	00-0821	\$145,000.00	NEW CONST			
Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
5/1/2000		\$44,900.00	Invalid		Land	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	0.260	Gross				\$71,300
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
11,326	0.260			\$71,300		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Paved	Light			All Public	

Valuation/Explanation		
Dwelling #	808 0123 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,641	\$185,383.77
Second Story:	0	\$0.00
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$185,383.77
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	1,641	\$36,413.79
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$4,036.86
Plumbing	0 - Half Bath 2 - Full Bath	\$7,322.00
Finished Basement Living Area	0	\$0.00
Features:	6	\$3,500.00
Attachments:	1,030	\$21,400.00
Adjusted Base Price		\$258,056.42
Changes/Adjustments		
Grade Adjustment:	B- 120%	\$279,787.70
Market Adjustment:	20%	\$335,745.25
CDU Adjustment:	85	\$285,400.00
Complete:	100	\$285,400.00
Dollar Adjustments		(\$400.00)
Dwelling Value		\$285,000.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$285,000.00
Total Land Value		\$71,300.00
Total Assessed Value		\$356,300.00

Parcel Numbers: 808-0124-000 Property Address: 4012 ANTHONY DR W Municipality: Franklin, City of

Owner Name: MCCORMICK, NATALIE J (F/K/A SPIDELL) Mailing Address: 4012 W ANTHONY DR FRANKLIN, WI 53132 Land Use: Residential

Property Photograph:	Legal Description:	Building Sketch:
	IMPERIAL HEIGHTS ADDN NO 4 LOT 119	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood:	
	1311-Franklin	

Building Description

Dwelling #	808 0124 000- 1		
Year Built:	1/1/2000	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/2000	Bedrooms:	3
Remodeled/Effective Age:	-22	Full Baths:	2
Building Type/Style:	14-Modern Single Story	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	B-	Room Count:	4
CDU/Overall Condition:	Very Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
808 0124 000- 1	1,734	0	0	0	0	0	1,734

Attachment Description(s):	Area:	Attachment Value:
13-AFG	751	\$22,500
11-OPF	24	\$500

Feature Description(s):	Area:	Feature Value:
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
22-Additional Fixture	1	\$300
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements


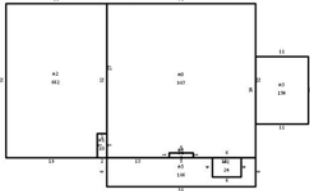
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:

Permit / Construction History							
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:				
11/1/2000	1328	\$6,412.00	HTG & A/C				
9/1/2000	00-1179	\$158,997.00	NEW CONST				
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
6/1/2000		\$44,900.00	Invalid		Land		
3/9/2009		\$279,000.00	Invalid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.260	Gross				\$71,300	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:			
11,326	0.260			\$71,300			
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		
Valuation/Explanation							
Dwelling #				808 0124 000- 1			
Description				Area		Value Amount	
Living Area:							
First Story:				1,734		\$193,635.78	
Second Story:				0		\$0.00	
Additional Story:				0		\$0.00	
Attic/Finished Net:				0		\$0.00	
Half Story/Finished Net:				0		\$0.00	
Base Price						\$193,635.78	
Unfinished Living Area:							
Room/Unfinished:				0		\$0.00	
Unfinished Basement:				1,734		\$38,148.00	
Half Story/Unfinished:						\$0.00	
Structure Info, Features and Attachments:							
Heating/AC				Air Conditioning - Same Ducts		\$4,265.64	
Plumbing				0 - Half Bath 2 - Full Bath		\$7,322.00	
Finished Basement Living Area				0		\$0.00	
Features:				2		\$2,300.00	
Attachments:				775		\$23,000.00	
Adjusted Base Price						\$268,671.42	
Changes/Adjustments							
Grade Adjustment:				B- 120%		\$292,045.70	
Market Adjustment:				26%		\$367,977.59	
CDU Adjustment:				85		\$312,800.00	
Complete:				100		\$312,800.00	
Dollar Adjustments						\$900.00	
Dwelling Value						\$313,700.00	

Other Building Improvements	0	\$0.00
Total Improvement Value		\$313,700.00
Total Land Value		\$71,300.00
Total Assessed Value		\$385,000.00

Parcel Numbers: 808-0125-000 Property Address: 3940 ANTHONY DR W Municipality: Franklin, City of

Owner Name: WEIGT, MARK A & DONNA M (L/E) Mailing Address: 3940 W ANTHONY DR FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	
	IMPERIAL HEIGHTS ADDN NO 4 LOT 120	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1311-Franklin	

Building Description

Dwelling #	808 0125 000- 1		
Year Built:	1/1/2000	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/2000	Bedrooms:	3
Remodeled/Effective Age:	-22	Full Baths:	3
Building Type/Style:	12-Colonial	Half Baths:	0
Story:	2.00	Rough-in:	0
Grade:	B-	Room Count:	5
CDU/Overall Condition:	Very Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Basic Heating
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
808 0125 000- 1	1,151	992	0	0	0	0	2,143

Attachment Description(s):	Area:	Attachment Value:
11-OFP	5	\$100
13-AFG	662	\$19,900
11-OFP	186	\$3,700


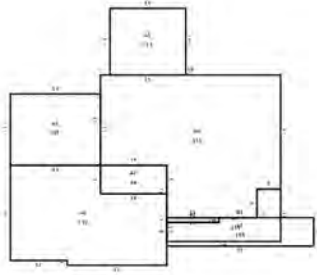
Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	2	\$600
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements						
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:	
Permit / Construction History						
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:			
12/1/2000	00-1429	\$6,100.00	HTG SYSTEM			
9/1/2000	00-1153	\$157,000.00	NEW CONST			
Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
8/1/2000		\$44,900.00	Invalid		Land	
2/9/2006		\$299,000.00	Valid		Land and Improvements	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	0.260	Gross				\$71,300
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
11,326	0.260			\$71,300		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Paved	Light			All Public	

Valuation/Explanation		
Dwelling #	808 0125 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,151	\$138,948.72
Second Story:	992	\$64,797.44
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$203,746.16
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	1,151	\$27,934.77
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Basic Heating	\$0.00
Plumbing	0 - Half Bath 3 - Full Bath	\$14,644.00
Finished Basement Living Area	0	\$0.00
Features:	3	\$2,600.00
Attachments:	853	\$23,700.00
Adjusted Base Price		\$272,624.93
Changes/Adjustments		
Grade Adjustment:	B- 120%	\$295,589.92
Market Adjustment:	40%	\$413,825.88
CDU Adjustment:	85	\$351,800.00
Complete:	100	\$351,800.00
Dollar Adjustments		\$100.00
Dwelling Value		\$351,900.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$351,900.00
Total Land Value		\$71,300.00
Total Assessed Value		\$423,200.00

Parcel Numbers: 808-0126-000	Property Address: 3918 ANTHONY DR W	Municipality: Franklin, City of
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Owner Name: GERMAIN, RYAN R	Mailing Address: 3918 W ANTHONY DR FRANKLIN, WI 53132	Land Use: Residential
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Property Photograph: 	Legal Description: IMPERIAL HEIGHTS ADDN NO 4 LOT 121	Building Sketch: 
Parcel Sketch and Site Map obtained from the County GIS		
Neighborhood: 1311-Franklin		

Building Description

Dwelling #	808 0126 000- 1		
Year Built:	1/1/2000	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/2000	Bedrooms:	3
Remodeled/Effective Age:	-22	Full Baths:	2
Building Type/Style:	12-Colonial	Half Baths:	1
Story:	2.00	Rough-in:	0
Grade:	B-	Room Count:	4
CDU/Overall Condition:	Very Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
808 0126 000- 1	1,241	621	0	0	0	430	2,292

Attachment Description(s):	Area:	Attachment Value:
11-OFP	11	\$200
13-AFG	84	\$2,500
13-AFG	597	\$17,900
11-OFP	139	\$2,800
31-WD	224	\$2,200

Feature Description(s): 22-Additional Fixture	Area: 2	Feature Value: \$600
Rec Room Condition:	Rec Room Area: 0	Rec Room Value: \$0
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area: 0	Rec Room Value: \$0

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
5/1/2000	00-0454	\$0.00	NEW CONST
12/7/2001	01-1321	\$1,303.00	DECK
3/12/2009	368	\$4,735.00	FURREPLAC
2/17/2010	225	\$40,000.00	ADDTN
3/19/2010	379	\$865.00	ADDTN
6/1/2000	00-0749	\$5,400.00	HTG & A/C
1/1/2001	01-0016	\$9,000.00	BSMT ALTERAT

Ownership/Sales History

Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
12/6/2013		\$309,900.00	Valid		Land and Improvements	
12/28/2004		\$285,000.00	Invalid		Land and Improvements	
4/16/2004		\$280,000.00	Invalid		Land and Improvements	
10/25/2001		\$223,000.00	Invalid		Land and Improvements	
1/1/2001		\$215,900.00	Invalid		Land and Improvements	
3/1/2000		\$44,900.00	Valid		Land	

Land Breakdown

Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	0.257	Gross				\$70,900

Acres/Squarefoot Variables

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Land Data & Computations

Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:
11,195	0.257			\$70,900

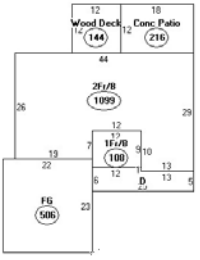

General Information

Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:
Level	Paved	Light			All Public

Valuation/Explanation		
Dwelling #	808 0126 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,241	\$148,411.19
Second Story:	621	\$43,631.46
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$192,042.65
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	526	\$16,858.30
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$5,638.32
Plumbing	1 - Half Bath 2 - Full Bath	\$12,203.00
Finished Basement Living Area	430	\$11,605.70
Features:	3	\$2,600.00
Attachments:	1,055	\$25,600.00
Adjusted Base Price		\$266,547.97
Changes/Adjustments		
Grade Adjustment:	B- 120%	\$286,017.56
Market Adjustment:	50%	\$429,026.35
CDU Adjustment:	85	\$364,700.00
Complete:	100	\$364,700.00
Dollar Adjustments		(\$1,000.00)
Dwelling Value		\$363,700.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$363,700.00
Total Land Value		\$70,900.00
Total Assessed Value		\$434,600.00

Parcel Numbers: 808-0127-000 Property Address: 3902 ANTHONY DR W Municipality: Franklin, City of

Owner Name: BUSALACCHI, DOMINIC J Mailing Address: 3902 W ANTHONY DR FRANKLIN, WI 53132 Land Use: Residential

	<p>Legal Description: IMPERIAL HEIGHTS ADDN NO 4 LOT 122</p> <p>Parcel Sketch and Site Map obtained from the County GIS</p> <p>Neighborhood: 1311-Franklin</p>	
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Building Description

Dwelling #	808 0127 000- 1	
Year Built:	1/1/2000	Exterior Wall: 04-Alum/Vinyl
Year Remodeled:	1/1/2000	Bedrooms: 4
Remodeled/Effective Age:	-22	Full Baths: 2
Building Type/Style:	12-Colonial	Half Baths: 1
Story:	2.00	Rough-in: 0
Grade:	B	Room Count: 8
CDU/Overall Condition:	Very Good	Basement Description: Full Basement
Interior Condition:	Same	Heating: Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel: Gas
Bath Condition:	Average	Type of System: Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
808 0127 000- 1	1,207	1,099	0	0	0	0	2,306

Attachment Description(s):	Area:	Attachment Value:
13-AFG	506	\$15,200
11-OFP	137	\$2,700
31-WD	144	\$1,400
33-Concrete Patio	216	\$1,100


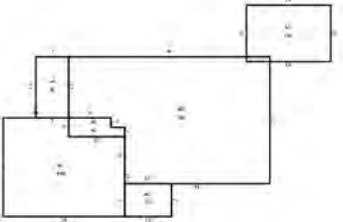
Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	3	\$900
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements						
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:	
Permit / Construction History						
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:			
7/1/2000	00-0817	\$140,000.00	NEW CONST			
8/19/2021	21-0584	\$60.00	INTREMOD			
1/1/2001	01-0012	\$2,400.00	DECK 12X12'			
10/1/2000	00-1201	\$5,665.00	HTG & A/C			
Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
12/1/2015		\$278,300.00	Invalid		Land and Improvements	
4/28/2005		\$328,500.00	Valid		Land and Improvements	
6/11/2021		\$399,400.00	Valid		Land and Improvements	
7/1/2000		\$45,900.00	Valid		Land	
1/1/2001		\$247,100.00	Valid		Land and Improvements	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	0.246	Gross				\$69,700
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
10,716	0.246			\$69,700		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Paved	Light		6/28/2022	All Public	

Valuation/Explanation		
Dwelling #	808 0127 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,207	\$144,345.13
Second Story:	1,099	\$70,764.61
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$215,109.74
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	1,207	\$28,883.51
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$5,672.76
Plumbing	1 - Half Bath 2 - Full Bath	\$12,203.00
Finished Basement Living Area	0	\$0.00
Features:	4	\$2,900.00
Attachments:	1,003	\$20,400.00
Adjusted Base Price		\$285,169.01
Changes/Adjustments		
Grade Adjustment:	B 128%	\$335,192.33
Market Adjustment:	16%	\$388,823.11
CDU Adjustment:	85	\$330,500.00
Complete:	100	\$330,500.00
Dollar Adjustments		(\$800.00)
Dwelling Value		\$329,700.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$329,700.00
Total Land Value		\$69,700.00
Total Assessed Value		\$399,400.00

Parcel Numbers: 808-0128-000 Property Address: 3832 ANTHONY DR W Municipality: Franklin, City of

Owner Name: PHAN, JENNIFER THI Mailing Address: 3832 W ANTHONY DR FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	Building Sketch:
	IMPERIAL HEIGHTS ADDN NO 4 LOT 123	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1311-Franklin	

Building Description

Dwelling #	808 0128 000- 1		
Year Built:	1/1/2001	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/2001	Bedrooms:	4
Remodeled/Effective Age:	-21	Full Baths:	2
Building Type/Style:	12-Colonial	Half Baths:	1
Story:	2.00	Rough-in:	0
Grade:	C+	Room Count:	5
CDU/Overall Condition:	Very Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
808 0128 000- 1	1,090	1,041	0	0	0	0	2,131

Attachment Description(s):	Area:	Attachment Value:
13-AFG	42	\$1,300
11-OPF	70	\$1,400
13-AFG	498	\$14,900



Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	2	\$600
Rec Room Condition: Average	Rec Room Area: 165	Rec Room Value: \$825
05-Metal Fireplace	1	\$2,000
Rec Room Condition: Average	Rec Room Area: 165	Rec Room Value: \$825

Other Building Improvements							
Structure Type:		Year Built:	Area:	Construction:	Condition:	Value:	
Permit / Construction History							
Date of Permit:		Permit Number:	Permit Amount:		Details of Permit:		
7/18/2001		01-0759	\$3,200.00		HTG & A/C		
3/28/2002		02-0202	\$1,000.00		BSMT ALTER		
6/13/2001		01-0560	\$134,365.00		NEW CONST		
8/25/2008		1972	\$7,844.00		EXTREMOD		
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
3/30/2017		\$121,000.00	Invalid		Land and Improvements		
3/1/2000		\$40,000.00	Invalid		Land		
5/1/2001		\$45,900.00	Invalid		Land		
5/25/2010		\$265,000.00	Invalid		Land and Improvements		
10/24/2012		\$122,000.00	Invalid		Land and Improvements		
4/22/2015		\$266,500.00	Valid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.239	Gross				\$68,900	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
10,411	0.239				\$68,900		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		

Valuation/Explanation		
Dwelling #	808 0128 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,090	\$134,124.50
Second Story:	1,041	\$67,560.90
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$201,685.40
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	1,090	\$27,260.90
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$5,242.26
Plumbing	1 - Half Bath 2 - Full Bath	\$12,203.00
Finished Basement Living Area	0	\$0.00
Features:	3	\$2,600.00
Attachments:	610	\$17,600.00
Adjusted Base Price		\$266,591.56
Changes/Adjustments		
Grade Adjustment:	C+ 110%	\$271,030.72
Market Adjustment:	33%	\$360,470.85
CDU Adjustment:	85	\$306,400.00
Complete:	100	\$306,400.00
Dollar Adjustments		(\$800.00)
Dwelling Value		\$305,600.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$305,600.00
Total Land Value		\$68,900.00
Total Assessed Value		\$374,500.00

Parcel Numbers: 808-0129-000 Property Address: 3837 VALLEY VIEW DR W Municipality: Franklin, City of

Owner Name: DHAR, KANWAL Mailing Address: 3837 W VALLEY VIEW DR FRANKLIN, WI 53132 Land Use: Residential

Property Photograph:	Legal Description:	Building Sketch:
	IMPERIAL HEIGHTS ADDN NO 4 LOT 124	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood:	
	1311-Franklin	

Building Description

Dwelling #	808 0129 000- 1		
Year Built:	1/1/2000	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/2000	Bedrooms:	4
Remodeled/Effective Age:	-22	Full Baths:	2
Building Type/Style:	14-Modern Single Story	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	C+	Room Count:	4
CDU/Overall Condition:	Very Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
808 0129 000- 1	1,891	0	0	0	0	0	1,891

Attachment Description(s):	Area:	Attachment Value:
11-OFP	48	\$1,000
13-AFG	652	\$19,600

Feature Description(s):	Area:	Feature Value:
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
Average	1,017	\$5,085
22-Additional Fixture	4	\$1,200
Rec Room Condition:	Rec Room Area:	Rec Room Value:
Average	1,017	\$5,085

Other Building Improvements


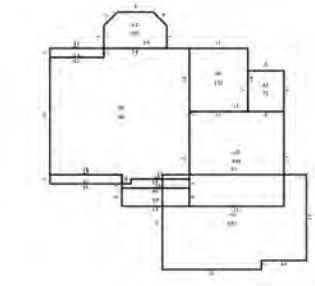
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:

Permit / Construction History							
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:				
7/1/2000	00-0890	\$144,000.00	NEW CONST				
2/1/2001	01-0089	\$5,900.00	HTG				
11/19/2018	18-2894	\$30,000.00	INTREMOD				
10/2/2020	20-2868	\$14,000.00	EXTREMOD-ROOF				
12/3/2018	18-3021	\$1,200.00	HVAC-DUCTWK				
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
11/27/2006		\$278,000.00	Valid		Land and Improvements		
7/1/2000		\$44,900.00	Invalid		Land		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.254	Gross				\$71,100	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:			Assessed Land Value:	
11,064	0.254					\$71,100	
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		

Valuation/Explanation		
Dwelling #	808 0129 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,891	\$208,066.73
Second Story:	0	\$0.00
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$208,066.73
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	1,891	\$41,110.34
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$4,651.86
Plumbing	0 - Half Bath 2 - Full Bath	\$7,322.00
Finished Basement Living Area	0	\$0.00
Features:	5	\$3,200.00
Attachments:	700	\$20,600.00
Adjusted Base Price		\$284,950.93
Changes/Adjustments		
Grade Adjustment:	C+ 110%	\$287,266.02
Market Adjustment:	35%	\$387,809.13
CDU Adjustment:	85	\$329,600.00
Complete:	100	\$329,600.00
Dollar Adjustments		(\$100.00)
Dwelling Value		\$329,500.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$329,500.00
Total Land Value		\$71,100.00
Total Assessed Value		\$400,600.00

Parcel Numbers: 808-0130-000 Property Address: 3915 VALLEY VIEW DR W Municipality: Franklin, City of

Owner Name: KOSS, JEFFREY & CHRISTINE Mailing Address: 3915 W VALLEY VIEW DR FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	
	IMPERIAL HEIGHTS ADDN NO 4 LOT 125	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1311-Franklin	

Building Description

Dwelling #	808 0130 000- 1		
Year Built:	1/1/2000	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/2000	Bedrooms:	3
Remodeled/Effective Age:	-22	Full Baths:	2
Building Type/Style:	12-Colonial	Half Baths:	1
Story:	2.00	Rough-in:	0
Grade:	B-	Room Count:	4
CDU/Overall Condition:	Very Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
808 0130 000- 1	1,174	917	0	0	0	0	2,091

Attachment Description(s):	Area:	Attachment Value:
99-Additional Attachments	24	\$2,400
13-AFG	441	\$13,200
11-OFP	60	\$1,200
99-Additional Attachments	32	\$3,200
13-AFG	72	\$2,200

Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	1	\$300
Rec Room Condition:	Rec Room Area: 0	Rec Room Value: \$0

Other Building Improvements


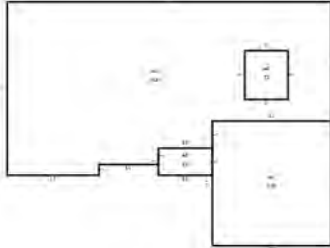
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:

Permit / Construction History							
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:				
6/1/2000	00-0706	\$134,608.00	NEW CONST				
10/1/2000	00-1289	\$7,022.00	HTG & A/C				
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
4/1/2000		\$44,900.00	Invalid		Land		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.263	Gross				\$71,800	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:			
11,456	0.263			\$71,800			
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		
Valuation/Explanation							
Dwelling #				808 0130 000- 1			
Description				Area		Value Amount	
Living Area:							
First Story:				1,174		\$141,725.28	
Second Story:				917		\$60,329.43	
Additional Story:				0		\$0.00	
Attic/Finished Net:				0		\$0.00	
Half Story/Finished Net:				0		\$0.00	
Base Price						\$202,054.71	
Unfinished Living Area:							
Room/Unfinished:				0		\$0.00	
Unfinished Basement:				1,174		\$28,492.98	
Half Story/Unfinished:						\$0.00	
Structure Info, Features and Attachments:							
Heating/AC				Air Conditioning - Same Ducts		\$5,143.86	
Plumbing				1 - Half Bath 2 - Full Bath		\$12,203.00	
Finished Basement Living Area				0		\$0.00	
Features:				1		\$300.00	
Attachments:				629		\$22,200.00	
Adjusted Base Price						\$270,394.55	
Changes/Adjustments							
Grade Adjustment:				B- 120%		\$297,473.46	
Market Adjustment:				32%		\$392,664.97	
CDU Adjustment:				85		\$333,800.00	
Complete:				100		\$333,800.00	
Dollar Adjustments						\$0.00	
Dwelling Value						\$333,800.00	

Other Building Improvements	0	\$0.00
Total Improvement Value		\$333,800.00
Total Land Value		\$71,800.00
Total Assessed Value		\$405,600.00

Parcel Numbers: 808-0131-000 Property Address: 3935 VALLEY VIEW DR W Municipality: Franklin, City of

Owner Name: PAWLOWSKI DARIN S & KAREN M Mailing Address: 3935 W VALLEY VIEW DR FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	
	IMPERIAL HEIGHTS ADDN NO 4 LOT 126	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1311-Franklin	

Building Description

Dwelling #	808 0131 000- 1		
Year Built:	1/1/2000	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/2000	Bedrooms:	3
Remodeled/Effective Age:	-22	Full Baths:	2
Building Type/Style:	14-Modern Single Story	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	B-	Room Count:	4
CDU/Overall Condition:	Very Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
808 0131 000- 1	1,628	0	0	0	0	0	1,628

Attachment Description(s):	Area:	Attachment Value:
35-Ms/Terrace	50	\$0
13-AFG	506	\$15,200

Feature Description(s):	Area:	Feature Value:
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
22-Additional Fixture	1	\$300
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements


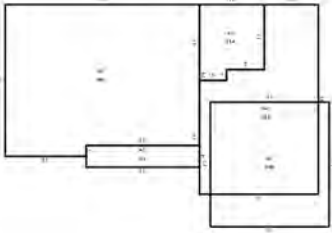
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:

Permit / Construction History							
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:				
8/1/2000	00-0954	\$175,000.00	NEW CONST				
10/3/2001	01-1130	\$900.00	SHED 12X12'				
4/14/2009	563	\$26,300.00	FOUNDRPR				
10/1/2000	00-1232	\$3,880.00	HTG & A/C				
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
6/1/2006		\$265,000.00	Valid		Land and Improvements		
8/10/2001		\$189,000.00	Invalid		Land and Improvements		
2/1/2001		\$182,000.00	Valid		Land and Improvements		
6/1/2000		\$44,900.00	Valid		Land		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.260	Gross				\$71,300	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:			
11,326	0.260			\$71,300			
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		

Valuation/Explanation		
Dwelling #	808 0131 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,628	\$183,915.16
Second Story:	0	\$0.00
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$183,915.16
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	1,628	\$36,125.32
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$4,004.88
Plumbing	0 - Half Bath 2 - Full Bath	\$7,322.00
Finished Basement Living Area	0	\$0.00
Features:	2	\$2,300.00
Attachments:	556	\$15,200.00
Adjusted Base Price		\$248,867.36
Changes/Adjustments		
Grade Adjustment:	B- 120%	\$277,640.83
Market Adjustment:	28%	\$355,380.27
CDU Adjustment:	85	\$302,100.00
Complete:	100	\$302,100.00
Dollar Adjustments		(\$1,000.00)
Dwelling Value		\$301,100.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$301,100.00
Total Land Value		\$71,300.00
Total Assessed Value		\$372,400.00

Parcel Numbers: 808-0132-000 Property Address: 4017 VALLEY VIEW DR W Municipality: Franklin, City of

Owner Name: DAVITZ, DONALD & CORY Mailing Address: 4017 W VALLEY VIEW DR FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	
	IMPERIAL HEIGHTS ADDN NO 4 LOT 127	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1311-Franklin	

Building Description

Dwelling #	808 0132 000- 1		
Year Built:	1/1/2000	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/2000	Bedrooms:	3
Remodeled/Effective Age:	-22	Full Baths:	2
Building Type/Style:	12-Colonial	Half Baths:	1
Story:	2.00	Rough-in:	0
Grade:	C+	Room Count:	3
CDU/Overall Condition:	Very Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Basic Heating
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
808 0132 000- 1	1,120	966	0	0	0	0	2,086

Attachment Description(s):	Area:	Attachment Value:
13-AFG	616	\$18,500
11-OFP	84	\$1,700

Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	1	\$300
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements



Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:

Permit / Construction History							
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:				
4/1/2000	00-0293	\$120,000.00	NEW CONST				
8/1/2000	00-0983	\$4,260.00	HTG & A/C				
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
3/1/2000		\$40,900.00	Invalid		Land		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.260	Gross				\$71,300	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:			
11,326	0.260			\$71,300			
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		
Valuation/Explanation							
Dwelling #				808 0132 000- 1			
Description				Area		Value Amount	
Living Area:							
First Story:				1,120	\$136,337.60		
Second Story:				966	\$63,099.12		
Additional Story:				0	\$0.00		
Attic/Finished Net:				0	\$0.00		
Half Story/Finished Net:				0	\$0.00		
Base Price						\$199,436.72	
Unfinished Living Area:							
Room/Unfinished:				0	\$0.00		
Unfinished Basement:				1,120	\$27,585.60		
Half Story/Unfinished:					\$0.00		
Structure Info, Features and Attachments:							
Heating/AC				Basic Heating	\$0.00		
Plumbing				1 - Half Bath 2 - Full Bath	\$12,203.00		
Finished Basement Living Area				0	\$0.00		
Features:				2	\$2,300.00		
Attachments:				700	\$20,200.00		
Adjusted Base Price						\$261,725.32	
Changes/Adjustments							
Grade Adjustment:				C+ 110%	\$263,147.85		
Market Adjustment:				34%	\$352,618.12		
CDU Adjustment:				85	\$299,700.00		
Complete:				100	\$299,700.00		
Dollar Adjustments					(\$800.00)		
Dwelling Value						\$298,900.00	

Other Building Improvements	0	\$0.00
Total Improvement Value		\$298,900.00
Total Land Value		\$71,300.00
Total Assessed Value		\$370,200.00

Parcel Numbers: 808-0133-000 Property Address: 4035 VALLEY VIEW DR W Municipality: Franklin, City of

Owner Name: KASIANOWICZ, WAYNE F & RHONDA M Mailing Address: 4035 W VALLEY VIEW DR FRANKLIN, WI 53132 Land Use: Residential

Property Photograph:	Legal Description:	Building Sketch:
	IMPERIAL HEIGHTS ADDN NO 4 LOT 128	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood:	
	1311-Franklin	

Building Description

Dwelling #	808 0133 000- 1		
Year Built:	1/1/2000	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/2000	Bedrooms:	3
Remodeled/Effective Age:	-22	Full Baths:	2
Building Type/Style:	14-Modern Single Story	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	C+	Room Count:	4
CDU/Overall Condition:	Very Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
808 0133 000- 1	1,846	0	0	0	0	0	1,846

Attachment Description(s):	Area:	Attachment Value:
11-OFP	70	\$1,400
13-AFG	682	\$20,500
33-Concrete Patio	308	\$1,500


Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	2	\$600
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements						
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:	
Permit / Construction History						
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:			
3/1/2000	00-0184	\$144,775.00	NEW CONSTR			
4/1/2000	00-0366	\$5,591.00	HTG & A/C			
11/1/2000	00-1394	\$1,810.00	A/C			
Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
6/30/2011		\$257,500.00	Valid		Land and Improvements	
1/1/2000		\$40,990.00	Invalid		Land	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	0.260	Gross				\$71,300
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
11,326	0.260			\$71,300		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Paved	Light			All Public	

Valuation/Explanation		
Dwelling #	808 0133 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,846	\$204,241.44
Second Story:	0	\$0.00
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$204,241.44
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	1,846	\$40,279.72
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$4,541.16
Plumbing	0 - Half Bath 2 - Full Bath	\$7,322.00
Finished Basement Living Area	0	\$0.00
Features:	3	\$2,600.00
Attachments:	1,060	\$23,400.00
Adjusted Base Price		\$282,384.32
Changes/Adjustments		
Grade Adjustment:	C+ 110%	\$282,022.75
Market Adjustment:	31%	\$369,449.81
CDU Adjustment:	85	\$314,000.00
Complete:	100	\$314,000.00
Dollar Adjustments		\$700.00
Dwelling Value		\$314,700.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$314,700.00
Total Land Value		\$71,300.00
Total Assessed Value		\$386,000.00

Parcel Numbers: 808-0134-000 Property Address: 4053 VALLEY VIEW DR W Municipality: Franklin, City of

Owner Name: Adam E. Granback Mailing Address: 4053 West Valley View Drive Franklin, WI 53132 Land Use: Residential

Property Photograph:	Legal Description:	Building Sketch:
	IMPERIAL HEIGHTS ADDN NO 4 LOT 129	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1311-Franklin	

Building Description

Dwelling #	808 0134 000- 1		
Year Built:	1/1/2000	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/2000	Bedrooms:	3
Remodeled/Effective Age:	-22	Full Baths:	2
Building Type/Style:	13-Contemporary	Half Baths:	2
Story:	2.00	Rough-in:	0
Grade:	B-	Room Count:	4
CDU/Overall Condition:	Very Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
808 0134 000- 1	1,514	826	0	0	0	0	2,340

Attachment Description(s):	Area:	Attachment Value:
13-AFG	22	\$700
11-OPF	28	\$600
13-AFG	625	\$18,800
31-WD	584	\$5,800


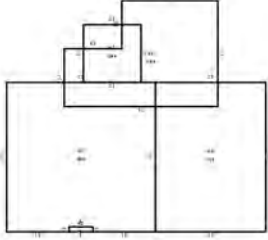
Feature Description(s):	Area:	Feature Value:
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
Average	800	\$4,000
22-Additional Fixture	4	\$1,200
Rec Room Condition:	Rec Room Area:	Rec Room Value:
Average	800	\$4,000

Other Building Improvements							
Structure Type:		Year Built:	Area:	Construction:	Condition:	Value:	
Permit / Construction History							
Date of Permit:	Permit Number:	Permit Amount:		Details of Permit:			
2/1/2000	00-0162	\$144,692.00		NEWDWLG			
7/1/2001	01-0719	\$2,700.00		WDDK			
10/17/2008	2422	\$15,000.00		RECROOM			
6/9/2014	14-1261	\$4,100.00		EG WINDOW-HAS R			
10/25/2019	19-2761	\$4,400.00		FURREPLAC			
6/1/2000	00-0623	\$6,738.00		HVAC			
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
1/1/2000		\$40,900.00	Invalid		Land		
4/4/2022	11233645	\$507,000.00	Valid	W/C D - Warrant/Condo Deed	Land and Improvements	Other	
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.260	Gross				\$71,300	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
11,326	0.260				\$71,300		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		

Valuation/Explanation		
Dwelling #	808 0134 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,514	\$173,080.48
Second Story:	826	\$56,101.92
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$229,182.40
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	1,514	\$34,155.84
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$5,756.40
Plumbing	2 - Half Bath 2 - Full Bath	\$17,084.00
Finished Basement Living Area	0	\$0.00
Features:	5	\$3,200.00
Attachments:	1,259	\$25,900.00
Adjusted Base Price		\$315,278.64
Changes/Adjustments		
Grade Adjustment:	B- 120%	\$343,414.37
Market Adjustment:	28%	\$439,570.39
CDU Adjustment:	85	\$373,600.00
Complete:	100	\$373,600.00
Dollar Adjustments		(\$500.00)
Dwelling Value		\$373,100.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$373,100.00
Total Land Value		\$71,300.00
Total Assessed Value		\$444,400.00

Parcel Numbers: 808-0135-000 Property Address: 4040 VALLEY VIEW DR W Municipality: Franklin, City of

Owner Name: BRYCKI, JOHN & CHRISTINE Mailing Address: 4040 W VALLEY VIEW DR FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	
	IMPERIAL HEIGHTS ADDN NO 4 LOT 130	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1311-Franklin	

Building Description

Dwelling #	808 0135 000- 1		
Year Built:	1/1/2000	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/2000	Bedrooms:	4
Remodeled/Effective Age:	-22	Full Baths:	2
Building Type/Style:	12-Colonial	Half Baths:	1
Story:	2.00	Rough-in:	0
Grade:	C+	Room Count:	5
CDU/Overall Condition:	Very Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
808 0135 000- 1	956	956	0	0	0	0	1,912

Attachment Description(s):	Area:	Attachment Value:
11-OFP	5	\$100
13-AFG	713	\$21,400
31-WD	144	\$1,400

Feature Description(s):	Area:	Feature Value:
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area: 0	Rec Room Value: \$0

Other Building Improvements



Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:

Permit / Construction History						
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:			
9/1/2000	00-1078	\$130,000.00	NEW CONST			
5/23/2018	18-1280	\$6,200.00	EXTREMOD			
7/1/2001	01-0833	\$1,000.00	DECK 12X12'			
Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
7/1/2000		\$44,900.00	Invalid		Land	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	0.260	Gross				\$71,300
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
11,326	0.260			\$71,300		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Paved	Light			All Public	
Valuation/Explanation						
Dwelling #			808 0135 000- 1			
Description			Area		Value Amount	
Living Area:						
First Story:			956			\$120,341.28
Second Story:			956			\$62,445.92
Additional Story:			0			\$0.00
Attic/Finished Net:			0			\$0.00
Half Story/Finished Net:			0			\$0.00
Base Price					\$182,787.20	
Unfinished Living Area:						
Room/Unfinished:			0			\$0.00
Unfinished Basement:			956			\$24,722.16
Half Story/Unfinished:						\$0.00
Structure Info, Features and Attachments:						
Heating/AC			Air Conditioning - Same Ducts		\$4,703.52	
Plumbing			1 - Half Bath 2 - Full Bath		\$12,203.00	
Finished Basement Living Area			0			\$0.00
Features:			1			\$2,000.00
Attachments:			862			\$22,900.00
Adjusted Base Price					\$249,315.88	
Changes/Adjustments						
Grade Adjustment:			C+ 110%		\$246,857.47	
Market Adjustment:			48%		\$365,349.05	
CDU Adjustment:			85		\$310,500.00	
Complete:			100		\$310,500.00	
Dollar Adjustments					(\$700.00)	
Dwelling Value					\$309,800.00	

Other Building Improvements	0	\$0.00
Total Improvement Value		\$309,800.00
Total Land Value		\$71,300.00
Total Assessed Value		\$381,100.00

Parcel Numbers: 808-0136-000 Property Address: 4024 VALLEY VIEW DR W Municipality: Franklin, City of

Owner Name: TRUCHAN, DAVID Mailing Address: 4024 W VALLEY VIEW DR FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	Building Sketch:
	IMPERIAL HEIGHTS ADDN NO 4 LOT 131	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1311-Franklin	

Building Description

Dwelling #	808 0136 000- 1		
Year Built:	1/1/2000	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/2000	Bedrooms:	3
Remodeled/Effective Age:	-22	Full Baths:	2
Building Type/Style:	14-Modern Single Story	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	C+	Room Count:	3
CDU/Overall Condition:	Very Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
808 0136 000- 1	1,836	0	0	0	0	0	1,836

Attachment Description(s):	Area:	Attachment Value:
13-AFG	528	\$15,800
11-OPF	40	\$800
31-WD	272	\$2,700

Feature Description(s):	Area:	Feature Value:
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area: 0	Rec Room Value: \$0

Other Building Improvements


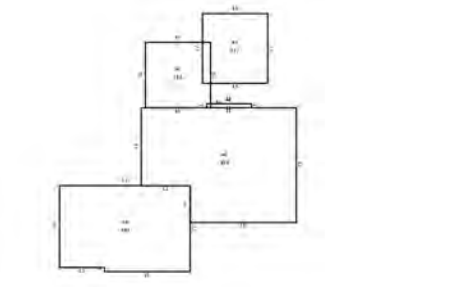
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:

Permit / Construction History							
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:				
8/1/2000	00-0914	\$129,000.00	NEW CONST				
5/14/2002	02-0452	\$4,000.00	DECK 16X16'				
9/1/2000	00-1102	\$4,905.00	HTG & A/C				
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
7/1/2000		\$44,900.00	Invalid		Land		
4/12/2016		\$267,000.00	Valid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.260	Gross				\$71,300	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
11,326	0.260				\$71,300		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		
Valuation/Explanation							
Dwelling #				808 0136 000- 1			
Description				Area		Value Amount	
Living Area:							
First Story:				1,836	\$203,135.04		
Second Story:				0	\$0.00		
Additional Story:				0	\$0.00		
Attic/Finished Net:				0	\$0.00		
Half Story/Finished Net:				0	\$0.00		
Base Price						\$203,135.04	
Unfinished Living Area:							
Room/Unfinished:				0	\$0.00		
Unfinished Basement:				1,836	\$40,061.52		
Half Story/Unfinished:					\$0.00		
Structure Info, Features and Attachments:							
Heating/AC				Air Conditioning - Same Ducts		\$4,516.56	
Plumbing				0 - Half Bath 2 - Full Bath		\$7,322.00	
Finished Basement Living Area				0	\$0.00		
Features:				1	\$2,000.00		
Attachments:				840	\$19,300.00		
Adjusted Base Price						\$276,335.12	
Changes/Adjustments							
Grade Adjustment:				C+ 110%		\$280,538.63	
Market Adjustment:				29%		\$361,894.84	
CDU Adjustment:				85		\$307,600.00	
Complete:				100		\$307,600.00	
Dollar Adjustments						\$1,000.00	
Dwelling Value						\$308,600.00	

Other Building Improvements	0	\$0.00
Total Improvement Value		\$308,600.00
Total Land Value		\$71,300.00
Total Assessed Value		\$379,900.00

Parcel Numbers: 808-0137-000 Property Address: 3944 VALLEY VIEW DR W Municipality: Franklin, City of

Owner Name: SUHR, STEVEN P Mailing Address: 3944 W VALLEY VIEW DR FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	
	IMPERIAL HEIGHTS ADDN NO 4 ,LOT 132	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1311-Franklin	

Building Description

Dwelling #	808 0137 000- 1		
Year Built:	1/1/2000	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/2000	Bedrooms:	3
Remodeled/Effective Age:	-22	Full Baths:	2
Building Type/Style:	12-Colonial	Half Baths:	1
Story:	2.00	Rough-in:	0
Grade:	C+	Room Count:	3
CDU/Overall Condition:	Very Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
808 0137 000- 1	967	956	0	0	0	0	1,923

Attachment Description(s):	Area:	Attachment Value:
13-AFG	661	\$19,800
31-WD	256	\$2,600

Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	2	\$600
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements



Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:

Permit / Construction History							
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:				
5/1/2000	00-0564	\$150,000.00	NEW CONST				
8/11/2004	2665	\$5,000.00	WDDK				
8/1/2000	00-0940	\$3,775.00	HTG & A/C				
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
11/1/2000		\$199,900.00	Valid		Land and Improvements		
5/1/2000		\$44,900.00	Valid		Land		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.260	Gross				\$71,300	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
11,326	0.260				\$71,300		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		
Valuation/Explanation							
Dwelling #				808 0137 000- 1			
Description				Area		Value Amount	
Living Area:							
First Story:				967		\$121,725.96	
Second Story:				956		\$62,445.92	
Additional Story:				0		\$0.00	
Attic/Finished Net:				0		\$0.00	
Half Story/Finished Net:				0		\$0.00	
Base Price						\$184,171.88	
Unfinished Living Area:							
Room/Unfinished:				0		\$0.00	
Unfinished Basement:				967		\$25,006.62	
Half Story/Unfinished:						\$0.00	
Structure Info, Features and Attachments:							
Heating/AC				Air Conditioning - Same Ducts		\$4,730.58	
Plumbing				1 - Half Bath 2 - Full Bath		\$12,203.00	
Finished Basement Living Area				0		\$0.00	
Features:				3		\$2,600.00	
Attachments:				917		\$22,400.00	
Adjusted Base Price						\$251,112.08	
Changes/Adjustments							
Grade Adjustment:				C+ 110%		\$248,723.29	
Market Adjustment:				48%		\$368,110.47	
CDU Adjustment:				85		\$312,900.00	
Complete:				100		\$312,900.00	
Dollar Adjustments						\$700.00	
Dwelling Value						\$313,600.00	

Other Building Improvements	0	\$0.00
Total Improvement Value		\$313,600.00
Total Land Value		\$71,300.00
Total Assessed Value		\$384,900.00

Parcel Numbers: 808-0138-000 Property Address: 3920 VALLEY VIEW DR W Municipality: Franklin, City of

Owner Name: ULIK, STEPHEN D & SANDRA L Mailing Address: 3920 W VALLEY VIEW DR FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	
	IMPERIAL HEIGHTS ADDN NO 4, LOT 133	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1311-Franklin	

Building Description

Dwelling #	808 0138 000- 1		
Year Built:	1/1/2000	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/2000	Bedrooms:	3
Remodeled/Effective Age:	-22	Full Baths:	2
Building Type/Style:	14-Modern Single Story	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	C+	Room Count:	4
CDU/Overall Condition:	Very Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
808 0138 000- 1	1,800	0	0	0	0	0	1,800

Attachment Description(s):	Area:	Attachment Value:
11-OFP	40	\$800
13-AFG	462	\$13,900
31-WD	246	\$2,500

Feature Description(s):	Area:	Feature Value:
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
22-Additional Fixture	1	\$300
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
6/1/2000	00-0778	\$3,200.00	HTG & A/C
4/1/2000	00-0332	\$138,800.00	NEW CONST
6/25/2002	02-0679	\$2,500.00	DECK 16X14' W/P
10/19/2020	20-3043	\$25,000.00	ADDN
1/7/2019	19-0051	\$9,700.00	FUR+ACREPLAC

Ownership/Sales History

Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
4/9/2010		\$260,000.00	Valid		Land and Improvements	
2/1/2000		\$40,000.00	Valid		Land	
3/1/2000		\$46,000.00	Valid		Land	

Land Breakdown

Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	0.250	Gross				\$70,100

Acreage/Squarefoot Variables

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Land Data & Computations

Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:
10,890	0.250			\$70,100


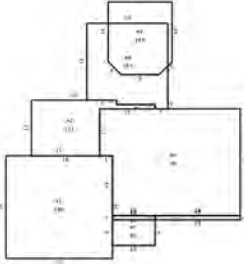
General Information

Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:
Level	Paved	Light			All Public

Valuation/Explanation		
Dwelling #	808 0138 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,800	\$199,152.00
Second Story:	0	\$0.00
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$199,152.00
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	1,800	\$39,276.00
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$4,428.00
Plumbing	0 - Half Bath 2 - Full Bath	\$7,322.00
Finished Basement Living Area	0	\$0.00
Features:	2	\$2,300.00
Attachments:	748	\$17,200.00
Adjusted Base Price		\$269,678.00
Changes/Adjustments		
Grade Adjustment:	C+ 110%	\$275,195.80
Market Adjustment:	30%	\$357,754.54
CDU Adjustment:	85	\$304,100.00
Complete:	100	\$304,100.00
Dollar Adjustments		\$1,000.00
Dwelling Value		\$305,100.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$305,100.00
Total Land Value		\$70,100.00
Total Assessed Value		\$375,200.00

Parcel Numbers: 808-0139-000 Property Address: 3838 VALLEY VIEW DR W Municipality: Franklin, City of

Owner Name: COOLEY, JACQUELYN R Mailing Address: 3838 W VALLEY VIEW DR FRANKLIN, WI 53132 Land Use: Residential

Property Photograph:	Legal Description:	Building Sketch:
	IMPERIAL HEIGHTS ADDN NO 4, LOT 134	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood:	
	1311-Franklin	

Building Description

Dwelling #	808 0139 000- 1		
Year Built:	1/1/2001	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/2001	Bedrooms:	3
Remodeled/Effective Age:	-21	Full Baths:	1
Building Type/Style:	12-Colonial	Half Baths:	1
Story:	2.00	Rough-in:	0
Grade:	C+	Room Count:	4
CDU/Overall Condition:	Average	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:		Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
808 0139 000- 1	1,008	813	0	0	0	0	1,821

Attachment Description(s):	Area:	Attachment Value:
11-OFP	10	\$200
13-AFG	600	\$18,000
99-Additional Attachments	20	\$2,000
11-OFP	60	\$1,200
31-WD	357	\$3,600

Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	1	\$300
Rec Room Condition:	Rec Room Area:	Rec Room Value:
Good	596	\$3,576

Other Building Improvements



Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:

Permit / Construction History							
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:				
5/7/2001	01-0379	\$0.00	NEWDWLG				
10/19/2007	2572	\$5,000.00	RECROOM				
6/10/2019	19-1346	\$5,400.00	EGRESSWD				
3/9/2020	20-0627	\$9,995.00	EXTREM0D-ROOF				
6/11/2019	19-1350	\$10,000.00	INTREM0D				
4/29/2003	03-1282	\$4,000.00	WDDK				
7/3/2019	19-1612	\$725.00	DUCTWK				
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
5/1/2000		\$40,000.00	Valid		Land		
3/1/2001		\$45,000.00	Valid		Land		
3/15/2004		\$230,000.00	Valid		Land and Improvements		
3/26/2015		\$218,600.00	Invalid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.232	Gross				\$67,200	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
10,106	0.232				\$67,200		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		

Valuation/Explanation		
Dwelling #	808 0139 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,008	\$125,556.48
Second Story:	813	\$55,218.96
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$180,775.44
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	1,008	\$25,623.36
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$4,479.66
Plumbing	1 - Half Bath 1 - Full Bath	\$4,881.00
Finished Basement Living Area	0	\$0.00
Features:	1	\$300.00
Attachments:	1,047	\$25,000.00
Adjusted Base Price		\$241,059.46
Changes/Adjustments		
Grade Adjustment:	C+ 110%	\$237,335.41
Market Adjustment:	73%	\$410,590.25
CDU Adjustment:	75	\$307,900.00
Complete:	100	\$307,900.00
Dollar Adjustments		(\$800.00)
Dwelling Value		\$307,100.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$307,100.00
Total Land Value		\$67,200.00
Total Assessed Value		\$374,300.00

Parcel Numbers: 808-0140-000 Property Address: 4105 ANTHONY DR W Municipality: Franklin, City of

Owner Name: HILLIARD, TROY A Mailing Address: 4105 W ANTHONY DR FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	
	IMPERIAL HEIGHTS ADDN NO 5 LOT 135	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1311-Franklin	

Building Description

Dwelling #	808 0140 000- 1		
Year Built:	1/1/2001	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/2001	Bedrooms:	4
Remodeled/Effective Age:	-21	Full Baths:	2
Building Type/Style:	12-Colonial	Half Baths:	1
Story:	2.00	Rough-in:	0
Grade:	B-	Room Count:	5
CDU/Overall Condition:	Very Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
808 0140 000- 1	1,176	1,176	0	0	0	0	2,352

Attachment Description(s):	Area:	Attachment Value:
13-AFG	550	\$16,500
35-Ms/Terrace	21	\$0

Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	6	\$1,800
Rec Room Condition:	Rec Room Area:	Rec Room Value:
Very Good	875	\$6,125
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
Very Good	875	\$6,125

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:

Permit / Construction History			
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
12/1/2000	00-1492	\$135,000.00	NEW CONST
5/31/2017	17-1203	\$935.00	HVAC ALTER
4/24/2017	17-0798	\$30,000.00	MUD ROOM REMOD
2/22/2001	01-0117	\$6,500.00	HTG & A/C
4/24/2017	17-0797	\$20,000.00	FRNT ENTRY ADDN
4/5/2012	12-0584	\$4,000.00	KITREMOD
6/14/2012	12-1196	\$2,680.00	ACREPLACE
10/15/2009	2051	\$55,000.00	RECROOM

Ownership/Sales History					
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type: Sale Validation Source:
6/1/2001		\$229,900.00	Invalid		Land and Improvements
12/1/2000		\$45,900.00	Invalid		Land

Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.261	Gross				\$71,800	

Acreage/Squarefoot Variables							


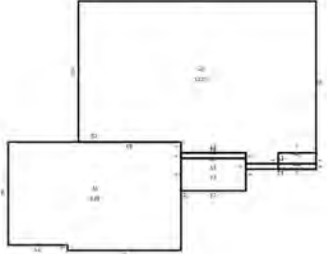
Land Data & Computations					
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:	
11,369	0.261			\$71,800	

General Information					
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:
Level	Paved	Light			All Public

Valuation/Explanation		
Dwelling #	808 0140 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,176	\$141,966.72
Second Story:	1,176	\$74,805.36
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$216,772.08
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	1,176	\$28,541.52
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$5,785.92
Plumbing	1 - Half Bath 2 - Full Bath	\$12,203.00
Finished Basement Living Area	0	\$0.00
Features:	7	\$3,800.00
Attachments:	571	\$16,500.00
Adjusted Base Price		\$283,602.52
Changes/Adjustments		
Grade Adjustment:	B- 120%	\$315,963.02
Market Adjustment:	39%	\$439,188.60
CDU Adjustment:	85	\$373,300.00
Complete:	100	\$373,300.00
Dollar Adjustments		\$500.00
Dwelling Value		\$373,800.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$373,800.00
Total Land Value		\$71,800.00
Total Assessed Value		\$445,600.00

Parcel Numbers: 808-0141-000 Property Address: 4121 ANTHONY DR W Municipality: Franklin, City of

Owner Name: RUBLIS, JEFFREY & GIOVANNA Mailing Address: 4121 W ANTHONY DR FRANKLIN, WI 53132 Land Use: Residential

Property Photograph:	Legal Description:	Building Sketch:
	IMPERIAL HEIGHTS ADDN NO 5 LOT 136	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood:	
	1311-Franklin	

Building Description

Dwelling #	808 0141 000- 1		
Year Built:	1/1/2001	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/2001	Bedrooms:	4
Remodeled/Effective Age:	-21	Full Baths:	2
Building Type/Style:	12-Colonial	Half Baths:	1
Story:	2.00	Rough-in:	0
Grade:	B-	Room Count:	5
CDU/Overall Condition:	Very Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
808 0141 000- 1	1,220	1,245	0	0	0	0	2,465

Attachment Description(s):	Area:	Attachment Value:
11-OFP	12	\$200
13-AFG	629	\$18,900
11-OFP	72	\$1,400
99-Additional Attachments	13	\$1,300



Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	3	\$900
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements							
Structure Type:		Year Built:	Area:	Construction:	Condition:	Value:	
RP1-Inground Pool - Plastic Lined Pool		1/1/2007	288		Average	\$600.00	
Permit / Construction History							
Date of Permit:		Permit Number:	Permit Amount:		Details of Permit:		
6/20/2018		18-1559	\$7,288.00		FUR+ACREPLAC		
6/19/2007		1379	\$3,900.00		FENCE		
2/1/2001		01-0076	\$141,500.00		NEW CONST		
8/20/2007		1967	\$0.00		POOL HTR		
6/19/2007		1381	\$18,485.00		POOL		
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
1/1/2001		\$45,900.00	Invalid		Land		
11/30/2001		\$250,000.00	Valid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.261	Gross				\$71,800	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:		Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:	
11,369		0.261				\$71,800	
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		

Valuation/Explanation		
Dwelling #	808 0141 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,220	\$145,899.80
Second Story:	1,245	\$78,708.90
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$224,608.70
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	1,220	\$29,194.60
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$6,063.90
Plumbing	1 - Half Bath 2 - Full Bath	\$12,203.00
Finished Basement Living Area	0	\$0.00
Features:	4	\$2,900.00
Attachments:	726	\$21,800.00
Adjusted Base Price		\$296,770.20
Changes/Adjustments		
Grade Adjustment:	B- 120%	\$326,484.24
Market Adjustment:	32%	\$430,959.20
CDU Adjustment:	85	\$366,300.00
Complete:	100	\$366,300.00
Dollar Adjustments		(\$1,200.00)
Dwelling Value		\$365,100.00
Other Building Improvements	0	\$600.00
Total Improvement Value		\$365,700.00
Total Land Value		\$71,800.00
Total Assessed Value		\$437,500.00

Parcel Numbers: 808-0142-000 Property Address: 4137 ANTHONY DR W Municipality: Franklin, City of

Owner Name: BEHRING, SCOTT & SHANNON Mailing Address: 4137 W ANTHONY DR FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	
	IMPERIAL HEIGHTS ADDN NO 5 LOT 137	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1311-Franklin	

Building Description

Dwelling #	808 0142 000- 1		
Year Built:	1/1/2001	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/2001	Bedrooms:	3
Remodeled/Effective Age:	-21	Full Baths:	2
Building Type/Style:	12-Colonial	Half Baths:	1
Story:	2.00	Rough-in:	0
Grade:	B-	Room Count:	3
CDU/Overall Condition:	Very Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
808 0142 000- 1	1,237	619	0	0	0	0	1,856

Attachment Description(s):	Area:	Attachment Value:
11-OFP	56	\$1,100
13-AFG	484	\$14,500
31-WD	302	\$3,000



Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	1	\$300
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements						
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:	
Permit / Construction History						
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:			
1/13/2011	11-0074	\$6,900.00	REROOF			
1/17/2001	01-0042	\$106,490.00	NEW CONST			
3/28/2002	02-0203	\$1,416.00	DECK 24X18'			
3/7/2001	01-0159	\$3,100.00	HTG & A/C			
Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
12/1/2000		\$47,900.00	Invalid		Land	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	0.316	Gross				\$77,200
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
13,765	0.316			\$77,200		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Paved	Light			All Public	

Valuation/Explanation		
Dwelling #	808 0142 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,237	\$147,932.83
Second Story:	619	\$43,490.94
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$191,423.77
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	1,237	\$29,601.41
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$4,565.76
Plumbing	1 - Half Bath 2 - Full Bath	\$12,203.00
Finished Basement Living Area	0	\$0.00
Features:	2	\$2,300.00
Attachments:	842	\$18,600.00
Adjusted Base Price		\$258,693.94
Changes/Adjustments		
Grade Adjustment:	B- 120%	\$285,352.73
Market Adjustment:	34%	\$382,372.66
CDU Adjustment:	85	\$325,000.00
Complete:	100	\$325,000.00
Dollar Adjustments		(\$600.00)
Dwelling Value		\$324,400.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$324,400.00
Total Land Value		\$77,200.00
Total Assessed Value		\$401,600.00

Parcel Numbers: 808-0143-000 Property Address: 8219 42ND ST S Municipality: Franklin, City of

Owner Name: KSOBIECH, CHARLES & SANDRA Mailing Address: 8219 S 42ND ST FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	
	IMPERIAL HEIGHTS ADDN NO 5 LOT 138	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1311-Franklin	

Building Description

Dwelling #	808 0143 000- 1		
Year Built:	1/1/2001	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/2001	Bedrooms:	3
Remodeled/Effective Age:	-21	Full Baths:	2
Building Type/Style:	14-Modern Single Story	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	C+	Room Count:	4
CDU/Overall Condition:	Very Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
808 0143 000- 1	2,103	0	0	0	0	0	2,103

Attachment Description(s):	Area:	Attachment Value:
11-OFP	60	\$1,200
13-AFG	638	\$19,100

Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	2	\$600
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements



Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:

Permit / Construction History						
Date of Permit: 3/22/2001	Permit Number: 01-0197	Permit Amount: \$150,000.00	Details of Permit: NEW CONST			
Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
11/17/2017		\$326,500.00	Valid		Land and Improvements	
1/1/2001		\$49,900.00	Invalid		Land	
Land Breakdown						
Land Class: A-Residential Primary Site	Acreage: 0.498	Unit of Measure: Gross	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value: \$83,600
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage: 21,693	Total Acreage: 0.498	Depth:	Act. Frontage:	Assessed Land Value: \$83,600		
General Information						
Topography: Level	Street/Road: Paved	Fronting Traffic: Light	Inspected By:	Inspected On:	Utilities: All Public	
Valuation/Explanation						
Dwelling #			808 0143 000- 1			
Description			Area		Value Amount	
Living Area:						
First Story:			2,103			\$226,535.16
Second Story:			0			\$0.00
Additional Story:			0			\$0.00
Attic/Finished Net:			0			\$0.00
Half Story/Finished Net:			0			\$0.00
Base Price					\$226,535.16	
Unfinished Living Area:						
Room/Unfinished:			0			\$0.00
Unfinished Basement:			2,103			\$44,646.69
Half Story/Unfinished:						\$0.00
Structure Info, Features and Attachments:						
Heating/AC			Air Conditioning - Same Ducts		\$5,173.38	
Plumbing			0 - Half Bath 2 - Full Bath		\$7,322.00	
Finished Basement Living Area			0			\$0.00
Features:			3			\$2,600.00
Attachments:			698			\$20,300.00
Adjusted Base Price					\$306,577.23	
Changes/Adjustments						
Grade Adjustment:			C+ 110%		\$312,044.95	
Market Adjustment:			23%		\$383,815.29	
CDU Adjustment:			85		\$326,200.00	
Complete:			100		\$326,200.00	
Dollar Adjustments					(\$600.00)	
Dwelling Value					\$325,600.00	

Other Building Improvements	0	\$0.00
Total Improvement Value		\$325,600.00
Total Land Value		\$83,600.00
Total Assessed Value		\$409,200.00

Parcel Numbers: 808-0144-000 Property Address: 8207 42ND ST S Municipality: Franklin, City of

Owner Name: GALLENBERGER, ADAM J Mailing Address: 8207 S 42ND ST FRANKLIN, WI 53132 Land Use: Residential

Property Photograph:	Legal Description:	Building Sketch:
	IMPERIAL HEIGHTS ADDN NO 5 LOT 139	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood:	
	1311-Franklin	

Building Description

Dwelling #	808 0144 000- 1		
Year Built:	1/1/2001	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/2001	Bedrooms:	3
Remodeled/Effective Age:	-21	Full Baths:	2
Building Type/Style:	14-Modern Single Story	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	B-	Room Count:	4
CDU/Overall Condition:	Very Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
808 0144 000- 1	1,836	0	0	0	0	0	1,836

Attachment Description(s):	Area:	Attachment Value:
11-OFP	56	\$1,100
13-AFG	484	\$14,500
33-Concrete Patio	396	\$2,000


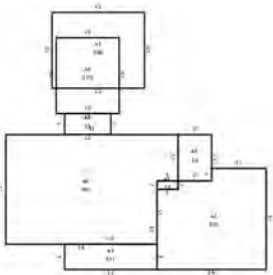
Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	7	\$2,100
Rec Room Condition:	Rec Room Area:	Rec Room Value:
Very Good	1,402	\$9,814
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
Very Good	1,402	\$9,814

Other Building Improvements							
Structure Type:		Year Built:	Area:	Construction:	Condition:	Value:	
Permit / Construction History							
Date of Permit:		Permit Number:	Permit Amount:		Details of Permit:		
1/18/2001		01-0046	\$150,000.00		NEWDWLG		
11/14/2006		3873	\$1,500.00		FBLA		
8/25/2006		2903	\$5,000.00		EGRESS		
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
7/26/2011		\$295,000.00	Valid		Land and Improvements		
11/1/2005		\$309,900.00	Invalid		Land and Improvements		
12/1/2000		\$49,900.00	Invalid		Land		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.273	Gross				\$72,900	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
11,892	0.273				\$72,900		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		

Valuation/Explanation		
Dwelling #	808 0144 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,836	\$203,135.04
Second Story:	0	\$0.00
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$203,135.04
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	1,836	\$40,061.52
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$4,516.56
Plumbing	0 - Half Bath 2 - Full Bath	\$7,322.00
Finished Basement Living Area	0	\$0.00
Features:	8	\$4,100.00
Attachments:	936	\$17,600.00
Adjusted Base Price		\$276,735.12
Changes/Adjustments		
Grade Adjustment:	B- 120%	\$306,042.14
Market Adjustment:	38%	\$422,338.16
CDU Adjustment:	85	\$359,000.00
Complete:	100	\$359,000.00
Dollar Adjustments		\$1,000.00
Dwelling Value		\$360,000.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$360,000.00
Total Land Value		\$72,900.00
Total Assessed Value		\$432,900.00

Parcel Numbers: 808-0145-000 Property Address: 8155 42ND ST S Municipality: Franklin, City of

Owner Name: VAN DERNOOT, CHAD M Mailing Address: 8155 S 42ND ST FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	Building Sketch:
	IMPERIAL HEIGHTS ADDN NO 5 LOT 140	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1311-Franklin	

Building Description

Dwelling #	808 0145 000- 1		
Year Built:	1/1/2001	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/2001	Bedrooms:	3
Remodeled/Effective Age:	-21	Full Baths:	2
Building Type/Style:	12-Colonial	Half Baths:	1
Story:	2.00	Rough-in:	0
Grade:	C+	Room Count:	3
CDU/Overall Condition:	Very Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
808 0145 000- 1	1,144	991	0	0	0	0	2,135

Attachment Description(s):	Area:	Attachment Value:
13-AFG	575	\$17,300
11-OPF	132	\$2,600
33-Concrete Patio	270	\$1,400


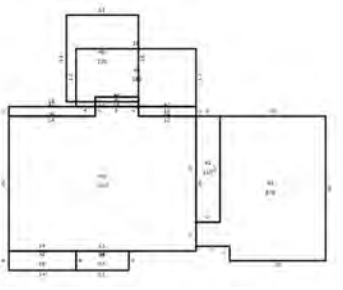
Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	3	\$900
Rec Room Condition:	Rec Room Area:	Rec Room Value:
Good	545	\$3,270
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
Good	545	\$3,270

Other Building Improvements							
Structure Type:		Year Built:	Area:	Construction:	Condition:	Value:	
Permit / Construction History							
Date of Permit:		Permit Number:	Permit Amount:		Details of Permit:		
8/27/2001		01-0955	\$165,000.00		NEW CONST		
11/15/2001		01-1258	\$6,289.00		HTG SYSTEM		
10/12/2005		53969	\$500.00		BSMTALT(ROUGH)		
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
12/1/2000		\$51,900.00	Invalid		Land		
5/31/2016		\$299,500.00	Valid		Land and Improvements		
4/3/2020		\$345,000.00	Valid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.258	Gross				\$71,500	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
11,238	0.258				\$71,500		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		

Valuation/Explanation		
Dwelling #	808 0145 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,144	\$139,259.12
Second Story:	991	\$64,732.12
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$203,991.24
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	1,144	\$28,176.72
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$5,252.10
Plumbing	1 - Half Bath 2 - Full Bath	\$12,203.00
Finished Basement Living Area	0	\$0.00
Features:	4	\$2,900.00
Attachments:	977	\$21,300.00
Adjusted Base Price		\$273,823.06
Changes/Adjustments		
Grade Adjustment:	C+ 110%	\$274,585.37
Market Adjustment:	35%	\$370,690.24
CDU Adjustment:	85	\$315,100.00
Complete:	100	\$315,100.00
Dollar Adjustments		\$1,100.00
Dwelling Value		\$316,200.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$316,200.00
Total Land Value		\$71,500.00
Total Assessed Value		\$387,700.00

Parcel Numbers: 808-0146-000	Property Address: 8139 42ND ST S	Municipality: Franklin, City of
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Owner Name: LISOWSKI, PATRICK & LISA	Mailing Address: 8139 S 42ND ST FRANKLIN, WI 53132	Land Use: Residential
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Property Photograph:	Legal Description:	Building Sketch:
	IMPERIAL HEIGHTS ADDN NO 5 LOT 141	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1311-Franklin	

Building Description

Dwelling #	808 0146 000- 1		
Year Built:	1/1/2001	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/2001	Bedrooms:	4
Remodeled/Effective Age:	-21	Full Baths:	2
Building Type/Style:	12-Colonial	Half Baths:	1
Story:	2.00	Rough-in:	0
Grade:	B-	Room Count:	5
CDU/Overall Condition:	Very Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
808 0146 000- 1	1,294	1,170	0	0	0	0	2,464

Attachment Description(s):	Area:	Attachment Value:
99-Additional Attachments	36	\$3,600
13-AFG	679	\$20,400
11-OFP	44	\$900
99-Additional Attachments	24	\$2,400
33-Concrete Patio	282	\$1,400

Feature Description(s): 05-Metal Fireplace	Area: 1	Feature Value: \$2,000
Rec Room Condition:	Rec Room Area: 0	Rec Room Value: \$0
22-Additional Fixture	2	\$600
Rec Room Condition:	Rec Room Area: 0	Rec Room Value: \$0

Other Building Improvements

Structure Type: RP4-Fiberglass Pool	Year Built: 1/1/2002	Area: 364	Construction:	Condition: Average	Value: \$700.00
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Permit / Construction History

Date of Permit: 1/8/2001	Permit Number: 01-0015	Permit Amount: \$155,000.00	Details of Permit: NEW CONST
1/14/2002	02-0033	\$26,718.00	INGRD POOL26X14

Ownership/Sales History

Date of Sale: 11/1/2000	Sale Document:	Purchase Amount: \$49,900.00	Sale Validity: Invalid	Conveyance Type:	Sale Type: Land	Sale Validation Source:
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Land Breakdown

Land Class: A-Residential Primary Site	Acreage: 0.240	Unit of Measure: Gross	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value: \$69,500
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Acreage/Squarefoot Variables

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Land Data & Computations

Total Square Footage: 10,454	Total Acreage: 0.240	Depth:	Act. Frontage:	Assessed Land Value: \$69,500
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General Information

Topography: Level	Street/Road: Paved	Fronting Traffic: Light	Inspected By:	Inspected On:	Utilities: All Public
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Valuation/Explanation		
Dwelling #	808 0146 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,294	\$153,390.76
Second Story:	1,170	\$74,423.70
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$227,814.46
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	1,276	\$30,215.68
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$6,061.44
Plumbing	1 - Half Bath 2 - Full Bath	\$12,203.00
Finished Basement Living Area	0	\$0.00
Features:	3	\$2,600.00
Attachments:	1,065	\$28,700.00
Adjusted Base Price		\$307,594.58
Changes/Adjustments		
Grade Adjustment:	B- 120%	\$331,553.50
Market Adjustment:	30%	\$431,019.55
CDU Adjustment:	85	\$366,400.00
Complete:	100	\$366,400.00
Dollar Adjustments		\$300.00
Dwelling Value		\$366,700.00
Other Building Improvements	0	\$700.00
Total Improvement Value		\$367,400.00
Total Land Value		\$69,500.00
Total Assessed Value		\$436,900.00

Parcel Numbers: 808-0147-000 Property Address: 8125 42ND ST S Municipality: Franklin, City of

Owner Name: BUCK, PETER D & PAMELA J Mailing Address: 8125 S 42ND ST FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	
	IMPERIAL HEIGHTS ADDN NO 5 LOT 142	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1311-Franklin	

Building Description

Dwelling #	808 0147 000- 1		
Year Built:	1/1/2001	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/2001	Bedrooms:	3
Remodeled/Effective Age:	-21	Full Baths:	2
Building Type/Style:	12-Colonial	Half Baths:	1
Story:	2.00	Rough-in:	0
Grade:	C+	Room Count:	5
CDU/Overall Condition:	Very Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
808 0147 000- 1	1,209	772	0	0	0	0	1,981

Attachment Description(s):	Area:	Attachment Value:
11-OFP	23	\$500
99-Additional Attachments	23	\$2,300
99-Additional Attachments	30	\$3,000
13-AFG	453	\$13,600
11-OFP	107	\$2,100
33-Concrete Patio	144	\$700

Feature Description(s): 05-Metal Fireplace	Area: 1	Feature Value: \$2,000
Rec Room Condition: Average	Rec Room Area: 800	Rec Room Value: \$4,000
22-Additional Fixture	5	\$1,500
Rec Room Condition: Average	Rec Room Area: 800	Rec Room Value: \$4,000

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
11/8/2001	01-1239	\$144,000.00	NEW CONST
8/18/2009	1544	\$14,700.00	RECROOM
4/24/2012	12-0756	\$7,200.00	REROOF

Ownership/Sales History

Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
7/13/2018		\$351,000.00	Valid		Land and Improvements	
5/24/2012		\$250,000.00	Valid		Land and Improvements	
6/14/2002		\$235,000.00	Valid		Land and Improvements	
12/1/2000		\$49,900.00	Invalid		Land	
10/25/2001		\$57,000.00	Valid		Land	
8/27/2009		\$267,500.00	Valid		Land and Improvements	

Land Breakdown

Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	0.240	Gross				\$69,500

Acreage/Squarefoot Variables

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Land Data & Computations

Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:
10,454	0.240			\$69,500



General Information

Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:
Level	Paved	Light			All Public

Valuation/Explanation		
Dwelling #	808 0147 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,209	\$144,584.31
Second Story:	772	\$52,310.72
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$196,895.03
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	1,209	\$28,931.37
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$4,873.26
Plumbing	1 - Half Bath 2 - Full Bath	\$12,203.00
Finished Basement Living Area	0	\$0.00
Features:	6	\$3,500.00
Attachments:	780	\$22,200.00
Adjusted Base Price		\$268,602.66
Changes/Adjustments		
Grade Adjustment:	C+ 110%	\$267,192.93
Market Adjustment:	50%	\$400,789.39
CDU Adjustment:	85	\$340,700.00
Complete:	100	\$340,700.00
Dollar Adjustments		(\$1,100.00)
Dwelling Value		\$339,600.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$339,600.00
Total Land Value		\$69,500.00
Total Assessed Value		\$409,100.00

Parcel Numbers: 808-0148-000 Property Address: 8113 42ND ST S Municipality: Franklin, City of

Owner Name: BREISTER, DAVID J Mailing Address: 8113 S 42ND ST FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	
	IMPERIAL HEIGHTS ADDN NO 5 LOT 143	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1311-Franklin	

Building Description

Dwelling #	808 0148 000- 1		
Year Built:	1/1/2001	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/2001	Bedrooms:	3
Remodeled/Effective Age:	-21	Full Baths:	2
Building Type/Style:	13-Contemporary	Half Baths:	1
Story:	2.00	Rough-in:	0
Grade:	C+	Room Count:	3
CDU/Overall Condition:	Very Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
808 0148 000- 1	1,228	864	0	0	0	0	2,092

Attachment Description(s):	Area:	Attachment Value:
11-OFP	36	\$700
13-AFG	488	\$14,600
33-Concrete Patio	272	\$1,400


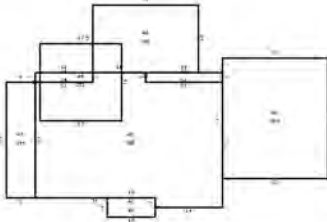
Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	3	\$900
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements						
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:	
Permit / Construction History						
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:			
12/1/2000	00-1467	\$3,200.00	HTG & A/C			
12/1/2000	00-1434	\$160,000.00	NEW CONST			
8/5/2011	16-1924	\$7,800.00	FURREPLAC+ACREP			
Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
11/1/2000		\$44,900.00	Invalid		Land	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	0.277	Gross				\$72,800
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
12,066	0.277			\$72,800		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Paved	Light			All Public	

Valuation/Explanation		
Dwelling #	808 0148 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,228	\$146,856.52
Second Story:	864	\$57,438.72
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$204,295.24
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	1,228	\$29,386.04
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$5,146.32
Plumbing	1 - Half Bath 2 - Full Bath	\$12,203.00
Finished Basement Living Area	0	\$0.00
Features:	4	\$2,900.00
Attachments:	796	\$16,700.00
Adjusted Base Price		\$270,630.60
Changes/Adjustments		
Grade Adjustment:	C+ 110%	\$276,133.66
Market Adjustment:	34%	\$370,019.10
CDU Adjustment:	85	\$314,500.00
Complete:	100	\$314,500.00
Dollar Adjustments		\$1,000.00
Dwelling Value		\$315,500.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$315,500.00
Total Land Value		\$72,800.00
Total Assessed Value		\$388,300.00

Parcel Numbers: 808-0149-000	Property Address: 4156 VALLEY VIEW DR W	Municipality: Franklin, City of
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Owner Name: BECKMAN, TYLER	Mailing Address: 4156 W VALLEY VIEW DR FRANKLIN, WI 53132	Land Use: Residential
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Property Photograph: 	Legal Description: IMPERIAL HEIGHTS ADDN NO 5 LOT 144	Building Sketch: 
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1311-Franklin	

Building Description

Dwelling #	808 0149 000- 1		
Year Built:	1/1/2001	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/2001	Bedrooms:	3
Remodeled/Effective Age:	-21	Full Baths:	2
Building Type/Style:	12-Colonial	Half Baths:	1
Story:	2.00	Rough-in:	0
Grade:	C+	Room Count:	3
CDU/Overall Condition:	Very Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
808 0149 000- 1	1,130	1,042	0	0	0	0	2,172

Attachment Description(s):	Area:	Attachment Value:
35-Ms/Terrace	40	\$0
13-AFG	550	\$16,500
99-Additional Attachments	24	\$2,400
99-Additional Attachments	32	\$3,200
31-WD	308	\$3,100

Feature Description(s): 05-Metal Fireplace	Area: 1	Feature Value: \$2,000
Rec Room Condition: Average	Rec Room Area: 650	Rec Room Value: \$3,250
22-Additional Fixture	2	\$600
Rec Room Condition: Average	Rec Room Area: 650	Rec Room Value: \$3,250

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
11/7/2013	13-2679	\$5,000.00	BSMTREMOD
6/25/2002	02-0680	\$2,500.00	DECK 18X23'
1/17/2001	01-0044	\$157,520.00	NEW CONST

Ownership/Sales History

Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
1/6/2014		\$283,000.00	Valid		Land and Improvements	
7/11/2002		\$235,000.00	Valid		Land and Improvements	
12/1/2000		\$49,900.00	Invalid		Land	

Land Breakdown

Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	0.334	Gross				\$78,800

Acreage/Squarefoot Variables

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Land Data & Computations

Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:
14,549	0.334			\$78,800



General Information

Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:
Level	Paved	Light			All Public

Valuation/Explanation		
Dwelling #	808 0149 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,130	\$137,554.90
Second Story:	1,042	\$67,625.80
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$205,180.70
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	1,130	\$27,831.90
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$5,343.12
Plumbing	1 - Half Bath 2 - Full Bath	\$12,203.00
Finished Basement Living Area	0	\$0.00
Features:	3	\$2,600.00
Attachments:	954	\$25,200.00
Adjusted Base Price		\$278,358.72
Changes/Adjustments		
Grade Adjustment:	C+ 110%	\$275,614.59
Market Adjustment:	41%	\$388,616.58
CDU Adjustment:	85	\$330,300.00
Complete:	100	\$330,300.00
Dollar Adjustments		(\$800.00)
Dwelling Value		\$329,500.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$329,500.00
Total Land Value		\$78,800.00
Total Assessed Value		\$408,300.00

Parcel Numbers: 808-0150-000 Property Address: 4142 VALLEY VIEW DR W Municipality: Franklin, City of

Owner Name: Daniel C. Rode and Shelly L. Rode Joint Trust Mailing Address: 4142 W. Valley View Drive Franklin, WI 53132 Land Use: Residential

	Legal Description:	Building Sketch:
	IMPERIAL HEIGHTS ADDN NO 5 LOT 145	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1311-Franklin	

Building Description

Dwelling #	808 0150 000- 1		
Year Built:	1/1/2001	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/2001	Bedrooms:	4
Remodeled/Effective Age:	-21	Full Baths:	2
Building Type/Style:	12-Colonial	Half Baths:	1
Story:	2.00	Rough-in:	0
Grade:	C+	Room Count:	4
CDU/Overall Condition:	Very Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
808 0150 000- 1	1,358	854	0	0	0	0	2,212

Attachment Description(s):	Area:	Attachment Value:
13-AFG	22	\$700
11-OPF	126	\$2,500
13-AFG	618	\$18,500



Feature Description(s):	Area:	Feature Value:
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
22-Additional Fixture	2	\$600
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements							
Structure Type:		Year Built:	Area:	Construction:	Condition:	Value:	
Permit / Construction History							
Date of Permit:		Permit Number:	Permit Amount:		Details of Permit:		
9/24/2001		01-1076	\$159,149.00		NEW CONST		
12/10/2001		01-1339	\$7,906.00		HTG & A/C		
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
2/1/2001		\$47,900.00	Invalid		Land		
6/27/2022	11272178	\$364,100.00		QCD - Quit Claim Deed	Land and Improvements	Other	
4/21/2017	11272178	\$354,900.00	Valid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.340	Gross				\$78,500	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
14,810	0.340				\$78,500		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		

Valuation/Explanation		
Dwelling #	808 0150 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,358	\$158,465.02
Second Story:	854	\$56,773.92
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$215,238.94
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	1,358	\$31,505.60
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$5,441.52
Plumbing	1 - Half Bath 2 - Full Bath	\$12,203.00
Finished Basement Living Area	0	\$0.00
Features:	3	\$2,600.00
Attachments:	766	\$21,700.00
Adjusted Base Price		\$288,689.06
Changes/Adjustments		
Grade Adjustment:	C+ 110%	\$290,827.97
Market Adjustment:	33%	\$386,801.20
CDU Adjustment:	85	\$328,800.00
Complete:	100	\$328,800.00
Dollar Adjustments		\$100.00
Dwelling Value		\$328,900.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$328,900.00
Total Land Value		\$78,500.00
Total Assessed Value		\$407,400.00

Parcel Numbers: 808-0151-000 Property Address: 4112 VALLEY VIEW DR W Municipality: Franklin, City of

Owner Name: GOUGH, MICHAEL J Mailing Address: 4112 W VALLEY VIEW DR FRANKLIN, WI 53132 Land Use: Residential

Property Photograph:	Legal Description:	Building Sketch:
	IMPERIAL HEIGHTS ADDN NO 5 LOT 146	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood:	
	1311-Franklin	

Building Description

Dwelling #	808 0151 000- 1		
Year Built:	1/1/2001	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/2001	Bedrooms:	3
Remodeled/Effective Age:	-21	Full Baths:	3
Building Type/Style:	12-Colonial	Half Baths:	1
Story:	2.00	Rough-in:	0
Grade:	B-	Room Count:	3
CDU/Overall Condition:	Very Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
808 0151 000- 1	918	940	0	0	0	594	2,452

Attachment Description(s):	Area:	Attachment Value:
13-AFG	70	\$2,100
11-OPF	174	\$3,500
13-AFG	570	\$17,100
31-WD	764	\$7,600



Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	1	\$300
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements						
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:	
RP1-Inground Pool - Plastic Lined Pool	1/1/2010	510		Average	\$1,000.00	
Permit / Construction History						
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:			
2/6/2001	01-0088	\$115,000.00	NEW CONST			
2/1/2007	251	\$1,240.00	BSMT DUCTWORK			
1/17/2007	116	\$15,000.00	BSMT REMOD			
7/20/2010	1476	\$34,000.00	POOL			
1/16/2020	20-0156	\$10,000.00	FUR+ACREPLAC			
6/4/2002	02-0557	\$5,000.00	DECK			
Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
1/1/2001		\$45,900.00	Invalid		Land	
11/8/2001		\$224,900.00	Invalid		Land and Improvements	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	0.260	Gross				\$71,300
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
11,326	0.260			\$71,300		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Paved	Light			All Public	

Valuation/Explanation		
Dwelling #	808 0151 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	918	\$116,944.02
Second Story:	940	\$61,842.60
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$178,786.62
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	324	\$0.00
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$6,031.92
Plumbing	1 - Half Bath 3 - Full Bath	\$19,525.00
Finished Basement Living Area	594	\$16,032.06
Features:	2	\$2,300.00
Attachments:	1,578	\$30,300.00
Adjusted Base Price		\$252,975.60
Changes/Adjustments		
Grade Adjustment:	B- 120%	\$264,450.72
Market Adjustment:	65%	\$436,343.69
CDU Adjustment:	85	\$370,900.00
Complete:	100	\$370,900.00
Dollar Adjustments		(\$1,100.00)
Dwelling Value		\$369,800.00
Other Building Improvements	0	\$1,000.00
Total Improvement Value		\$370,800.00
Total Land Value		\$71,300.00
Total Assessed Value		\$442,100.00

Parcel Numbers: 808-0152-000 Property Address: 4058 VALLEY VIEW DR W Municipality: Franklin, City of

Owner Name: LOGOTHETES, ATHENA Mailing Address: 4058 W VALLEY VIEW DR FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	
	IMPERIAL HEIGHTS ADDN NO 5 LOT 147	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1311-Franklin	

Building Description

Dwelling #	808 0152 000- 1		
Year Built:	1/1/2001	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/2001	Bedrooms:	3
Remodeled/Effective Age:	-21	Full Baths:	2
Building Type/Style:	04-Cape Cod	Half Baths:	1
Story:	1.00	Rough-in:	0
Grade:	C+	Room Count:	5
CDU/Overall Condition:	Very Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
808 0152 000- 1	1,499	0	0	412	0	0	1,911

Attachment Description(s):	Area:	Attachment Value:
11-OFP	35	\$700
13-AFG	470	\$14,100
31-WD	270	\$2,700



Feature Description(s):	Area:	Feature Value:
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
22-Additional Fixture	1	\$300
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements							
Structure Type:		Year Built:	Area:	Construction:	Condition:	Value:	
Permit / Construction History							
Date of Permit:		Permit Number:	Permit Amount:		Details of Permit:		
1/15/2001		01-0033	\$162,269.00		NEW CONST		
4/16/2002		02-0279	\$1,700.00		DECK 16X18'		
7/9/2020		20-1775	\$7,449.00		FENCE		
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
4/9/2018		\$296,000.00	Valid		Land and Improvements		
9/12/2008		\$255,000.00	Valid		Land and Improvements		
12/1/2000		\$45,900.00	Invalid		Land		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.260	Gross				\$71,300	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
11,326	0.260				\$71,300		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		

Valuation/Explanation		
Dwelling #	808 0152 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,499	\$172,504.92
Second Story:	0	\$0.00
Additional Story:	0	\$0.00
Attic/Finished Net:	412	\$12,623.68
Half Story/Finished Net:	0	\$0.00
Base Price		\$185,128.60
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	1,499	\$34,132.23
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$4,701.06
Plumbing	1 - Half Bath 2 - Full Bath	\$12,203.00
Finished Basement Living Area	0	\$0.00
Features:	2	\$2,300.00
Attachments:	775	\$17,500.00
Adjusted Base Price		\$255,964.89
Changes/Adjustments		
Grade Adjustment:	C+ 110%	\$259,781.38
Market Adjustment:	65%	\$428,639.28
CDU Adjustment:	85	\$364,300.00
Complete:	100	\$364,300.00
Dollar Adjustments		(\$500.00)
Dwelling Value		\$363,800.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$363,800.00
Total Land Value		\$71,300.00
Total Assessed Value		\$435,100.00

Parcel Numbers: 808-0153-000 Property Address: 4217 LAKEVIEW DR W Municipality: Franklin, City of

Owner Name: MAHNKE NEIL R & KAREN A (L/E) Mailing Address: 4217 W LAKEVIEW DR FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	
	IMPERIAL HEIGHTS ADDN NO 5 LOT 152	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1311-Franklin	

Building Description

Dwelling #	808 0153 000- 1		
Year Built:	1/1/2001	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/2001	Bedrooms:	3
Remodeled/Effective Age:	-21	Full Baths:	2
Building Type/Style:	14-Modern Single Story	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	B-	Room Count:	4
CDU/Overall Condition:	Very Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
808 0153 000- 1	1,982	0	0	0	0	0	1,982

Attachment Description(s):	Area:	Attachment Value:
11-OFP	42	\$800
13-AFG	576	\$17,300

Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	4	\$1,200
Rec Room Condition:	Rec Room Area:	Rec Room Value:
Average	1,190	\$5,950
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
Average	1,190	\$5,950

Other Building Improvements


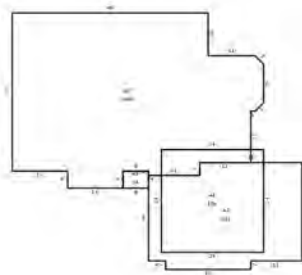
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:

Permit / Construction History							
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:				
1/24/2001	01-0056	\$196,377.00	NEW CONST				
5/1/2001	01-0490	\$6,000.00	BSMT ALTERAT				
3/13/2001	01-0172	\$3,950.00	HTG & A/C				
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
11/1/2000		\$49,900.00	Invalid		Land		
3/6/2008		\$335,000.00	Invalid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.278	Gross				\$74,100	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
12,110	0.278				\$74,100		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		
Valuation/Explanation							
Dwelling #				808 0153 000- 1			
Description				Area		Value Amount	
Living Area:							
First Story:				1,982		\$216,057.82	
Second Story:				0		\$0.00	
Additional Story:				0		\$0.00	
Attic/Finished Net:				0		\$0.00	
Half Story/Finished Net:				0		\$0.00	
Base Price						\$216,057.82	
Unfinished Living Area:							
Room/Unfinished:				0		\$0.00	
Unfinished Basement:				1,982		\$42,751.74	
Half Story/Unfinished:						\$0.00	
Structure Info, Features and Attachments:							
Heating/AC				Air Conditioning - Same Ducts		\$4,875.72	
Plumbing				0 - Half Bath 2 - Full Bath		\$7,322.00	
Finished Basement Living Area				0		\$0.00	
Features:				5		\$3,200.00	
Attachments:				618		\$18,100.00	
Adjusted Base Price						\$292,307.28	
Changes/Adjustments							
Grade Adjustment:				B- 120%		\$325,208.74	
Market Adjustment:				27%		\$413,015.10	
CDU Adjustment:				85		\$351,100.00	
Complete:				100		\$351,100.00	
Dollar Adjustments						\$1,200.00	
Dwelling Value						\$352,300.00	

Other Building Improvements	0	\$0.00
Total Improvement Value		\$352,300.00
Total Land Value		\$74,100.00
Total Assessed Value		\$426,400.00

Parcel Numbers: 808-0154-000 Property Address: 4231 LAKEVIEW DR W Municipality: Franklin, City of

Owner Name: GILMEISTER, JAMES J JR Mailing Address: 4231 W LAKEVIEW DR FRANKLIN, WI 53132 Land Use: Residential

Property Photograph:	Legal Description:	Building Sketch:
	IMPERIAL HEIGHTS ADDN NO 5 LOT 153	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood:	
	1311-Franklin	

Building Description

Dwelling #	808 0154 000- 1		
Year Built:	1/1/2001	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/2001	Bedrooms:	4
Remodeled/Effective Age:	-21	Full Baths:	2
Building Type/Style:	14-Modern Single Story	Half Baths:	1
Story:	1.00	Rough-in:	0
Grade:	B-	Room Count:	4
CDU/Overall Condition:	Very Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
808 0154 000- 1	2,047	0	0	0	0	0	2,047

Attachment Description(s):	Area:	Attachment Value:
11-OFP	24	\$500
13-AFG	832	\$25,000

Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	3	\$900
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0



Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:

Permit / Construction History							
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:				
9/21/2001	01-1074	\$152,970.00	NEW CONST				
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
12/1/2000		\$49,900.00	Invalid		Land		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.313	Gross				\$75,100	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:			
13,634	0.313			\$75,100			
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		
Valuation/Explanation							
Dwelling #	808 0154 000- 1						
Description	Area			Value Amount			
Living Area:							
First Story:	2,047			\$222,324.67			
Second Story:	0			\$0.00			
Additional Story:	0			\$0.00			
Attic/Finished Net:	0			\$0.00			
Half Story/Finished Net:	0			\$0.00			
Base Price	\$222,324.67						
Unfinished Living Area:							
Room/Unfinished:	0			\$0.00			
Unfinished Basement:	2,047			\$44,010.50			
Half Story/Unfinished:				\$0.00			
Structure Info, Features and Attachments:							
Heating/AC	Air Conditioning - Same Ducts			\$5,035.62			
Plumbing	1 - Half Bath 2 - Full Bath			\$12,203.00			
Finished Basement Living Area	0			\$0.00			
Features:	4			\$2,900.00			
Attachments:	856			\$25,500.00			
Adjusted Base Price	\$311,973.79						
Changes/Adjustments							
Grade Adjustment:	B- 120%			\$340,288.55			
Market Adjustment:	26%			\$428,763.57			
CDU Adjustment:	85			\$364,400.00			
Complete:	100			\$364,400.00			
Dollar Adjustments				\$800.00			
Dwelling Value	\$365,200.00						
Other Building Improvements	0			\$0.00			
Total Improvement Value	\$365,200.00						
Total Land Value	\$75,100.00						
Total Assessed Value	\$440,300.00						

Parcel Numbers: 808-0155-000 Property Address: 4134 ANTHONY DR W Municipality: Franklin, City of

Owner Name: HAASE, LAWRENCE & CHRISTINA Mailing Address: 4134 W ANTHONY DR FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	
	IMPERIAL HEIGHTS ADDN NO 5 LOT 150	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1311-Franklin	

Building Description

Dwelling #	808 0155 000- 1		
Year Built:	1/1/2001	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/2001	Bedrooms:	4
Remodeled/Effective Age:	-21	Full Baths:	2
Building Type/Style:	12-Colonial	Half Baths:	1
Story:	2.00	Rough-in:	0
Grade:	C+	Room Count:	4
CDU/Overall Condition:	Very Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
808 0155 000- 1	1,208	1,025	0	0	0	0	2,233

Attachment Description(s):	Area:	Attachment Value:
13-AFG	690	\$20,700
35-Ms/Terrace	32	\$0

Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	5	\$1,500
Rec Room Condition:	Rec Room Area:	Rec Room Value:
Good	750	\$4,500
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
Good	750	\$4,500

Other Building Improvements

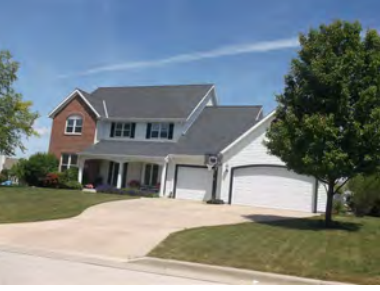

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:

Permit / Construction History							
Date of Permit:		Permit Number:		Permit Amount:		Details of Permit:	
1/10/2001		01-0026		\$150,000.00		NEWDWLG	
4/13/2004		1008		\$5,000.00		RECROOM	
Ownership/Sales History							
Date of Sale:		Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
11/1/2000			\$49,900.00	Invalid		Land	
Land Breakdown							
Land Class:		Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site		0.361	Gross				\$78,500
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:		Total Acreage:		Depth:		Assessed Land Value:	
15,725		0.361				\$78,500	
General Information							
Topography:		Street/Road:		Fronting Traffic:		Inspected By:	
Level		Paved		Light		Inspected On:	
						Utilities:	
						All Public	
Valuation/Explanation							
Dwelling #				808 0155 000- 1			
Description				Area		Value Amount	
Living Area:							
First Story:				1,208		\$144,464.72	
Second Story:				1,025		\$66,522.50	
Additional Story:				0		\$0.00	
Attic/Finished Net:				0		\$0.00	
Half Story/Finished Net:				0		\$0.00	
Base Price						\$210,987.22	
Unfinished Living Area:							
Room/Unfinished:				0		\$0.00	
Unfinished Basement:				1,208		\$28,907.44	
Half Story/Unfinished:						\$0.00	
Structure Info, Features and Attachments:							
Heating/AC				Air Conditioning - Same Ducts		\$5,493.18	
Plumbing				1 - Half Bath 2 - Full Bath		\$12,203.00	
Finished Basement Living Area				0		\$0.00	
Features:				6		\$3,500.00	
Attachments:				722		\$20,700.00	
Adjusted Base Price						\$281,790.84	
Changes/Adjustments							
Grade Adjustment:				C+ 110%		\$283,349.92	
Market Adjustment:				43%		\$405,190.39	
CDU Adjustment:				85		\$344,400.00	
Complete:				100		\$344,400.00	
Dollar Adjustments						(\$700.00)	
Dwelling Value						\$343,700.00	

Other Building Improvements	0	\$0.00
Total Improvement Value		\$343,700.00
Total Land Value		\$78,500.00
Total Assessed Value		\$422,200.00

Parcel Numbers: 808-0156-000 Property Address: 4106 ANTHONY DR W Municipality: Franklin, City of

Owner Name: STEFFES, MICHAEL & NANCY Mailing Address: 4106 W ANTHONY DR FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	
	IMPERIAL HEIGHTS ADDN NO 5 LOT 151	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1311-Franklin	

Building Description

Dwelling #	808 0156 000- 1		
Year Built:	1/1/2002	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/2002	Bedrooms:	3
Remodeled/Effective Age:	-20	Full Baths:	2
Building Type/Style:	12-Colonial	Half Baths:	1
Story:	2.00	Rough-in:	0
Grade:	B-	Room Count:	4
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
808 0156 000- 1	1,356	1,136	0	0	0	0	2,492

Attachment Description(s):	Area:	Attachment Value:
13-AFG	772	\$23,200
11-OFP	176	\$3,500

Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	3	\$900
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements


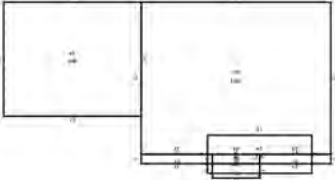
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:

Permit / Construction History							
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:				
11/13/2001	01-1250	\$225,000.00	NEW CONST				
3/16/2018	18-0462	\$15,000.00	BATHREMODO				
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
12/1/2000		\$51,900.00	Invalid		Land		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.316	Gross				\$75,500	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:			
13,765	0.316			\$75,500			
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		
Valuation/Explanation							
Dwelling #				808 0156 000- 1			
Description				Area		Value Amount	
Living Area:							
First Story:				1,356			\$158,231.64
Second Story:				1,136			\$72,613.12
Additional Story:				0			\$0.00
Attic/Finished Net:				0			\$0.00
Half Story/Finished Net:				0			\$0.00
Base Price						\$230,844.76	
Unfinished Living Area:							
Room/Unfinished:				0			\$0.00
Unfinished Basement:				1,340			\$31,396.20
Half Story/Unfinished:							\$0.00
Structure Info, Features and Attachments:							
Heating/AC				Air Conditioning - Same Ducts		\$6,130.32	
Plumbing				1 - Half Bath 2 - Full Bath		\$12,203.00	
Finished Basement Living Area				0			\$0.00
Features:				4			\$2,900.00
Attachments:				948			\$26,700.00
Adjusted Base Price						\$310,174.28	
Changes/Adjustments							
Grade Adjustment:				B- 120%		\$336,689.14	
Market Adjustment:				37%		\$461,264.12	
CDU Adjustment:				81		\$373,600.00	
Complete:				100		\$373,600.00	
Dollar Adjustments						\$1,100.00	
Dwelling Value						\$374,700.00	

Other Building Improvements	0	\$0.00
Total Improvement Value		\$374,700.00
Total Land Value		\$75,500.00
Total Assessed Value		\$450,200.00

Parcel Numbers: 808-0157-000 Property Address: 4101 VALLEY VIEW DR W Municipality: Franklin, City of

Owner Name: ONSAGER, JAMES M & ASHLEY R Mailing Address: 4101 W VALLEY VIEW DR FRANKLIN, WI 53132 Land Use: Residential

Property Photograph:	Legal Description:	Building Sketch:
	IMPERIAL HEIGHTS ADDN NO 5 LOT 148	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1311-Franklin	

Building Description

Dwelling #	808 0157 000- 1		
Year Built:	1/1/2001	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/2001	Bedrooms:	4
Remodeled/Effective Age:	-21	Full Baths:	2
Building Type/Style:	12-Colonial	Half Baths:	1
Story:	2.00	Rough-in:	0
Grade:	B-	Room Count:	5
CDU/Overall Condition:	Very Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
808 0157 000- 1	1,300	1,340	0	0	0	0	2,640

Attachment Description(s):	Area:	Attachment Value:
11-OFP	20	\$400
13-AFG	696	\$20,900
99-Additional Attachments	30	\$3,000
99-Additional Attachments	30	\$3,000
11-OFP	30	\$600

Feature Description(s): 05-Metal Fireplace	Area: 1	Feature Value: \$2,000
Rec Room Condition:	Rec Room Area: 0	Rec Room Value: \$0
22-Additional Fixture	3	\$900
Rec Room Condition:	Rec Room Area: 0	Rec Room Value: \$0

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
12/12/2001	01-1343	\$162,000.00	NEW CONST
1/16/2015	15-0086	\$5,000.00	FP
11/2/2017	17-2593	\$2,350.00	FOUNDRPR
9/18/2013	13-2214	\$1,820.00	FOUDNRPR

Ownership/Sales History

Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
7/8/2013		\$237,000.00	Invalid		Land and Improvements	
8/24/2001		\$52,000.00	Valid		Land	
12/1/2000		\$45,900.00	Invalid		Land	
9/25/2013		\$297,000.00	Valid		Land and Improvements	

Land Breakdown

Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	0.298	Gross				\$76,200

Acreage/Squarefoot Variables

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Land Data & Computations

Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:
12,981	0.298			\$76,200



General Information

Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:
Level	Paved	Light			All Public

Valuation/Explanation		
Dwelling #	808 0157 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,300	\$152,815.00
Second Story:	1,340	\$83,776.80
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$236,591.80
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	1,280	\$30,310.40
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$6,494.40
Plumbing	1 - Half Bath 2 - Full Bath	\$12,203.00
Finished Basement Living Area	0	\$0.00
Features:	4	\$2,900.00
Attachments:	806	\$27,900.00
Adjusted Base Price		\$316,399.60
Changes/Adjustments		
Grade Adjustment:	B- 120%	\$342,719.52
Market Adjustment:	32%	\$452,389.77
CDU Adjustment:	85	\$384,500.00
Complete:	100	\$384,500.00
Dollar Adjustments		\$1,400.00
Dwelling Value		\$385,900.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$385,900.00
Total Land Value		\$76,200.00
Total Assessed Value		\$462,100.00

Parcel Numbers: 808-0158-000 Property Address: 4139 VALLEY VIEW DR W Municipality: Franklin, City of

Owner Name: HOST, SEAN Mailing Address: 4139 W VALLEY VIEW DR FRANKLIN, WI 53132 Land Use: Residential

Property Photograph:	Legal Description:	Building Sketch:
	IMPERIAL HEIGHTS ADDN NO 5 LOT 149	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1311-Franklin	

Building Description

Dwelling #	808 0158 000- 1		
Year Built:	1/1/2002	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/2002	Bedrooms:	4
Remodeled/Effective Age:	-20	Full Baths:	2
Building Type/Style:	13-Contemporary	Half Baths:	1
Story:	2.00	Rough-in:	0
Grade:	C+	Room Count:	4
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
808 0158 000- 1	1,369	594	0	0	0	0	1,963

Attachment Description(s):	Area:	Attachment Value:
13-AFG	483	\$14,500
99-Additional Attachments	22	\$2,200
11-Ofp	35	\$700
99-Additional Attachments	11	\$1,100

Feature Description(s):	Area:	Feature Value:
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
22-Additional Fixture	3	\$900
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
7/1/2002	02-0724	\$150,000.00	NEW CONST
9/22/2009	1819	\$1,100.00	EXTREMOD-WINDOW
7/29/2002	02-0841	\$2,500.00	HTG
8/6/2003	84067	\$1,200.00	AC

Ownership/Sales History

Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
11/1/2000		\$49,900.00	Invalid		Land	
7/24/2001		\$51,000.00	Invalid		Land	
4/30/2015		\$275,000.00	Valid		Land and Improvements	
9/30/2003		\$249,400.00	Valid		Land and Improvements	

Land Breakdown

Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	0.321	Gross				\$77,200

Acreage/Squarefoot Variables

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Land Data & Computations

Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:
13,983	0.321			\$77,200



General Information

Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:
Level	Paved	Light			All Public

Valuation/Explanation		
Dwelling #	808 0158 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,369	\$159,748.61
Second Story:	594	\$42,316.56
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$202,065.17
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	1,369	\$31,760.80
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$4,828.98
Plumbing	1 - Half Bath 2 - Full Bath	\$12,203.00
Finished Basement Living Area	0	\$0.00
Features:	4	\$2,900.00
Attachments:	551	\$18,500.00
Adjusted Base Price		\$272,257.95
Changes/Adjustments		
Grade Adjustment:	C+ 110%	\$275,943.75
Market Adjustment:	39%	\$383,561.81
CDU Adjustment:	81	\$310,700.00
Complete:	100	\$310,700.00
Dollar Adjustments		\$900.00
Dwelling Value		\$311,600.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$311,600.00
Total Land Value		\$77,200.00
Total Assessed Value		\$388,800.00

Parcel Numbers: 808-0159-001 Property Address: 8094 LAKEVIEW DR S Municipality: Franklin, City of

Owner Name: MULQUEEN, DANIEL M Mailing Address: 8094 S LAKEVIEW DR FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	Building Sketch:
	CERTIFIED SURVEY MAP NO 7295 NW 13 5 21 LOT 1	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1311-Franklin	

Building Description

Dwelling #	808 0159 001- 1		
Year Built:	1/1/2004	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/2004	Bedrooms:	3
Remodeled/Effective Age:	-18	Full Baths:	2
Building Type/Style:	13-Contemporary	Half Baths:	1
Story:	2.00	Rough-in:	0
Grade:	B	Room Count:	4
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
808 0159 001- 1	1,636	684	0	0	0	0	2,320

Attachment Description(s):	Area:	Attachment Value:
99-Additional Attachments	46	\$4,600
11-OPF	21	\$400
13-AFG	552	\$16,600


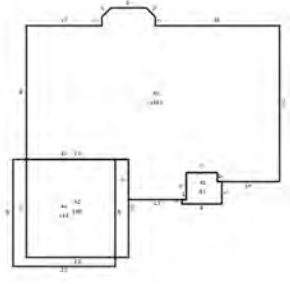
Feature Description(s):	Area:	Feature Value:
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
22-Additional Fixture	3	\$900
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements						
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:	
Permit / Construction History						
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:			
6/17/2004	1921	\$3,200.00	FURNEW/ AC			
4/19/2004	1070	\$249,000.00	NEWDWLG			
Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
9/13/2019		\$364,000.00	Valid		Land and Improvements	
7/15/2005		\$355,000.00	Valid		Land and Improvements	
4/2/2004		\$79,000.00	Invalid		Land	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	0.292	Gross				\$79,000
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
12,720	0.292			\$79,000		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Paved	Light			All Public	

Valuation/Explanation		
Dwelling #	808 0159 001- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,636	\$184,818.92
Second Story:	684	\$47,353.32
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$232,172.24
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	1,636	\$36,302.84
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$5,707.20
Plumbing	1 - Half Bath 2 - Full Bath	\$12,203.00
Finished Basement Living Area	0	\$0.00
Features:	4	\$2,900.00
Attachments:	619	\$21,600.00
Adjusted Base Price		\$310,885.28
Changes/Adjustments		
Grade Adjustment:	B 128%	\$366,573.16
Market Adjustment:	32%	\$483,876.57
CDU Adjustment:	83	\$401,600.00
Complete:	100	\$401,600.00
Dollar Adjustments		\$600.00
Dwelling Value		\$402,200.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$402,200.00
Total Land Value		\$79,000.00
Total Assessed Value		\$481,200.00

Parcel Numbers: 808-0159-002 Property Address: 8100 LAKEVIEW DR S Municipality: Franklin, City of

Owner Name: ABRAHAM, THOMAS W & SANDRA M Mailing Address: 8100 S LAKEVIEW DR FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	Building Sketch:
	CERTIFIED SURVEY MAP NO 7295 NW 13 5 21 LOT 2	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1311-Franklin	

Building Description

Dwelling #	808 0159 002- 1		
Year Built:	1/1/2004	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/2004	Bedrooms:	3
Remodeled/Effective Age:	-18	Full Baths:	2
Building Type/Style:	14-Modern Single Story	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	B-	Room Count:	4
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
808 0159 002- 1	1,962	0	0	0	0	0	1,962

Attachment Description(s):	Area:	Attachment Value:
11-OFP	55	\$1,100
13-AFG	506	\$15,200

Feature Description(s):	Area:	Feature Value:
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
22-Additional Fixture	2	\$600
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:

Permit / Construction History							
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:				
6/23/2004	2006	\$3,200.00	FURNEW/ AC				
4/12/2004	973	\$169,990.00	NEWDWLG				
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
4/7/2004		\$80,000.00	Invalid		Land		
3/30/2005		\$320,000.00	Valid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.316	Gross				\$80,600	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:			
13,765	0.316			\$80,600			
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		
Valuation/Explanation							
Dwelling #				808 0159 002- 1			
Description				Area		Value Amount	
Living Area:							
First Story:				1,962		\$213,877.62	
Second Story:				0		\$0.00	
Additional Story:				0		\$0.00	
Attic/Finished Net:				0		\$0.00	
Half Story/Finished Net:				0		\$0.00	
Base Price						\$213,877.62	
Unfinished Living Area:							
Room/Unfinished:				0		\$0.00	
Unfinished Basement:				1,962		\$42,320.34	
Half Story/Unfinished:						\$0.00	
Structure Info, Features and Attachments:							
Heating/AC				Air Conditioning - Same Ducts		\$4,826.52	
Plumbing				0 - Half Bath 2 - Full Bath		\$7,322.00	
Finished Basement Living Area				0		\$0.00	
Features:				3		\$2,600.00	
Attachments:				561		\$16,300.00	
Adjusted Base Price						\$287,246.48	
Changes/Adjustments							
Grade Adjustment:				B- 120%		\$322,015.78	
Market Adjustment:				26%		\$405,739.88	
CDU Adjustment:				83		\$336,800.00	
Complete:				100		\$336,800.00	
Dollar Adjustments						\$800.00	
Dwelling Value						\$337,600.00	

Other Building Improvements	0	\$0.00
Total Improvement Value		\$337,600.00
Total Land Value		\$80,600.00
Total Assessed Value		\$418,200.00

Parcel Numbers: 808-0160-000	Property Address: 42ND ST S	Municipality: Franklin, City of
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Owner Name: IMPERIAL HEIGHTS HOMEOWNER'S ASSOC	Mailing Address: P O BOX 328 OAK CREEK, WI 53154	Land Use: Residential
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Property Photograph:	Legal Description: IMPERIAL HEIGHTS ADDN NO 5 OUTLOT 4	Building Sketch:
<div style="border: 1px solid black; height: 100px; width: 100%;"></div>	<div style="border: 1px solid black; height: 100px; width: 100%;"></div>	<div style="border: 1px solid black; height: 100px; width: 100%;"></div>
<p style="font-size: small; text-align: center;">Parcel Sketch and Site Map obtained from the County GIS</p> <p style="font-size: small;">Neighborhood: 1311-Franklin</p>		

Building Description

Dwelling #	
Year Built:	Exterior Wall:
Year Remodeled:	Bedrooms:
Remodeled/Effective Age:	Full Baths:
Building Type/Style:	Half Baths:
Story:	Rough-in: 0
Grade:	Room Count:
CDU/Overall Condition:	Basement Description:
Interior Condition:	Heating:
Kitchen Condition:	Type of Fuel:
Bath Condition:	Type of System:

Square Footage / Attachments

First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
						0

Attachment Description(s):	Area:	Attachment Value:
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Feature Description(s):	Area:	Feature Value:
Rec Room Condition:	Rec Room Area:	Rec Room Value:

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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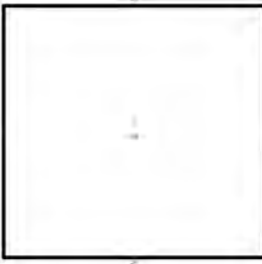
Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
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Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
1/22/2002		\$0.00	Invalid		Land	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	2.101	Gross				\$10,000
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
91,520	2.101			\$10,000		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Paved	Light			All Public	
Valuation/Explanation						
Dwelling #			Area		Value Amount	
Description			Area		Value Amount	
Living Area:						
First Story:						
Second Story:						
Additional Story:						
Attic/Finished Net:						
Half Story/Finished Net:						
Base Price						
Unfinished Living Area:						
Room/Unfinished:						
Unfinished Basement:						
Half Story/Unfinished:						
Structure Info, Features and Attachments:						
Heating/AC						
Plumbing			- Half Bath - Full Bath			
Finished Basement Living Area						
Features:						
Attachments:						
Adjusted Base Price					\$0.00	
Changes/Adjustments						
Grade Adjustment:			%			
Market Adjustment:						
CDU Adjustment:						
Complete:			100%			
Dollar Adjustments						
Dwelling Value						
Other Building Improvements			0		\$0.00	
Total Improvement Value					\$0.00	
Total Land Value					\$10,000.00	
Total Assessed Value					\$10,000.00	

Parcel Numbers: 808-9982-000	Property Address: DREXEL AVE W & 35TH ST	Municipality: Franklin, City of
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Owner Name: KLAMIK, M FRANK	Mailing Address: 313 HEMLOCK CT SOUTH MILWAUKEE, WI 53172	Land Use: Residential
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Property Photograph:	Legal Description: N 294 FT OF E 300 FT OF NW 13 5 21 EXC N 55 FT FOR STR	Building Sketch:
	<p>Parcel Sketch and Site Map obtained from the County GIS</p> <p>Neighborhood: 1301-Franklin</p>	

Building Description

Dwelling #	
Year Built:	Exterior Wall:
Year Remodeled:	Bedrooms:
Remodeled/Effective Age:	Full Baths:
Building Type/Style:	Half Baths:
Story:	Rough-in: 0
Grade:	Room Count:
CDU/Overall Condition:	Basement Description:
Interior Condition:	Heating:
Kitchen Condition:	Type of Fuel:
Bath Condition:	Type of System:

Square Footage / Attachments

First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
						0

Attachment Description(s):	Area:	Attachment Value:
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Feature Description(s):	Area:	Feature Value:
Rec Room Condition:	Rec Room Area:	Rec Room Value:

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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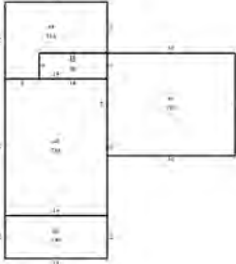
Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
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Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	1.650	Gross				\$800
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
71,874	1.650			\$800		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Low	Paved	Medium			Public Water	
Valuation/Explanation						
Dwelling #						
Description	Area			Value Amount		
Living Area:						
First Story:						
Second Story:						
Additional Story:						
Attic/Finished Net:						
Half Story/Finished Net:						
Base Price						
Unfinished Living Area:						
Room/Unfinished:						
Unfinished Basement:						
Half Story/Unfinished:						
Structure Info, Features and Attachments:						
Heating/AC						
Plumbing				- Half Bath - Full Bath		
Finished Basement Living Area						
Features:						
Attachments:						
Adjusted Base Price				\$0.00		
Changes/Adjustments						
Grade Adjustment:				%		
Market Adjustment:						
CDU Adjustment:						
Complete:				100%		
Dollar Adjustments						
Dwelling Value						
Other Building Improvements	0			\$0.00		
Total Improvement Value				\$0.00		
Total Land Value				\$800.00		
Total Assessed Value				\$800.00		

Parcel Numbers: 808-9983-002 Property Address: 7947 35TH ST S Municipality: Franklin, City of

Owner Name: MARUSZEWSKI, RICHARD F III Mailing Address: 7947 S 35TH ST FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	
	S 150 FT OF N 444 FT OF E 300 FT & THE N 111.96 FT OF	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1301-Franklin	

Building Description

Dwelling #	808 9983 002- 1		
Year Built:	1/1/1950	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/1950	Bedrooms:	3
Remodeled/Effective Age:	-72	Full Baths:	1
Building Type/Style:	12-Colonial	Half Baths:	1
Story:	2.00	Rough-in:	0
Grade:	C	Room Count:	4
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Basic Heating
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
808 9983 002- 1	1,008	768	0	0	0	0	1,776

Attachment Description(s):	Area:	Attachment Value:
11-OFP	96	\$1,900
13-AFG	720	\$21,600
31-WD	336	\$3,400

Feature Description(s):	Area:	Feature Value:
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area: 0	Rec Room Value: \$0

Other Building Improvements


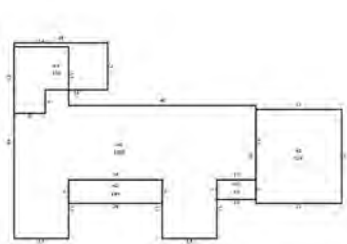
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
RS1-Frame Utility Shed	1/1/1950	320		Average	\$600.00

Permit / Construction History							
Date of Permit: 10/15/2018 6/1/1997	Permit Number: 18-2562 97-0553	Permit Amount: \$7,595.00 \$0.00	Details of Permit: EXTREMOD BSMT REPAIR				
Ownership/Sales History							
Date of Sale: 4/1/1998	Sale Document:	Purchase Amount: \$130,000.00	Sale Validity: Invalid	Conveyance Type:	Sale Type: Land and Improvements	Sale Validation Source:	
Land Breakdown							
Land Class: A-Residential Primary Site	Acreage: 1.260	Unit of Measure: Gross	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value: \$94,800	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage: 54,886	Total Acreage: 1.260	Depth:	Act. Frontage:	Assessed Land Value: \$94,800			
General Information							
Topography: Level	Street/Road: Paved	Fronting Traffic: Light	Inspected By:	Inspected On:	Utilities: All Public		
Valuation/Explanation							
Dwelling #				808 9983 002- 1			
Description				Area		Value Amount	
Living Area:							
First Story:				1,008		\$125,556.48	
Second Story:				768		\$52,039.68	
Additional Story:				0		\$0.00	
Attic/Finished Net:				0		\$0.00	
Half Story/Finished Net:				0		\$0.00	
Base Price						\$177,596.16	
Unfinished Living Area:							
Room/Unfinished:				0		\$0.00	
Unfinished Basement:				1,008		\$25,623.36	
Half Story/Unfinished:						\$0.00	
Structure Info, Features and Attachments:							
Heating/AC				Basic Heating		\$0.00	
Plumbing				1 - Half Bath 1 - Full Bath		\$4,881.00	
Finished Basement Living Area				0		\$0.00	
Features:				1		\$2,000.00	
Attachments:				1,152		\$26,900.00	
Adjusted Base Price						\$237,000.52	
Changes/Adjustments							
Grade Adjustment:				C 100%		\$208,100.52	
Market Adjustment:				60%		\$332,960.83	
CDU Adjustment:				55		\$183,100.00	
Complete:				100		\$183,100.00	
Dollar Adjustments						\$600.00	
Dwelling Value						\$183,700.00	

Other Building Improvements	0	\$600.00
Total Improvement Value		\$184,300.00
Total Land Value		\$94,800.00
Total Assessed Value		\$279,100.00

Parcel Numbers: 808-9984-001 Property Address: 7967 35TH ST S Municipality: Franklin, City of

Owner Name: BAUMAN, PATRICIA - TRUST (THE) Mailing Address: 7967 S 35TH ST FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	
	CERTIFIED SURVEY MAP NO 4959 NW 13 5 21 PARCEL 1	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1301-Franklin	

Building Description

Dwelling #	808 9984 001- 1		
Year Built:	1/1/1950	Exterior Wall:	08-Stone
Year Remodeled:	1/1/1950	Bedrooms:	3
Remodeled/Effective Age:	-72	Full Baths:	1
Building Type/Style:	01-Ranch	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	C+	Room Count:	5
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Poorer	Heating:	Basic Heating
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Hot Water

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
808 9984 001- 1	1,808	0	0	0	0	0	1,808

Attachment Description(s):	Area:	Attachment Value:
23-AMG	528	\$18,500
11-OPF	144	\$2,900
12-EFP	50	\$1,500


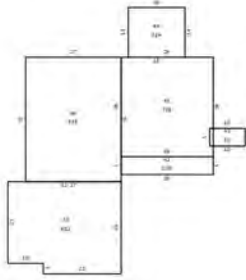
Feature Description(s):	Area:	Feature Value:
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
22-Additional Fixture	1	\$300
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements							
Structure Type:		Year Built:	Area:	Construction:	Condition:	Value:	
Permit / Construction History							
Date of Permit:		Permit Number:	Permit Amount:		Details of Permit:		
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
9/1/1986		\$48,000.00	Valid		Land and Improvements		
6/28/2002		\$155,900.00	Invalid		Land and Improvements		
Land Breakdown							
Land Class:		Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site		0.790	Gross				\$87,800
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:		Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:	
34,412		0.790				\$87,800	
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Above Street	Paved	Light			All Public		
Valuation/Explanation							
Dwelling #				808 9984 001- 1			
Description				Area		Value Amount	
Living Area:							
First Story:				1,808		\$203,128.80	
Second Story:				0		\$0.00	
Additional Story:				0		\$0.00	
Attic/Finished Net:				0		\$0.00	
Half Story/Finished Net:				0		\$0.00	
Base Price						\$203,128.80	
Unfinished Living Area:							
Room/Unfinished:				0		\$0.00	
Unfinished Basement:				1,808		\$39,450.56	
Half Story/Unfinished:						\$0.00	
Structure Info, Features and Attachments:							
Heating/AC				Basic Heating		\$0.00	
Plumbing				0 - Half Bath 1 - Full Bath		\$0.00	
Finished Basement Living Area				0		\$0.00	
Features:				2		\$2,300.00	
Attachments:				722		\$22,900.00	
Adjusted Base Price						\$267,779.36	
Changes/Adjustments							
Grade Adjustment:				C+ 110%		\$266,837.30	
Market Adjustment:				42%		\$378,908.96	
CDU Adjustment:				55		\$208,400.00	
Complete:				100		\$208,400.00	
Dollar Adjustments						(\$300.00)	
Dwelling Value						\$208,100.00	

Other Building Improvements	0	\$0.00
Total Improvement Value		\$208,100.00
Total Land Value		\$87,800.00
Total Assessed Value		\$295,900.00

Parcel Numbers: 808-9984-003 Property Address: 7971 35TH ST S Municipality: Franklin, City of

Owner Name: VANDERLINDE, JOHN H & KIM Mailing Address: 7971 S 35TH ST FRANKLIN, WI 53132 Land Use: Residential

Property Photograph:	Legal Description:	Building Sketch:
	CSM NO 4959 NW 13 5 21 PARCEL 2 & S 220.08 FT OF	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood:	
	1301-Franklin	

Building Description

Dwelling #	808 9984 003- 1		
Year Built:	1/1/2006	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/2006	Bedrooms:	4
Remodeled/Effective Age:	-16	Full Baths:	3
Building Type/Style:	12-Colonial	Half Baths:	1
Story:	2.00	Rough-in:	0
Grade:	C+	Room Count:	4
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
808 9984 003- 1	1,673	945	0	0	0	0	2,618

Attachment Description(s):	Area:	Attachment Value:
11-OFP	130	\$2,600
13-AFG	802	\$24,100
31-WD	224	\$2,200



Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	2	\$600
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
03-Masonry Fireplace	1	\$5,500
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements						
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:	
Permit / Construction History						
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:			
8/16/2006	2750	\$10,000.00	ABVPOOL			
11/9/2006	3825	\$9,700.00	FURNACE			
6/6/2006	1841	\$263,900.00	NEWDWLG			
4/7/2017	17-0670	\$8,755.00	WDDK 14X16			
7/21/2008	1628	\$2,100.00	FENCE			
Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
4/24/2006		\$124,000.00	Valid		Land	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	1.286	Gross				\$88,300
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
56,018	1.286			\$88,300		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Above Street	Paved	Light			All Public	

Valuation/Explanation		
Dwelling #	808 9984 003- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,673	\$188,011.74
Second Story:	945	\$62,171.55
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$250,183.29
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	1,673	\$36,956.57
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$6,440.28
Plumbing	1 - Half Bath 3 - Full Bath	\$19,525.00
Finished Basement Living Area	0	\$0.00
Features:	3	\$6,100.00
Attachments:	1,156	\$28,900.00
Adjusted Base Price		\$348,105.14
Changes/Adjustments		
Grade Adjustment:	C+ 110%	\$344,415.65
Market Adjustment:	31%	\$451,184.51
CDU Adjustment:	85	\$383,500.00
Complete:	100	\$383,500.00
Dollar Adjustments		\$1,200.00
Dwelling Value		\$384,700.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$384,700.00
Total Land Value		\$88,300.00
Total Assessed Value		\$473,000.00

Parcel Numbers: 808-9985-001 Property Address: 8047 35TH ST S Municipality: Franklin, City of

Owner Name: SIMMONS, TREVAR Mailing Address: 8047 S 35TH ST FRANKLIN, WI 53132 Land Use: Residential

Property Photograph:	Legal Description:	Building Sketch:
	CERTIFIED SURVEY MAP NO. 9107, NW 1/4 SEC 13-5-21, LOT 1	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood:	
	1314-Franklin	

Building Description

Dwelling #	808 9985 001- 1		
Year Built:	1/1/2020	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/2020	Bedrooms:	3
Remodeled/Effective Age:	-2	Full Baths:	2
Building Type/Style:	12-Colonial	Half Baths:	1
Story:	2.00	Rough-in:	0
Grade:	B	Room Count:	3
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
808 9985 001- 1	1,882	782	0	0	0	0	2,664

Attachment Description(s):	Area:	Attachment Value:
13-AFG	693	\$20,800
11-OPF	35	\$700

Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	3	\$900
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:

Permit / Construction History							
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:				
1/23/2020	20-0225	\$8,500.00	HVAC				
8/6/2019	19-1977	\$275,000.00	NEWDWLG				
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
9/3/2020		\$478,000.00	Valid		Land and Improvements		
5/12/2020		\$189,900.00	Invalid		Land		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.518	Gross				\$81,600	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:			
22,564	0.518			\$81,600			
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		
Valuation/Explanation							
Dwelling #				808 9985 001 - 1			
Description				Area		Value Amount	
Living Area:							
First Story:				1,882		\$207,076.46	
Second Story:				782		\$52,988.32	
Additional Story:				0		\$0.00	
Attic/Finished Net:				0		\$0.00	
Half Story/Finished Net:				0		\$0.00	
Base Price						\$260,064.78	
Unfinished Living Area:							
Room/Unfinished:				0		\$0.00	
Unfinished Basement:				1,882		\$40,914.68	
Half Story/Unfinished:						\$0.00	
Structure Info, Features and Attachments:							
Heating/AC				Air Conditioning - Same Ducts		\$6,553.44	
Plumbing				1 - Half Bath 2 - Full Bath		\$12,203.00	
Finished Basement Living Area				0		\$0.00	
Features:				4		\$2,900.00	
Attachments:				728		\$21,500.00	
Adjusted Base Price						\$344,135.90	
Changes/Adjustments							
Grade Adjustment:				B 128%		\$409,261.95	
Market Adjustment:				17%		\$478,836.48	
CDU Adjustment:				97		\$464,500.00	
Complete:				100		\$464,500.00	
Dollar Adjustments						\$200.00	
Dwelling Value						\$464,700.00	

Other Building Improvements	0	\$0.00
Total Improvement Value		\$464,700.00
Total Land Value		\$81,600.00
Total Assessed Value		\$546,300.00

Parcel Numbers: 808-9985-002	Property Address: 8025 35TH ST S	Municipality: Franklin, City of
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Owner Name: SHIRIN F CHAUDHRY	Mailing Address: 726 W RIVER EDGE CT OAK CREEK, WI 53154	Land Use: Residential
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Property Photograph:	Legal Description: CERTIFIED SURVEY MAP NO. 9107, NW 1/4 SEC 13-5-21, Parcel Sketch and Site Map obtained from the County GIS Neighborhood: 1314-Franklin	Building Sketch:
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Building Description

<p>Dwelling #</p> <p>Year Built:</p> <p>Year Remodeled:</p> <p>Remodeled/Effective Age:</p> <p>Building Type/Style:</p> <p>Story:</p> <p>Grade:</p> <p>CDU/Overall Condition:</p> <p>Interior Condition:</p> <p>Kitchen Condition:</p> <p>Bath Condition:</p>	<p>Exterior Wall:</p> <p>Bedrooms:</p> <p>Full Baths:</p> <p>Half Baths:</p> <p>Rough-in: 0</p> <p>Room Count:</p> <p>Basement Description:</p> <p>Heating:</p> <p>Type of Fuel:</p> <p>Type of System:</p>
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Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
							0

Attachment Description(s):	Area:	Attachment Value:
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Feature Description(s):	Area:	Feature Value:
Rec Room Condition:	Rec Room Area:	Rec Room Value:

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
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Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
11/15/2021	11191931	\$157,000.00	Invalid	O - Other	Land	Other
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	0.478	Gross				\$79,500
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
20,822	0.478			\$79,500		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Paved	Light			All Public	
Valuation/Explanation						
Dwelling #			Area		Value Amount	
Description			Area		Value Amount	
Living Area:						
First Story:						
Second Story:						
Additional Story:						
Attic/Finished Net:						
Half Story/Finished Net:						
Base Price						
Unfinished Living Area:						
Room/Unfinished:						
Unfinished Basement:						
Half Story/Unfinished:						
Structure Info, Features and Attachments:						
Heating/AC						
Plumbing			- Half Bath - Full Bath			
Finished Basement Living Area						
Features:						
Attachments:						
Adjusted Base Price					\$0.00	
Changes/Adjustments						
Grade Adjustment:			%			
Market Adjustment:						
CDU Adjustment:						
Complete:			100%			
Dollar Adjustments						
Dwelling Value						
Other Building Improvements			0		\$0.00	
Total Improvement Value					\$0.00	
Total Land Value					\$79,500.00	
Total Assessed Value					\$79,500.00	

Parcel Numbers: 808-9985-003	Property Address: 35TH ST S	Municipality: Franklin, City of
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Owner Name: SHIRIN F CHAUDHRY	Mailing Address: 726 W RIVER EDGE CT OAK CREEK, WI 53154	Land Use: Residential
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Property Photograph:	Legal Description: CERTIFIED SURVEY MAP NO. 9107, OUTLOT 1, NW 1/4 SEC 13-5-21, Parcel Sketch and Site Map obtained from the County GIS Neighborhood: 2314-Franklin	Building Sketch:
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Building Description

Dwelling # Year Built: Year Remodeled: Remodeled/Effective Age: Building Type/Style: Story: Grade: CDU/Overall Condition: Interior Condition: Kitchen Condition: Bath Condition:	Exterior Wall: Bedrooms: Full Baths: Half Baths: Rough-in: 0 Room Count: Basement Description: Heating: Type of Fuel: Type of System:
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Square Footage / Attachments

First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
						0

Attachment Description(s):	Area:	Attachment Value:
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Feature Description(s):	Area:	Feature Value:
Rec Room Condition:	Rec Room Area:	Rec Room Value:

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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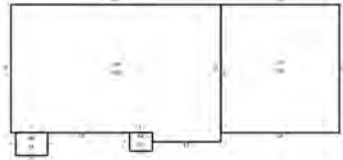
Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
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Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
10/28/2021		\$157,000.00	Invalid		Land		
11/15/2021	11191931	\$152,800.00	Invalid	O - Other	Land and Improvements	Other	
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	7.060	Gross				\$75,900	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
307,534	7.060				\$75,900		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		
Valuation/Explanation							
Dwelling #				Area		Value Amount	
Description				Area		Value Amount	
Living Area:							
First Story:							
Second Story:							
Additional Story:							
Attic/Finished Net:							
Half Story/Finished Net:							
Base Price							
Unfinished Living Area:							
Room/Unfinished:							
Unfinished Basement:							
Half Story/Unfinished:							
Structure Info, Features and Attachments:							
Heating/AC							
Plumbing				- Half Bath - Full Bath			
Finished Basement Living Area							
Features:							
Attachments:							
Adjusted Base Price						\$0.00	
Changes/Adjustments							
Grade Adjustment:				%			
Market Adjustment:							
CDU Adjustment:							
Complete:				100%			
Dollar Adjustments							
Dwelling Value							
Other Building Improvements				0		\$0.00	
Total Improvement Value						\$0.00	
Total Land Value						\$75,900.00	
Total Assessed Value						\$75,900.00	

Parcel Numbers: 808-9986-001 Property Address: 3601 DREXEL AVE W Municipality: Franklin, City of

Owner Name: GRAY, LASHUN & KATE Mailing Address: 3601 W DREXEL AVE FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	
	N 332.04 FT OF W 131.27 FT OF E 431.27 FT OF NW 13 5 21	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1301-Franklin	

Building Description

Dwelling #	808 9986 001- 1		
Year Built:	1/1/1993	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/1993	Bedrooms:	3
Remodeled/Effective Age:	-29	Full Baths:	2
Building Type/Style:	01-Ranch	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	C	Room Count:	4
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
808 9986 001- 1	1,318	0	0	0	0	0	1,318

Attachment Description(s):	Area:	Attachment Value:
13-AFG	728	\$21,800
35-Ms/Terrace	20	\$0

Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	1	\$300
Rec Room Condition:	Rec Room Area:	Rec Room Value:
Average	972	\$4,860
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
Average	972	\$4,860

Other Building Improvements



Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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Permit / Construction History							
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:				
5/17/2018	18-1233	\$17,500.00	INTREMOD				
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
5/1/1992		\$1,200.00	Invalid		Land		
6/29/2017		\$209,000.00	Valid		Land and Improvements		
6/1/1998		\$137,000.00	Valid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.770	Gross				\$80,600	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:			
33,541	0.770			\$80,600			
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Medium			All Public		
Valuation/Explanation							
Dwelling #				808 9986 001- 1			
Description				Area		Value Amount	
Living Area:							
First Story:				1,318		\$154,930.90	
Second Story:				0		\$0.00	
Additional Story:				0		\$0.00	
Attic/Finished Net:				0		\$0.00	
Half Story/Finished Net:				0		\$0.00	
Base Price						\$154,930.90	
Unfinished Living Area:							
Room/Unfinished:				0		\$0.00	
Unfinished Basement:				1,318		\$30,880.74	
Half Story/Unfinished:						\$0.00	
Structure Info, Features and Attachments:							
Heating/AC				Air Conditioning - Same Ducts		\$3,242.28	
Plumbing				0 - Half Bath 2 - Full Bath		\$7,322.00	
Finished Basement Living Area				0		\$0.00	
Features:				2		\$2,300.00	
Attachments:				748		\$21,800.00	
Adjusted Base Price						\$220,475.92	
Changes/Adjustments							
Grade Adjustment:				C 100%		\$196,375.92	
Market Adjustment:				52%		\$298,491.40	
CDU Adjustment:				75		\$223,900.00	
Complete:				100		\$223,900.00	
Dollar Adjustments						\$300.00	
Dwelling Value						\$224,200.00	

Other Building Improvements	0	\$0.00
Total Improvement Value		\$224,200.00
Total Land Value		\$80,600.00
Total Assessed Value		\$304,800.00

Parcel Numbers: 808-9987-000 Property Address: 3613 DREXEL AVE W Municipality: Franklin, City of

Owner Name: MUBANGA, DON Mailing Address: 3613 W DREXEL AVE FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	
	N 664.08 FT OF W 137.72 FT OF E 568.99 FT OF NW 13 5 21	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1301-Franklin	

Building Description

Dwelling #	808 9987 000- 1		
Year Built:	1/1/2004	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/2004	Bedrooms:	4
Remodeled/Effective Age:	-18	Full Baths:	2
Building Type/Style:	14-Modern Single Story	Half Baths:	1
Story:	1.00	Rough-in:	0
Grade:	B+	Room Count:	4
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
808 9987 000- 1	2,188	0	0	0	0	0	2,188

Attachment Description(s):	Area:	Attachment Value:
13-AFG	692	\$20,800
11-OFP	68	\$1,400
33-Concrete Patio	638	\$3,200
31-WD	120	\$1,200


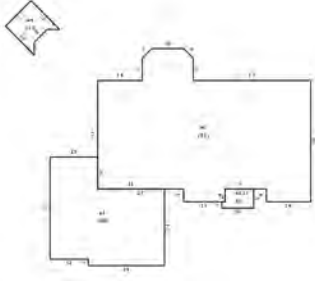
Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	8	\$2,400
Rec Room Condition:	Rec Room Area:	Rec Room Value:
Average	2,000	\$10,000
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
Average	2,000	\$10,000

Other Building Improvements						
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:	
RG1-Detached Frame Garage	1/1/1955	308		Average	\$2,600.00	
Permit / Construction History						
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:			
12/1/2000	00-1432	\$1,834.00	REPL FURNACE			
1/13/2006	104	\$7,405.00	RAZED			
8/31/2004	2918	\$200.00	NEWDWLG			
1/13/2006	103	\$500.00	RAZED			
3/2/2011	11-0352	\$3,080.00	FURREPLAC			
Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
8/10/2020		\$490,000.00	Valid		Land and Improvements	
7/29/2016		\$430,000.00	Invalid		Land and Improvements	
1/1/1987		\$56,000.00	Valid		Land and Improvements	
9/3/2002		\$30,000.00	Invalid		Land and Improvements	
12/30/2011		\$348,900.00	Invalid		Land and Improvements	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	1.930	Gross				\$91,300
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
84,071	1.930			\$91,300		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Paved	Medium			Well	

Valuation/Explanation		
Dwelling #	808 9987 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	2,188	\$234,663.00
Second Story:	0	\$0.00
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$234,663.00
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	2,188	\$46,188.68
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$5,382.48
Plumbing	1 - Half Bath 2 - Full Bath	\$12,203.00
Finished Basement Living Area	0	\$0.00
Features:	9	\$4,400.00
Attachments:	1,518	\$26,600.00
Adjusted Base Price		\$329,437.16
Changes/Adjustments		
Grade Adjustment:	B+ 135%	\$402,890.17
Market Adjustment:	37%	\$551,959.53
CDU Adjustment:	83	\$458,100.00
Complete:	100	\$458,100.00
Dollar Adjustments		(\$1,300.00)
Dwelling Value		\$456,800.00
Other Building Improvements	0	\$2,600.00
Total Improvement Value		\$459,400.00
Total Land Value		\$91,300.00
Total Assessed Value		\$550,700.00

Parcel Numbers: 808-9988-000 Property Address: 3665 DREXEL AVE W Municipality: Franklin, City of

Owner Name: BABIC, GORAN & MIRA Mailing Address: 3665 W DREXEL AVE FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	
	N 664.08 FT OF W 131.27 FT OF E 700.26 FT OF NW 13 5 21	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1301-Franklin	

Building Description

Dwelling #	808 9988 000- 1		
Year Built:	1/1/2007	Exterior Wall:	01-Wood
Year Remodeled:	1/1/2007	Bedrooms:	3
Remodeled/Effective Age:	-15	Full Baths:	2
Building Type/Style:	14-Modern Single Story	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	B	Room Count:	4
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
808 9988 000- 1	2,537	0	0	0	0	0	2,537

Attachment Description(s):	Area:	Attachment Value:
13-AFG	990	\$29,700
11-OFP	56	\$1,100

Feature Description(s):	Area:	Feature Value:
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
22-Additional Fixture	3	\$900
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements


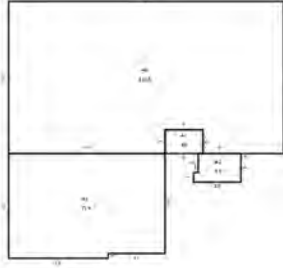
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
RS1-Frame Utility Shed	1/1/2014	888		Average	\$5,300.00

Permit / Construction History						
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:			
1/8/2007	42	\$150,000.00	NEWDWLG			
7/30/2007	1791	\$7,810.00	AC & FURREPLAC			
9/5/2014	14-2147	\$9,500.00	ACC BUILDING 24			
Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
12/15/2006		\$127,000.00	Valid		Land	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	1.830	Gross				\$90,400
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
79,715	1.830			\$90,400		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Below Street	Paved	Medium			All Public	
Valuation/Explanation						
Dwelling #			808 9988 000- 1			
Description			Area		Value Amount	
Living Area:						
First Story:			2,537			\$265,877.60
Second Story:			0			\$0.00
Additional Story:			0			\$0.00
Attic/Finished Net:			0			\$0.00
Half Story/Finished Net:			0			\$0.00
Base Price					\$265,877.60	
Unfinished Living Area:						
Room/Unfinished:			0			\$0.00
Unfinished Basement:			2,537			\$51,526.47
Half Story/Unfinished:						\$0.00
Structure Info, Features and Attachments:						
Heating/AC			Air Conditioning - Same Ducts		\$6,241.02	
Plumbing			0 - Half Bath 2 - Full Bath		\$7,322.00	
Finished Basement Living Area			0			\$0.00
Features:			4			\$2,900.00
Attachments:			1,046			\$30,800.00
Adjusted Base Price					\$364,667.09	
Changes/Adjustments						
Grade Adjustment:			B 128%		\$423,637.88	
Market Adjustment:			5%		\$444,819.77	
CDU Adjustment:			86		\$382,500.00	
Complete:			100		\$382,500.00	
Dollar Adjustments					\$600.00	
Dwelling Value					\$383,100.00	

Other Building Improvements	0	\$5,300.00
Total Improvement Value		\$388,400.00
Total Land Value		\$90,400.00
Total Assessed Value		\$478,800.00

Parcel Numbers: 808-9989-000 Property Address: 3689 DREXEL AVE W Municipality: Franklin, City of

Owner Name: SEARLES DUANE & LORA Mailing Address: 3689 W DREXEL AVE FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	
	N 664.08 FT OF W 131.27 FT OF E 831.53 OF NW 13 5 21	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1301-Franklin	

Building Description

Dwelling #	808 9989 000- 1		
Year Built:	1/1/2002	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/2002	Bedrooms:	3
Remodeled/Effective Age:	-20	Full Baths:	2
Building Type/Style:	14-Modern Single Story	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	C+	Room Count:	3
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
808 9989 000- 1	1,816	0	0	0	0	0	1,816

Attachment Description(s):	Area:	Attachment Value:
13-AFG	714	\$21,400
11-OFP	40	\$800

Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	2	\$600
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements



Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
RG1-Detached Frame Garage	1/1/2006	900		Average	\$16,900.00

Permit / Construction History							
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:				
10/10/2002	02-1149	\$4,500.00	HTG & A/C				
2/8/2002	02-0089	\$144,000.00	NEW CONST				
3/17/2006	791	\$11,100.00	SHED				
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
6/18/2001		\$39,200.00	Invalid		Land and Improvements		
8/1/1983		\$12,000.00	Invalid		Land		
3/3/2008		\$291,700.00	Invalid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	1.830	Gross				\$90,400	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:			
79,715	1.830			\$90,400			
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Below Street	Paved	Medium			All Public		
Valuation/Explanation							
Dwelling #	808 9989 000- 1						
Description	Area			Value Amount			
Living Area:							
First Story:	1,816			\$200,922.24			
Second Story:	0			\$0.00			
Additional Story:	0			\$0.00			
Attic/Finished Net:	0			\$0.00			
Half Story/Finished Net:	0			\$0.00			
Base Price				\$200,922.24			
Unfinished Living Area:							
Room/Unfinished:	0			\$0.00			
Unfinished Basement:	1,816			\$39,625.12			
Half Story/Unfinished:				\$0.00			
Structure Info, Features and Attachments:							
Heating/AC	Air Conditioning - Same Ducts			\$4,467.36			
Plumbing	0 - Half Bath 2 - Full Bath			\$7,322.00			
Finished Basement Living Area	0			\$0.00			
Features:	3			\$2,600.00			
Attachments:	754			\$22,200.00			
Adjusted Base Price				\$277,136.72			
Changes/Adjustments							
Grade Adjustment:	C+ 110%			\$277,570.39			
Market Adjustment:	37%			\$380,271.44			
CDU Adjustment:	81			\$308,000.00			
Complete:	100			\$308,000.00			
Dollar Adjustments				\$1,000.00			
Dwelling Value				\$309,000.00			

Other Building Improvements	0	\$16,900.00
Total Improvement Value		\$325,900.00
Total Land Value		\$90,400.00
Total Assessed Value		\$416,300.00

Parcel Numbers: 808-9990-000 Property Address: 3705 DREXEL AVE W Municipality: Franklin, City of

Owner Name: MLADENOV, STOIAN I & MILENA Mailing Address: 3705 W DREXEL AVE FRANKLIN, WI 53132 Land Use: Residential

Property Photograph:	Legal Description:	Building Sketch:
	N 664.08 FT OF W 131.27 FT OF E 962.80 FT OF NW 13 5 21	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood:	
	1301-Franklin	

Building Description

Dwelling #	808 9990 000- 1		
Year Built:	1/1/2003	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/2003	Bedrooms:	3
Remodeled/Effective Age:	-19	Full Baths:	2
Building Type/Style:	13-Contemporary	Half Baths:	1
Story:	2.00	Rough-in:	0
Grade:	C+	Room Count:	4
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
808 9990 000- 1	1,673	849	0	0	0	0	2,522

Attachment Description(s):	Area:	Attachment Value:
11-OFP	32	\$600
13-AFG	12	\$400
13-AFG	462	\$13,900



Feature Description(s):	Area:	Feature Value:
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
22-Additional Fixture	2	\$600
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements							
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:		
RG1-Detached Frame Garage	1/1/2005	912		Average	\$14,800.00		
Permit / Construction History							
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:				
7/1/2001	01-0761	\$800.00	REMOV&REROOF				
8/1/2001	01-0961	\$800.00	3 SKYLIGHTS				
8/19/2003	138488	\$160,000.00	NEWDWLG				
5/9/2003	03-1429	\$100.00	RAZE DWLG				
11/4/2004	3765	\$20,000.00	DETGARAGE				
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
4/26/2019		\$445,000.00	Valid		Land and Improvements		
8/10/2010		\$239,400.00	Invalid		Land and Improvements		
12/14/2012		\$280,000.00	Valid		Land and Improvements		
6/3/2003		\$81,000.00	Valid		Land		
1/22/2004		\$257,800.00	Invalid		Land and Improvements		
4/28/2003		\$65,000.00	Valid		Land		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	1.830	Gross				\$90,400	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
79,715	1.830				\$90,400		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Medium			Well		

Valuation/Explanation		
Dwelling #	808 9990 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,673	\$188,011.74
Second Story:	849	\$57,664.08
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$245,675.82
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	1,673	\$36,956.57
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$6,204.12
Plumbing	1 - Half Bath 2 - Full Bath	\$12,203.00
Finished Basement Living Area	0	\$0.00
Features:	3	\$2,600.00
Attachments:	506	\$14,900.00
Adjusted Base Price		\$318,539.51
Changes/Adjustments		
Grade Adjustment:	C+ 110%	\$331,143.46
Market Adjustment:	35%	\$447,043.67
CDU Adjustment:	82	\$366,600.00
Complete:	100	\$366,600.00
Dollar Adjustments		(\$500.00)
Dwelling Value		\$366,100.00
Other Building Improvements	0	\$14,800.00
Total Improvement Value		\$380,900.00
Total Land Value		\$90,400.00
Total Assessed Value		\$471,300.00

Parcel Numbers: 808-9991-000 Property Address: 3809 DREXEL AVE W Municipality: Franklin, City of

Owner Name: HRUZEK, MARIE R Mailing Address: 2335 W MANGOLD AVE MILWAUKEE, WI 53221 Land Use: Residential

Property Photograph:	Legal Description:	Building Sketch:
	COM IN N LI 962.80 FT W OF NE COR OF NW 13 5 21 TH W	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood:	
	1301-Franklin	

Building Description

Dwelling #	808 9991 000- 1		
Year Built:	1/1/1955	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/1955	Bedrooms:	2
Remodeled/Effective Age:	-67	Full Baths:	1
Building Type/Style:	01-Ranch	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	C-	Room Count:	3
CDU/Overall Condition:	Good	Basement Description:	No Basement
Interior Condition:	Same	Heating:	Basic Heating
Kitchen Condition:	Average	Type of Fuel:	Oil
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
808 9991 000- 1	672	0	0	0	0	0	672

Attachment Description(s):	Area:	Attachment Value:
12-EFP	264	\$7,900
11-OPF	60	\$1,200
11-OPF	44	\$900
13-AFG	220	\$6,600

Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	1	\$300
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements



Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:

Permit / Construction History						
Date of Permit: 2/1/2001	Permit Number: 01-0086	Permit Amount: \$2,583.00	Details of Permit: REPL FURNACE			
Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
12/1/1982		\$11,100.00	Valid		Land and Improvements	
10/31/2002		\$100,000.00	Invalid		Land and Improvements	
Land Breakdown						
Land Class: A-Residential Primary Site	Acreage: 1.850	Unit of Measure: Gross	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value: \$90,600
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage: 80,586	Total Acreage: 1.850	Depth:	Act. Frontage:	Assessed Land Value: \$90,600		
General Information						
Topography: Level	Street/Road: Paved	Fronting Traffic: Medium	Inspected By:	Inspected On:	Utilities: Public Sewer	
Valuation/Explanation						
Dwelling #			808 9991 000- 1			
Description			Area		Value Amount	
Living Area:						
First Story:			672			\$92,924.16
Second Story:			0			\$0.00
Additional Story:			0			\$0.00
Attic/Finished Net:			0			\$0.00
Half Story/Finished Net:			0			\$0.00
Base Price					\$92,924.16	
Unfinished Living Area:						
Room/Unfinished:			0			\$0.00
Unfinished Basement:			0			\$0.00
Half Story/Unfinished:						\$0.00
Structure Info, Features and Attachments:						
Heating/AC			Basic Heating		\$0.00	
Plumbing			0 - Half Bath 1 - Full Bath		\$0.00	
Finished Basement Living Area			0			\$0.00
Features:			1			\$300.00
Attachments:			588			\$16,600.00
Adjusted Base Price					\$109,824.16	
Changes/Adjustments						
Grade Adjustment:			C- 95%		\$88,277.95	
Market Adjustment:			43%		\$126,237.47	
CDU Adjustment:			60		\$75,700.00	
Complete:			100		\$75,700.00	
Dollar Adjustments					\$0.00	
Dwelling Value					\$75,700.00	

Other Building Improvements	0	\$0.00
Total Improvement Value		\$75,700.00
Total Land Value		\$90,600.00
Total Assessed Value		\$166,300.00

Parcel Numbers: 808-9992-000	Property Address: DREXEL AVE W	Municipality: Franklin, City of
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Owner Name: BOND, CAROL J - REV LIVING TRUST	Mailing Address: 14935 W HARCOVE DR NEW BERLIN, WI 53151	Land Use: Residential
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Property Photograph:	Legal Description: COM 1104.46 FT W OF E LI & 664.08 FT S OF N LI OF NW 13	Building Sketch:
	<p>Parcel Sketch and Site Map obtained from the County GIS</p> <p>Neighborhood: 1301-Franklin</p>	

Building Description

Dwelling #	
Year Built:	Exterior Wall:
Year Remodeled:	Bedrooms:
Remodeled/Effective Age:	Full Baths:
Building Type/Style:	Half Baths:
Story:	Rough-in: 0
Grade:	Room Count:
CDU/Overall Condition:	Basement Description:
Interior Condition:	Heating:
Kitchen Condition:	Type of Fuel:
Bath Condition:	Type of System:

Square Footage / Attachments

First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
						0

Attachment Description(s):	Area:	Attachment Value:
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Feature Description(s):	Area:	Feature Value:
Rec Room Condition:	Rec Room Area:	Rec Room Value:

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
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Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
5/12/2010		\$102,000.00	Invalid		Land		
5/12/2010		\$120,000.00	Invalid		Land		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	2.010	Gross				\$8,600	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
87,556	2.010				\$8,600		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Above Street	Paved	Medium			All Public		
Valuation/Explanation							
Dwelling #		Area		Value Amount			
Description		Area		Value Amount			
Living Area:							
First Story:							
Second Story:							
Additional Story:							
Attic/Finished Net:							
Half Story/Finished Net:							
Base Price							
Unfinished Living Area:							
Room/Unfinished:							
Unfinished Basement:							
Half Story/Unfinished:							
Structure Info, Features and Attachments:							
Heating/AC							
Plumbing				- Half Bath - Full Bath			
Finished Basement Living Area							
Features:							
Attachments:							
Adjusted Base Price						\$0.00	
Changes/Adjustments							
Grade Adjustment:				%			
Market Adjustment:							
CDU Adjustment:							
Complete:				100%			
Dollar Adjustments							
Dwelling Value							
Other Building Improvements		0				\$0.00	
Total Improvement Value						\$0.00	
Total Land Value						\$8,600.00	
Total Assessed Value						\$8,600.00	

Parcel Numbers: 808-9993-000	Property Address: DREXEL AVE W	Municipality: Franklin, City of
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Owner Name: BOND, CAROL J - REV LIVING TRUST	Mailing Address: 14935 W HARCOVE DR NEW BERLIN, WI 53151	Land Use: Residential
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Property Photograph:	Legal Description: COM IN N LI 1083.57 FT W OF NE COR OF NW 13 5 21 TH W	Building Sketch:
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood:	
	1301-Franklin	

Building Description

Dwelling # Year Built: Year Remodeled: Remodeled/Effective Age: Building Type/Style: Story: Grade: CDU/Overall Condition: Interior Condition: Kitchen Condition: Bath Condition:	Exterior Wall: Bedrooms: Full Baths: Half Baths: Rough-in: 0 Room Count: Basement Description: Heating: Type of Fuel: Type of System:
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Square Footage / Attachments

First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
						0

Attachment Description(s):	Area:	Attachment Value:
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Feature Description(s):	Area:	Feature Value:
Rec Room Condition:	Rec Room Area:	Rec Room Value:

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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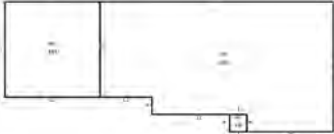
Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
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Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
5/12/2010		\$102,000.00	Invalid		Land		
5/12/2010		\$120,000.00	Invalid		Land		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	3.950	Gross				\$90,200	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
172,062	3.950				\$90,200		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Above Street	Paved	Medium			All Public		
Valuation/Explanation							
Dwelling #							
Description				Area		Value Amount	
Living Area:							
First Story:							
Second Story:							
Additional Story:							
Attic/Finished Net:							
Half Story/Finished Net:							
Base Price							
Unfinished Living Area:							
Room/Unfinished:							
Unfinished Basement:							
Half Story/Unfinished:							
Structure Info, Features and Attachments:							
Heating/AC							
Plumbing				- Half Bath - Full Bath			
Finished Basement Living Area							
Features:							
Attachments:							
Adjusted Base Price						\$0.00	
Changes/Adjustments							
Grade Adjustment:				%			
Market Adjustment:							
CDU Adjustment:							
Complete:				100%			
Dollar Adjustments							
Dwelling Value							
Other Building Improvements				0		\$0.00	
Total Improvement Value						\$0.00	
Total Land Value						\$90,200.00	
Total Assessed Value						\$90,200.00	

Parcel Numbers: 808-9994-000	Property Address: 3905 DREXEL AVE W	Municipality: Franklin, City of
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Owner Name: BOND, CAROL J - REV LIVING TRUST	Mailing Address: 14935 W HARCOVE DR NEW BERLIN, WI 53151	Land Use: Residential
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Property Photograph: 	Legal Description: N 250 FT OF W 137.4 FT OF E 1358.46 FT OF NW 13 5 21 EXC	Building Sketch: 
Parcel Sketch and Site Map obtained from the County GIS		
Neighborhood: 1301-Franklin		

Building Description

Dwelling #	808 9994 000- 1		
Year Built:	1/1/1956	Exterior Wall:	07-Brick
Year Remodeled:	1/1/1956	Bedrooms:	3
Remodeled/Effective Age:	-66	Full Baths:	1
Building Type/Style:	01-Ranch	Half Baths:	1
Story:	1.00	Rough-in:	0
Grade:	C+	Room Count:	5
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
808 9994 000- 1	1,436	0	0	0	0	0	1,436

Attachment Description(s):	Area:	Attachment Value:
23-AMG	484	\$16,900
21-OMP	16	\$400

Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	1	\$300
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:


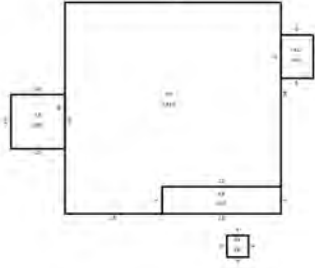
Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
7/1/2001	01-0750	\$6,091.00	RESIDING

Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
9/19/2007		\$200,000.00	Invalid		Land and Improvements	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	0.630	Gross				\$76,400
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
27,443	0.630			\$76,400		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Above Street	Paved	Medium			Well	
Valuation/Explanation						
Dwelling #			808 9994 000- 1			
Description			Area		Value Amount	
Living Area:						
First Story:			1,436			\$185,459.40
Second Story:			0			\$0.00
Additional Story:			0			\$0.00
Attic/Finished Net:			0			\$0.00
Half Story/Finished Net:			0			\$0.00
Base Price					\$185,459.40	
Unfinished Living Area:						
Room/Unfinished:			0			\$0.00
Unfinished Basement:			1,436			\$32,999.28
Half Story/Unfinished:						\$0.00
Structure Info, Features and Attachments:						
Heating/AC			Air Conditioning - Same Ducts		\$3,532.56	
Plumbing			1 - Half Bath 1 - Full Bath		\$4,881.00	
Finished Basement Living Area			0			\$0.00
Features:			1			\$300.00
Attachments:			500			\$17,300.00
Adjusted Base Price					\$244,472.24	
Changes/Adjustments						
Grade Adjustment:			C+ 110%		\$249,559.46	
Market Adjustment:			24%		\$309,453.74	
CDU Adjustment:			60		\$185,700.00	
Complete:			100		\$185,700.00	
Dollar Adjustments					(\$100.00)	
Dwelling Value					\$185,600.00	
Other Building Improvements			0			\$0.00
Total Improvement Value					\$185,600.00	
Total Land Value					\$76,400.00	
Total Assessed Value					\$262,000.00	

Parcel Numbers: 808-9995-000 Property Address: 3937 DREXEL AVE W Municipality: Franklin, City of

Owner Name: MANICKAM, SARAVANA Mailing Address: 3937 W DREXEL AVE FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	
	COM IN N LI 1023 FT E OF NW COR OF NW 13 5 21 TH S 1320	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1301-Franklin	

Building Description

Dwelling #	808 9995 000- 1		
Year Built:	1/1/1941	Exterior Wall:	05-Cem. Fiber
Year Remodeled:	1/1/1941	Bedrooms:	4
Remodeled/Effective Age:	-81	Full Baths:	2
Building Type/Style:	10-Farmhouse	Half Baths:	0
Story:	1.50	Rough-in:	0
Grade:	C+	Room Count:	7
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
808 9995 000- 1	1,450	0	0	0	816	0	2,266

Attachment Description(s):	Area:	Attachment Value:
12-EFP	48	\$1,400
31-WD	100	\$1,000
31-WD	110	\$1,100

Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	2	\$600
Rec Room Condition:	Rec Room Area: 0	Rec Room Value: \$0

Other Building Improvements


Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
RG1-Detached Frame Garage	1/1/1988	720		Average	\$8,100.00
RS1-Frame Utility Shed	1/1/1945	266		Average	\$500.00

Permit / Construction History							
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:				
4/1/1994	94-0333	\$1,500.00	DECK 2ND FL				
10/30/2018	18-2710	\$4,715.00	GARROOF				
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
6/1/1988		\$118,000.00	Valid		Land and Improvements		
10/28/2020		\$281,400.00	Invalid		Land and Improvements		
12/29/2020		\$290,000.00	Valid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	8.070	Gross				\$130,900	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:			
351,529	8.070			\$130,900			
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Medium			Well		
Valuation/Explanation							
Dwelling #	808 9995 000- 1						
Description	Area				Value Amount		
Living Area:							
First Story:	1,450				\$166,866.00		
Second Story:	0				\$0.00		
Additional Story:	0				\$0.00		
Attic/Finished Net:	0				\$0.00		
Half Story/Finished Net:	816				\$44,183.68		
Base Price	\$211,049.68						
Unfinished Living Area:							
Room/Unfinished:	0				\$0.00		
Unfinished Basement:	1,450				\$33,016.50		
Half Story/Unfinished:					\$0.00		
Structure Info, Features and Attachments:							
Heating/AC	Air Conditioning - Same Ducts				\$5,574.36		
Plumbing	0 - Half Bath 2 - Full Bath				\$7,322.00		
Finished Basement Living Area	0				\$0.00		
Features:	2				\$600.00		
Attachments:	258				\$3,500.00		
Adjusted Base Price	\$261,062.54						
Changes/Adjustments							
Grade Adjustment:	C+ 110%				\$282,658.79		
Market Adjustment:	26%				\$356,150.08		
CDU Adjustment:	55				\$195,900.00		
Complete:	100				\$195,900.00		
Dollar Adjustments					\$300.00		
Dwelling Value	\$196,200.00						

Other Building Improvements	0	\$8,600.00
Total Improvement Value		\$204,800.00
Total Land Value		\$130,900.00
Total Assessed Value		\$335,700.00

Parcel Numbers: 808-9996-002	Property Address: 4135 DREXEL AVE W	Municipality: Franklin, City of
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Owner Name: RISTIC JOINT REVOCABLE TRUST 2018	Mailing Address: 19775 TYRONE CT BROOKFIELD, WI 53045	Land Use: Residential
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Property Photograph: 	Legal Description: COM NW COR OF NW 13 5 21 TH E 693.67 FT S 1323.26 FT W	Building Sketch:
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1301-Franklin	

Building Description

Dwelling #	808 9996 002- 1		
Year Built:	1/1/1940	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/1940	Bedrooms:	4
Remodeled/Effective Age:	-82	Full Baths:	1
Building Type/Style:	10-Farmhouse	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	C+	Room Count:	5
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Basic Heating
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
808 9996 002- 1	816	0	0	163	0	0	979

Attachment Description(s): 12-EFP	Area: 112	Attachment Value: \$3,400
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Feature Description(s): 22-Additional Fixture	Area: 2	Feature Value: \$600
Rec Room Condition:	Rec Room Area: 0	Rec Room Value: \$0

Other Building Improvements


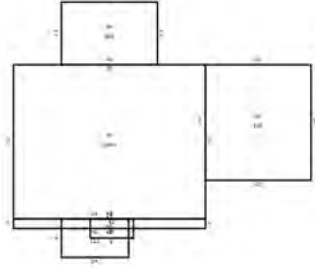
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
AP1-Pole 4 Sides Closed Metal	1/1/1950	1,728		Fair	\$3,900.00
RG1-Detached Frame Garage	1/1/1955	816		Fair	\$6,100.00
RG1-Detached Frame Garage	1/1/1986	360		Average	\$4,100.00
RS1-Frame Utility Shed	1/1/2004	110		Average	\$400.00

Permit / Construction History						
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:			
4/29/2004	1249	\$400.00	SHED			
12/8/2005	4780	\$0.00	FURREPLAC			
Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
7/19/2018		\$169,400.00	Invalid		Land and Improvements	
7/1/1985		\$125,000.00	Valid		Land and Improvements	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
D12-2ND Grade Tillable	17.880	Acreage				\$4,300
E13-Undeveloped Low	2.000	Acreage				\$5,200
G-Other Class	1.000	Gross				\$74,100
Acreage/Squarefoot Variables						
Acreage Variable 1 - 17.88 @ \$241.00 Total of Above: 4,309.08						
Acreage Variable 1 - 2.00 @ \$2,600.00 Total of Above: 5,200.00						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
909,533	20.880			\$83,600		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Paved	Medium			Public Sewer	

Valuation/Explanation		
Dwelling #	808 9996 002- 1	
Description	Area	Value Amount
Living Area:		
First Story:	816	\$107,132.64
Second Story:	0	\$0.00
Additional Story:	0	\$0.00
Attic/Finished Net:	163	\$4,994.32
Half Story/Finished Net:	0	\$0.00
Base Price		\$112,126.96
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	816	\$22,325.76
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Basic Heating	\$0.00
Plumbing	0 - Half Bath 1 - Full Bath	\$0.00
Finished Basement Living Area	0	\$0.00
Features:	2	\$600.00
Attachments:	112	\$3,400.00
Adjusted Base Price		\$138,452.72
Changes/Adjustments		
Grade Adjustment:	C+ 110%	\$147,897.99
Market Adjustment:	52%	\$224,804.95
CDU Adjustment:	55	\$123,600.00
Complete:	100	\$123,600.00
Dollar Adjustments		\$400.00
Dwelling Value		\$124,000.00
Other Building Improvements	0	\$14,500.00
Total Improvement Value		\$138,500.00
Total Land Value		\$83,600.00
Total Assessed Value		\$222,100.00

Parcel Numbers: 808-9996-003 Property Address: 3961 DREXEL AVE W Municipality: Franklin, City of

Owner Name: KAWCZYNSKI, RICKY J & JEANNINE Mailing Address: 3961 W DREXEL AVE FRANKLIN, WI 53132 Land Use: Residential

Property Photograph:	Legal Description:	Building Sketch:
	CSM NO 5659 NW 1/4 SEC 13 5 21 PARCEL 1	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood:	
	1301-Franklin	

Building Description

Dwelling #	808 9996 003- 1		
Year Built:	1/1/1992	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/1992	Bedrooms:	4
Remodeled/Effective Age:	-30	Full Baths:	2
Building Type/Style:	12-Colonial	Half Baths:	1
Story:	2.00	Rough-in:	0
Grade:	C+	Room Count:	6
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
808 9996 003- 1	1,280	1,360	0	0	0	0	2,640

Attachment Description(s):	Area:	Attachment Value:
13-AFG	528	\$15,800
35-Ms/Terrace	36	\$0
99-Additional Attachments	80	\$8,000
11-OFP	260	\$5,200


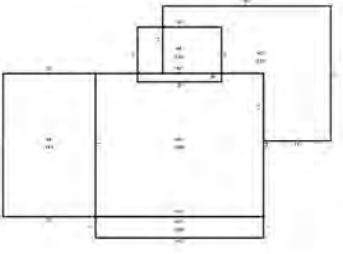
Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	3	\$900
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements						
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:	
Permit / Construction History						
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:			
9/4/2007	2109	\$10,000.00	ATTGARADDN			
10/1/2014	14-2354	\$5,000.00	SIDING			
11/1/2014	2672	\$1,000.00	PORCH			
Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
2/1/1993		\$40,000.00	Invalid		Land	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	0.430	Gross				\$59,700
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
18,731	0.430			\$59,700		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Paved	Medium			Public Sewer	

Valuation/Explanation		
Dwelling #	808 9996 003- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,280	\$151,731.20
Second Story:	1,360	\$84,605.60
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$236,336.80
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	1,280	\$30,310.40
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$6,494.40
Plumbing	1 - Half Bath 2 - Full Bath	\$12,203.00
Finished Basement Living Area	0	\$0.00
Features:	4	\$2,900.00
Attachments:	904	\$29,000.00
Adjusted Base Price		\$317,244.60
Changes/Adjustments		
Grade Adjustment:	C+ 110%	\$313,879.06
Market Adjustment:	42%	\$445,708.27
CDU Adjustment:	75	\$334,300.00
Complete:	100	\$334,300.00
Dollar Adjustments		\$600.00
Dwelling Value		\$334,900.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$334,900.00
Total Land Value		\$59,700.00
Total Assessed Value		\$394,600.00

Parcel Numbers: 808-9996-004 Property Address: 3951 DREXEL AVE W Municipality: Franklin, City of

Owner Name: KAWCZYNSKI, MARGARET A Mailing Address: 3951 W DREXEL AVE FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	
	CSM NO 5659 NW 1/4 SEC 13 5 21 PARCEL 2 (8.6186 ACS)	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1301-Franklin	

Building Description

Dwelling #	808 9996 004- 1		
Year Built:	1/1/1992	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/1992	Bedrooms:	3
Remodeled/Effective Age:	-30	Full Baths:	2
Building Type/Style:	12-Colonial	Half Baths:	1
Story:	2.00	Rough-in:	0
Grade:	C+	Room Count:	5
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
808 9996 004- 1	1,360	1,360	0	0	0	0	2,720

Attachment Description(s):	Area:	Attachment Value:
13-AFG	748	\$22,400
11-OPF	200	\$4,000
31-WD	896	\$9,000



Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	2	\$600
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements						
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:	
Permit / Construction History						
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:			
9/1/1994	94-0952	\$3,000.00	DECK			
2/8/2013	13-0176	\$3,800.00	FURREPLAC			
8/5/2013	13-1714	\$2,550.00	ACREPLACE			
Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
2/1/1993		\$40,000.00	Invalid		Land	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	8.620	Gross				\$133,300
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
375,487	8.620			\$133,300		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Paved	Light			Public Sewer	

Valuation/Explanation		
Dwelling #	808 9996 004- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,360	\$158,698.40
Second Story:	1,360	\$84,605.60
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$243,304.00
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	1,360	\$31,552.00
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$6,691.20
Plumbing	1 - Half Bath 2 - Full Bath	\$12,203.00
Finished Basement Living Area	0	\$0.00
Features:	3	\$2,600.00
Attachments:	1,844	\$35,400.00
Adjusted Base Price		\$331,750.20
Changes/Adjustments		
Grade Adjustment:	C+ 110%	\$323,125.22
Market Adjustment:	44%	\$465,300.32
CDU Adjustment:	75	\$349,000.00
Complete:	100	\$349,000.00
Dollar Adjustments		\$1,000.00
Dwelling Value		\$350,000.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$350,000.00
Total Land Value		\$133,300.00
Total Assessed Value		\$483,300.00

Parcel Numbers: 808-9996-005 Property Address: 3941 DREXEL AVE W Municipality: Franklin, City of

Owner Name: KAWCZYNSKI, RANDY E Mailing Address: 3941 W DREXEL AVE FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	Building Sketch:
	CSM NO 5659 NW 1/4 SEC 13 5 21 PARCEL 3	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1301-Franklin	

Building Description

Dwelling #	808 9996 005- 1		
Year Built:	1/1/1995	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/1995	Bedrooms:	3
Remodeled/Effective Age:	-27	Full Baths:	2
Building Type/Style:	12-Colonial	Half Baths:	1
Story:	2.00	Rough-in:	0
Grade:	C+	Room Count:	4
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
808 9996 005- 1	1,152	1,152	0	0	0	0	2,304

Attachment Description(s):	Area:	Attachment Value:
13-AFG	768	\$23,000
11-OPF	32	\$600
31-WD	451	\$4,500

Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	2	\$600
Rec Room Condition:	Rec Room Area: 0	Rec Room Value: \$0

Other Building Improvements


Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:

Permit / Construction History						
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:			
1/1/1996	95-1430	\$4,000.00	HTG & A/C			
10/1/1995	95-1174	\$80,000.00	NEW CONST			
1/1/1999	98-0519	\$1,600.00	DECK			
Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
2/1/1993		\$40,000.00	Invalid		Land	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	0.460	Gross				\$61,800
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
20,038	0.460			\$61,800		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Paved	Medium			All Public	
Valuation/Explanation						
Dwelling #			808 9996 005- 1			
Description			Area		Value Amount	
Living Area:						
First Story:			1,152	\$139,069.44		
Second Story:			1,152	\$73,278.72		
Additional Story:			0	\$0.00		
Attic/Finished Net:			0	\$0.00		
Half Story/Finished Net:			0	\$0.00		
Base Price					\$212,348.16	
Unfinished Living Area:						
Room/Unfinished:			0	\$0.00		
Unfinished Basement:			1,152	\$27,959.04		
Half Story/Unfinished:				\$0.00		
Structure Info, Features and Attachments:						
Heating/AC			Air Conditioning - Same Ducts		\$5,667.84	
Plumbing			1 - Half Bath 2 - Full Bath		\$12,203.00	
Finished Basement Living Area			0	\$0.00		
Features:			2	\$600.00		
Attachments:			1,251	\$28,100.00		
Adjusted Base Price					\$286,878.04	
Changes/Adjustments						
Grade Adjustment:			C+ 110%		\$283,995.84	
Market Adjustment:			50%		\$425,993.77	
CDU Adjustment:			75		\$319,500.00	
Complete:			100		\$319,500.00	
Dollar Adjustments					(\$100.00)	
Dwelling Value					\$319,400.00	

Other Building Improvements	0	\$0.00
Total Improvement Value		\$319,400.00
Total Land Value		\$61,800.00
Total Assessed Value		\$381,200.00

Parcel Numbers: 808-9997-003	Property Address: 8087 35TH ST S	Municipality: Franklin, City of
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Owner Name: FEJZOSKI, ENGIN	Mailing Address: 8087 S 35TH ST FRANKLIN, WI 53132	Land Use: Residential
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Property Photograph: 	Legal Description: CERTIFIED SURVEY MAP NO 4437 NW 13 5 21 PARCEL 1	Building Sketch:
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1301-Franklin	

Building Description

Dwelling #	808 9997 003- 1		
Year Built:	1/1/1979	Exterior Wall:	09-Masonry/Frame
Year Remodeled:	1/1/1979	Bedrooms:	4
Remodeled/Effective Age:	-43	Full Baths:	3
Building Type/Style:	04-Cape Cod	Half Baths:	0
Story:	1.50	Rough-in:	0
Grade:	C+	Room Count:	4
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
808 9997 003- 1	1,290	0	0	0	700	0	1,990

Attachment Description(s):	Area:	Attachment Value:
99-Additional Attachments	22	\$2,200
22-EMP	252	\$8,800
23-AMG	504	\$17,600
99-Additional Attachments	24	\$2,400
21-OMP	36	\$900

Feature Description(s): 22-Additional Fixture	Area: 1	Feature Value: \$300
Rec Room Condition:	Rec Room Area: 0	Rec Room Value: \$0
03-Masonry Fireplace	1	\$5,500
Rec Room Condition:	Rec Room Area: 0	Rec Room Value: \$0

Other Building Improvements

Structure Type: AP1-Pole 4 Sides Closed Metal	Year Built: 1/1/1980	Area: 1,200	Construction:	Condition: Average	Value: \$3,600.00
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Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
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Ownership/Sales History

Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
5/1/1987		\$135,000.00	Valid		Land and Improvements	
8/1/2013		\$290,700.00	Valid		Land and Improvements	

Land Breakdown

Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	4.400	Gross				\$121,800
D12-2ND Grade Tillable	2.500	Acreage				\$600
E13-Undeveloped Low	1.000	Acreage				\$2,600

Acreage/Squarefoot Variables

Acreage Variable 1 - 1.00 @ \$2,600.00 Total of Above: 2,600.00
Acreage Variable 1 - 2.50 @ \$241.00 Total of Above: 602.50

Land Data & Computations

Total Square Footage: 344,124	Total Acreage: 7.900	Depth:	Act. Frontage:	Assessed Land Value: \$125,000
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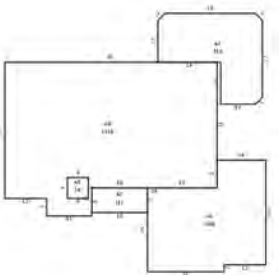
General Information

Topography: Level	Street/Road: Paved	Fronting Traffic: Light	Inspected By:	Inspected On:	Utilities: All Public
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Valuation/Explanation		
Dwelling #	808 9997 003- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,290	\$166,319.70
Second Story:	0	\$0.00
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	700	\$41,835.72
Base Price		\$208,155.42
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	1,244	\$29,768.92
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$4,895.40
Plumbing	0 - Half Bath 3 - Full Bath	\$14,644.00
Finished Basement Living Area	0	\$0.00
Features:	2	\$5,800.00
Attachments:	838	\$31,900.00
Adjusted Base Price		\$295,163.74
Changes/Adjustments		
Grade Adjustment:	C+ 110%	\$283,210.11
Market Adjustment:	68%	\$475,792.99
CDU Adjustment:	65	\$309,300.00
Complete:	100	\$309,300.00
Dollar Adjustments		\$700.00
Dwelling Value		\$310,000.00
Other Building Improvements	0	\$3,600.00
Total Improvement Value		\$313,600.00
Total Land Value		\$125,000.00
Total Assessed Value		\$438,600.00

Parcel Numbers: 808-9997-007 Property Address: 8055 35TH ST S Municipality: Franklin, City of

Owner Name: ANTHOINE, LOUIS J IV Mailing Address: 8055 S 35TH ST FRANKLIN, WI 53132 Land Use: Residential

Property Photograph:	Legal Description:	Building Sketch:
	CERTIFIED SURVEY MAP NO 5915 NW 13-5-21 PARCEL 2	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood:	
	1301-Franklin	

Building Description

Dwelling #	808 9997 007- 1		
Year Built:	1/1/2013	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/2013	Bedrooms:	3
Remodeled/Effective Age:	-9	Full Baths:	2
Building Type/Style:	14-Modern Single Story	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	B	Room Count:	4
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
808 9997 007- 1	2,336	0	0	0	0	0	2,336

Attachment Description(s):	Area:	Attachment Value:
13-AFG	904	\$27,100
11-OFP	112	\$2,200
31-WD	558	\$5,600


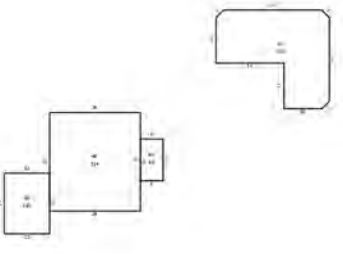
Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	5	\$1,500
Rec Room Condition:	Rec Room Area:	Rec Room Value:
Very Good	1,520	\$10,640
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
Very Good	1,520	\$10,640

Other Building Improvements						
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:	
Permit / Construction History						
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:			
7/29/2013	13-1613	\$3,200.00	AC/FURN			
4/30/2013	13-0690	\$14,245.00	RAZE DWLG			
4/30/2013	13-0689	\$225,000.00	NEWDWLG			
4/25/2014	14-0849	\$13,000.00	DECK 30X26			
9/24/2001	01-1077	\$85,000.00	NEW CONST			
12/10/2001	01-1331	\$5,200.00	HTG & A/C			
Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
3/21/2013		\$10,000.00	Invalid		Land	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	0.459	Gross				\$74,400
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
19,994	0.459			\$74,400		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Paved	Light			All Public	

Valuation/Explanation		
Dwelling #	808 9997 007- 1	
Description	Area	Value Amount
Living Area:		
First Story:	2,336	\$247,709.44
Second Story:	0	\$0.00
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$247,709.44
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	2,336	\$48,448.64
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$5,746.56
Plumbing	0 - Half Bath 2 - Full Bath	\$7,322.00
Finished Basement Living Area	0	\$0.00
Features:	6	\$3,500.00
Attachments:	1,574	\$34,900.00
Adjusted Base Price		\$347,626.64
Changes/Adjustments		
Grade Adjustment:	B 128%	\$395,810.10
Market Adjustment:	19%	\$471,014.02
CDU Adjustment:	92	\$433,300.00
Complete:	100	\$433,300.00
Dollar Adjustments		(\$1,200.00)
Dwelling Value		\$432,100.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$432,100.00
Total Land Value		\$74,400.00
Total Assessed Value		\$506,500.00

Parcel Numbers: 808-9997-008	Property Address: 8067 35TH ST S	Municipality: Franklin, City of
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Owner Name: FEJZOSKI, ENGIN	Mailing Address: 8087 S 35TH ST FRANKLIN, WI 53132	Land Use: Residential
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Property Photograph: 	Legal Description: CERTIFIED SURVEY MAP NO 5915 NW 13 5 21 PARCEL 1	Building Sketch: 
Parcel Sketch and Site Map obtained from the County GIS		
Neighborhood: 1301-Franklin		

Building Description

Dwelling #	808 9997 008- 1		
Year Built:	1/1/1940	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/1940	Bedrooms:	4
Remodeled/Effective Age:	-82	Full Baths:	2
Building Type/Style:	10-Farmhouse	Half Baths:	0
Story:	2.00	Rough-in:	0
Grade:	C	Room Count:	5
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Basic Heating
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Hot Water

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
808 9997 008- 1	882	624	0	0	0	0	1,506

Attachment Description(s):	Area:	Attachment Value:
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Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	1	\$300
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
AP2-Pole 4 Sides Closed Wood	1/1/1935	960		Poor	\$1,400.00
RG1-Detached Frame Garage	1/1/1950	384		Fair	\$2,400.00


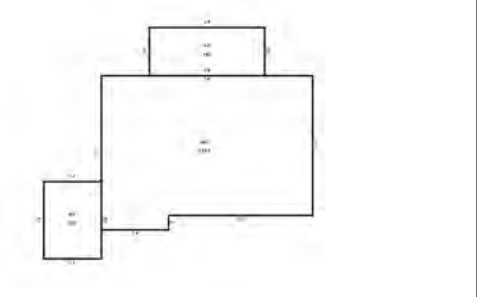
Permit / Construction History

Date of Permit: 4/2/2013	Permit Number: 13-0643	Permit Amount: \$6,410.00	Details of Permit: RAZE BARN
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Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
3/18/2004		\$143,400.00	Invalid		Land and Improvements		
9/6/2013		\$130,000.00	Valid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	1.670	Gross				\$79,900	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
72,745	1.670				\$79,900		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			Public Sewer		
Valuation/Explanation							
Dwelling #				808 9997 008- 1			
Description				Area		Value Amount	
Living Area:							
First Story:				882		\$114,095.52	
Second Story:				624		\$43,842.24	
Additional Story:				0		\$0.00	
Attic/Finished Net:				0		\$0.00	
Half Story/Finished Net:				0		\$0.00	
Base Price						\$157,937.76	
Unfinished Living Area:							
Room/Unfinished:				0		\$0.00	
Unfinished Basement:				882		\$23,655.24	
Half Story/Unfinished:						\$0.00	
Structure Info, Features and Attachments:							
Heating/AC				Basic Heating		\$0.00	
Plumbing				0 - Half Bath 2 - Full Bath		\$7,322.00	
Finished Basement Living Area				0		\$0.00	
Features:				1		\$300.00	
Attachments:							
Adjusted Base Price						\$189,215.00	
Changes/Adjustments							
Grade Adjustment:				C 100%		\$188,915.00	
Market Adjustment:				52%		\$287,150.80	
CDU Adjustment:				55		\$157,900.00	
Complete:				100		\$157,900.00	
Dollar Adjustments						(\$400.00)	
Dwelling Value						\$157,500.00	
Other Building Improvements				0		\$3,800.00	
Total Improvement Value						\$161,300.00	
Total Land Value						\$79,900.00	
Total Assessed Value						\$241,200.00	

Parcel Numbers: 808-9999-000 Property Address: 8253 35TH ST S Municipality: Franklin, City of

Owner Name: SMITH, EMIL E & JOSEPHINE A Mailing Address: 8253 S 35TH ST FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	
	N 110 FT OF E 297 FT OF S 20 ACS OF NW 13 5 21 EXC THE E	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1301-Franklin	

Building Description

Dwelling #	808 9999 000- 1		
Year Built:	1/1/1960	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/1960	Bedrooms:	3
Remodeled/Effective Age:	-62	Full Baths:	1
Building Type/Style:	01-Ranch	Half Baths:	1
Story:	1.00	Rough-in:	0
Grade:	C+	Room Count:	3
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
808 9999 000- 1	1,318	0	0	0	0	0	1,318

Attachment Description(s): 12-EFP	Area: 240	Attachment Value: \$7,200
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Feature Description(s): 03-Masonry Fireplace	Area: 1	Feature Value: \$5,500
Rec Room Condition: Average	Rec Room Area: 989	Rec Room Value: \$4,945
22-Additional Fixture	3	\$900
Rec Room Condition: Average	Rec Room Area: 989	Rec Room Value: \$4,945


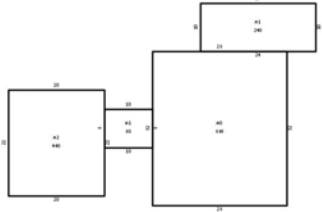
Other Building Improvements

Structure Type: RG1-Detached Frame Garage	Year Built: 1/1/1980	Area: 816	Construction:	Condition: Average	Value: \$8,200.00
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Permit / Construction History							
Date of Permit: 3/19/2004	Permit Number: 725	Permit Amount: \$500.00	Details of Permit: EXTREMOD				
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
Land Breakdown							
Land Class: A-Residential Primary Site	Acreage: 0.747	Unit of Measure: Gross	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value: \$69,200	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage: 32,539	Total Acreage: 0.747	Depth:	Act. Frontage:	Assessed Land Value: \$69,200			
General Information							
Topography: Level	Street/Road: Paved	Fronting Traffic: Light	Inspected By:	Inspected On:	Utilities: Public Sewer		
Valuation/Explanation							
Dwelling #	808 9999 000- 1						
Description	Area					Value Amount	
Living Area:							
First Story:	1,318					\$154,930.90	
Second Story:	0					\$0.00	
Additional Story:	0					\$0.00	
Attic/Finished Net:	0					\$0.00	
Half Story/Finished Net:	0					\$0.00	
Base Price						\$154,930.90	
Unfinished Living Area:							
Room/Unfinished:	0					\$0.00	
Unfinished Basement:	1,318					\$30,880.74	
Half Story/Unfinished:						\$0.00	
Structure Info, Features and Attachments:							
Heating/AC	Air Conditioning - Same Ducts					\$3,242.28	
Plumbing	1 - Half Bath 1 - Full Bath					\$4,881.00	
Finished Basement Living Area	0					\$0.00	
Features:	4					\$6,400.00	
Attachments:	240					\$7,200.00	
Adjusted Base Price						\$207,534.92	
Changes/Adjustments							
Grade Adjustment:	C+ 110%					\$213,328.41	
Market Adjustment:	66%					\$354,125.16	
CDU Adjustment:	60					\$212,500.00	
Complete:	100					\$212,500.00	
Dollar Adjustments						\$600.00	
Dwelling Value						\$213,100.00	
Other Building Improvements	0					\$8,200.00	
Total Improvement Value						\$221,300.00	
Total Land Value						\$69,200.00	
Total Assessed Value						\$290,500.00	

Parcel Numbers: 809-0001-000	Property Address: 2808 SOUTHWAY DR W	Municipality: Franklin, City of
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Owner Name: KRZYKOWSKI, CRAIG A	Mailing Address: 2808 W SOUTHWAY DR FRANKLIN, WI 53132	Land Use: Residential
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Property Photograph: 	Legal Description: JAROCH BROS SUBD NO 2 LOT 1	Building Sketch: 
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1302-Franklin	

Building Description

Dwelling #	809 0001 000- 1		
Year Built:	1/1/1955	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/1955	Bedrooms:	3
Remodeled/Effective Age:	-67	Full Baths:	1
Building Type/Style:	04-Cape Cod	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	C	Room Count:	4
CDU/Overall Condition:	Average	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Basic Heating
Kitchen Condition:	Average	Type of Fuel:	Oil
Bath Condition:	Good	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
809 0001 000- 1	896	0	0	179	0	0	1,075

Attachment Description(s):	Area:	Attachment Value:
12-EFP	80	\$2,400
13-AFG	440	\$13,200

Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	1	\$300
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
RG1-Detached Frame Garage	1/1/2002	352		Average	\$5,700.00



Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
12/21/2001	01-1375	\$10,000.00	GARAGE 16X22
1/12/2016	16-0038	\$4,200.00	BATHREMOT

Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
7/1/1997		\$109,250.00	Valid		Land and Improvements	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	0.647	Gross				\$71,200
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
28,183	0.647			\$71,200		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Paved	Light			Public Sewer	
Valuation/Explanation						
Dwelling #			809 0001 000- 1			
Description			Area		Value Amount	
Living Area:						
First Story:			896			\$115,906.56
Second Story:			0			\$0.00
Additional Story:			0			\$0.00
Attic/Finished Net:			179			\$5,484.56
Half Story/Finished Net:			0			\$0.00
Base Price					\$121,391.12	
Unfinished Living Area:						
Room/Unfinished:			0			\$0.00
Unfinished Basement:			896			\$24,030.72
Half Story/Unfinished:						\$0.00
Structure Info, Features and Attachments:						
Heating/AC			Basic Heating			\$0.00
Plumbing			0 - Half Bath 1 - Full Bath			\$0.00
Finished Basement Living Area			0			\$0.00
Features:			1			\$300.00
Attachments:			520			\$15,600.00
Adjusted Base Price					\$161,321.84	
Changes/Adjustments						
Grade Adjustment:			C 100%			\$145,421.84
Market Adjustment:			124%			\$325,744.92
CDU Adjustment:			55			\$179,200.00
Complete:			100			\$179,200.00
Dollar Adjustments						(\$300.00)
Dwelling Value					\$178,900.00	
Other Building Improvements			0			\$5,700.00
Total Improvement Value					\$184,600.00	
Total Land Value					\$71,200.00	
Total Assessed Value					\$255,800.00	

Parcel Numbers: 809-0002-000 Property Address: 2880 SOUTHWAY DR W Municipality: Franklin, City of

Owner Name: 2880 WEST SOUTHWAY DRIVE LLC Mailing Address: 10791 S 27TH ST FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	
	JAROCH BROS SUBD NO 2 LOT 2	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1302-Franklin	

Building Description

Dwelling #	809 0002 000- 1		
Year Built:	1/1/1951	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/1951	Bedrooms:	4
Remodeled/Effective Age:	-71	Full Baths:	1
Building Type/Style:	04-Cape Cod	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	C	Room Count:	5
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
809 0002 000- 1	896	0	0	0	0	0	896

Attachment Description(s):	Area:	Attachment Value:
12-EFP	144	\$4,300
13-AFG	440	\$13,200

Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	1	\$300
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:



Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
7/14/2005	52622	\$1,000.00	EXTREMOD=ROOF

Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
12/31/2004		\$131,500.00	Invalid		Land and Improvements	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	0.470	Gross				\$64,000
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
20,473	0.470			\$64,000		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Paved	Light			Public Sewer	
Valuation/Explanation						
Dwelling #				809 0002 000- 1		
Description				Area		Value Amount
Living Area:						
First Story:				896		\$115,906.56
Second Story:				0		\$0.00
Additional Story:				0		\$0.00
Attic/Finished Net:				0		\$0.00
Half Story/Finished Net:				0		\$0.00
Base Price						\$115,906.56
Unfinished Living Area:						
Room/Unfinished:				0		\$0.00
Unfinished Basement:				896		\$24,030.72
Half Story/Unfinished:						\$0.00
Structure Info, Features and Attachments:						
Heating/AC				Air Conditioning - Same Ducts		\$2,204.16
Plumbing				0 - Half Bath 1 - Full Bath		\$0.00
Finished Basement Living Area				0		\$0.00
Features:				1		\$300.00
Attachments:				584		\$17,500.00
Adjusted Base Price						\$159,941.44
Changes/Adjustments						
Grade Adjustment:				C 100%		\$142,141.44
Market Adjustment:				104%		\$289,968.54
CDU Adjustment:				60		\$174,000.00
Complete:				100		\$174,000.00
Dollar Adjustments						(\$400.00)
Dwelling Value						\$173,600.00
Other Building Improvements				0		\$0.00
Total Improvement Value						\$173,600.00
Total Land Value						\$64,000.00
Total Assessed Value						\$237,600.00

Parcel Numbers: 809-0003-000 Property Address: 2916 SOUTHWAY DR W Municipality: Franklin, City of

Owner Name: MORDESZEWSKI, DAVID & FAITH M Mailing Address: 2928 W SOUTHWAY DR FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	
	JAROCH BROS SUBD NO 2 LOT 3	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1302-Franklin	

Building Description

Dwelling #	809 0003 000- 1		
Year Built:	1/1/1954	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/1954	Bedrooms:	2
Remodeled/Effective Age:	-68	Full Baths:	1
Building Type/Style:	01-Ranch	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	C	Room Count:	3
CDU/Overall Condition:	Very Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Oil
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
809 0003 000- 1	882	0	0	0	0	0	882

Attachment Description(s):	Area:	Attachment Value:
31-WD	264	\$2,600
12-EFP	120	\$3,600
13-AFG	336	\$10,100

Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	4	\$1,200
Rec Room Condition:	Rec Room Area: 0	Rec Room Value: \$0

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:



Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:

Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
12/7/2004		\$85,000.00	Invalid		Land and Improvements	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	0.470	Gross				\$64,000
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
20,473	0.470			\$64,000		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Paved	Light			Public Sewer	
Valuation/Explanation						
Dwelling #			809 0003 000- 1			
Description			Area		Value Amount	
Living Area:						
First Story:			882		\$114,095.52	
Second Story:			0		\$0.00	
Additional Story:			0		\$0.00	
Attic/Finished Net:			0		\$0.00	
Half Story/Finished Net:			0		\$0.00	
Base Price					\$114,095.52	
Unfinished Living Area:						
Room/Unfinished:			0		\$0.00	
Unfinished Basement:			882		\$23,655.24	
Half Story/Unfinished:					\$0.00	
Structure Info, Features and Attachments:						
Heating/AC			Air Conditioning - Same Ducts		\$2,169.72	
Plumbing			0 - Half Bath 1 - Full Bath		\$0.00	
Finished Basement Living Area			0		\$0.00	
Features:			4		\$1,200.00	
Attachments:			720		\$16,300.00	
Adjusted Base Price					\$157,420.48	
Changes/Adjustments						
Grade Adjustment:			C 100%		\$139,920.48	
Market Adjustment:			41%		\$197,287.88	
CDU Adjustment:			65		\$128,200.00	
Complete:			100		\$128,200.00	
Dollar Adjustments					(\$400.00)	
Dwelling Value					\$127,800.00	
Other Building Improvements			0		\$0.00	
Total Improvement Value					\$127,800.00	
Total Land Value					\$64,000.00	
Total Assessed Value					\$191,800.00	

Parcel Numbers: 809-0004-000 Property Address: 2928 SOUTHWAY DR W Municipality: Franklin, City of

Owner Name: MORDESZEWSKI, DAVID Mailing Address: 2928 W SOUTHWAY DR FRANKLIN, WI 53132 Land Use: Residential

Property Photograph:	Legal Description:	Building Sketch:
	JAROCH BROS SUBD NO 2 LOT 4	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood:	
	1302-Franklin	

Building Description

Dwelling #	809 0004 000- 1		
Year Built:	1/1/1954	Exterior Wall:	09-Masonry/Frame
Year Remodeled:	1/1/1954	Bedrooms:	3
Remodeled/Effective Age:	-68	Full Baths:	1
Building Type/Style:	01-Ranch	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	C	Room Count:	4
CDU/Overall Condition:	Very Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
809 0004 000- 1	980	0	0	0	0	0	980

Attachment Description(s):	Area:	Attachment Value:
12-EFP	170	\$5,100
11-OPF	28	\$600
13-AFG	440	\$13,200
32-Canopy	346	\$3,500

Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	1	\$300
Rec Room Condition:	Rec Room Area:	Rec Room Value:
Poor	735	\$2,205


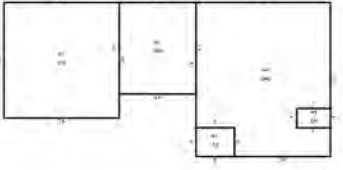
Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
RS1-Frame Utility Shed	1/1/1993	150		Average	\$300.00
RG1-Detached Frame Garage	1/1/2011	1,078		Average	\$21,600.00

Permit / Construction History							
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:				
8/12/2010	1668	\$20,000.00	GARAGE & CARPOR				
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
4/1/1984		\$63,000.00	Valid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.470	Gross				\$64,000	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:			
20,473	0.470			\$64,000			
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			Public Sewer		
Valuation/Explanation							
Dwelling #	809 0004 000- 1						
Description	Area					Value Amount	
Living Area:							
First Story:	980					\$131,496.40	
Second Story:	0					\$0.00	
Additional Story:	0					\$0.00	
Attic/Finished Net:	0					\$0.00	
Half Story/Finished Net:	0					\$0.00	
Base Price	\$131,496.40						
Unfinished Living Area:							
Room/Unfinished:	0					\$0.00	
Unfinished Basement:	980					\$25,342.80	
Half Story/Unfinished:						\$0.00	
Structure Info, Features and Attachments:							
Heating/AC	Air Conditioning - Same Ducts					\$2,410.80	
Plumbing	0 - Half Bath 1 - Full Bath					\$0.00	
Finished Basement Living Area	0					\$0.00	
Features:	1					\$300.00	
Attachments:	984					\$22,400.00	
Adjusted Base Price	\$181,950.00						
Changes/Adjustments							
Grade Adjustment:	C 100%					\$159,250.00	
Market Adjustment:	75%					\$278,687.50	
CDU Adjustment:	65					\$181,100.00	
Complete:	100					\$181,100.00	
Dollar Adjustments						\$300.00	
Dwelling Value	\$181,400.00						
Other Building Improvements	0					\$21,900.00	
Total Improvement Value	\$203,300.00						
Total Land Value	\$64,000.00						
Total Assessed Value	\$267,300.00						

Parcel Numbers: 809-0005-000 Property Address: 3016 SOUTHWAY DR W Municipality: Franklin, City of

Owner Name: FRITTITTA, DAVID J Mailing Address: 3016 W SOUTHWAY DR FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	Building Sketch:
	JAROCH BROS SUBD NO 2 LOT 5	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1302-Franklin	

Building Description

Dwelling #	809 0005 000- 1		
Year Built:	1/1/1955	Exterior Wall:	07-Brick
Year Remodeled:	1/1/1955	Bedrooms:	2
Remodeled/Effective Age:	-67	Full Baths:	1
Building Type/Style:	01-Ranch	Half Baths:	1
Story:	1.00	Rough-in:	0
Grade:	C	Room Count:	2
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Good	Type of Fuel:	Oil
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
809 0005 000- 1	848	0	0	0	0	0	848

Attachment Description(s):	Area:	Attachment Value:
21-OMP	48	\$1,200
12-EFP	304	\$9,100
13-AFG	576	\$17,300

Feature Description(s):	Area:	Feature Value:
Rec Room Condition:	Rec Room Area: 0	Rec Room Value: \$0

Other Building Improvements


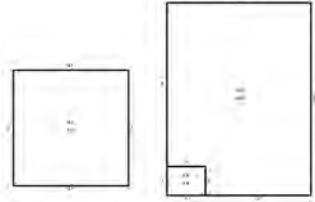
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:

Permit / Construction History							
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:				
8/16/2016	16-2001	\$1,000.00	KITCHREMOD				
12/23/2019	19-3324	\$9,150.00	FUR+ACREPLAC				
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
3/31/2016		\$160,000.00	Invalid		Land and Improvements		
6/11/2012		\$143,000.00	Valid		Land and Improvements		
7/19/2007		\$103,200.00	Invalid		Land and Improvements		
12/15/2006		\$51,600.00	Invalid		Land and Improvements		
4/27/2006		\$103,200.00	Invalid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.470	Gross				\$64,000	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:			
20,473	0.470			\$64,000			
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			Public Sewer		

Valuation/Explanation		
Dwelling #	809 0005 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	848	\$129,557.44
Second Story:	0	\$0.00
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$129,557.44
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	848	\$23,201.28
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$2,086.08
Plumbing	1 - Half Bath 1 - Full Bath	\$4,881.00
Finished Basement Living Area	0	\$0.00
Features:		
Attachments:	928	\$27,600.00
Adjusted Base Price		\$187,325.80
Changes/Adjustments		
Grade Adjustment:	C 100%	\$159,725.80
Market Adjustment:	94%	\$309,868.05
CDU Adjustment:	60	\$185,900.00
Complete:	100	\$185,900.00
Dollar Adjustments		\$500.00
Dwelling Value		\$186,400.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$186,400.00
Total Land Value		\$64,000.00
Total Assessed Value		\$250,400.00

Parcel Numbers: 809-0006-000 Property Address: 3030 SOUTHWAY DR W Municipality: Franklin, City of

Owner Name: PEZZI KATHY L Mailing Address: 3030 W SOUTHWAY DR FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	Building Sketch:
	JAROCH BROS SUBD NO 2 LOT 6	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1302-Franklin	

Building Description

Dwelling #	809 0006 000- 1		
Year Built:	1/1/1956	Exterior Wall:	07-Brick
Year Remodeled:	1/1/1956	Bedrooms:	3
Remodeled/Effective Age:	-66	Full Baths:	1
Building Type/Style:	01-Ranch	Half Baths:	1
Story:	1.00	Rough-in:	0
Grade:	C+	Room Count:	3
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
809 0006 000- 1	1,152	0	0	0	0	0	1,152

Attachment Description(s): 21-OMP	Area: 48	Attachment Value: \$1,200
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Feature Description(s): 22-Additional Fixture	Area: 1	Feature Value: \$300
Rec Room Condition:	Rec Room Area: 0	Rec Room Value: \$0

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
RG1-Detached Frame Garage	1/1/1960	400		Average	\$4,000.00
RG1-Detached Frame Garage	1/1/1960	624		Average	\$6,200.00


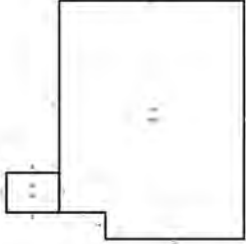
Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
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Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
9/19/2005		\$151,300.00	Invalid		Land and Improvements		
5/1/1991		\$82,000.00	Valid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.463	Gross				\$63,700	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
20,168	0.463				\$63,700		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			Public Sewer		
Valuation/Explanation							
Dwelling #				809 0006 000- 1			
Description				Area		Value Amount	
Living Area:							
First Story:				1,152		\$160,876.80	
Second Story:				0		\$0.00	
Additional Story:				0		\$0.00	
Attic/Finished Net:				0		\$0.00	
Half Story/Finished Net:				0		\$0.00	
Base Price						\$160,876.80	
Unfinished Living Area:							
Room/Unfinished:				0		\$0.00	
Unfinished Basement:				1,152		\$27,959.04	
Half Story/Unfinished:						\$0.00	
Structure Info, Features and Attachments:							
Heating/AC				Air Conditioning - Same Ducts		\$2,833.92	
Plumbing				1 - Half Bath 1 - Full Bath		\$4,881.00	
Finished Basement Living Area				0		\$0.00	
Features:				1		\$300.00	
Attachments:				48		\$1,200.00	
Adjusted Base Price						\$198,050.76	
Changes/Adjustments							
Grade Adjustment:				C+ 110%		\$216,205.84	
Market Adjustment:				34%		\$289,715.82	
CDU Adjustment:				60		\$173,800.00	
Complete:				100		\$173,800.00	
Dollar Adjustments						(\$400.00)	
Dwelling Value						\$173,400.00	
Other Building Improvements				0		\$10,200.00	
Total Improvement Value						\$183,600.00	
Total Land Value						\$63,700.00	
Total Assessed Value						\$247,300.00	

Parcel Numbers: 809-0007-000	Property Address: 3116 SOUTHWAY DR W	Municipality: Franklin, City of
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Owner Name: SLAWSON JACOB M	Mailing Address: 3116 W SOUTHWAY DR FRANKLIN, WI 53132	Land Use: Residential
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Property Photograph: 	Legal Description: JAROCH BROS SUBD NO 2 LOT 7	Building Sketch: 
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1302-Franklin	

Building Description

Dwelling #	809 0007 000- 1		
Year Built:	1/1/1955	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/1955	Bedrooms:	3
Remodeled/Effective Age:	-67	Full Baths:	1
Building Type/Style:	01-Ranch	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	C	Room Count:	4
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Oil
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
809 0007 000- 1	980	0	0	0	0	0	980

Attachment Description(s):	Area:	Attachment Value:
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Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	1	\$300
Rec Room Condition:	Rec Room Area:	Rec Room Value:
Average	490	\$2,450

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
RG1-Detached Frame Garage	1/1/1960	440		Average	\$4,400.00

Permit / Construction History


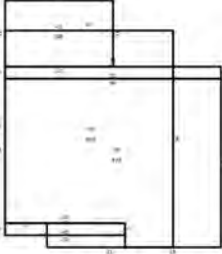
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
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Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
10/30/2006		\$183,500.00	Valid		Land and Improvements		
7/2/2002		\$129,900.00	Valid		Land and Improvements		
7/2/2002		\$129,900.00	Valid		Land and Improvements		
10/1/1997		\$108,500.00	Valid		Land and Improvements		
10/1/1994		\$89,900.00	Valid		Land and Improvements		
Land Breakdown							
Land Class:	Acres:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.470	Gross				\$64,000	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
20,473	0.470				\$64,000		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			Public Sewer		
Valuation/Explanation							
Dwelling #				809 0007 000- 1			
Description				Area		Value Amount	
Living Area:							
First Story:				980			\$123,362.40
Second Story:				0			\$0.00
Additional Story:				0			\$0.00
Attic/Finished Net:				0			\$0.00
Half Story/Finished Net:				0			\$0.00
Base Price						\$123,362.40	
Unfinished Living Area:							
Room/Unfinished:				0			\$0.00
Unfinished Basement:				980			\$25,342.80
Half Story/Unfinished:							\$0.00
Structure Info, Features and Attachments:							
Heating/AC				Air Conditioning - Same Ducts		\$2,410.80	
Plumbing				0 - Half Bath 1 - Full Bath		\$0.00	
Finished Basement Living Area				0			\$0.00
Features:				1			\$300.00
Attachments:							
Adjusted Base Price						\$151,416.00	
Changes/Adjustments							
Grade Adjustment:				C 100%		\$151,116.00	
Market Adjustment:				82%		\$275,031.12	
CDU Adjustment:				60		\$165,000.00	
Complete:				100		\$165,000.00	
Dollar Adjustments						(\$400.00)	
Dwelling Value						\$164,600.00	

Other Building Improvements	0	\$4,400.00
Total Improvement Value		\$169,000.00
Total Land Value		\$64,000.00
Total Assessed Value		\$233,000.00

Parcel Numbers: 809-0008-000 Property Address: 3130 SOUTHWAY DR W Municipality: Franklin, City of

Owner Name: CHRISTENSEN, KENNETH S Mailing Address: 3130 W SOUTHWAY DR FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	Building Sketch:
	JAROCH BROS SUBD NO 2 LOT 8	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1302-Franklin	

Building Description

Dwelling #	809 0008 000- 1		
Year Built:	1/1/1955	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/1955	Bedrooms:	3
Remodeled/Effective Age:	-67	Full Baths:	2
Building Type/Style:	12-Colonial	Half Baths:	0
Story:	2.00	Rough-in:	0
Grade:	C+	Room Count:	5
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Oil
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
809 0008 000- 1	928	1,040	0	0	0	0	1,968

Attachment Description(s):	Area:	Attachment Value:
11-OFP	198	\$4,000
31-WD	198	\$2,000
99-Additional Attachments	72	\$7,200
99-Additional Attachments	40	\$4,000

Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	1	\$300
Rec Room Condition:	Rec Room Area:	Rec Room Value:
Average	464	\$2,320

Other Building Improvements


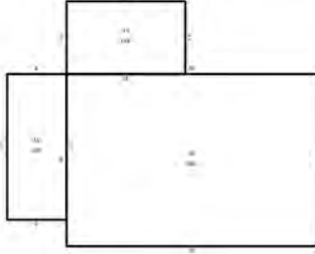
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
RG1-Detached Frame Garage	1/1/1960	440		Fair	\$3,300.00

Permit / Construction History							
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:				
1/29/2007	225	\$2,500.00	FURREPLAC				
11/21/2007	2919	\$26,000.00	ADDTN				
7/31/2012	12-1709	\$1,500.00	WDDK				
12/21/2007	3116	\$6,000.00	AC/FURNACE				
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
6/1/1986		\$58,000.00	Valid		Land and Improvements		
9/1/1999		\$114,900.00	Valid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.473	Gross				\$64,200	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:			
20,604	0.473			\$64,200			
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			Public Sewer		
Valuation/Explanation							
Dwelling #	809 0008 000- 1						
Description	Area					Value Amount	
Living Area:							
First Story:	928					\$118,217.92	
Second Story:	1,040					\$67,496.00	
Additional Story:	0					\$0.00	
Attic/Finished Net:	0					\$0.00	
Half Story/Finished Net:	0					\$0.00	
Base Price						\$185,713.92	
Unfinished Living Area:							
Room/Unfinished:	0					\$0.00	
Unfinished Basement:	928					\$24,424.96	
Half Story/Unfinished:						\$0.00	
Structure Info, Features and Attachments:							
Heating/AC	Air Conditioning - Same Ducts					\$4,841.28	
Plumbing	0 - Half Bath 2 - Full Bath					\$7,322.00	
Finished Basement Living Area	0					\$0.00	
Features:	1					\$300.00	
Attachments:	508					\$17,200.00	
Adjusted Base Price						\$239,802.16	
Changes/Adjustments							
Grade Adjustment:	C+ 110%					\$244,532.38	
Market Adjustment:	54%					\$376,579.86	
CDU Adjustment:	60					\$225,900.00	
Complete:	100					\$225,900.00	
Dollar Adjustments						(\$300.00)	
Dwelling Value						\$225,600.00	

Other Building Improvements	0	\$3,300.00
Total Improvement Value		\$228,900.00
Total Land Value		\$64,200.00
Total Assessed Value		\$293,100.00

Parcel Numbers: 809-0009-000	Property Address: 3200 SOUTHWAY DR W	Municipality: Franklin, City of
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Owner Name: BAPTIST, NICHOLAS W	Mailing Address: 3200 W SOUTHWAY DR FRANKLIN, WI 53132	Land Use: Residential
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Property Photograph: 	Legal Description: JAROCH BROS SUBD NO 2 LOT 9	Building Sketch: 
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1302-Franklin	

Building Description

Dwelling #	809 0009 000- 1		
Year Built:	1/1/1956	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/1956	Bedrooms:	3
Remodeled/Effective Age:	-66	Full Baths:	1
Building Type/Style:	01-Ranch	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	C+	Room Count:	4
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
809 0009 000- 1	988	0	0	0	0	0	988

Attachment Description(s): 33-Concrete Patio	Area: 198	Attachment Value: \$1,000
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Feature Description(s): 22-Additional Fixture	Area: 1	Feature Value: \$300
Rec Room Condition: Average	Rec Room Area: 296	Rec Room Value: \$1,480

Other Building Improvements

Structure Type: RG1-Detached Frame Garage	Year Built: 1/1/1960	Area: 484	Construction:	Condition: Average	Value: \$4,800.00
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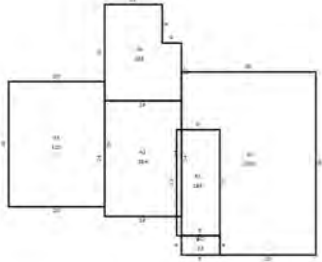
Permit / Construction History

Date of Permit: 9/3/2019	Permit Number: 19-2267	Permit Amount: \$12,000.00	Details of Permit: KITCHREMOD
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Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
4/2/2001		\$120,000.00	Invalid		Land and Improvements		
9/18/2019		\$160,000.00	Invalid		Land and Improvements		
8/17/2021		\$285,000.00	Valid		Land and Improvements		
8/31/2021		\$285,000.00	Valid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.473	Gross				\$64,200	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
20,604	0.473				\$64,200		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			Public Sewer		
Valuation/Explanation							
Dwelling #	809 0009 000- 1						
Description	Area			Value Amount			
Living Area:							
First Story:	988			\$124,369.44			
Second Story:	0			\$0.00			
Additional Story:	0			\$0.00			
Attic/Finished Net:	0			\$0.00			
Half Story/Finished Net:	0			\$0.00			
Base Price				\$124,369.44			
Unfinished Living Area:							
Room/Unfinished:	0			\$0.00			
Unfinished Basement:	988			\$25,549.68			
Half Story/Unfinished:				\$0.00			
Structure Info, Features and Attachments:							
Heating/AC	Air Conditioning - Same Ducts			\$2,430.48			
Plumbing	0 - Half Bath 1 - Full Bath			\$0.00			
Finished Basement Living Area	0			\$0.00			
Features:	1			\$300.00			
Attachments:	198			\$1,000.00			
Adjusted Base Price				\$153,649.60			
Changes/Adjustments							
Grade Adjustment:	C+ 110%			\$167,584.56			
Market Adjustment:	115%			\$360,306.80			
CDU Adjustment:	60			\$216,200.00			
Complete:	100			\$216,200.00			
Dollar Adjustments				(\$200.00)			
Dwelling Value				\$216,000.00			
Other Building Improvements	0			\$4,800.00			
Total Improvement Value				\$220,800.00			
Total Land Value				\$64,200.00			
Total Assessed Value				\$285,000.00			

Parcel Numbers: 809-0010-000 Property Address: 3210 SOUTHWAY DR W Municipality: Franklin, City of

Owner Name: BRAUN, DAVID R Mailing Address: 3210 W SOUTHWAY DR FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	Building Sketch:
	JAROCH BROS SUBD NO 2 LOT 10	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1302-Franklin	

Building Description

Dwelling #	809 0010 000- 1		
Year Built:	1/1/1956	Exterior Wall:	09-Masonry/Frame
Year Remodeled:	1/1/1956	Bedrooms:	3
Remodeled/Effective Age:	-66	Full Baths:	1
Building Type/Style:	01-Ranch	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	C+	Room Count:	5
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Basic Heating
Kitchen Condition:	Average	Type of Fuel:	Oil
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
809 0010 000- 1	1,416	0	0	0	0	0	1,416

Attachment Description(s):	Area:	Attachment Value:
21-OMP	32	\$800
13-AFG	520	\$15,600
31-WD	288	\$2,900

Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	1	\$300
Rec Room Condition:	Rec Room Area: 0	Rec Room Value: \$0

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:



Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
11/5/2018	18-2746	\$7,818.00	FUR+ACEREPLAC

Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
5/9/2002		\$153,000.00	Valid		Land and Improvements	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	0.486	Gross				\$64,700
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
21,170	0.486			\$64,700		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Paved	Light			Public Sewer	
Valuation/Explanation						
Dwelling #			809 0010 000- 1			
Description			Area		Value Amount	
Living Area:						
First Story:			1,416		\$179,378.88	
Second Story:			0		\$0.00	
Additional Story:			0		\$0.00	
Attic/Finished Net:			0		\$0.00	
Half Story/Finished Net:			0		\$0.00	
Base Price					\$179,378.88	
Unfinished Living Area:						
Room/Unfinished:			0		\$0.00	
Unfinished Basement:			1,416		\$32,539.68	
Half Story/Unfinished:					\$0.00	
Structure Info, Features and Attachments:						
Heating/AC			Basic Heating		\$0.00	
Plumbing			0 - Half Bath 1 - Full Bath		\$0.00	
Finished Basement Living Area			0		\$0.00	
Features:			1		\$300.00	
Attachments:			840		\$19,300.00	
Adjusted Base Price					\$231,518.56	
Changes/Adjustments						
Grade Adjustment:			C+ 110%		\$233,110.42	
Market Adjustment:			48%		\$345,003.42	
CDU Adjustment:			60		\$207,000.00	
Complete:			100		\$207,000.00	
Dollar Adjustments					\$200.00	
Dwelling Value					\$207,200.00	
Other Building Improvements			0		\$0.00	
Total Improvement Value					\$207,200.00	
Total Land Value					\$64,700.00	
Total Assessed Value					\$271,900.00	

Parcel Numbers: 809-0011-000 Property Address: 3220 SOUTHWAY DR W Municipality: Franklin, City of

Owner Name: RUTKOWSKI, ROBERT L & KAREN Mailing Address: 3220 W SOUTHWAY DR FRANKLIN, WI 53132 Land Use: Residential

Property Photograph:	Legal Description:	Building Sketch:
	JAROCH BROS SUBD NO 2 LOT 11	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood:	
	1302-Franklin	

Building Description

Dwelling #	809 0011 000- 1		
Year Built:	1/1/1956	Exterior Wall:	01-Wood
Year Remodeled:	1/1/1956	Bedrooms:	3
Remodeled/Effective Age:	-66	Full Baths:	1
Building Type/Style:	01-Ranch	Half Baths:	1
Story:	1.00	Rough-in:	0
Grade:	C+	Room Count:	4
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Oil
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
809 0011 000- 1	1,236	0	0	0	0	0	1,236

Attachment Description(s):	Area:	Attachment Value:
13-AFG	484	\$14,500
31-WD	320	\$3,200

Feature Description(s):	Area:	Feature Value:
03-Masonry Fireplace	1	\$5,500
Rec Room Condition:	Rec Room Area:	Rec Room Value:
Average	468	\$2,340
22-Additional Fixture	1	\$300
Rec Room Condition:	Rec Room Area:	Rec Room Value:
Average	468	\$2,340

Other Building Improvements


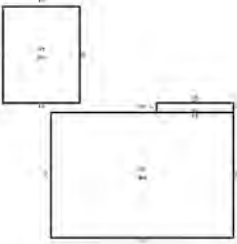
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:

Permit / Construction History							
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:				
12/1/1995	95-1401	\$5,210.00	HTG & A/C				
4/1/1996	96-0282	\$1,500.00	DECK				
7/18/2013	13-1500	\$2,647.00	ACREPLACE				
10/15/2012	166887	\$5,258.00	FURREPLAC				
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
3/1/1989		\$73,500.00	Valid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.486	Gross				\$64,700	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
21,170	0.486				\$64,700		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			Public Sewer		
Valuation/Explanation							
Dwelling #				809 0011 000- 1			
Description				Area		Value Amount	
Living Area:							
First Story:				1,236		\$147,813.24	
Second Story:				0		\$0.00	
Additional Story:				0		\$0.00	
Attic/Finished Net:				0		\$0.00	
Half Story/Finished Net:				0		\$0.00	
Base Price						\$147,813.24	
Unfinished Living Area:							
Room/Unfinished:				0		\$0.00	
Unfinished Basement:				936		\$24,635.52	
Half Story/Unfinished:						\$0.00	
Structure Info, Features and Attachments:							
Heating/AC				Air Conditioning - Same Ducts		\$3,040.56	
Plumbing				1 - Half Bath 1 - Full Bath		\$4,881.00	
Finished Basement Living Area				0		\$0.00	
Features:				2		\$5,800.00	
Attachments:				804		\$17,700.00	
Adjusted Base Price						\$203,870.32	
Changes/Adjustments							
Grade Adjustment:				C+ 110%		\$198,407.35	
Market Adjustment:				74%		\$345,228.79	
CDU Adjustment:				60		\$207,100.00	
Complete:				100		\$207,100.00	
Dollar Adjustments						(\$300.00)	
Dwelling Value						\$206,800.00	

Other Building Improvements	0	\$0.00
Total Improvement Value		\$206,800.00
Total Land Value		\$64,700.00
Total Assessed Value		\$271,500.00

Parcel Numbers: 809-0012-000 Property Address: 3226 SOUTHWAY DR W Municipality: Franklin, City of

Owner Name: SCHNUCK MARK H & DONNA F Mailing Address: 3226 W SOUTHWAY DR FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	
	JAROCH BROS SUBD NO 2 LOT 12	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1302-Franklin	

Building Description

Dwelling #	809 0012 000- 1		
Year Built:	1/1/1956	Exterior Wall:	01-Wood
Year Remodeled:	1/1/1956	Bedrooms:	3
Remodeled/Effective Age:	-66	Full Baths:	1
Building Type/Style:	01-Ranch	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	C	Room Count:	4
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Oil
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
809 0012 000- 1	1,020	0	0	0	0	0	1,020

Attachment Description(s): 99-Additional Attachments Area: 32 Attachment Value: \$3,200

Feature Description(s): 22-Additional Fixture Area: 1 Feature Value: \$300

Rec Room Condition: Average Rec Room Area: 494 Rec Room Value: \$2,470

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
RG1-Detached Frame Garage	1/1/1960	484		Average	\$4,800.00



Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
6/30/2015	15-1449	\$3,100.00	AC
1/30/2006	315	\$0.00	FURREPLAC

Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
8/14/2006		\$135,000.00	Valid		Land and Improvements	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	0.486	Gross				\$64,700
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
21,170	0.486			\$64,700		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Paved	Light			Public Sewer	
Valuation/Explanation						
Dwelling #			809 0012 000- 1			
Description			Area		Value Amount	
Living Area:						
First Story:			1,020			\$127,051.20
Second Story:			0			\$0.00
Additional Story:			0			\$0.00
Attic/Finished Net:			0			\$0.00
Half Story/Finished Net:			0			\$0.00
Base Price					\$127,051.20	
Unfinished Living Area:						
Room/Unfinished:			0			\$0.00
Unfinished Basement:			988			\$25,549.68
Half Story/Unfinished:						\$0.00
Structure Info, Features and Attachments:						
Heating/AC			Air Conditioning - Same Ducts		\$2,509.20	
Plumbing			0 - Half Bath 1 - Full Bath		\$0.00	
Finished Basement Living Area			0			\$0.00
Features:			1			\$300.00
Attachments:			32			\$3,200.00
Adjusted Base Price					\$158,610.08	
Changes/Adjustments						
Grade Adjustment:			C 100%		\$155,110.08	
Market Adjustment:			69%		\$262,136.04	
CDU Adjustment:			60		\$157,300.00	
Complete:			100		\$157,300.00	
Dollar Adjustments					(\$300.00)	
Dwelling Value					\$157,000.00	
Other Building Improvements			0			\$4,800.00
Total Improvement Value					\$161,800.00	
Total Land Value					\$64,700.00	
Total Assessed Value					\$226,500.00	

Parcel Numbers: 809-0013-000 Property Address: 3230 SOUTHWAY DR W Municipality: Franklin, City of

Owner Name: KUBASA, SCOTT A & JULIE Mailing Address: 3230 W SOUTHWAY DR FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	Building Sketch:
	JAROCH BROS SUBD NO 2 LOT 13	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1302-Franklin	

Building Description

Dwelling #	809 0013 000- 1		
Year Built:	1/1/1965	Exterior Wall:	09-Masonry/Frame
Year Remodeled:	1/1/1965	Bedrooms:	4
Remodeled/Effective Age:	-57	Full Baths:	2
Building Type/Style:	04-Cape Cod	Half Baths:	0
Story:	1.50	Rough-in:	0
Grade:	C	Room Count:	5
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
809 0013 000- 1	1,471	0	0	0	520	0	1,991

Attachment Description(s):	Area:	Attachment Value:
31-WD	334	\$3,300
13-AFG	528	\$15,800

Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	1	\$300
Rec Room Condition:	Rec Room Area:	Rec Room Value:
Average	370	\$1,850

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
1/21/2003	03-0332	\$35,000.00	ADDTN

Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
7/1/1990		\$87,000.00	Valid		Land and Improvements	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	0.486	Gross				\$64,700
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
21,170	0.486			\$64,700		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Paved	Light			Public Sewer	
Valuation/Explanation						
Dwelling #			809 0013 000- 1			
Description			Area		Value Amount	
Living Area:						
First Story:			1,471		\$185,243.03	
Second Story:			0		\$0.00	
Additional Story:			0		\$0.00	
Attic/Finished Net:			0		\$0.00	
Half Story/Finished Net:			520		\$33,908.49	
Base Price					\$219,151.52	
Unfinished Living Area:						
Room/Unfinished:			0		\$0.00	
Unfinished Basement:			1,199		\$29,099.73	
Half Story/Unfinished:					\$0.00	
Structure Info, Features and Attachments:						
Heating/AC			Air Conditioning - Same Ducts		\$4,897.86	
Plumbing			0 - Half Bath 2 - Full Bath		\$7,322.00	
Finished Basement Living Area			0		\$0.00	
Features:			1		\$300.00	
Attachments:			862		\$19,100.00	
Adjusted Base Price					\$279,871.11	
Changes/Adjustments						
Grade Adjustment:			C 100%		\$260,471.11	
Market Adjustment:			50%		\$390,706.67	
CDU Adjustment:			60		\$234,400.00	
Complete:			100		\$234,400.00	
Dollar Adjustments					\$0.00	
Dwelling Value					\$234,400.00	
Other Building Improvements			0		\$0.00	
Total Improvement Value					\$234,400.00	
Total Land Value					\$64,700.00	
Total Assessed Value					\$299,100.00	

Parcel Numbers: 809-0014-001 Property Address: 3231 PLAZA DR W Municipality: Franklin, City of

Owner Name: PRUSZKA, ALBERT S III & CHRISA Mailing Address: 3231 W PLAZA DR FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	
	JAROCH BROS SUBD NO 2 LOT 14	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1302-Franklin	

Building Description

Dwelling #	809 0014 001- 1		
Year Built:	1/1/1990	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/1990	Bedrooms:	3
Remodeled/Effective Age:	-32	Full Baths:	2
Building Type/Style:	01-Ranch	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	C+	Room Count:	4
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
809 0014 001- 1	1,458	0	0	0	0	0	1,458

Attachment Description(s):	Area:	Attachment Value:
13-AFG	484	\$14,500
11-OPF	42	\$800
33-Concrete Patio	500	\$2,500



Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	1	\$300
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements						
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:	
RP1-Inground Pool - Plastic Lined Pool	1/1/2002	629		Average	\$1,300.00	
RS1-Frame Utility Shed	1/1/1994	144		Average	\$300.00	
Permit / Construction History						
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:			
5/1/1994	94-0404	\$1,500.00	SHED 12X12'			
9/20/2002	02-1069	\$26,500.00	INGRD POOL			
Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
5/1/1989		\$19,000.00	Valid		Land	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	0.486	Gross				\$64,700
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
21,170	0.486			\$64,700		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Paved	Light			Public Sewer	

Valuation/Explanation		
Dwelling #	809 0014 001- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,458	\$167,786.64
Second Story:	0	\$0.00
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$167,786.64
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	1,458	\$33,198.66
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$3,586.68
Plumbing	0 - Half Bath 2 - Full Bath	\$7,322.00
Finished Basement Living Area	0	\$0.00
Features:	2	\$2,300.00
Attachments:	1,026	\$17,800.00
Adjusted Base Price		\$231,993.98
Changes/Adjustments		
Grade Adjustment:	C+ 110%	\$233,083.38
Market Adjustment:	61%	\$375,264.24
CDU Adjustment:	70	\$262,700.00
Complete:	100	\$262,700.00
Dollar Adjustments		\$200.00
Dwelling Value		\$262,900.00
Other Building Improvements	0	\$1,600.00
Total Improvement Value		\$264,500.00
Total Land Value		\$64,700.00
Total Assessed Value		\$329,200.00

Parcel Numbers: 809-0015-001 Property Address: 3227 PLAZA DR W Municipality: Franklin, City of

Owner Name: KUSZEWSKI, MATTHEW & CYNTHIA Mailing Address: 3227 W PLAZA DR FRANKLIN, WI 53132 Land Use: Residential

Property Photograph:	Legal Description:	Building Sketch:
	JAROCH BROS SUBD NO 2 LOT 15	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood:	
	1302-Franklin	

Building Description

Dwelling #	809 0015 001- 1		
Year Built:	1/1/1973	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/1973	Bedrooms:	4
Remodeled/Effective Age:	-49	Full Baths:	2
Building Type/Style:	13-Contemporary	Half Baths:	1
Story:	1.50	Rough-in:	0
Grade:	C+	Room Count:	5
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
809 0015 001- 1	1,776	0	0	0	326	0	2,102

Attachment Description(s):	Area:	Attachment Value:
13-AFG	170	\$5,100
13-AFG	290	\$8,700
11-OFP	36	\$700

Feature Description(s):	Area:	Feature Value:
03-Masonry Fireplace	1	\$5,500
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:


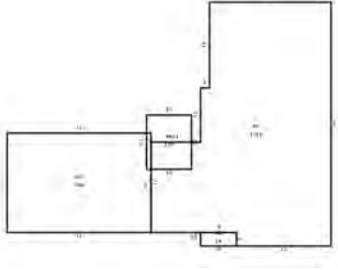
Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
3/1/2001	01-0137	\$4,550.00	BSMT REPAIR

Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
6/1/2000		\$189,900.00	Invalid		Land and Improvements	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	0.486	Gross				\$64,700
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
21,170	0.486			\$64,700		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Paved	Light			Public Sewer	
Valuation/Explanation						
Dwelling #			809 0015 001- 1			
Description			Area		Value Amount	
Living Area:						
First Story:			1,776		\$197,384.64	
Second Story:			0		\$0.00	
Additional Story:			0		\$0.00	
Attic/Finished Net:			0		\$0.00	
Half Story/Finished Net:			326		\$22,920.15	
Base Price					\$220,304.79	
Unfinished Living Area:						
Room/Unfinished:			0		\$0.00	
Unfinished Basement:			1,656		\$36,581.04	
Half Story/Unfinished:					\$0.00	
Structure Info, Features and Attachments:						
Heating/AC			Air Conditioning - Same Ducts		\$5,170.92	
Plumbing			1 - Half Bath 2 - Full Bath		\$12,203.00	
Finished Basement Living Area			0		\$0.00	
Features:			1		\$5,500.00	
Attachments:			496		\$14,500.00	
Adjusted Base Price					\$294,259.75	
Changes/Adjustments						
Grade Adjustment:			C+ 110%		\$301,685.73	
Market Adjustment:			36%		\$410,292.59	
CDU Adjustment:			65		\$266,700.00	
Complete:			100		\$266,700.00	
Dollar Adjustments					(\$100.00)	
Dwelling Value					\$266,600.00	
Other Building Improvements			0		\$0.00	
Total Improvement Value					\$266,600.00	
Total Land Value					\$64,700.00	
Total Assessed Value					\$331,300.00	

Parcel Numbers: 809-0016-000 Property Address: 3219 PLAZA DR W Municipality: Franklin, City of

Owner Name: WATSON, MACE & COLLEEN Mailing Address: 3219 W PLAZA DR FRANKLIN, WI 53132 Land Use: Residential

Property Photograph:	Legal Description:	Building Sketch:
	JAROCH BROS SUBD NO 2 LOT 16	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood:	
	1302-Franklin	

Building Description

Dwelling #	809 0016 000- 1		
Year Built:	1/1/1987	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/1987	Bedrooms:	3
Remodeled/Effective Age:	-35	Full Baths:	1
Building Type/Style:	01-Ranch	Half Baths:	1
Story:	1.00	Rough-in:	0
Grade:	C+	Room Count:	4
CDU/Overall Condition:	Average	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:		Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
809 0016 000- 1	1,724	0	0	0	0	0	1,724

Attachment Description(s):	Area:	Attachment Value:
11-OFP	24	\$500
13-AFG	704	\$21,100

Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	1	\$300
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:


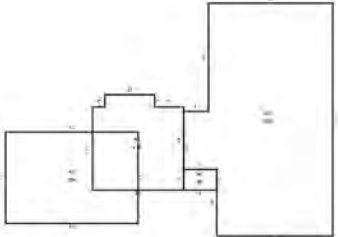
Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:

Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
10/1/1994		\$136,000.00	Valid		Land and Improvements		
7/19/2002		\$177,500.00	Valid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.486	Gross				\$64,700	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
21,170	0.486				\$64,700		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			Public Sewer		
Valuation/Explanation							
Dwelling #				809 0016 000- 1			
Description				Area		Value Amount	
Living Area:							
First Story:				1,724		\$192,519.08	
Second Story:				0		\$0.00	
Additional Story:				0		\$0.00	
Attic/Finished Net:				0		\$0.00	
Half Story/Finished Net:				0		\$0.00	
Base Price						\$192,519.08	
Unfinished Living Area:							
Room/Unfinished:				0		\$0.00	
Unfinished Basement:				1,724		\$37,928.00	
Half Story/Unfinished:						\$0.00	
Structure Info, Features and Attachments:							
Heating/AC				Air Conditioning - Same Ducts		\$4,241.04	
Plumbing				1 - Half Bath 1 - Full Bath		\$4,881.00	
Finished Basement Living Area				0		\$0.00	
Features:				1		\$300.00	
Attachments:				728		\$21,600.00	
Adjusted Base Price						\$261,469.12	
Changes/Adjustments							
Grade Adjustment:				C+ 110%		\$263,526.03	
Market Adjustment:				56%		\$411,100.61	
CDU Adjustment:				65		\$267,200.00	
Complete:				100		\$267,200.00	
Dollar Adjustments						(\$300.00)	
Dwelling Value						\$266,900.00	
Other Building Improvements				0		\$0.00	
Total Improvement Value						\$266,900.00	
Total Land Value						\$64,700.00	
Total Assessed Value						\$331,600.00	

Parcel Numbers: 809-0017-000 Property Address: 3209 PLAZA DR W Municipality: Franklin, City of

Owner Name: BRUSEWITZ, BRUCE & NANCY Mailing Address: 3209 W PLAZA DR FRANKLIN, WI 53132 Land Use: Residential

Property Photograph:	Legal Description:	Building Sketch:
	JAROCH BROS SUBD NO 2 LOT 17	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1302-Franklin	

Building Description

Dwelling #	809 0017 000- 1		
Year Built:	1/1/1962	Exterior Wall:	07-Brick
Year Remodeled:	1/1/1962	Bedrooms:	3
Remodeled/Effective Age:	-60	Full Baths:	1
Building Type/Style:	01-Ranch	Half Baths:	1
Story:	1.00	Rough-in:	0
Grade:	C+	Room Count:	4
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
809 0017 000- 1	1,732	0	0	0	0	0	1,732

Attachment Description(s):	Area:	Attachment Value:
21-OMP	40	\$1,000
13-AFG	476	\$14,300

Feature Description(s):	Area:	Feature Value:
03-Masonry Fireplace	1	\$5,500
Rec Room Condition:	Rec Room Area:	Rec Room Value:
Average	433	\$2,165
22-Additional Fixture	1	\$300
Rec Room Condition:	Rec Room Area:	Rec Room Value:
Average	433	\$2,165


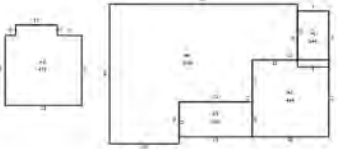
Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
RS1-Frame Utility Shed	1/1/1993	120		Average	\$200.00

Permit / Construction History							
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:				
6/1/1993	93-483	\$1,049.00	SHED				
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
7/1/1986		\$79,900.00	Valid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.486	Gross				\$64,700	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:			
21,170	0.486			\$64,700			
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			Public Sewer		
Valuation/Explanation							
Dwelling #				809 0017 000- 1			
Description				Area		Value Amount	
Living Area:							
First Story:				1,732		\$201,864.60	
Second Story:				0		\$0.00	
Additional Story:				0		\$0.00	
Attic/Finished Net:				0		\$0.00	
Half Story/Finished Net:				0		\$0.00	
Base Price						\$201,864.60	
Unfinished Living Area:							
Room/Unfinished:				0		\$0.00	
Unfinished Basement:				1,732		\$38,104.00	
Half Story/Unfinished:						\$0.00	
Structure Info, Features and Attachments:							
Heating/AC				Air Conditioning - Same Ducts		\$4,260.72	
Plumbing				1 - Half Bath 1 - Full Bath		\$4,881.00	
Finished Basement Living Area				0		\$0.00	
Features:				2		\$5,800.00	
Attachments:				516		\$15,300.00	
Adjusted Base Price						\$270,210.32	
Changes/Adjustments							
Grade Adjustment:				C+ 110%		\$274,021.35	
Market Adjustment:				42%		\$389,110.32	
CDU Adjustment:				60		\$233,500.00	
Complete:				100		\$233,500.00	
Dollar Adjustments						\$400.00	
Dwelling Value						\$233,900.00	
Other Building Improvements				0		\$200.00	
Total Improvement Value						\$234,100.00	
Total Land Value						\$64,700.00	
Total Assessed Value						\$298,800.00	

Parcel Numbers: 809-0018-000 Property Address: 3201 PLAZA DR W Municipality: Franklin, City of

Owner Name: CRUZ JOSEPH E & JUDITH A Mailing Address: 3201 W PLAZA DR FRANKLIN, WI 53132 Land Use: Residential

Property Photograph:	Legal Description:	Building Sketch:
	JAROCH BROS SUBD NO 2 LOT 18	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood:	
	1302-Franklin	

Building Description

Dwelling #	809 0018 000- 1		
Year Built:	1/1/1957	Exterior Wall:	07-Brick
Year Remodeled:	1/1/1957	Bedrooms:	3
Remodeled/Effective Age:	-65	Full Baths:	2
Building Type/Style:	01-Ranch	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	C+	Room Count:	4
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
809 0018 000- 1	1,596	0	0	0	0	0	1,596

Attachment Description(s):	Area:	Attachment Value:
12-EFP	144	\$4,300
23-AMG	484	\$16,900
33-Concrete Patio	210	\$1,100



Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	3	\$900
Rec Room Condition:	Rec Room Area:	Rec Room Value:
Average	559	\$2,795
03-Masonry Fireplace	1	\$5,500
Rec Room Condition:	Rec Room Area:	Rec Room Value:
Average	559	\$2,795

Other Building Improvements							
Structure Type:		Year Built:	Area:	Construction:	Condition:	Value:	
Permit / Construction History							
Date of Permit:		Permit Number:	Permit Amount:		Details of Permit:		
10/11/2006		3461	\$7,474.00		AC/FURREPLAC		
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
10/1/2000		\$148,100.00	Invalid		Land and Improvements		
1/1/1992		\$100,300.00	Invalid		Land and Improvements		
10/26/2005		\$217,600.00	Valid		Land and Improvements		
Land Breakdown							
Land Class:		Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site		0.473	Gross				\$64,200
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:		Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:	
20,604		0.473				\$64,200	
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			Public Sewer		

Valuation/Explanation		
Dwelling #	809 0018 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,596	\$196,068.60
Second Story:	0	\$0.00
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$196,068.60
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	1,596	\$35,702.52
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$3,926.16
Plumbing	0 - Half Bath 2 - Full Bath	\$7,322.00
Finished Basement Living Area	0	\$0.00
Features:	4	\$6,400.00
Attachments:	838	\$22,300.00
Adjusted Base Price		\$271,719.28
Changes/Adjustments		
Grade Adjustment:	C+ 110%	\$267,321.21
Market Adjustment:	45%	\$387,615.75
CDU Adjustment:	60	\$232,600.00
Complete:	100	\$232,600.00
Dollar Adjustments		(\$300.00)
Dwelling Value		\$232,300.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$232,300.00
Total Land Value		\$64,200.00
Total Assessed Value		\$296,500.00

Parcel Numbers: 809-0019-000 Property Address: 3129 PLAZA DR W Municipality: Franklin, City of

Owner Name: ROTTMANN, JOSEPH W & CHRISTINE Mailing Address: 3129 W PLAZA DR FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	
	JAROCH BROS SUBD NO 2 LOT 19	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1302-Franklin	

Building Description

Dwelling #	809 0019 000- 1		
Year Built:	1/1/1959	Exterior Wall:	07-Brick
Year Remodeled:	1/1/1959	Bedrooms:	3
Remodeled/Effective Age:	-63	Full Baths:	1
Building Type/Style:	01-Ranch	Half Baths:	1
Story:	1.00	Rough-in:	0
Grade:	C+	Room Count:	3
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
809 0019 000- 1	1,157	0	0	0	0	0	1,157

Attachment Description(s): 21-OMP	Area: 32	Attachment Value: \$800
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Feature Description(s): 22-Additional Fixture	Area: 1	Feature Value: \$300
Rec Room Condition:	Rec Room Area: 0	Rec Room Value: \$0

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
RG1-Detached Frame Garage	1/1/1960	480		Average	\$4,800.00
RS1-Frame Utility Shed	1/1/2004	140		Average	\$500.00


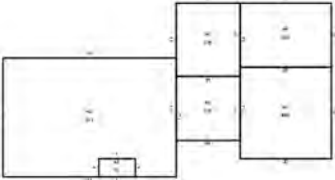
Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
7/22/2004	2430	\$2,800.00	SHED
7/31/2012	12-1700	\$7,000.00	REROOF

Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
8/1/1990		\$75,900.00	Valid		Land and Improvements	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	0.473	Gross				\$64,200
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
20,604	0.473			\$64,200		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Above Street	Paved	Light			Public Sewer	
Valuation/Explanation						
Dwelling #			809 0019 000- 1			
Description			Area		Value Amount	
Living Area:						
First Story:			1,157			\$161,575.05
Second Story:			0			\$0.00
Additional Story:			0			\$0.00
Attic/Finished Net:			0			\$0.00
Half Story/Finished Net:			0			\$0.00
Base Price					\$161,575.05	
Unfinished Living Area:						
Room/Unfinished:			0			\$0.00
Unfinished Basement:			1,157			\$28,080.39
Half Story/Unfinished:						\$0.00
Structure Info, Features and Attachments:						
Heating/AC			Air Conditioning - Same Ducts		\$2,846.22	
Plumbing			1 - Half Bath 1 - Full Bath		\$4,881.00	
Finished Basement Living Area			0			\$0.00
Features:			1			\$300.00
Attachments:			32			\$800.00
Adjusted Base Price					\$198,482.66	
Changes/Adjustments						
Grade Adjustment:			C+ 110%		\$217,120.93	
Market Adjustment:			35%		\$293,113.25	
CDU Adjustment:			60		\$175,900.00	
Complete:			100		\$175,900.00	
Dollar Adjustments					\$600.00	
Dwelling Value					\$176,500.00	
Other Building Improvements			0			\$5,300.00
Total Improvement Value					\$181,800.00	
Total Land Value					\$64,200.00	
Total Assessed Value					\$246,000.00	

Parcel Numbers: 809-0020-000	Property Address: 3115 PLAZA DR W	Municipality: Franklin, City of
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Owner Name: ANDERSON, JACOB S	Mailing Address: 3115 W PLAZA DR FRANKLIN, WI 53132	Land Use: Residential
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Property Photograph: 	Legal Description: JAROCH BROS SUBD NO 2 LOT 20	Building Sketch: 
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1302-Franklin	

Building Description

Dwelling #	809 0020 000- 1		
Year Built:	1/1/1956	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/1956	Bedrooms:	2
Remodeled/Effective Age:	-66	Full Baths:	1
Building Type/Style:	01-Ranch	Half Baths:	1
Story:	1.00	Rough-in:	0
Grade:	C	Room Count:	3
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
809 0020 000- 1	988	0	0	0	0	0	988

Attachment Description(s):	Area:	Attachment Value:
12-EFP	196	\$5,900
11-OPF	224	\$4,500
13-AFG	400	\$12,000
12-EFP	280	\$8,400

Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	1	\$300
Rec Room Condition:	Rec Room Area:	Rec Room Value:
Average	395	\$1,975

Other Building Improvements



Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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Permit / Construction History							
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:				
2/20/2015	15-0341	\$3,600.00	FOUNDRPR				
4/1/2000	291	\$500.00	REPAIR ROOF				
6/26/2017	17-1463	\$3,100.00	FENCE				
6/13/2008	1237	\$8,000.00	AC/FURREPLAC				
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
9/1/1999		\$122,000.00	Valid		Land and Improvements		
3/19/2015		\$150,500.00	Valid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.473	Gross				\$64,200	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:			
20,604	0.473			\$64,200			
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			Public Sewer		
Valuation/Explanation							
Dwelling #	809 0020 000- 1						
Description	Area			Value Amount			
Living Area:							
First Story:	988			\$124,369.44			
Second Story:	0			\$0.00			
Additional Story:	0			\$0.00			
Attic/Finished Net:	0			\$0.00			
Half Story/Finished Net:	0			\$0.00			
Base Price				\$124,369.44			
Unfinished Living Area:							
Room/Unfinished:	0			\$0.00			
Unfinished Basement:	988			\$25,549.68			
Half Story/Unfinished:				\$0.00			
Structure Info, Features and Attachments:							
Heating/AC	Air Conditioning - Same Ducts			\$2,430.48			
Plumbing	1 - Half Bath 1 - Full Bath			\$4,881.00			
Finished Basement Living Area	0			\$0.00			
Features:	1			\$300.00			
Attachments:	1,100			\$30,800.00			
Adjusted Base Price				\$188,330.60			
Changes/Adjustments							
Grade Adjustment:	C 100%			\$157,230.60			
Market Adjustment:	105%			\$322,322.73			
CDU Adjustment:	60			\$193,400.00			
Complete:	100			\$193,400.00			
Dollar Adjustments				(\$300.00)			
Dwelling Value				\$193,100.00			

Other Building Improvements	0	\$0.00
Total Improvement Value		\$193,100.00
Total Land Value		\$64,200.00
Total Assessed Value		\$257,300.00

Parcel Numbers: 809-0021-000 Property Address: 3029 PLAZA DR W Municipality: Franklin, City of

Owner Name: MARTINEZ, SERGIO N Mailing Address: 3029 W PLAZA DR FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	
	JAROCH BROS SUBD NO 2 LOT 21	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1302-Franklin	

Building Description

Dwelling #	809 0021 000- 1		
Year Built:	1/1/1956	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/1956	Bedrooms:	3
Remodeled/Effective Age:	-66	Full Baths:	1
Building Type/Style:	01-Ranch	Half Baths:	1
Story:	1.00	Rough-in:	0
Grade:	C+	Room Count:	4
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Good	Type of Fuel:	Gas
Bath Condition:	Good	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
809 0021 000- 1	1,288	0	0	0	0	0	1,288

Attachment Description(s):	Area:	Attachment Value:
32-Canopy	224	\$2,200
31-WD	196	\$2,000
13-AFG	440	\$13,200

Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	2	\$600
Rec Room Condition: Average	Rec Room Area: 513	Rec Room Value: \$2,565

Other Building Improvements



Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
RS1-Frame Utility Shed	1/1/2005	120		Average	\$400.00

Permit / Construction History							
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:				
1/27/2005	05-0242	\$3,445.00	FURREPLAC				
10/4/2013	13-2369	\$25,001.00	BSMTREMOD				
10/31/2013	13-2637	\$3,500.00	FUR/ACREPLAC				
8/8/2016	16-1933	\$1,000.00	FENCE				
10/16/2013	13-2489	\$800.00	FOUNDRPR				
9/20/2005	641123	\$1,000.00	SHED				
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
3/30/2021		\$312,500.00	Valid		Land and Improvements		
1/6/2014		\$199,900.00	Invalid		Land and Improvements		
4/7/2014		\$194,900.00	Valid		Land and Improvements		
2/11/2013		\$167,000.00	Invalid		Land and Improvements		
9/28/2004		\$179,900.00	Valid		Land and Improvements		
7/25/2013		\$108,299.00	Invalid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.473	Gross				\$64,200	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
20,604	0.473				\$64,200		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Above Street	Paved	Light			Public Sewer		

Valuation/Explanation		
Dwelling #	809 0021 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,288	\$152,679.52
Second Story:	0	\$0.00
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$152,679.52
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	988	\$25,549.68
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$3,168.48
Plumbing	1 - Half Bath 1 - Full Bath	\$4,881.00
Finished Basement Living Area	0	\$0.00
Features:	2	\$600.00
Attachments:	860	\$17,400.00
Adjusted Base Price		\$204,278.68
Changes/Adjustments		
Grade Adjustment:	C+ 110%	\$204,906.55
Market Adjustment:	102%	\$413,911.23
CDU Adjustment:	60	\$248,300.00
Complete:	100	\$248,300.00
Dollar Adjustments		(\$400.00)
Dwelling Value		\$247,900.00
Other Building Improvements	0	\$400.00
Total Improvement Value		\$248,300.00
Total Land Value		\$64,200.00
Total Assessed Value		\$312,500.00

Parcel Numbers: 809-0022-000 Property Address: 3015 PLAZA DR W Municipality: Franklin, City of

Owner Name: BANACH JOSEPH G & LAURA L Mailing Address: 3015 W PLAZA DR FRANKLIN, WI 53132 Land Use: Residential

Property Photograph:	Legal Description:	Building Sketch:
	JARoch BROS SUBD NO 2 LOT 22	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood:	
	1302-Franklin	

Building Description

Dwelling #	809 0022 000- 1		
Year Built:	1/1/1956	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/1956	Bedrooms:	3
Remodeled/Effective Age:	-66	Full Baths:	3
Building Type/Style:	01-Ranch	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	C+	Room Count:	3
CDU/Overall Condition:	Very Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
809 0022 000- 1	2,412	0	0	0	0	0	2,412

Attachment Description(s):	Area:	Attachment Value:
13-AFG	500	\$15,000
11-OPF	40	\$800

Feature Description(s):	Area:	Feature Value:
05-Metal Fireplace	2	\$4,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
22-Additional Fixture	1	\$300
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements


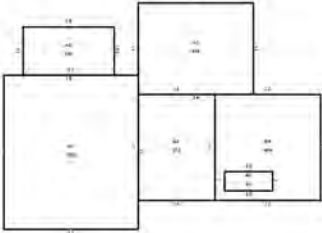
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:

Permit / Construction History							
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:				
11/14/2003	548290	\$4,750.00	ACREPLACE				
12/6/2001	01-1318	\$7,000.00	FOUNDRPR				
6/12/2006	1888	\$500.00	FENCE				
7/30/2003	50465	\$50,000.00	INTREM0D				
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
5/16/2003		\$75,000.00	Invalid		Land and Improvements		
Land Breakdown							
Land Class:	Acreege:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.470	Gross				\$64,000	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
20,473	0.470				\$64,000		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Above Street	Paved	Light			Public Sewer		
Valuation/Explanation							
Dwelling #				809 0022 000- 1			
Description				Area		Value Amount	
Living Area:							
First Story:				2,412	\$254,224.80		
Second Story:				0	\$0.00		
Additional Story:				0	\$0.00		
Attic/Finished Net:				0	\$0.00		
Half Story/Finished Net:				0	\$0.00		
Base Price						\$254,224.80	
Unfinished Living Area:							
Room/Unfinished:				0	\$0.00		
Unfinished Basement:				1,932	\$41,827.80		
Half Story/Unfinished:					\$0.00		
Structure Info, Features and Attachments:							
Heating/AC				Air Conditioning - Same Ducts	\$5,933.52		
Plumbing				0 - Half Bath 3 - Full Bath	\$14,644.00		
Finished Basement Living Area				0	\$0.00		
Features:				3	\$4,300.00		
Attachments:				540	\$15,800.00		
Adjusted Base Price						\$336,730.12	
Changes/Adjustments							
Grade Adjustment:				C+ 110%	\$348,293.13		
Market Adjustment:				16%	\$404,020.03		
CDU Adjustment:				65	\$262,600.00		
Complete:				100	\$262,600.00		
Dollar Adjustments					\$900.00		
Dwelling Value						\$263,500.00	

Other Building Improvements	0	\$0.00
Total Improvement Value		\$263,500.00
Total Land Value		\$64,000.00
Total Assessed Value		\$327,500.00

Parcel Numbers: 809-0023-000 Property Address: 2927 PLAZA DR W Municipality: Franklin, City of

Owner Name: BARROWS, RONALD R & CORINE Mailing Address: 2927 W PLAZA DR FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	
	JAROCH BROS SUBD NO 2 LOT 23	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1302-Franklin	

Building Description

Dwelling #	809 0023 000- 1		
Year Built:	1/1/1955	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/1955	Bedrooms:	2
Remodeled/Effective Age:	-67	Full Baths:	1
Building Type/Style:	04-Cape Cod	Half Baths:	1
Story:	1.00	Rough-in:	0
Grade:	C+	Room Count:	2
CDU/Overall Condition:	Very Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
809 0023 000- 1	1,704	0	0	179	0	0	1,883

Attachment Description(s):	Area:	Attachment Value:
31-WD	190	\$1,900
13-AFG	484	\$14,500

Feature Description(s):	Area:	Feature Value:
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements


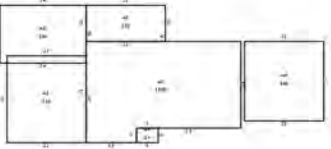
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
RS1-Frame Utility Shed	1/1/1980	140		Average	\$300.00

Permit / Construction History			
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
5/14/2008	952	\$19,000.00	EXTREMOD-R
5/14/2008	950	\$19,000.00	EXTREMOD-S
6/25/2008	1395	\$3,000.00	ACREPLACE
Ownership/Sales History			
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:
			Conveyance Type:
			Sale Type:
			Sale Validation Source:
Land Breakdown			
Land Class:	Acreage:	Unit of Measure:	Influence Reason:
A-Residential Primary Site	0.470	Gross	
			Influence Factor:
			Dollar Adjustment:
			Land Value:
			\$64,000
Acreage/Squarefoot Variables			
Land Data & Computations			
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:
20,473	0.470		
			Assessed Land Value:
			\$64,000
General Information			
Topography:	Street/Road:	Fronting Traffic:	Inspected By:
Level	Paved	Light	
			Inspected On:
			Utilities:
			All Public
Valuation/Explanation			
Dwelling #	809 0023 000- 1		
Description	Area	Value Amount	
Living Area:			
First Story:	1,704	\$190,285.68	
Second Story:	0	\$0.00	
Additional Story:	0	\$0.00	
Attic/Finished Net:	179	\$5,484.56	
Half Story/Finished Net:	0	\$0.00	
Base Price		\$195,770.24	
Unfinished Living Area:			
Room/Unfinished:	0	\$0.00	
Unfinished Basement:	896	\$24,030.72	
Half Story/Unfinished:		\$0.00	
Structure Info, Features and Attachments:			
Heating/AC	Air Conditioning - Same Ducts	\$4,632.18	
Plumbing	1 - Half Bath 1 - Full Bath	\$4,881.00	
Finished Basement Living Area	0	\$0.00	
Features:	1	\$2,000.00	
Attachments:	674	\$16,400.00	
Adjusted Base Price		\$247,714.14	
Changes/Adjustments			
Grade Adjustment:	C+ 110%	\$252,245.55	
Market Adjustment:	43%	\$360,711.14	
CDU Adjustment:	65	\$234,500.00	
Complete:	100	\$234,500.00	
Dollar Adjustments		(\$600.00)	
Dwelling Value		\$233,900.00	

Other Building Improvements	0	\$300.00
Total Improvement Value		\$234,200.00
Total Land Value		\$64,000.00
Total Assessed Value		\$298,200.00

Parcel Numbers: 809-0024-000 Property Address: 2915 PLAZA DR W Municipality: Franklin, City of

Owner Name: PENNINGTON CHRISTOPHER Mailing Address: 2915 W PLAZA DR FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	Building Sketch:
	JAROCH BROS SUBD NO 2 LOT 24	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood:	
	1302-Franklin	

Building Description

Dwelling #	809 0024 000- 1		
Year Built:	1/1/1960	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/1960	Bedrooms:	3
Remodeled/Effective Age:	-62	Full Baths:	1
Building Type/Style:	01-Ranch	Half Baths:	1
Story:	1.00	Rough-in:	0
Grade:	C+	Room Count:	4
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
809 0024 000- 1	1,472	0	0	0	0	0	1,472

Attachment Description(s):	Area:	Attachment Value:
13-AFG	528	\$15,800
31-WD	220	\$2,200
11-OfP	24	\$500

Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	1	\$300
Rec Room Condition:	Rec Room Area: 0	Rec Room Value: \$0

Other Building Improvements


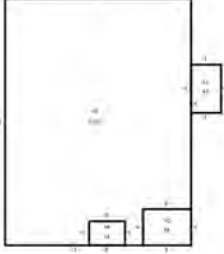
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:

Permit / Construction History			
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
8/6/2007	1841	\$2,500.00	REROOF
7/12/2010	1377	\$1,700.00	FENCE
6/1/1994	94-0643	\$6,283.00	RESIDING
Ownership/Sales History			
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity: Conveyance Type: Sale Type: Sale Validation Source:
4/20/2007		\$203,000.00	Valid Land and Improvements
Land Breakdown			
Land Class:	Acreage:	Unit of Measure:	Influence Reason: Influence Factor: Dollar Adjustment: Land Value:
A-Residential Primary Site	0.470	Gross	
Acreage/Squarefoot Variables			
Land Data & Computations			
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage: Assessed Land Value:
20,473	0.470		\$64,000
General Information			
Topography:	Street/Road:	Fronting Traffic:	Inspected By: Inspected On: Utilities:
Level	Paved	Light	Public Sewer
Valuation/Explanation			
Dwelling #	809 0024 000- 1		
Description	Area	Value Amount	
Living Area:			
First Story:	1,472	\$169,397.76	
Second Story:	0	\$0.00	
Additional Story:	0	\$0.00	
Attic/Finished Net:	0	\$0.00	
Half Story/Finished Net:	0	\$0.00	
Base Price		\$169,397.76	
Unfinished Living Area:			
Room/Unfinished:	0	\$0.00	
Unfinished Basement:	1,088	\$27,210.88	
Half Story/Unfinished:		\$0.00	
Structure Info, Features and Attachments:			
Heating/AC	Air Conditioning - Same Ducts	\$3,621.12	
Plumbing	1 - Half Bath 1 - Full Bath	\$4,881.00	
Finished Basement Living Area	0	\$0.00	
Features:	1	\$300.00	
Attachments:	772	\$18,500.00	
Adjusted Base Price		\$223,910.76	
Changes/Adjustments			
Grade Adjustment:	C+ 110%	\$225,621.84	
Market Adjustment:	53%	\$345,201.41	
CDU Adjustment:	60	\$207,100.00	
Complete:	100	\$207,100.00	
Dollar Adjustments		(\$500.00)	
Dwelling Value		\$206,600.00	

Other Building Improvements	0	\$0.00
Total Improvement Value		\$206,600.00
Total Land Value		\$64,000.00
Total Assessed Value		\$270,600.00

Parcel Numbers: 809-0025-000 Property Address: 2879 PLAZA DR W Municipality: Franklin, City of

Owner Name: MORRIS, ALANA MARIE Mailing Address: 2879 W PLAZA DR FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	
	JAROCH BROS SUBD NO 2 LOT 25	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1302-Franklin	

Building Description

Dwelling #	809 0025 000- 1		
Year Built:	1/1/1960	Exterior Wall:	07-Brick
Year Remodeled:	1/1/1960	Bedrooms:	3
Remodeled/Effective Age:	-62	Full Baths:	1
Building Type/Style:	01-Ranch	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	C+	Room Count:	4
CDU/Overall Condition:	Average	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Good	Type of Fuel:	Gas
Bath Condition:		Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
809 0025 000- 1	1,223	0	0	0	0	0	1,223

Attachment Description(s):	Area:	Attachment Value:
11-OFP	40	\$800
11-OFP	48	\$1,000

Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	4	\$1,200
Rec Room Condition:	Rec Room Area:	Rec Room Value:
Average	612	\$3,060

Other Building Improvements



Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
RG1-Detached Frame Garage	1/1/1965	988		Average	\$9,900.00

Permit / Construction History							
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:				
3/1/1999	99-0246	\$400.00	REROOF GARA				
7/7/2010	1318	\$100.00	A/C				
3/1/1999	99-0247	\$400.00	SID DET GARA				
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
10/2/2017		\$215,000.00	Valid		Land and Improvements		
11/16/2020		\$272,000.00	Valid		Land and Improvements		
8/1/1998		\$123,000.00	Valid		Land and Improvements		
6/1/1989		\$85,500.00	Valid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.470	Gross				\$64,000	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:			
20,473	0.470			\$64,000			
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Above Street	Paved	Light			Public Sewer		

Valuation/Explanation		
Dwelling #	809 0025 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,223	\$168,223.65
Second Story:	0	\$0.00
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$168,223.65
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	1,223	\$29,266.39
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$3,008.58
Plumbing	0 - Half Bath 1 - Full Bath	\$0.00
Finished Basement Living Area	0	\$0.00
Features:	4	\$1,200.00
Attachments:	88	\$1,800.00
Adjusted Base Price		\$203,498.62
Changes/Adjustments		
Grade Adjustment:	C+ 110%	\$220,548.48
Market Adjustment:	67%	\$368,315.97
CDU Adjustment:	55	\$202,600.00
Complete:	100	\$202,600.00
Dollar Adjustments		\$400.00
Dwelling Value		\$203,000.00
Other Building Improvements	0	\$9,900.00
Total Improvement Value		\$212,900.00
Total Land Value		\$64,000.00
Total Assessed Value		\$276,900.00

Parcel Numbers: 809-0026-000 Property Address: 2807 PLAZA DR W Municipality: Franklin, City of

Owner Name: SAKWINSKI, JAY A - REVOCABLE TRUST Mailing Address: 2807 W PLAZA DR FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	
	JAROCH BROS SUBD NO 2 LOT 26	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1302-Franklin	

Building Description

Dwelling #	809 0026 000- 1		
Year Built:	1/1/1977	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/1977	Bedrooms:	3
Remodeled/Effective Age:	-45	Full Baths:	1
Building Type/Style:	01-Ranch	Half Baths:	1
Story:	1.00	Rough-in:	0
Grade:	C+	Room Count:	6
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
809 0026 000- 1	2,216	0	0	0	0	0	2,216

Attachment Description(s):	Area:	Attachment Value:
13-AFG	576	\$17,300
11-OPF	32	\$600
12-EFP	336	\$10,100

Feature Description(s):	Area:	Feature Value:
03-Masonry Fireplace	1	\$5,500
Rec Room Condition: Average	Rec Room Area: 500	Rec Room Value: \$2,500

Other Building Improvements



Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
RG1-Detached Frame Garage	1/1/1996	704		Average	\$10,600.00
RS1-Frame Utility Shed	1/1/2000	144		Average	\$400.00
RP1-Inground Pool - Plastic Lined Pool	1/1/2007	648		Average	\$1,300.00

Permit / Construction History							
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:				
4/1/1996	96-0243	\$8,000.00	SHED 22X32'				
7/31/2007	1806	\$28,000.00	POOL				
6/19/2007	1367	\$54,000.00	ADDTN				
1/30/2009	172	\$31,250.00	KITCHREMOD				
10/1/1998	B981205	\$18,647.00	ADDN 16X20'				
9/26/2007	2322	\$2,600.00	POOL HTR				
7/31/2007	1805	\$5,200.00	FENCE				
9/21/2007	2271	\$15,000.00	RECROOM				
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
6/9/2014		\$304,500.00	Invalid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.647	Gross				\$71,200	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:			Assessed Land Value:	
28,183	0.647					\$71,200	
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		

Valuation/Explanation		
Dwelling #	809 0026 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	2,216	\$236,890.40
Second Story:	0	\$0.00
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$236,890.40
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	2,216	\$46,491.68
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$5,451.36
Plumbing	1 - Half Bath 1 - Full Bath	\$4,881.00
Finished Basement Living Area	0	\$0.00
Features:	1	\$5,500.00
Attachments:	944	\$28,000.00
Adjusted Base Price		\$327,214.44
Changes/Adjustments		
Grade Adjustment:	C+ 110%	\$323,085.88
Market Adjustment:	47%	\$474,936.25
CDU Adjustment:	65	\$308,700.00
Complete:	100	\$308,700.00
Dollar Adjustments		(\$700.00)
Dwelling Value		\$308,000.00
Other Building Improvements	0	\$12,300.00
Total Improvement Value		\$320,300.00
Total Land Value		\$71,200.00
Total Assessed Value		\$391,500.00

Parcel Numbers: 809-0027-000 Property Address: 3054 PLAZA DR W Municipality: Franklin, City of

Owner Name: GUITERREZ, RAUL J & SUSAN M Mailing Address: 3054 W PLAZA DR FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	
	FRANKLIN OAKS LOT 1	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1302-Franklin	

Building Description

Dwelling #	809 0027 000- 1		
Year Built:	1/1/2005	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/2005	Bedrooms:	3
Remodeled/Effective Age:	-17	Full Baths:	2
Building Type/Style:	14-Modern Single Story	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	C+	Room Count:	4
CDU/Overall Condition:	Average	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:		Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
809 0027 000- 1	2,008	0	0	0	0	0	2,008

Attachment Description(s):	Area:	Attachment Value:
11-OFP	72	\$1,400
13-AFG	938	\$28,100

Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	4	\$1,200
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements


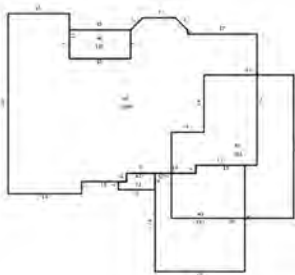
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:

Permit / Construction History							
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:				
5/6/2005	51634	\$5,400.00	AC				
1/27/2005	50244	\$107,000.00	NEWDWLG				
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
10/26/2004		\$77,500.00	Valid		Land		
11/19/2003		\$900,000.00	Invalid		Land		
2/24/2004		\$217,000.00	Invalid		Land		
6/14/2004		\$58,000.00	Valid		Land		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.480	Gross				\$63,900	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:			
20,909	0.480			\$63,900			
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		
Valuation/Explanation							
Dwelling #	809 0027 000- 1						
Description	Area					Value Amount	
Living Area:							
First Story:	2,008					\$218,088.88	
Second Story:	0					\$0.00	
Additional Story:	0					\$0.00	
Attic/Finished Net:	0					\$0.00	
Half Story/Finished Net:	0					\$0.00	
Base Price						\$218,088.88	
Unfinished Living Area:							
Room/Unfinished:	0					\$0.00	
Unfinished Basement:	2,008					\$43,172.00	
Half Story/Unfinished:						\$0.00	
Structure Info, Features and Attachments:							
Heating/AC	Air Conditioning - Same Ducts					\$4,939.68	
Plumbing	0 - Half Bath 2 - Full Bath					\$7,322.00	
Finished Basement Living Area	0					\$0.00	
Features:	5					\$3,200.00	
Attachments:	1,010					\$29,500.00	
Adjusted Base Price						\$306,222.56	
Changes/Adjustments							
Grade Adjustment:	C+ 110%					\$300,874.82	
Market Adjustment:	42%					\$427,242.24	
CDU Adjustment:	79					\$337,500.00	
Complete:	100					\$337,500.00	
Dollar Adjustments						(\$200.00)	
Dwelling Value						\$337,300.00	

Other Building Improvements	0	\$0.00
Total Improvement Value		\$337,300.00
Total Land Value		\$63,900.00
Total Assessed Value		\$401,200.00

Parcel Numbers: 809-0028-000 Property Address: 3120 PLAZA DR W Municipality: Franklin, City of

Owner Name: FLECK, ANDREW J & MARISSA A Mailing Address: 3120 W PLAZA DR FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	
	FRANKLIN OAKS LOT 2	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1302-Franklin	

Building Description

Dwelling #	809 0028 000- 1		
Year Built:	1/1/2006	Exterior Wall:	01-Wood
Year Remodeled:	1/1/2006	Bedrooms:	5
Remodeled/Effective Age:	-16	Full Baths:	3
Building Type/Style:	14-Modern Single Story	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	C+	Room Count:	6
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
809 0028 000- 1	2,188	0	0	0	0	1,400	3,588

Attachment Description(s):	Area:	Attachment Value:
11-OFP	105	\$2,100
11-OFP	32	\$600
13-AFG	552	\$16,600



Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	3	\$900
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements						
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:	
Permit / Construction History						
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:			
4/5/2006	989	\$135,000.00	NEWDWLG			
8/2/2007	1824	\$42,000.00	BSMT ALTER			
8/15/2007	1938	\$3,200.00	DUCTWORK			
6/15/2006	1972	\$6,950.00	AC & FURNACE			
Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
2/17/2006		\$70,000.00	Invalid		Land	
3/30/2007		\$349,900.00	Valid		Land and Improvements	
11/19/2003		\$900,000.00	Invalid		Land	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	0.464	Gross				\$63,800
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
20,212	0.464			\$63,800		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Paved	Light			All Public	

Valuation/Explanation		
Dwelling #	809 0028 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	2,188	\$234,663.00
Second Story:	0	\$0.00
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$234,663.00
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	788	\$0.00
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$8,826.48
Plumbing	0 - Half Bath 3 - Full Bath	\$14,644.00
Finished Basement Living Area	1,400	\$37,786.00
Features:	4	\$2,900.00
Attachments:	689	\$19,300.00
Adjusted Base Price		\$318,119.48
Changes/Adjustments		
Grade Adjustment:	C+ 110%	\$325,511.43
Market Adjustment:	44%	\$468,736.46
CDU Adjustment:	85	\$398,400.00
Complete:	100	\$398,400.00
Dollar Adjustments		(\$300.00)
Dwelling Value		\$398,100.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$398,100.00
Total Land Value		\$63,800.00
Total Assessed Value		\$461,900.00

Parcel Numbers: 809-0029-000 Property Address: 3166 PLAZA DR W Municipality: Franklin, City of

Owner Name: NIEMI, DANIEL R Mailing Address: 3166 W PLAZA DR FRANKLIN, WI 53132 Land Use: Residential

Property Photograph:	Legal Description:	Building Sketch:
	FRANKLIN OAKS LOT 3	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood:	
	1302-Franklin	

Building Description

Dwelling #	809 0029 000- 1		
Year Built:	1/1/2006	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/2006	Bedrooms:	3
Remodeled/Effective Age:	-16	Full Baths:	2
Building Type/Style:	14-Modern Single Story	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	C+	Room Count:	4
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
809 0029 000- 1	2,008	0	0	0	0	0	2,008

Attachment Description(s):	Area:	Attachment Value:
11-OFP	62	\$1,200
31-WD	264	\$2,600
13-AFG	792	\$23,800
31-WD	75	\$800



Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	2	\$600
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements						
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:	
Permit / Construction History						
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:			
4/11/2006	1082	\$6,250.00	AC & FURNACE			
1/10/2007	52	\$3,100.00	DECK			
9/11/2012	71194	\$3,480.00	DUCTWORK			
7/19/2012	12-1566	\$20,000.00	BSMTREMOD			
2/7/2006	379	\$175,000.00	NEWDWLG			
Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
11/19/2003		\$900,000.00	Invalid		Land	
1/6/2006		\$70,000.00	Invalid		Land	
1/24/2007		\$311,000.00	Valid		Land and Improvements	
7/1/2011		\$282,500.00	Valid		Land and Improvements	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	0.461	Gross				\$63,600
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
20,081	0.461			\$63,600		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Paved	Light			All Public	

Valuation/Explanation		
Dwelling #	809 0029 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	2,008	\$218,088.88
Second Story:	0	\$0.00
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$218,088.88
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	2,008	\$43,172.00
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$4,939.68
Plumbing	0 - Half Bath 2 - Full Bath	\$7,322.00
Finished Basement Living Area	0	\$0.00
Features:	3	\$2,600.00
Attachments:	1,193	\$28,400.00
Adjusted Base Price		\$304,522.56
Changes/Adjustments		
Grade Adjustment:	C+ 110%	\$300,874.82
Market Adjustment:	31%	\$394,146.01
CDU Adjustment:	85	\$335,000.00
Complete:	100	\$335,000.00
Dollar Adjustments		\$100.00
Dwelling Value		\$335,100.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$335,100.00
Total Land Value		\$63,600.00
Total Assessed Value		\$398,700.00

Parcel Numbers: 809-0030-000 Property Address: 3208 PLAZA DR W Municipality: Franklin, City of

Owner Name: MUELLER, FREDERICK D Mailing Address: 3208 W PLAZA DR FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	Building Sketch:
	FRANKLIN OAKS LOT 4	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1302-Franklin	

Building Description

Dwelling #	809 0030 000- 1		
Year Built:	1/1/2006	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/2006	Bedrooms:	3
Remodeled/Effective Age:	-16	Full Baths:	2
Building Type/Style:	14-Modern Single Story	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	C+	Room Count:	3
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
809 0030 000- 1	1,749	0	0	0	0	0	1,749

Attachment Description(s):	Area:	Attachment Value:
11-OFP	56	\$1,100
13-AFG	828	\$24,800
31-WD	112	\$1,100


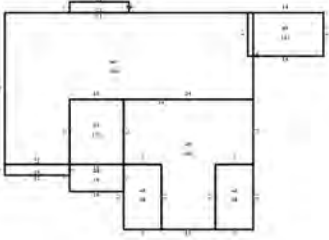
Feature Description(s):	Area:	Feature Value:
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
22-Additional Fixture	1	\$300
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements							
Structure Type:		Year Built:	Area:	Construction:	Condition:	Value:	
Permit / Construction History							
Date of Permit:		Permit Number:	Permit Amount:		Details of Permit:		
1/24/2006		226	\$175,000.00		NEWDWLG		
6/6/2006		1836	\$5,600.00		AC & FURNACE		
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
2/23/2007		\$290,000.00	Valid		Land and Improvements		
6/12/2009		\$276,000.00	Valid		Land and Improvements		
1/6/2006		\$70,000.00	Invalid		Land		
11/19/2003		\$900,000.00	Invalid		Land		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.466	Gross				\$63,400	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
20,299	0.466				\$63,400		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		

Valuation/Explanation		
Dwelling #	809 0030 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,749	\$195,310.83
Second Story:	0	\$0.00
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$195,310.83
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	1,749	\$38,478.00
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$4,302.54
Plumbing	0 - Half Bath 2 - Full Bath	\$7,322.00
Finished Basement Living Area	0	\$0.00
Features:	2	\$2,300.00
Attachments:	996	\$27,000.00
Adjusted Base Price		\$274,713.37
Changes/Adjustments		
Grade Adjustment:	C+ 110%	\$269,954.71
Market Adjustment:	36%	\$367,138.40
CDU Adjustment:	85	\$312,100.00
Complete:	100	\$312,100.00
Dollar Adjustments		(\$1,000.00)
Dwelling Value		\$311,100.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$311,100.00
Total Land Value		\$63,400.00
Total Assessed Value		\$374,500.00

Parcel Numbers: 809-0031-000	Property Address: 3214 PLAZA DR W	Municipality: Franklin, City of
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Owner Name: VOLMAR, ERIC J & KRISTINE L	Mailing Address: 3214 W PLAZA DR FRANKLIN, WI 53132	Land Use: Residential
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Property Photograph: 	Legal Description: FRANKLIN OAKS LOT 5	Building Sketch: 
Parcel Sketch and Site Map obtained from the County GIS		
Neighborhood: 1302-Franklin		

Building Description

Dwelling #	809 0031 000- 1		
Year Built:	1/1/2006	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/2006	Bedrooms:	4
Remodeled/Effective Age:	-16	Full Baths:	2
Building Type/Style:	12-Colonial	Half Baths:	1
Story:	2.00	Rough-in:	0
Grade:	C+	Room Count:	4
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
809 0031 000- 1	1,022	1,312	0	0	0	0	2,334

Attachment Description(s):	Area:	Attachment Value:
13-AFG	408	\$12,200
13-AFG	84	\$2,500
13-AFG	84	\$2,500
11-OPF	50	\$1,000
99-Additional Attachments	24	\$2,400

Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	2	\$600
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
3/14/2006	745	\$5,773.00	AC & FURNACE
3/19/2007	572	\$975.00	PATIO
1/27/2006	283	\$175,000.00	NEWDWLG

Ownership/Sales History

Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
11/19/2003		\$900,000.00	Invalid		Land	
6/13/2012		\$244,000.00	Valid		Land and Improvements	
5/29/2007		\$293,300.00	Valid		Land and Improvements	
1/6/2006		\$70,000.00	Invalid		Land	

Land Breakdown

Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	0.645	Gross				\$71,300

Acreage/Squarefoot Variables

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Land Data & Computations

Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:
28,096	0.645			\$71,300



General Information

Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:
Level	Paved	Light			All Public

Valuation/Explanation		
Dwelling #	809 0031 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,022	\$127,300.32
Second Story:	1,312	\$82,026.24
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$209,326.56
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	1,000	\$25,420.00
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$5,741.64
Plumbing	1 - Half Bath 2 - Full Bath	\$12,203.00
Finished Basement Living Area	0	\$0.00
Features:	3	\$2,600.00
Attachments:	650	\$20,600.00
Adjusted Base Price		\$275,891.20
Changes/Adjustments		
Grade Adjustment:	C+ 110%	\$277,960.32
Market Adjustment:	40%	\$389,144.45
CDU Adjustment:	85	\$330,800.00
Complete:	100	\$330,800.00
Dollar Adjustments		(\$900.00)
Dwelling Value		\$329,900.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$329,900.00
Total Land Value		\$71,300.00
Total Assessed Value		\$401,200.00

Parcel Numbers: 809-0032-000 Property Address: 3286 PLAZA DR W Municipality: Franklin, City of

Owner Name: PAUL SCHAFER Mailing Address: 3286 W. PLAZA DRIVE FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	Building Sketch:
	FRANKLIN OAKS LOT 6	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1302-Franklin	

Building Description

Dwelling #	809 0032 000- 1		
Year Built:	1/1/2004	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/2004	Bedrooms:	3
Remodeled/Effective Age:	-18	Full Baths:	2
Building Type/Style:	14-Modern Single Story	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	C+	Room Count:	3
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
809 0032 000- 1	1,731	0	0	0	0	0	1,731

Attachment Description(s):	Area:	Attachment Value:
11-OFP	64	\$1,300
13-AFG	785	\$23,600

Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	1	\$300
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements


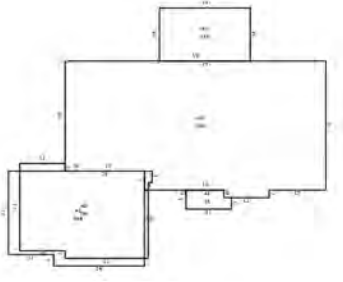
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:

Permit / Construction History							
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:				
12/7/2004	4051	\$160,000.00	NEWDWLG				
7/29/2016	16-1839	\$4,131.00	ACREPLACE				
8/7/2008	1809	\$1,000.00	PERGOLA				
3/8/2005	50772	\$5,808.00	AC				
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
1/6/2005		\$65,000.00	Valid		Land		
1/14/2004		\$148,000.00	Invalid		Land		
11/19/2003		\$900,000.00	Invalid		Land		
9/28/2005		\$299,400.00	Valid		Land and Improvements		
8/29/2006		\$315,000.00	Valid		Land and Improvements		
8/29/2006		\$315,000.00	Valid		Land and Improvements		
3/31/2022	11232541	\$445,000.00	Valid	W/C D - Warrant/Condo Deed	Land and Improvements	Other	
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.717	Gross				\$74,900	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
31,233	0.717				\$74,900		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		

Valuation/Explanation		
Dwelling #	809 0032 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,731	\$193,300.77
Second Story:	0	\$0.00
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$193,300.77
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	1,731	\$38,082.00
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$4,258.26
Plumbing	0 - Half Bath 2 - Full Bath	\$7,322.00
Finished Basement Living Area	0	\$0.00
Features:	2	\$2,300.00
Attachments:	849	\$24,900.00
Adjusted Base Price		\$270,163.03
Changes/Adjustments		
Grade Adjustment:	C+ 110%	\$267,259.33
Market Adjustment:	37%	\$366,145.29
CDU Adjustment:	83	\$303,900.00
Complete:	100	\$303,900.00
Dollar Adjustments		\$1,000.00
Dwelling Value		\$304,900.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$304,900.00
Total Land Value		\$74,900.00
Total Assessed Value		\$379,800.00

Parcel Numbers: 809-0033-000 Property Address: 3330 PLAZA DR W Municipality: Franklin, City of

Owner Name: DAMITZ, BETH A Mailing Address: 3330 W PLAZA DR FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	
	FRANKLIN OAKS LOT 7	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1302-Franklin	

Building Description

Dwelling #	809 0033 000- 1		
Year Built:	1/1/2004	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/2004	Bedrooms:	3
Remodeled/Effective Age:	-18	Full Baths:	2
Building Type/Style:	14-Modern Single Story	Half Baths:	1
Story:	1.00	Rough-in:	0
Grade:	C+	Room Count:	4
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
809 0033 000- 1	2,265	0	0	0	0	0	2,265

Attachment Description(s):	Area:	Attachment Value:
11-OFP	56	\$1,100
13-AFG	864	\$25,900
31-WD	336	\$3,400



Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	2	\$600
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements						
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:	
Permit / Construction History						
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:			
6/11/2004	04-1826	\$180,000.00	NEWDWLG			
10/15/2004	571697	\$6,000.00	FURNEW/AC			
2/3/2016	16-0186	\$4,100.00	FURREPLAC			
8/17/2005	461423	\$8,000.00	WDDK			
8/17/2005	461058	\$10,000.00	FENCE			
Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
11/19/2003		\$900,000.00	Invalid		Land	
2/24/2004		\$65,800.00	Invalid		Land	
8/20/2004		\$80,000.00	Valid		Land	
7/29/2005		\$340,000.00	Invalid		Land and Improvements	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	0.496	Gross				\$71,400
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
21,606	0.496			\$71,400		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Paved	Light			All Public	

Valuation/Explanation		
Dwelling #	809 0033 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	2,265	\$241,131.90
Second Story:	0	\$0.00
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$241,131.90
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	2,265	\$47,247.90
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$5,571.90
Plumbing	1 - Half Bath 2 - Full Bath	\$12,203.00
Finished Basement Living Area	0	\$0.00
Features:	3	\$2,600.00
Attachments:	1,256	\$30,400.00
Adjusted Base Price		\$339,154.70
Changes/Adjustments		
Grade Adjustment:	C+ 110%	\$336,770.17
Market Adjustment:	27%	\$427,698.12
CDU Adjustment:	83	\$355,000.00
Complete:	100	\$355,000.00
Dollar Adjustments		\$400.00
Dwelling Value		\$355,400.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$355,400.00
Total Land Value		\$71,400.00
Total Assessed Value		\$426,800.00

Parcel Numbers: 809-0034-000 Property Address: 3411 VILLA DR W Municipality: Franklin, City of

Owner Name: BLOCK, RYAN A & THERESA M Mailing Address: 3411 W VILLA DR FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	
	FRANKLIN OAKS LOT 8	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1314-Franklin	

Building Description

Dwelling #	809 0034 000- 1		
Year Built:	1/1/2004	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/2004	Bedrooms:	4
Remodeled/Effective Age:	-18	Full Baths:	2
Building Type/Style:	13-Contemporary	Half Baths:	1
Story:	2.00	Rough-in:	0
Grade:	B-	Room Count:	5
CDU/Overall Condition:	Average	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:		Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
809 0034 000- 1	1,314	674	0	0	0	0	1,988

Attachment Description(s):	Area:	Attachment Value:
11-OFP	58	\$1,200
11-OFP	30	\$600
13-AFG	800	\$24,000



Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	2	\$600
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements						
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:	
Permit / Construction History						
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:			
5/13/2004	1435	\$5,990.00	FURNEW/ AC			
3/29/2004	813	\$185,000.00	NEWDWLG			
Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
3/11/2004		\$78,000.00	Valid		Land	
11/19/2003		\$900,000.00	Invalid		Land	
12/10/2003		\$334,600.00	Invalid		Land	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	0.487	Gross				\$79,300
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
21,214	0.487			\$79,300		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Paved	Light			All Public	

Valuation/Explanation		
Dwelling #	809 0034 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,314	\$154,460.70
Second Story:	674	\$46,661.02
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$201,121.72
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	1,314	\$30,787.02
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$4,890.48
Plumbing	1 - Half Bath 2 - Full Bath	\$12,203.00
Finished Basement Living Area	0	\$0.00
Features:	3	\$2,600.00
Attachments:	888	\$25,800.00
Adjusted Base Price		\$277,402.22
Changes/Adjustments		
Grade Adjustment:	B- 120%	\$298,802.66
Market Adjustment:	41%	\$421,311.76
CDU Adjustment:	78	\$328,600.00
Complete:	100	\$328,600.00
Dollar Adjustments		(\$900.00)
Dwelling Value		\$327,700.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$327,700.00
Total Land Value		\$79,300.00
Total Assessed Value		\$407,000.00

Parcel Numbers: 809-0035-000 Property Address: 3443 VILLA DR W Municipality: Franklin, City of

Owner Name: LUANGPRASEUTH HOUMPHANH & CHANTALY Mailing Address: 3443 W VILLA DR FRANKLIN, WI 53132 Land Use: Residential

Property Photograph:	Legal Description:	Building Sketch:
	FRANKLIN OAKS LOT 9	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood:	
	1314-Franklin	

Building Description

Dwelling #	809 0035 000- 1		
Year Built:	1/1/2004	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/2004	Bedrooms:	3
Remodeled/Effective Age:	-18	Full Baths:	2
Building Type/Style:	14-Modern Single Story	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	C+	Room Count:	3
CDU/Overall Condition:	Average	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:		Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
809 0035 000- 1	1,788	0	0	0	0	0	1,788

Attachment Description(s):	Area:	Attachment Value:
13-AFG	793	\$23,800
31-WD	400	\$4,000

Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	1	\$300
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements


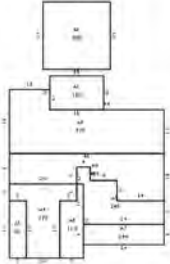
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:

Permit / Construction History							
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:				
3/4/2004	598	\$160,000.00	NEWDWLG				
7/21/2004	2414	\$4,500.00	WDDK				
5/17/2004	1454	\$5,518.00	FURNEW/ AC				
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
11/19/2003		\$900,000.00	Invalid		Land		
1/14/2004		\$148,000.00	Invalid		Land		
5/29/2004		\$50,000.00	Invalid		Land		
12/27/2004		\$276,900.00	Valid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.488	Gross				\$79,900	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:			Assessed Land Value:	
21,257	0.488					\$79,900	
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		

Valuation/Explanation		
Dwelling #	809 0035 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,788	\$198,718.32
Second Story:	0	\$0.00
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$198,718.32
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	1,788	\$39,157.20
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$4,398.48
Plumbing	0 - Half Bath 2 - Full Bath	\$7,322.00
Finished Basement Living Area	0	\$0.00
Features:	2	\$2,300.00
Attachments:	1,193	\$27,800.00
Adjusted Base Price		\$279,696.00
Changes/Adjustments		
Grade Adjustment:	C+ 110%	\$274,555.60
Market Adjustment:	50%	\$411,833.40
CDU Adjustment:	78	\$321,200.00
Complete:	100	\$321,200.00
Dollar Adjustments		\$300.00
Dwelling Value		\$321,500.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$321,500.00
Total Land Value		\$79,900.00
Total Assessed Value		\$401,400.00

Parcel Numbers: 809-0036-000	Property Address: 3495 VILLA DR W	Municipality: Franklin, City of
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Owner Name: WIEREK, JASON N	Mailing Address: 3495 W VILLA DR FRANKLIN, WI 53132	Land Use: Residential
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Property Photograph: 	Legal Description: FRANKLIN OAKS LOT 10	Building Sketch: 
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1314-Franklin	

Building Description

Dwelling #	809 0036 000- 1		
Year Built:	1/1/2005	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/2005	Bedrooms:	3
Remodeled/Effective Age:	-17	Full Baths:	2
Building Type/Style:	04-Cape Cod	Half Baths:	1
Story:	1.50	Rough-in:	0
Grade:	C+	Room Count:	3
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
809 0036 000- 1	1,372	0	0	0	257	0	1,629

Attachment Description(s):	Area:	Attachment Value:
13-AFG	270	\$8,100
31-WD	160	\$1,600
13-AFG	85	\$2,600
13-AFG	129	\$3,900
11-OFP	144	\$2,900

Feature Description(s): 05-Metal Fireplace	Area: 1	Feature Value: \$2,000
Rec Room Condition: Average	Rec Room Area: 950	Rec Room Value: \$4,750
22-Additional Fixture	3	\$900
Rec Room Condition: Average	Rec Room Area: 950	Rec Room Value: \$4,750

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
1/4/2005	50026	\$140,000.00	NEWDWLG
3/8/2005	50773	\$7,190.00	AC
7/19/2005	52704	\$2,000.00	WDDK
12/8/2016	16-2948	\$900.00	DUCTWORK
11/30/2016	16-2893	\$32,000.00	BASEMT ALTER/BO

Ownership/Sales History

Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
7/15/2011		\$252,000.00	Valid		Land and Improvements	
11/14/2005		\$275,000.00	Valid		Land and Improvements	
1/14/2004		\$148,000.00	Invalid		Land	
11/19/2003		\$900,000.00	Invalid		Land	
1/6/2005		\$65,000.00	Valid		Land	

Land Breakdown

Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	0.409	Gross				\$75,900

Acreage/Squarefoot Variables

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Land Data & Computations

Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:
17,816	0.409			\$75,900


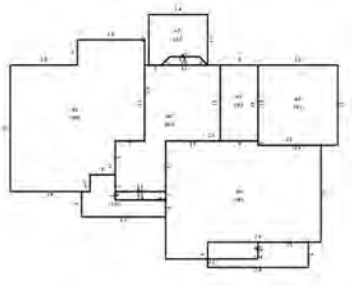
General Information

Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:
Level	Paved	Light			All Public

Valuation/Explanation		
Dwelling #	809 0036 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,372	\$160,098.68
Second Story:	0	\$0.00
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	257	\$18,019.98
Base Price		\$178,118.66
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	1,372	\$31,830.40
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$4,007.34
Plumbing	1 - Half Bath 2 - Full Bath	\$12,203.00
Finished Basement Living Area	0	\$0.00
Features:	4	\$2,900.00
Attachments:	788	\$19,100.00
Adjusted Base Price		\$248,159.40
Changes/Adjustments		
Grade Adjustment:	C+ 110%	\$248,775.34
Market Adjustment:	66%	\$412,967.06
CDU Adjustment:	84	\$346,900.00
Complete:	100	\$346,900.00
Dollar Adjustments		\$300.00
Dwelling Value		\$347,200.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$347,200.00
Total Land Value		\$75,900.00
Total Assessed Value		\$423,100.00

Parcel Numbers: 809-0037-000 Property Address: 3480 VILLA DR W Municipality: Franklin, City of

Owner Name: MORTIMER, JUSTIN Mailing Address: 3480 W VILLA DR FRANKLIN, WI 53132 Land Use: Residential

Property Photograph:	Legal Description:	Building Sketch:
	FRANKLIN OAKS LOT 11	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood:	
	1314-Franklin	

Building Description

Dwelling #	809 0037 000- 1		
Year Built:	1/1/2006	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/2006	Bedrooms:	3
Remodeled/Effective Age:	-16	Full Baths:	3
Building Type/Style:	13-Contemporary	Half Baths:	1
Story:	2.00	Rough-in:	0
Grade:	B-	Room Count:	3
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
809 0037 000- 1	1,716	492	0	0	0	1,060	3,268

Attachment Description(s):	Area:	Attachment Value:
11-OFP	24	\$500
99-Additional Attachments	24	\$2,400
13-AFG	961	\$28,800
31-WD	150	\$1,500
31-WD	361	\$3,600

Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	1	\$300
Rec Room Condition:	Rec Room Area: 0	Rec Room Value: \$0

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:

Permit / Construction History			
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
6/20/2006	1997	\$8,250.00	AC & FURNACE
12/28/2005	5060	\$210,000.00	NEWDWLG
10/3/2008	2298	\$4,000.00	WDDK
7/14/2010	1435	\$1,900.00	WDDK
4/12/2010	516	\$12,000.00	RECROOM

Ownership/Sales History					
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type: Sale Validation Source:
3/20/2009		\$295,000.00	Invalid		Land and Improvements
7/30/2020		\$485,000.00	Valid		Land and Improvements
8/11/2008		\$311,040.00	Invalid		Land and Improvements
12/11/2003		\$58,900.00	Valid		Land
11/19/2003		\$900,000.00	Invalid		Land
7/18/2005		\$93,000.00	Valid		Land

Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.560	Gross				\$83,500	

Acreage/Squarefoot Variables


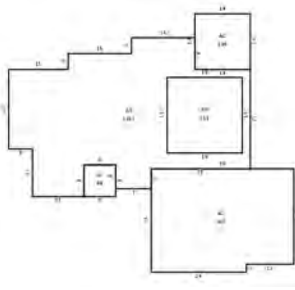
Land Data & Computations				
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:
24,394	0.560			\$83,500

General Information					
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:
Level	Paved	Light			All Public

Valuation/Explanation		
Dwelling #	809 0037 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,716	\$191,625.72
Second Story:	492	\$36,329.28
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$227,955.00
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	656	\$19,247.04
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$8,039.28
Plumbing	1 - Half Bath 3 - Full Bath	\$19,525.00
Finished Basement Living Area	1,060	\$28,609.40
Features:	1	\$300.00
Attachments:	1,520	\$36,800.00
Adjusted Base Price		\$340,475.72
Changes/Adjustments		
Grade Adjustment:	B- 120%	\$364,050.86
Market Adjustment:	35%	\$491,468.67
CDU Adjustment:	85	\$417,700.00
Complete:	100	\$417,700.00
Dollar Adjustments		(\$900.00)
Dwelling Value		\$416,800.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$416,800.00
Total Land Value		\$83,500.00
Total Assessed Value		\$500,300.00

Parcel Numbers: 809-0038-000 Property Address: 8050 35TH ST S Municipality: Franklin, City of

Owner Name: TRISIC, MIROSLAV Mailing Address: 8050 S 35TH ST FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	
	FRANKLIN OAKS LOT 12	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1314-Franklin	

Building Description

Dwelling #	809 0038 000- 1		
Year Built:	1/1/2004	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/2004	Bedrooms:	3
Remodeled/Effective Age:	-18	Full Baths:	2
Building Type/Style:	14-Modern Single Story	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	B-	Room Count:	4
CDU/Overall Condition:	Average	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:		Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
809 0038 000- 1	1,815	0	0	0	0	0	1,815

Attachment Description(s):	Area:	Attachment Value:
31-WD	196	\$2,000
13-AFG	912	\$27,400
11-OFP	64	\$1,300



Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	4	\$1,200
Rec Room Condition: Average	Rec Room Area: 1,250	Rec Room Value: \$6,250
05-Metal Fireplace	1	\$2,000
Rec Room Condition: Average	Rec Room Area: 1,250	Rec Room Value: \$6,250

Other Building Improvements							
Structure Type:		Year Built:	Area:	Construction:	Condition:	Value:	
Permit / Construction History							
Date of Permit:	Permit Number:	Permit Amount:		Details of Permit:			
7/7/2004	2208	\$5,800.00		FURNEW/ AC			
6/3/2004	1693	\$160,000.00		NEWDWLG			
2/17/2005	50483	\$1,500.00		WDDK			
12/18/2009	2552	\$1,000.00		RECROOM			
3/2/2006	629	\$2,000.00		RECROOM			
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
7/16/2015		\$335,000.00	Valid		Land and Improvements		
7/15/2004		\$60,000.00	Valid		Land		
11/19/2003		\$900,000.00	Invalid		Land		
3/15/2005		\$299,500.00	Valid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.467	Gross				\$79,000	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
20,343	0.467				\$79,000		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		

Valuation/Explanation		
Dwelling #	809 0038 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,815	\$200,811.60
Second Story:	0	\$0.00
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$200,811.60
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	1,815	\$39,603.30
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$4,464.90
Plumbing	0 - Half Bath 2 - Full Bath	\$7,322.00
Finished Basement Living Area	0	\$0.00
Features:	5	\$3,200.00
Attachments:	1,172	\$30,700.00
Adjusted Base Price		\$286,101.80
Changes/Adjustments		
Grade Adjustment:	B- 120%	\$302,642.16
Market Adjustment:	46%	\$441,857.55
CDU Adjustment:	78	\$344,600.00
Complete:	100	\$344,600.00
Dollar Adjustments		(\$400.00)
Dwelling Value		\$344,200.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$344,200.00
Total Land Value		\$79,000.00
Total Assessed Value		\$423,200.00

Parcel Numbers: 809-0039-000 Property Address: 8034 35TH ST S Municipality: Franklin, City of

Owner Name: CRITSER, JASON W Mailing Address: 8034 S 35TH ST FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	
	FRANKLIN OAKS LOT 13	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1314-Franklin	

Building Description

Dwelling #	809 0039 000- 1		
Year Built:	1/1/2004	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/2004	Bedrooms:	3
Remodeled/Effective Age:	-18	Full Baths:	3
Building Type/Style:	14-Modern Single Story	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	B-	Room Count:	5
CDU/Overall Condition:	Average	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:		Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
809 0039 000- 1	1,892	0	0	0	0	1,200	3,092

Attachment Description(s):	Area:	Attachment Value:
12-EFP	190	\$5,700
13-AFG	600	\$18,000
21-OMP	38	\$1,000
31-WD	252	\$2,500



Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	4	\$1,200
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements						
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:	
Permit / Construction History						
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:			
9/2/2004	2949	\$3,200.00	FURNEW/ AC			
8/22/2008	1963	\$10,000.00	FBLA			
6/16/2006	1980	\$4,004.00	WDDK			
6/1/2004	1659	\$110,000.00	NEWDWLG			
Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
12/22/2004		\$281,000.00	Invalid		Land and Improvements	
11/25/2015		\$346,500.00	Valid		Land and Improvements	
5/12/2004		\$61,000.00	Invalid		Land	
11/19/2003		\$900,000.00	Invalid		Land	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	0.467	Gross				\$79,000
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
20,343	0.467			\$79,000		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Paved	Light			All Public	

Valuation/Explanation		
Dwelling #	809 0039 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,892	\$208,176.76
Second Story:	0	\$0.00
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$208,176.76
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	692	\$20,303.28
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$7,606.32
Plumbing	0 - Half Bath 3 - Full Bath	\$14,644.00
Finished Basement Living Area	1,200	\$32,388.00
Features:	5	\$3,200.00
Attachments:	1,080	\$27,200.00
Adjusted Base Price		\$313,518.36
Changes/Adjustments		
Grade Adjustment:	B- 120%	\$339,742.03
Market Adjustment:	42%	\$482,433.69
CDU Adjustment:	78	\$376,300.00
Complete:	100	\$376,300.00
Dollar Adjustments		(\$200.00)
Dwelling Value		\$376,100.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$376,100.00
Total Land Value		\$79,000.00
Total Assessed Value		\$455,100.00

Parcel Numbers: 809-0040-000	Property Address: 8016 35TH ST S	Municipality: Franklin, City of
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Owner Name: CATES, RODNEY	Mailing Address: 8016 S 35TH ST FRANKLIN, WI 53132	Land Use: Residential
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Property Photograph: 	Legal Description: FRANKLIN OAKS LOT 14	Building Sketch: 
Parcel Sketch and Site Map obtained from the County GIS		
Neighborhood: 1314-Franklin		

Building Description

Dwelling #	809 0040 000- 1		
Year Built:	1/1/2004	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/2004	Bedrooms:	4
Remodeled/Effective Age:	-18	Full Baths:	2
Building Type/Style:	13-Contemporary	Half Baths:	1
Story:	2.00	Rough-in:	0
Grade:	B-	Room Count:	4
CDU/Overall Condition:	Average	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:		Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
809 0040 000- 1	1,413	718	0	0	0	0	2,131

Attachment Description(s):	Area:	Attachment Value:
11-OFP	36	\$700
13-AFG	6	\$200
13-AFG	414	\$12,400


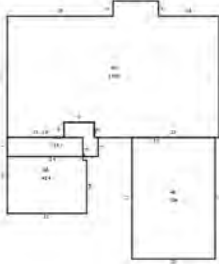
Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	2	\$600
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements							
Structure Type:		Year Built:	Area:	Construction:	Condition:	Value:	
Permit / Construction History							
Date of Permit:		Permit Number:	Permit Amount:		Details of Permit:		
11/10/2004		3824	\$0.00		FURNEW/AC		
9/13/2004		3042	\$151,949.00		NEWDWLG		
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
11/19/2003		\$900,000.00	Invalid		Land		
12/11/2003		\$63,900.00	Valid		Land		
6/28/2004		\$81,000.00	Valid		Land		
6/20/2011		\$245,203.00	Invalid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.467	Gross				\$79,000	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
20,343	0.467				\$79,000		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		

Valuation/Explanation		
Dwelling #	809 0040 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,413	\$163,667.79
Second Story:	718	\$49,211.72
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$212,879.51
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	1,413	\$32,470.74
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$5,242.26
Plumbing	1 - Half Bath 2 - Full Bath	\$12,203.00
Finished Basement Living Area	0	\$0.00
Features:	3	\$2,600.00
Attachments:	456	\$13,300.00
Adjusted Base Price		\$278,695.51
Changes/Adjustments		
Grade Adjustment:	B- 120%	\$315,354.61
Market Adjustment:	38%	\$435,189.37
CDU Adjustment:	78	\$339,400.00
Complete:	100	\$339,400.00
Dollar Adjustments		(\$1,100.00)
Dwelling Value		\$338,300.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$338,300.00
Total Land Value		\$79,000.00
Total Assessed Value		\$417,300.00

Parcel Numbers: 809-0041-000 Property Address: 7988 35TH ST S Municipality: Franklin, City of

Owner Name: NELSON GARY D & JULIE A Mailing Address: 7988 S 35TH ST FRANKLIN, WI 53132 Land Use: Residential

Property Photograph:	Legal Description:	Building Sketch:
	FRANKLIN OAKS LOT 15	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood:	
	1314-Franklin	

Building Description

Dwelling #	809 0041 000- 1		
Year Built:	1/1/2004	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/2004	Bedrooms:	3
Remodeled/Effective Age:	-18	Full Baths:	2
Building Type/Style:	14-Modern Single Story	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	B-	Room Count:	4
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
809 0041 000- 1	1,808	0	0	0	0	0	1,808

Attachment Description(s):	Area:	Attachment Value:
13-AFG	704	\$21,100
11-OFP	152	\$3,000

Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	2	\$600
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements


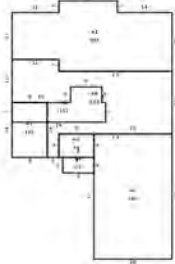
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:

Permit / Construction History							
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:				
7/2/2004	2175	\$3,200.00	FURNEW/ AC				
5/26/2004	1595	\$181,920.00	NEWDWLG				
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
12/10/2003		\$334,600.00	Invalid		Land		
4/22/2004		\$78,900.00	Valid		Land		
11/19/2003		\$900,000.00	Invalid		Land		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.467	Gross				\$79,000	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:			
20,343	0.467			\$79,000			
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		
Valuation/Explanation							
Dwelling #	809 0041 000- 1						
Description	Area					Value Amount	
Living Area:							
First Story:	1,808					\$200,037.12	
Second Story:	0					\$0.00	
Additional Story:	0					\$0.00	
Attic/Finished Net:	0					\$0.00	
Half Story/Finished Net:	0					\$0.00	
Base Price						\$200,037.12	
Unfinished Living Area:							
Room/Unfinished:	0					\$0.00	
Unfinished Basement:	1,808					\$39,450.56	
Half Story/Unfinished:						\$0.00	
Structure Info, Features and Attachments:							
Heating/AC	Air Conditioning - Same Ducts					\$4,447.68	
Plumbing	0 - Half Bath 2 - Full Bath					\$7,322.00	
Finished Basement Living Area	0					\$0.00	
Features:	3					\$2,600.00	
Attachments:	856					\$24,100.00	
Adjusted Base Price						\$277,957.36	
Changes/Adjustments							
Grade Adjustment:	B- 120%					\$301,508.83	
Market Adjustment:	31%					\$394,976.57	
CDU Adjustment:	83					\$327,800.00	
Complete:	100					\$327,800.00	
Dollar Adjustments						\$200.00	
Dwelling Value						\$328,000.00	

Other Building Improvements	0	\$0.00
Total Improvement Value		\$328,000.00
Total Land Value		\$79,000.00
Total Assessed Value		\$407,000.00

Parcel Numbers: 809-0042-000 Property Address: 7960 35TH ST S Municipality: Franklin, City of

Owner Name: LUCZKOWSKI, RICHARD & KAREN Mailing Address: 7960 S 35TH ST FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	
	FRANKLIN OAKS LOT 16	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1314-Franklin	

Building Description

Dwelling #	809 0042 000- 1		
Year Built:	1/1/2004	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/2004	Bedrooms:	4
Remodeled/Effective Age:	-18	Full Baths:	2
Building Type/Style:	13-Contemporary	Half Baths:	1
Story:	2.00	Rough-in:	0
Grade:	B-	Room Count:	5
CDU/Overall Condition:	Average	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:		Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
809 0042 000- 1	1,388	692	0	0	0	0	2,080

Attachment Description(s):	Area:	Attachment Value:
11-OFP	54	\$1,100
13-AFG	640	\$19,200
11-OFP	32	\$600


Feature Description(s):	Area:	Feature Value:
05-Metal Fireplace	1	\$2,000
Rec Room Condition: Average	Rec Room Area: 656	Rec Room Value: \$3,280
22-Additional Fixture	6	\$1,800
Rec Room Condition: Average	Rec Room Area: 656	Rec Room Value: \$3,280

Other Building Improvements						
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:	
Permit / Construction History						
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:			
6/18/2020	20-1545	\$5,216.00	ACREPLACE			
5/11/2006	1508	\$9,500.00	RECROOM			
7/2/2004	2178	\$3,200.00	FURNEW/ AC			
5/24/2004	1580	\$191,510.00	NEWDWLG			
Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
11/19/2003		\$900,000.00	Invalid		Land	
12/10/2003		\$334,600.00	Invalid		Land	
4/29/2004		\$78,900.00	Valid		Land	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	0.467	Gross				\$79,000
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
20,343	0.467			\$79,000		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Paved	Light			All Public	

Valuation/Explanation		
Dwelling #	809 0042 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,388	\$161,965.72
Second Story:	692	\$47,907.16
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$209,872.88
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	1,388	\$32,201.60
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$5,116.80
Plumbing	1 - Half Bath 2 - Full Bath	\$12,203.00
Finished Basement Living Area	0	\$0.00
Features:	7	\$3,800.00
Attachments:	726	\$20,900.00
Adjusted Base Price		\$284,094.28
Changes/Adjustments		
Grade Adjustment:	B- 120%	\$311,273.14
Market Adjustment:	46%	\$454,458.78
CDU Adjustment:	78	\$354,500.00
Complete:	100	\$354,500.00
Dollar Adjustments		\$1,100.00
Dwelling Value		\$355,600.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$355,600.00
Total Land Value		\$79,000.00
Total Assessed Value		\$434,600.00

Parcel Numbers: 809-0043-000 Property Address: 7954 35TH ST S Municipality: Franklin, City of

Owner Name: STIER, DEAN A & COLLEEN M (L/E) Mailing Address: 7954 S 35TH ST FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	Building Sketch:
	FRANKLIN OAKS LOT 17	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1314-Franklin	

Building Description

Dwelling #	809 0043 000- 1		
Year Built:	1/1/2004	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/2004	Bedrooms:	3
Remodeled/Effective Age:	-18	Full Baths:	2
Building Type/Style:	14-Modern Single Story	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	B-	Room Count:	7
CDU/Overall Condition:	Average	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Good	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
809 0043 000- 1	1,829	0	0	0	0	0	1,829

Attachment Description(s):	Area:	Attachment Value:
13-AFG	484	\$14,500
11-OFP	56	\$1,100

Feature Description(s):	Area:	Feature Value:
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
22-Additional Fixture	1	\$300
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements


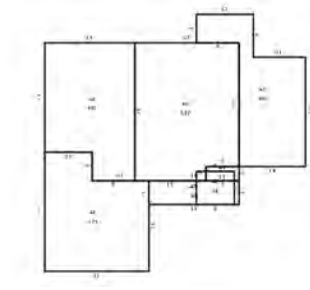
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:

Permit / Construction History							
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:				
5/27/2004	1603	\$161,530.00	NEWDWLG				
3/1/2019	19-0403	\$8,920.00	FUR+ACREPLAC				
7/2/2004	2177	\$3,200.00	FURNEW/ AC				
6/15/2021	21-0413	\$52,450.00	BATHREM0D X4				
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
12/10/2003		\$334,600.00	Invalid		Land		
1/29/2004		\$78,000.00	Valid		Land		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.467	Gross				\$79,000	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:			
20,343	0.467			\$79,000			
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Medium		6/28/2022	All Public		
Valuation/Explanation							
Dwelling #	809 0043 000- 1						
Description	Area					Value Amount	
Living Area:							
First Story:	1,829					\$202,360.56	
Second Story:	0					\$0.00	
Additional Story:	0					\$0.00	
Attic/Finished Net:	0					\$0.00	
Half Story/Finished Net:	0					\$0.00	
Base Price						\$202,360.56	
Unfinished Living Area:							
Room/Unfinished:	0					\$0.00	
Unfinished Basement:	1,829					\$39,908.78	
Half Story/Unfinished:						\$0.00	
Structure Info, Features and Attachments:							
Heating/AC	Air Conditioning - Same Ducts					\$4,499.34	
Plumbing	0 - Half Bath 2 - Full Bath					\$7,322.00	
Finished Basement Living Area	0					\$0.00	
Features:	2					\$2,300.00	
Attachments:	540					\$15,600.00	
Adjusted Base Price						\$271,990.68	
Changes/Adjustments							
Grade Adjustment:	B- 120%					\$304,908.82	
Market Adjustment:	39%					\$423,823.25	
CDU Adjustment:	78					\$330,600.00	
Complete:	100					\$330,600.00	
Dollar Adjustments						(\$100.00)	
Dwelling Value						\$330,500.00	

Other Building Improvements	0	\$0.00
Total Improvement Value		\$330,500.00
Total Land Value		\$79,000.00
Total Assessed Value		\$409,500.00

Parcel Numbers: 809-0044-000 Property Address: 7938 35TH ST S Municipality: Franklin, City of

Owner Name: PROSSER MICHAEL & SANDRA Mailing Address: 7938 S 35TH ST FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	
	FRANKLIN OAKS LOT 18	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1314-Franklin	

Building Description

Dwelling #	809 0044 000- 1		
Year Built:	1/1/2004	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/2004	Bedrooms:	3
Remodeled/Effective Age:	-18	Full Baths:	2
Building Type/Style:	13-Contemporary	Half Baths:	1
Story:	2.00	Rough-in:	0
Grade:	B-	Room Count:	4
CDU/Overall Condition:	Average	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:		Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
809 0044 000- 1	1,511	638	0	0	0	0	2,149

Attachment Description(s):	Area:	Attachment Value:
11-OFP	21	\$400
13-AFG	478	\$14,300
11-OFP	95	\$1,900



Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	2	\$600
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements							
Structure Type:		Year Built:	Area:	Construction:	Condition:	Value:	
Permit / Construction History							
Date of Permit:		Permit Number:	Permit Amount:		Details of Permit:		
5/17/2004		1459	\$190,444.00		NEWDWLG		
7/2/2004		2173	\$3,200.00		FURNEW/ AC		
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
1/7/2005		\$279,000.00	Valid		Land and Improvements		
4/22/2004		\$90,000.00	Valid		Land		
4/22/2004		\$90,000.00	Valid		Land		
11/19/2003		\$900,000.00	Invalid		Land		
12/10/2003		\$334,600.00	Invalid		Land		
Land Breakdown							
Land Class:		Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site		1.023	Gross				\$95,300
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:		Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:	
44,562		1.023				\$95,300	
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		

Valuation/Explanation		
Dwelling #	809 0044 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,511	\$172,737.52
Second Story:	638	\$44,825.88
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$217,563.40
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	1,511	\$34,088.16
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$5,286.54
Plumbing	1 - Half Bath 2 - Full Bath	\$12,203.00
Finished Basement Living Area	0	\$0.00
Features:	3	\$2,600.00
Attachments:	594	\$16,600.00
Adjusted Base Price		\$288,341.10
Changes/Adjustments		
Grade Adjustment:	B- 120%	\$322,969.32
Market Adjustment:	37%	\$442,467.97
CDU Adjustment:	78	\$345,100.00
Complete:	100	\$345,100.00
Dollar Adjustments		\$0.00
Dwelling Value		\$345,100.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$345,100.00
Total Land Value		\$95,300.00
Total Assessed Value		\$440,400.00

Parcel Numbers: 809-0048-000 Property Address: 2802 PLAZA DR W Municipality: Franklin, City of

Owner Name: KOMMINENI, SUPRIYA Mailing Address: 2802 W PLAZA DR FRANKLIN, WI 53132 Land Use: Residential

Property Photograph:	Legal Description:	Building Sketch:
	FRANKLIN OAKS LOT 22	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood:	
	1302-Franklin	

Building Description

Dwelling #	809 0048 000- 1		
Year Built:	1/1/2016	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/2016	Bedrooms:	3
Remodeled/Effective Age:	-6	Full Baths:	2
Building Type/Style:	14-Modern Single Story	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	B+	Room Count:	4
CDU/Overall Condition:	Average	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:		Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
809 0048 000- 1	1,963	0	0	0	0	0	1,963

Attachment Description(s):	Area:	Attachment Value:
13-AFG	668	\$20,000
11-OFP	28	\$600

Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	2	\$600
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:

Permit / Construction History							
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:				
9/6/2016	16-2206	\$5,000.00	NEW FURN+AC				
8/18/2016	16-2039	\$230,000.00	NEWDWLG				
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
12/29/2016		\$349,900.00	Valid		Land and Improvements		
7/22/2016		\$65,000.00	Valid		Land and Improvements		
7/30/2020		\$410,000.00	Valid		Land and Improvements		
2/24/2004		\$217,000.00	Invalid		Land		
11/19/2003		\$900,000.00	Invalid		Land		
12/19/2005		\$166,600.00	Invalid		Land		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.628	Gross				\$71,100	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:			
27,356	0.628			\$71,100			
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		

Valuation/Explanation		
Dwelling #	809 0048 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,963	\$213,986.63
Second Story:	0	\$0.00
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$213,986.63
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	1,963	\$42,341.91
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$4,828.98
Plumbing	0 - Half Bath 2 - Full Bath	\$7,322.00
Finished Basement Living Area	0	\$0.00
Features:	3	\$2,600.00
Attachments:	696	\$20,600.00
Adjusted Base Price		\$291,679.52
Changes/Adjustments		
Grade Adjustment:	B+ 135%	\$362,447.35
Market Adjustment:	21%	\$438,561.30
CDU Adjustment:	90	\$394,700.00
Complete:	100	\$394,700.00
Dollar Adjustments		(\$1,000.00)
Dwelling Value		\$393,700.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$393,700.00
Total Land Value		\$71,100.00
Total Assessed Value		\$464,800.00

Parcel Numbers: 809-0049-000	Property Address: 8095 27TH ST S	Municipality: Franklin, City of
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Owner Name: NAK, MOLITA D	Mailing Address: 4935 W FOREST HOME AVE MILWAUKEE, WI 53219	Land Use: Residential
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Property Photograph:	Legal Description: FRANKLIN OAKS LOT 23	Building Sketch:
<div style="border: 1px solid black; height: 100px; width: 100%;"></div>	<div style="border: 1px solid black; height: 100px; width: 100%;"></div>	<div style="border: 1px solid black; height: 100px; width: 100%;"></div>
Parcel Sketch and Site Map obtained from the County GIS		
Neighborhood: 1302-Franklin		

Building Description

Dwelling #	
Year Built:	Exterior Wall:
Year Remodeled:	Bedrooms:
Remodeled/Effective Age:	Full Baths:
Building Type/Style:	Half Baths:
Story:	Rough-in: 0
Grade:	Room Count:
CDU/Overall Condition:	Basement Description:
Interior Condition:	Heating:
Kitchen Condition:	Type of Fuel:
Bath Condition:	Type of System:

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished: 0
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Attachment Description(s):	Area:	Attachment Value:
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Feature Description(s):	Area:	Feature Value:
Rec Room Condition:	Rec Room Area:	Rec Room Value:

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
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Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
11/19/2003		\$900,000.00	Invalid		Land		
12/19/2005		\$166,600.00	Invalid		Land		
2/24/2004		\$217,000.00	Invalid		Land		
4/23/2018		\$125,000.00	Valid		Land		
11/1/2016		\$145,000.00	Invalid		Land		
Land Breakdown							
Land Class:	Acres:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.996	Gross				\$114,500	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
43,386	0.996				\$114,500		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		
Valuation/Explanation							
Dwelling #							
Description				Area		Value Amount	
Living Area:							
First Story:							
Second Story:							
Additional Story:							
Attic/Finished Net:							
Half Story/Finished Net:							
Base Price							
Unfinished Living Area:							
Room/Unfinished:							
Unfinished Basement:							
Half Story/Unfinished:							
Structure Info, Features and Attachments:							
Heating/AC							
Plumbing				- Half Bath - Full Bath			
Finished Basement Living Area							
Features:							
Attachments:							
Adjusted Base Price						\$0.00	
Changes/Adjustments							
Grade Adjustment:				%			
Market Adjustment:							
CDU Adjustment:							
Complete:				100%			
Dollar Adjustments							
Dwelling Value							

Other Building Improvements	0	\$0.00
Total Improvement Value		\$0.00
Total Land Value		\$114,500.00
Total Assessed Value		\$114,500.00

Parcel Numbers: 809-0050-000	Property Address: OL VILLA DR W	Municipality: Franklin, City of
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Owner Name: KOSEK, PERRY S & SANDRA C - TRUST 2017	Mailing Address: 1195 LAKEVIEW RD WEST BEND, WI 53090	Land Use: Commercial
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Property Photograph:	Legal Description: FRANKLIN OAKS OUTLOT 1	Building Sketch:
<small>Describe/Map</small>	Parcel Sketch and Site Map obtained from the County GIS Neighborhood: 999.75-Franklin Zoning:	<small>Describe/Map</small>

Building Description

Building #	
Building Type/Style:	One Bedroom:
Stories:	Two Bedroom:
Year Built:	Three Bedroom:
Remodeled/Effective Age:	Total Unit Count:
Grade Factor:	Business Name:
Market Adjustment:	CDU/Overall Condition

Structure / Basement Data

Building #	Section #	Occupancy:	Year:	Area:	Framing:	Wall Hgt:	Rental:
Building #	Section #	Description:	Basement Area:	Total Area:	0		

Components Site Improvements

Bldg #	Sec. #	Description:	Area:	Value:	Bldg #	Sec. #	Description:	Area:	Value:
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Detached Improvements

Structure:	Year:	Sq Ft:	Grade:	Construction:	Condition:
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Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
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Ownership/Sales History

Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
1/2/2020		\$500.00	Invalid		Land	
12/19/2005		\$166,600.00	Invalid		Land	
2/24/2004		\$217,000.00	Invalid		Land	
11/19/2003		\$900,000.00	Invalid		Land	


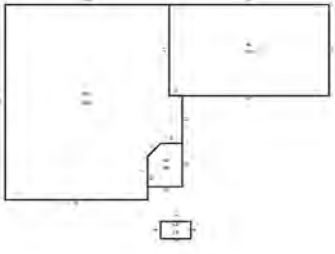
Land Breakdown

Land Class: B-Commercial Primary Site	Acreage: 0.080	Unit of Measure: Gross	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value: \$0.00
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Acreage/Squarefoot Variables				
Land Data & Computations				
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Total Land Value:
3,485	0.080			\$0.00
General Information				
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:
Level	Paved	Light		
				Utilities: All Public
Assessment History				
Parcel Year:	Acres Total:	Land Total:	Improvement Total:	
Valuation/Explanation				
Building #				
Description	Area	Value Amount		
Structure:				
Commercial Building Base Price				
Basement:				
Components:				
Site Improvements:				
Adjusted Base Price				
Depreciation Adjustment:		\$0.00		
Adjusted Base Price with Depreciation				
Grade Adjustment:		\$0.00		
Market Adjustment:		\$0.00		
Local Modifier:		\$0.00		
Percent Complete:		\$0.00		
Dollar Adjustment:		\$0.00		
Commercial Building Value				
		\$0.00		
Total Dwelling Value				
Detached Improvements	0	\$0.00		
Total Improvement Value				
		\$0.00		
Total Land Value				
		\$0.00		
Total Assessed Value				
		\$0.00		

Parcel Numbers: 809-0054-000 Property Address: 3406 VILLA DR W Municipality: Franklin, City of

Owner Name: VENTIMIGLIA, THOMAS & JUDITH LIVING TRUS Mailing Address: 3406 W VILLA DR FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	Building Sketch:
	THE VILLAS CONDOMINIUM NE 13 5 21 BLDG 1 UNIT 1	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1352-Franklin	

Building Description

Dwelling #	809 0054 000- 1		
Year Built:	1/1/2004	Exterior Wall:	01-Wood
Year Remodeled:	1/1/2004	Bedrooms:	3
Remodeled/Effective Age:	-18	Full Baths:	3
Building Type/Style:	17-Condominium	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	B+	Room Count:	4
CDU/Overall Condition:	Average	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:		Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
809 0054 000- 1	1,682	0	0	0	0	700	2,382

Attachment Description(s):	Area:	Attachment Value:
13-AFG	777	\$23,300
11-OFP	75	\$1,500

Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	2	\$600
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements


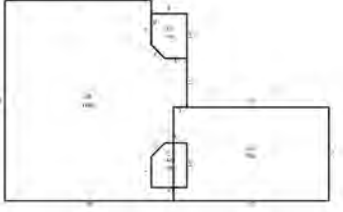
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:

Permit / Construction History							
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:				
2/23/2004	483	\$250,000.00	NEWBLDG				
6/17/2004	1941	\$12,000.00	RECROOM				
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
6/15/2005		\$332,100.00	Valid		Land and Improvements		
8/15/2014		\$280,000.00	Valid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.000	Gross				\$33,500	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
0	0.000				\$33,500		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		
Valuation/Explanation							
Dwelling #				809 0054 000- 1			
Description				Area		Value Amount	
Living Area:							
First Story:				1,682		\$189,023.16	
Second Story:				0		\$0.00	
Additional Story:				0		\$0.00	
Attic/Finished Net:				0		\$0.00	
Half Story/Finished Net:				0		\$0.00	
Base Price						\$189,023.16	
Unfinished Living Area:							
Room/Unfinished:				0		\$0.00	
Unfinished Basement:				982		\$25,394.52	
Half Story/Unfinished:						\$0.00	
Structure Info, Features and Attachments:							
Heating/AC				Air Conditioning - Same Ducts		\$5,859.72	
Plumbing				0 - Half Bath 3 - Full Bath		\$14,644.00	
Finished Basement Living Area				700		\$18,893.00	
Features:				3		\$2,600.00	
Attachments:				852		\$24,800.00	
Adjusted Base Price						\$281,214.40	
Changes/Adjustments							
Grade Adjustment:				B+ 135%		\$342,649.44	
Market Adjustment:				44%		\$493,415.19	
CDU Adjustment:				78		\$384,900.00	
Complete:				100		\$384,900.00	
Dollar Adjustments						(\$1,200.00)	
Dwelling Value						\$383,700.00	

Other Building Improvements	0	\$0.00
Total Improvement Value		\$383,700.00
Total Land Value		\$33,500.00
Total Assessed Value		\$417,200.00

Parcel Numbers: 809-0055-000 Property Address: 8055 PATRICIA CT S Municipality: Franklin, City of

Owner Name: NIEMELA, LINDA KAY Mailing Address: 8055 S PATRICIA CT FRANKLIN, WI 53132 Land Use: Residential

Property Photograph:	Legal Description:	Building Sketch:
	THE VILLAS CONDOMINIUM NE 13 5 21 BLDG 1 UNIT 2	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood:	
	1352-Franklin	

Building Description

Dwelling #	809 0055 000- 1		
Year Built:	1/1/2004	Exterior Wall:	01-Wood
Year Remodeled:	1/1/2004	Bedrooms:	3
Remodeled/Effective Age:	-18	Full Baths:	3
Building Type/Style:	17-Condominium	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	B+	Room Count:	4
CDU/Overall Condition:	Average	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:		Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
809 0055 000- 1	1,682	0	0	0	0	950	2,632

Attachment Description(s):	Area:	Attachment Value:
11-OFP	75	\$1,500
13-AFG	735	\$22,100

Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	2	\$600
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements


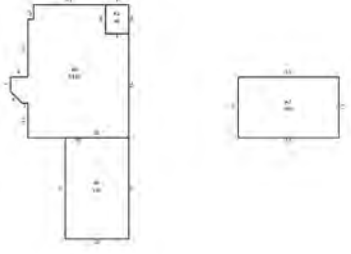
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:

Permit / Construction History							
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:				
2/23/2004	483	\$250,000.00	NEWBLDG				
1/7/2008	21	\$13,600.00	FBLA				
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
7/27/2018		\$305,000.00	Valid		Land and Improvements		
11/1/2017		\$339,900.00	Invalid		Land and Improvements		
10/7/2014		\$100,000.00	Invalid		Land and Improvements		
10/25/2005		\$270,500.00	Invalid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.000	Gross				\$33,500	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:			
0	0.000			\$33,500			
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		
Valuation/Explanation							
Dwelling #	809 0055 000- 1						
Description	Area				Value Amount		
Living Area:							
First Story:	1,682				\$189,023.16		
Second Story:	0				\$0.00		
Additional Story:	0				\$0.00		
Attic/Finished Net:	0				\$0.00		
Half Story/Finished Net:	0				\$0.00		
Base Price					\$189,023.16		
Unfinished Living Area:							
Room/Unfinished:	0				\$0.00		
Unfinished Basement:	732				\$20,949.84		
Half Story/Unfinished:					\$0.00		
Structure Info, Features and Attachments:							
Heating/AC	Air Conditioning - Same Ducts				\$6,474.72		
Plumbing	0 - Half Bath 3 - Full Bath				\$14,644.00		
Finished Basement Living Area	950				\$25,640.50		
Features:	3				\$2,600.00		
Attachments:	810				\$23,600.00		
Adjusted Base Price					\$282,932.22		
Changes/Adjustments							
Grade Adjustment:	B+ 135%				\$346,588.50		
Market Adjustment:	45%				\$502,553.32		
CDU Adjustment:	78				\$392,000.00		
Complete:	100				\$392,000.00		
Dollar Adjustments					\$400.00		
Dwelling Value					\$392,400.00		

Other Building Improvements	0	\$0.00
Total Improvement Value		\$392,400.00
Total Land Value		\$33,500.00
Total Assessed Value		\$425,900.00

Parcel Numbers: 809-0056-000 Property Address: 8049 PATRICIA CT S Municipality: Franklin, City of

Owner Name: BARIL GREG A & KATHLEEN S Mailing Address: 8049 S PATRICIA CT FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	Building Sketch:
	THE VILLAS CONDOMINIUM NE 13 5 21 BLDG 2 UNIT 3	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1352-Franklin	

Building Description

Dwelling #	809 0056 000- 1		
Year Built:	1/1/2005	Exterior Wall:	01-Wood
Year Remodeled:	1/1/2005	Bedrooms:	2
Remodeled/Effective Age:	-17	Full Baths:	2
Building Type/Style:	17-Condominium	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	B	Room Count:	3
CDU/Overall Condition:	Average	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:		Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
809 0056 000- 1	1,566	0	0	0	0	0	1,566

Attachment Description(s):	Area:	Attachment Value:
13-AFG	770	\$23,100
11-OFP	80	\$1,600

Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	1	\$300
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements



Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:

Permit / Construction History							
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:				
11/2/2004		\$250,000.00	NEWBLDG				
2/9/2005		\$0.00	AC				
3/7/2005		\$0.00	AC				
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
5/31/2005		\$247,100.00	Valid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.000	Gross				\$33,500	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:			
0	0.000			\$33,500			
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		
Valuation/Explanation							
Dwelling #				809 0056 000- 1			
Description				Area		Value Amount	
Living Area:							
First Story:				1,566		\$177,975.90	
Second Story:				0		\$0.00	
Additional Story:				0		\$0.00	
Attic/Finished Net:				0		\$0.00	
Half Story/Finished Net:				0		\$0.00	
Base Price						\$177,975.90	
Unfinished Living Area:							
Room/Unfinished:				0		\$0.00	
Unfinished Basement:				1,566		\$35,031.42	
Half Story/Unfinished:						\$0.00	
Structure Info, Features and Attachments:							
Heating/AC				Air Conditioning - Same Ducts		\$3,852.36	
Plumbing				0 - Half Bath 2 - Full Bath		\$7,322.00	
Finished Basement Living Area				0		\$0.00	
Features:				2		\$2,300.00	
Attachments:				850		\$24,700.00	
Adjusted Base Price						\$251,181.68	
Changes/Adjustments							
Grade Adjustment:				B 128%		\$286,952.55	
Market Adjustment:				35%		\$387,385.94	
CDU Adjustment:				79		\$306,000.00	
Complete:				100		\$306,000.00	
Dollar Adjustments						(\$700.00)	
Dwelling Value						\$305,300.00	

Other Building Improvements	0	\$0.00
Total Improvement Value		\$305,300.00
Total Land Value		\$33,500.00
Total Assessed Value		\$338,800.00

Parcel Numbers: 809-0057-000 Property Address: 8047 PATRICIA CT S Municipality: Franklin, City of

Owner Name: EBERHARDY, TIMOTHY J & CINDY M Mailing Address: 8047 S PATRICIA CT FRANKLIN, WI 53132 Land Use: Residential

Property Photograph:	Legal Description:	Building Sketch:
	THE VILLAS CONDOMINIUM NE 13 5 21 BLDG 2 UNIT 4	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood:	
	1352-Franklin	

Building Description

Dwelling #	809 0057 000- 1		
Year Built:	1/1/2005	Exterior Wall:	01-Wood
Year Remodeled:	1/1/2005	Bedrooms:	2
Remodeled/Effective Age:	-17	Full Baths:	2
Building Type/Style:	17-Condominium	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	B	Room Count:	3
CDU/Overall Condition:	Average	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:		Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
809 0057 000- 1	1,566	0	0	0	0	0	1,566

Attachment Description(s):	Area:	Attachment Value:
13-AFG	770	\$23,100
11-OFP	80	\$1,600

Feature Description(s):	Area:	Feature Value:
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
22-Additional Fixture	1	\$300
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements


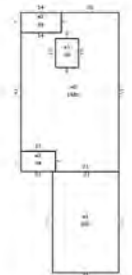
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:

Permit / Construction History							
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:				
3/7/2005	50761	\$11,500.00	AC				
2/9/2005	50383	\$11,200.00	AC				
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
5/31/2005		\$247,600.00	Valid		Land and Improvements		
10/15/2010		\$212,000.00	Valid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.000	Gross				\$33,500	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:			
0	0.000			\$33,500			
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		
Valuation/Explanation							
Dwelling #				809 0057 000- 1			
Description				Area		Value Amount	
Living Area:							
First Story:				1,566		\$177,975.90	
Second Story:				0		\$0.00	
Additional Story:				0		\$0.00	
Attic/Finished Net:				0		\$0.00	
Half Story/Finished Net:				0		\$0.00	
Base Price						\$177,975.90	
Unfinished Living Area:							
Room/Unfinished:				0		\$0.00	
Unfinished Basement:				1,566		\$35,031.42	
Half Story/Unfinished:						\$0.00	
Structure Info, Features and Attachments:							
Heating/AC				Air Conditioning - Same Ducts		\$3,852.36	
Plumbing				0 - Half Bath 2 - Full Bath		\$7,322.00	
Finished Basement Living Area				0		\$0.00	
Features:				2		\$2,300.00	
Attachments:				850		\$24,700.00	
Adjusted Base Price						\$251,181.68	
Changes/Adjustments							
Grade Adjustment:				B 128%		\$286,952.55	
Market Adjustment:				35%		\$387,385.94	
CDU Adjustment:				79		\$306,000.00	
Complete:				100		\$306,000.00	
Dollar Adjustments						(\$700.00)	
Dwelling Value						\$305,300.00	

Other Building Improvements	0	\$0.00
Total Improvement Value		\$305,300.00
Total Land Value		\$33,500.00
Total Assessed Value		\$338,800.00

Parcel Numbers: 809-0058-000 Property Address: 8033 PATRICIA CT S Municipality: Franklin, City of

Owner Name: KLEMMER JOHN T & JUDITH A Mailing Address: 8033 S PATRICIA CT FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	Building Sketch:
	THE VILLAS CONDOMINIUM NE 13 5 21 BLDG 3 UNIT 5	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1352-Franklin	

Building Description

Dwelling #	809 0058 000- 1		
Year Built:	1/1/2005	Exterior Wall:	01-Wood
Year Remodeled:	1/1/2005	Bedrooms:	3
Remodeled/Effective Age:	-17	Full Baths:	3
Building Type/Style:	17-Condominium	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	B+	Room Count:	4
CDU/Overall Condition:	Average	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:		Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
809 0058 000- 1	1,688	0	0	0	0	900	2,588

Attachment Description(s):	Area:	Attachment Value:
13-AFG	805	\$24,200
11-OPF	98	\$2,000
11-OPF	84	\$1,700



Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	2	\$600
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements						
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:	
Permit / Construction History						
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:			
4/4/2005	05-1076	\$250,000.00	NEWDWLG			
6/22/2005	147680	\$100.00	AC			
9/8/2005	575014	\$9,000.00	FBLA			
Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
10/31/2005		\$340,100.00	Valid		Land and Improvements	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	0.000	Gross				\$33,500
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
0	0.000			\$33,500		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Paved	Light			All Public	

Valuation/Explanation		
Dwelling #	809 0058 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,688	\$189,697.44
Second Story:	0	\$0.00
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$189,697.44
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	788	\$0.00
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$6,366.48
Plumbing	0 - Half Bath 3 - Full Bath	\$14,644.00
Finished Basement Living Area	900	\$24,291.00
Features:	3	\$2,600.00
Attachments:	987	\$27,900.00
Adjusted Base Price		\$265,498.92
Changes/Adjustments		
Grade Adjustment:	B+ 135%	\$317,248.54
Market Adjustment:	53%	\$485,390.27
CDU Adjustment:	79	\$383,500.00
Complete:	100	\$383,500.00
Dollar Adjustments		\$200.00
Dwelling Value		\$383,700.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$383,700.00
Total Land Value		\$33,500.00
Total Assessed Value		\$417,200.00

Parcel Numbers: 809-0059-000 Property Address: 8031 PATRICIA CT S Municipality: Franklin, City of

Owner Name: HELING, DONALD L & LOIS A - REV TRUST Mailing Address: 8031 S PATRICIA CT FRANKLIN, WI 53132 Land Use: Residential

Property Photograph:	Legal Description:	Building Sketch:
	THE VILLAS CONDOMINIUM NE 13 5 21 BLDG 3 UNIT 6	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood:	
	1352-Franklin	

Building Description

Dwelling #	809 0059 000- 1		
Year Built:	1/1/2005	Exterior Wall:	01-Wood
Year Remodeled:	1/1/2005	Bedrooms:	2
Remodeled/Effective Age:	-17	Full Baths:	3
Building Type/Style:	17-Condominium	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	B+	Room Count:	2
CDU/Overall Condition:	Average	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:		Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
809 0059 000- 1	1,688	0	0	0	0	751	2,439

Attachment Description(s):	Area:	Attachment Value:
13-AFG	759	\$22,800
11-OPF	98	\$2,000
11-OPF	84	\$1,700


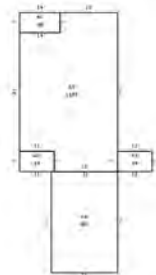
Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	2	\$600
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements							
Structure Type:		Year Built:	Area:	Construction:	Condition:	Value:	
Permit / Construction History							
Date of Permit:		Permit Number:	Permit Amount:		Details of Permit:		
4/4/2005		52656	\$0.00		NEWDWLG		
6/22/2005			\$0.00		AC		
7/15/2005			\$9,000.00		RECROOM		
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
12/17/2020		\$336,300.00	Invalid		Land and Improvements		
9/23/2019		\$327,000.00	Valid		Land and Improvements		
9/21/2007		\$320,000.00	Valid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.000	Gross				\$33,500	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
0	0.000				\$33,500		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		

Valuation/Explanation		
Dwelling #	809 0059 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,688	\$189,697.44
Second Story:	0	\$0.00
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$189,697.44
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	937	\$24,661.84
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$5,999.94
Plumbing	0 - Half Bath 3 - Full Bath	\$14,644.00
Finished Basement Living Area	751	\$20,269.49
Features:	3	\$2,600.00
Attachments:	941	\$26,500.00
Adjusted Base Price		\$284,372.71
Changes/Adjustments		
Grade Adjustment:	B+ 135%	\$344,618.16
Market Adjustment:	38%	\$475,573.06
CDU Adjustment:	79	\$375,700.00
Complete:	100	\$375,700.00
Dollar Adjustments		\$900.00
Dwelling Value		\$376,600.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$376,600.00
Total Land Value		\$33,500.00
Total Assessed Value		\$410,100.00

Parcel Numbers: 809-0060-000 Property Address: 8019 PATRICIA CT S Municipality: Franklin, City of

Owner Name: SANNES DARLENE M Mailing Address: 8019 S PATRICIA CT FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	Building Sketch:
	THE VILLAS CONDOMINIUM NE 13 5 21 BLDG 4 UNIT 7	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood:	
	1352-Franklin	

Building Description

Dwelling #	809 0060 000- 1		
Year Built:	1/1/2005	Exterior Wall:	01-Wood
Year Remodeled:	1/1/2005	Bedrooms:	3
Remodeled/Effective Age:	-17	Full Baths:	3
Building Type/Style:	17-Condominium	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	B+	Room Count:	4
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
809 0060 000- 1	1,688	0	0	0	0	844	2,532

Attachment Description(s):	Area:	Attachment Value:
13-AFG	805	\$24,200
11-OPF	98	\$2,000
11-OPF	84	\$1,700



Feature Description(s):	Area:	Feature Value:
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
22-Additional Fixture	1	\$300
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements						
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:	
Permit / Construction History						
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:			
4/14/2005	05-1237	\$250,000.00	NEWDWLG			
7/18/2005	286838	\$9,000.00	FBLA			
8/5/2005	398968	\$11,875.00	AC & FURNACE			
Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
11/30/2005		\$313,300.00	Valid		Land and Improvements	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	0.000	Gross				\$33,500
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
0	0.000			\$33,500		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Paved	Light			All Public	

Valuation/Explanation		
Dwelling #	809 0060 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,688	\$189,697.44
Second Story:	0	\$0.00
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$189,697.44
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	844	\$23,091.84
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$6,228.72
Plumbing	0 - Half Bath 3 - Full Bath	\$14,644.00
Finished Basement Living Area	844	\$22,779.56
Features:	2	\$2,300.00
Attachments:	987	\$27,900.00
Adjusted Base Price		\$286,641.56
Changes/Adjustments		
Grade Adjustment:	B+ 135%	\$346,196.11
Market Adjustment:	30%	\$450,054.94
CDU Adjustment:	84	\$378,000.00
Complete:	100	\$378,000.00
Dollar Adjustments		\$1,500.00
Dwelling Value		\$379,500.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$379,500.00
Total Land Value		\$33,500.00
Total Assessed Value		\$413,000.00

Parcel Numbers: 809-0061-000 Property Address: 8017 PATRICIA CT S Municipality: Franklin, City of

Owner Name: HORSMAN, THOMAS E & MARY ANN Mailing Address: 8017 S PATRICIA CT FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	Building Sketch:
	THE VILLAS CONDOMINIUM NE 13 5 21 BLDG 4 UNIT 8	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1352-Franklin	

Building Description

Dwelling #	809 0061 000- 1		
Year Built:	1/1/2005	Exterior Wall:	01-Wood
Year Remodeled:	1/1/2005	Bedrooms:	2
Remodeled/Effective Age:	-17	Full Baths:	2
Building Type/Style:	17-Condominium	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	B	Room Count:	2
CDU/Overall Condition:	Average	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:		Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
809 0061 000- 1	1,688	0	0	0	0	0	1,688

Attachment Description(s):	Area:	Attachment Value:
13-AFG	759	\$22,800
11-OPF	98	\$2,000
11-OPF	84	\$1,700


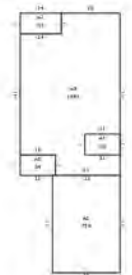
Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	2	\$600
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements						
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:	
Permit / Construction History						
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:			
4/14/2005	05-1237	\$250,000.00	NEWDWLG			
8/5/2005	398968	\$11,875.00	AC & FURNACE			
Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
12/15/2005		\$275,700.00	Valid		Land and Improvements	
7/18/2017		\$269,900.00	Valid		Land and Improvements	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	0.000	Gross				\$33,500
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
0	0.000			\$33,500		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Paved	Light			All Public	

Valuation/Explanation		
Dwelling #	809 0061 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,688	\$189,697.44
Second Story:	0	\$0.00
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$189,697.44
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	1,688	\$37,287.92
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$4,152.48
Plumbing	0 - Half Bath 2 - Full Bath	\$7,322.00
Finished Basement Living Area	0	\$0.00
Features:	3	\$2,600.00
Attachments:	941	\$26,500.00
Adjusted Base Price		\$267,559.84
Changes/Adjustments		
Grade Adjustment:	B 128%	\$305,228.60
Market Adjustment:	30%	\$396,797.17
CDU Adjustment:	79	\$313,500.00
Complete:	100	\$313,500.00
Dollar Adjustments		\$200.00
Dwelling Value		\$313,700.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$313,700.00
Total Land Value		\$33,500.00
Total Assessed Value		\$347,200.00

Parcel Numbers: 809-0062-000 Property Address: 7995 PATRICIA CT S Municipality: Franklin, City of

Owner Name: SCHULKO, DENNIS & STEPHANIE A Mailing Address: 7995 S PATRICIA CT FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	Building Sketch:
	THE VILLAS CONDOMINIUM NE 13 5 21 BLDG 5 UNIT 9	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood:	
1352-Franklin		

Building Description

Dwelling #	809 0062 000- 1		
Year Built:	1/1/2005	Exterior Wall:	01-Wood
Year Remodeled:	1/1/2005	Bedrooms:	2
Remodeled/Effective Age:	-17	Full Baths:	3
Building Type/Style:	17-Condominium	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	B+	Room Count:	2
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
809 0062 000- 1	1,688	0	0	0	0	848	2,536

Attachment Description(s):	Area:	Attachment Value:
13-AFG	759	\$22,800
11-OPF	98	\$2,000
11-OPF	84	\$1,700


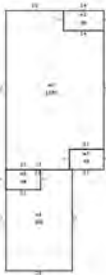
Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	1	\$300
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements						
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:	
Permit / Construction History						
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:			
5/10/2005	05-1712	\$250,000.00	NEWDWLG			
8/5/2005	398602	\$11,975.00	AC & FURNACE			
7/2/2014	14-1525	\$25,000.00	BSMT FINISH			
Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
6/14/2006		\$299,800.00	Valid		Land and Improvements	
4/23/2011		\$235,000.00	Valid		Land and Improvements	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	0.000	Gross				\$33,500
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
0	0.000			\$33,500		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Paved	Light			All Public	

Valuation/Explanation		
Dwelling #	809 0062 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,688	\$189,697.44
Second Story:	0	\$0.00
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$189,697.44
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	840	\$22,982.40
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$6,238.56
Plumbing	0 - Half Bath 3 - Full Bath	\$14,644.00
Finished Basement Living Area	848	\$22,887.52
Features:	2	\$2,300.00
Attachments:	941	\$26,500.00
Adjusted Base Price		\$285,249.92
Changes/Adjustments		
Grade Adjustment:	B+ 135%	\$346,207.39
Market Adjustment:	30%	\$450,069.61
CDU Adjustment:	84	\$378,100.00
Complete:	100	\$378,100.00
Dollar Adjustments		\$300.00
Dwelling Value		\$378,400.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$378,400.00
Total Land Value		\$33,500.00
Total Assessed Value		\$411,900.00

Parcel Numbers: 809-0063-000 Property Address: 7993 PATRICIA CT S Municipality: Franklin, City of

Owner Name: BEAN, SCOTT A & JULIE M Mailing Address: 7993 S PATRICIA CT FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	Building Sketch:
	THE VILLAS CONDOMINIUM NE 13 5 21 BLDG 5 UNIT 10	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood:	
1352-Franklin		

Building Description

Dwelling #	809 0063 000- 1		
Year Built:	1/1/2005	Exterior Wall:	01-Wood
Year Remodeled:	1/1/2005	Bedrooms:	3
Remodeled/Effective Age:	-17	Full Baths:	4
Building Type/Style:	17-Condominium	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	B+	Room Count:	3
CDU/Overall Condition:	Average	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:		Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
809 0063 000- 1	1,688	0	0	0	0	800	2,488

Attachment Description(s):	Area:	Attachment Value:
13-AFG	805	\$24,200
11-OPF	98	\$2,000
11-OPF	84	\$1,700


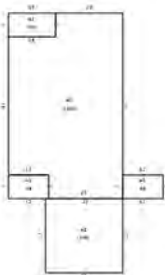
Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	1	\$300
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements							
Structure Type:		Year Built:	Area:	Construction:	Condition:	Value:	
Permit / Construction History							
Date of Permit:		Permit Number:	Permit Amount:		Details of Permit:		
5/10/2005		05-1712	\$250,000.00		NEWDWLG		
7/18/2005		286473	\$9,000.00		FBLA		
8/5/2005		398602	\$11,975.00		AC & FURNACE		
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
5/3/2019		\$341,000.00	Valid		Land and Improvements		
8/29/2013		\$284,000.00	Invalid		Land and Improvements		
12/23/2005		\$332,900.00	Valid		Land and Improvements		
6/15/2010		\$280,000.00	Valid		Land and Improvements		
Land Breakdown							
Land Class:		Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site		0.000	Gross				\$33,500
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:		Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:	
0		0.000				\$33,500	
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		

Valuation/Explanation		
Dwelling #	809 0063 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,688	\$189,697.44
Second Story:	0	\$0.00
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$189,697.44
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	888	\$23,816.16
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$6,120.48
Plumbing	0 - Half Bath 4 - Full Bath	\$21,966.00
Finished Basement Living Area	800	\$21,592.00
Features:	2	\$2,300.00
Attachments:	987	\$27,900.00
Adjusted Base Price		\$293,392.08
Changes/Adjustments		
Grade Adjustment:	B+ 135%	\$355,309.31
Market Adjustment:	41%	\$500,986.12
CDU Adjustment:	79	\$395,800.00
Complete:	100	\$395,800.00
Dollar Adjustments		(\$800.00)
Dwelling Value		\$395,000.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$395,000.00
Total Land Value		\$33,500.00
Total Assessed Value		\$428,500.00

Parcel Numbers: 809-0064-000 Property Address: 7983 PATRICIA CT S Municipality: Franklin, City of

Owner Name: WIEGEL KERRY Mailing Address: 2311 ST ALBERT THE GREAT DR SUN PRAIRIE, WI 53590 Land Use: Residential

	Legal Description:	Building Sketch:
	THE VILLAS CONDOMINIUM NE 13 5 21 BLDG 6 UNIT 11	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1352-Franklin	

Building Description

Dwelling #	809 0064 000- 1		
Year Built:	1/1/2005	Exterior Wall:	01-Wood
Year Remodeled:	1/1/2005	Bedrooms:	3
Remodeled/Effective Age:	-17	Full Baths:	3
Building Type/Style:	17-Condominium	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	B+	Room Count:	4
CDU/Overall Condition:	Average	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:		Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
809 0064 000- 1	1,688	0	0	0	0	751	2,439

Attachment Description(s):	Area:	Attachment Value:
13-AFG	506	\$15,200
11-OPF	98	\$2,000
11-OPF	84	\$1,700



Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	2	\$600
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements						
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:	
Permit / Construction History						
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:			
8/5/2005	2990	\$11,975.00	AC/FURNACE			
4/7/2005	05-1144	\$255,000.00	NEWDWLG			
3/18/2008	485	\$15,750.00	FBLA			
2/29/2008	365	\$12,000.00	NEWDWLG-RENEWAL			
Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
5/19/2008		\$345,200.00	Valid		Land and Improvements	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	0.000	Gross				\$33,500
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
0	0.000			\$33,500		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Paved	Light			All Public	

Valuation/Explanation		
Dwelling #	809 0064 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,688	\$189,697.44
Second Story:	0	\$0.00
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$189,697.44
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	937	\$24,661.84
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$5,999.94
Plumbing	0 - Half Bath 3 - Full Bath	\$14,644.00
Finished Basement Living Area	751	\$20,269.49
Features:	3	\$2,600.00
Attachments:	688	\$18,900.00
Adjusted Base Price		\$276,772.71
Changes/Adjustments		
Grade Adjustment:	B+ 135%	\$344,618.16
Market Adjustment:	36%	\$468,680.70
CDU Adjustment:	79	\$370,300.00
Complete:	100	\$370,300.00
Dollar Adjustments		(\$300.00)
Dwelling Value		\$370,000.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$370,000.00
Total Land Value		\$33,500.00
Total Assessed Value		\$403,500.00

Parcel Numbers: 809-0065-000 Property Address: 7981 PATRICIA CT S Municipality: Franklin, City of

Owner Name: VLAJ, PETER S Mailing Address: 7981 S PATRICIA CT FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	Building Sketch:
	THE VILLAS CONDOMINIUM NE 13 5 21 BLDG 6 UNIT 12	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1352-Franklin	

Building Description

Dwelling #	809 0065 000- 1		
Year Built:	1/1/2005	Exterior Wall:	01-Wood
Year Remodeled:	1/1/2005	Bedrooms:	3
Remodeled/Effective Age:	-17	Full Baths:	3
Building Type/Style:	17-Condominium	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	B+	Room Count:	4
CDU/Overall Condition:	Average	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:		Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
809 0065 000- 1	1,688	0	0	0	0	950	2,638

Attachment Description(s):	Area:	Attachment Value:
13-AFG	552	\$16,600
11-OPF	98	\$2,000
11-OPF	84	\$1,700



Feature Description(s):	Area:	Feature Value:
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
22-Additional Fixture	2	\$600
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements							
Structure Type:		Year Built:	Area:	Construction:	Condition:	Value:	
Permit / Construction History							
Date of Permit:	Permit Number:	Permit Amount:		Details of Permit:			
8/5/2005	398237	\$11,975.00		AC & FURNACE			
4/7/2005	05-1144	\$255,000.00		NEWDWLG			
10/22/2007	2575	\$5,000.00		BSMT REMOD			
1/30/2018	18-0193	\$0.00		INTREMOD			
12/6/2005	4758	\$10,000.00		RECROOM			
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
10/19/2020		\$399,900.00	Valid		Land and Improvements		
6/1/2006		\$257,500.00	Invalid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.000	Gross				\$33,500	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
0	0.000				\$33,500		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		

Valuation/Explanation		
Dwelling #	809 0065 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,688	\$189,697.44
Second Story:	0	\$0.00
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$189,697.44
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	738	\$21,121.56
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$6,489.48
Plumbing	0 - Half Bath 3 - Full Bath	\$14,644.00
Finished Basement Living Area	950	\$25,640.50
Features:	3	\$2,600.00
Attachments:	734	\$20,300.00
Adjusted Base Price		\$280,492.98
Changes/Adjustments		
Grade Adjustment:	B+ 135%	\$347,750.52
Market Adjustment:	38%	\$479,895.72
CDU Adjustment:	79	\$379,100.00
Complete:	100	\$379,100.00
Dollar Adjustments		(\$100.00)
Dwelling Value		\$379,000.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$379,000.00
Total Land Value		\$33,500.00
Total Assessed Value		\$412,500.00

Parcel Numbers: 809-0066-000 Property Address: 7979 PATRICIA CT S Municipality: Franklin, City of

Owner Name: FOX, LOIS - REV TRUST DTD 8/21/2017 Mailing Address: 7979 S PATRICIA CT FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	Building Sketch:
	THE VILLAS CONDOMINIUM NE 13 5 21 BLDG 7 UNIT 13	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1352-Franklin	

Building Description

Dwelling #	809 0066 000- 1		
Year Built:	1/1/2004	Exterior Wall:	01-Wood
Year Remodeled:	1/1/2004	Bedrooms:	2
Remodeled/Effective Age:	-18	Full Baths:	3
Building Type/Style:	17-Condominium	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	B+	Room Count:	3
CDU/Overall Condition:	Average	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:		Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
809 0066 000- 1	1,570	0	0	0	0	800	2,370

Attachment Description(s):	Area:	Attachment Value:
11-OFP	80	\$1,600
13-AFG	441	\$13,200

Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	1	\$300
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements


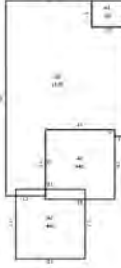
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:

Permit / Construction History							
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:				
11/15/2004	3884	\$260,000.00	NEWBLDG				
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
8/21/2017		\$283,600.00	Invalid		Land and Improvements		
11/4/2006		\$304,900.00	Invalid		Land and Improvements		
10/7/2005		\$305,000.00	Valid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.000	Gross				\$33,500	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:			
0	0.000			\$33,500			
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		
Valuation/Explanation							
Dwelling #				809 0066 000- 1			
Description				Area		Value Amount	
Living Area:							
First Story:				1,570		\$178,430.50	
Second Story:				0		\$0.00	
Additional Story:				0		\$0.00	
Attic/Finished Net:				0		\$0.00	
Half Story/Finished Net:				0		\$0.00	
Base Price						\$178,430.50	
Unfinished Living Area:							
Room/Unfinished:				0		\$0.00	
Unfinished Basement:				770		\$0.00	
Half Story/Unfinished:						\$0.00	
Structure Info, Features and Attachments:							
Heating/AC				Air Conditioning - Same Ducts		\$5,830.20	
Plumbing				0 - Half Bath 3 - Full Bath		\$14,644.00	
Finished Basement Living Area				800		\$21,592.00	
Features:				2		\$2,300.00	
Attachments:				521		\$14,800.00	
Adjusted Base Price						\$237,596.70	
Changes/Adjustments							
Grade Adjustment:				B+ 135%		\$297,670.55	
Market Adjustment:				59%		\$473,296.17	
CDU Adjustment:				78		\$369,200.00	
Complete:				100		\$369,200.00	
Dollar Adjustments						\$800.00	
Dwelling Value						\$370,000.00	

Other Building Improvements	0	\$0.00
Total Improvement Value		\$370,000.00
Total Land Value		\$33,500.00
Total Assessed Value		\$403,500.00

Parcel Numbers: 809-0067-000 Property Address: 7977 PATRICIA CT S Municipality: Franklin, City of

Owner Name: O'HAIR/BOSANKO JOINT REVOC TRUST Mailing Address: 7977 S PATRICIA CT FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	Building Sketch:
	THE VILLAS CONDOMINIUM NE 13 5 21 BLDG 7 UNIT 14	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1352-Franklin	

Building Description

Dwelling #	809 0067 000- 1		
Year Built:	1/1/2004	Exterior Wall:	01-Wood
Year Remodeled:	1/1/2004	Bedrooms:	3
Remodeled/Effective Age:	-18	Full Baths:	3
Building Type/Style:	17-Condominium	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	B+	Room Count:	5
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
809 0067 000- 1	1,570	0	0	0	0	1,100	2,670

Attachment Description(s):	Area:	Attachment Value:
11-OFP	80	\$1,600
13-AFG	441	\$13,200

Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	3	\$900
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements



Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:

Permit / Construction History							
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:				
11/15/2004	3884	\$260,000.00	NEWBLDG				
7/15/2005	52653	\$12,000.00	RECROOM				
1/6/2006	50	\$3,000.00	FBLA				
2/6/2006	366	\$0.00	HVAC				
10/7/2011	87599	\$100.00	FURREPLAC				
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
9/26/2005		\$269,100.00	Invalid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.000	Gross				\$33,500	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:			
0	0.000			\$33,500			
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		
Valuation/Explanation							
Dwelling #	809 0067 000- 1						
Description	Area					Value Amount	
Living Area:							
First Story:	1,570					\$178,430.50	
Second Story:	0					\$0.00	
Additional Story:	0					\$0.00	
Attic/Finished Net:	0					\$0.00	
Half Story/Finished Net:	0					\$0.00	
Base Price						\$178,430.50	
Unfinished Living Area:							
Room/Unfinished:	0					\$0.00	
Unfinished Basement:	470					\$15,608.70	
Half Story/Unfinished:						\$0.00	
Structure Info, Features and Attachments:							
Heating/AC	Air Conditioning - Same Ducts					\$6,568.20	
Plumbing	0 - Half Bath 3 - Full Bath					\$14,644.00	
Finished Basement Living Area	1,100					\$29,689.00	
Features:	4					\$2,900.00	
Attachments:	521					\$14,800.00	
Adjusted Base Price						\$262,640.40	
Changes/Adjustments							
Grade Adjustment:	B+ 135%					\$330,669.54	
Market Adjustment:	38%					\$456,323.97	
CDU Adjustment:	83					\$378,700.00	
Complete:	100					\$378,700.00	
Dollar Adjustments						(\$600.00)	
Dwelling Value						\$378,100.00	

Other Building Improvements	0	\$0.00
Total Improvement Value		\$378,100.00
Total Land Value		\$33,500.00
Total Assessed Value		\$411,600.00

Parcel Numbers: 809-0068-000 Property Address: 7984 PATRICIA CT S Municipality: Franklin, City of

Owner Name: DOWNS, ASHLEY M Mailing Address: 7984 PATRICIA CT FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	Building Sketch:
	THE VILLAS CONDOMINIUM NE 13 5 21 BLDG 8 UNIT 15	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1352-Franklin	

Building Description

Dwelling #	809 0068 000- 1		
Year Built:	1/1/2005	Exterior Wall:	01-Wood
Year Remodeled:	1/1/2005	Bedrooms:	3
Remodeled/Effective Age:	-17	Full Baths:	2
Building Type/Style:	17-Condominium	Half Baths:	1
Story:	1.00	Rough-in:	0
Grade:	B+	Room Count:	4
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
809 0068 000- 1	1,566	0	0	0	0	1,000	2,566

Attachment Description(s):	Area:	Attachment Value:
13-AFG	770	\$23,100
11-OPF	80	\$1,600

Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	3	\$900
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:

Permit / Construction History			
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
2/9/2005	05-0384	\$11,200.00	AC & FURNACE
6/5/2008	1162	\$13,000.00	FBLA
6/20/2014	14-1415	\$6,200.00	FOUNDRPR
2/15/2012	12-0255	\$695.00	FOUNDRPR
9/14/2020	20-2576	\$40,135.00	INTREMOD
8/5/2005	399333	\$11,775.00	AC&FURNACE
11/10/2005	917612	\$10,000.00	RECROOM
6/5/2008	1163	\$30,000.00	NEWDWLG-RENEWAL
7/13/2005	253236	\$260,000.00	NEWDWLG

Ownership/Sales History					
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type: Sale Validation Source:
9/5/2008		\$335,004.00	Invalid		Land and Improvements
10/9/2018		\$299,000.00	Valid		Land and Improvements

Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.000	Gross				\$33,500	

Acreage/Squarefoot Variables							



Land Data & Computations					
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:	
0	0.000			\$33,500	

General Information					
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:
Level	Paved	Light			All Public

Valuation/Explanation		
Dwelling #	809 0068 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,566	\$177,975.90
Second Story:	0	\$0.00
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$177,975.90
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	566	\$17,602.60
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$6,312.36
Plumbing	1 - Half Bath 2 - Full Bath	\$12,203.00
Finished Basement Living Area	1,000	\$26,990.00
Features:	4	\$2,900.00
Attachments:	850	\$24,700.00
Adjusted Base Price		\$268,683.86
Changes/Adjustments		
Grade Adjustment:	B+ 135%	\$325,463.21
Market Adjustment:	45%	\$471,921.66
CDU Adjustment:	84	\$396,400.00
Complete:	100	\$396,400.00
Dollar Adjustments		\$300.00
Dwelling Value		\$396,700.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$396,700.00
Total Land Value		\$33,500.00
Total Assessed Value		\$430,200.00

Parcel Numbers: 809-0069-000 Property Address: 7986 PATRICIA CT S Municipality: Franklin, City of

Owner Name: MACEJKOVIC, JAMES & JAN Mailing Address: 7986 S PATRICIA CT FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	Building Sketch:
	THE VILLAS CONDOMINIUM NE 13 5 21 BLDG 8 UNIT 16	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood:	
1352-Franklin		

Building Description

Dwelling #	809 0069 000- 1		
Year Built:	1/1/2005	Exterior Wall:	01-Wood
Year Remodeled:	1/1/2005	Bedrooms:	2
Remodeled/Effective Age:	-17	Full Baths:	3
Building Type/Style:	17-Condominium	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	B+	Room Count:	5
CDU/Overall Condition:	Average	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:		Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
809 0069 000- 1	1,566	0	0	0	0	1,087	2,653

Attachment Description(s):	Area:	Attachment Value:
13-AFG	770	\$23,100
11-OFP	80	\$1,600

Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	3	\$900
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
05-Metal Fireplace	3	\$6,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements



Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:

Permit / Construction History							
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:				
7/13/2005	253236	\$260,000.00	NEWDWLG				
6/18/2020	20-1547	\$5,622.00	FURREPLAC				
2/9/2005	05-0384	\$11,200.00	AC & FURNACE				
8/5/2005	399333	\$11,775.00	AC & FURNACE				
7/26/2019	19-1895	\$4,791.00	ACREPLACE				
2/8/2006	393	\$19,871.00	FBLA				
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
2/7/2011		\$290,400.00	Invalid		Land and Improvements		
6/8/2012		\$320,000.00	Valid		Land and Improvements		
6/16/2006		\$436,400.00	Invalid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.000	Gross				\$33,500	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:			Assessed Land Value:	
0	0.000					\$33,500	
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		

Valuation/Explanation		
Dwelling #	809 0069 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,566	\$177,975.90
Second Story:	0	\$0.00
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$177,975.90
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	479	\$15,907.59
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$6,526.38
Plumbing	0 - Half Bath 3 - Full Bath	\$14,644.00
Finished Basement Living Area	1,087	\$29,338.13
Features:	6	\$6,900.00
Attachments:	850	\$24,700.00
Adjusted Base Price		\$275,992.00
Changes/Adjustments		
Grade Adjustment:	B+ 135%	\$329,929.20
Market Adjustment:	59%	\$524,587.43
CDU Adjustment:	79	\$414,400.00
Complete:	100	\$414,400.00
Dollar Adjustments		(\$1,000.00)
Dwelling Value		\$413,400.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$413,400.00
Total Land Value		\$33,500.00
Total Assessed Value		\$446,900.00

Parcel Numbers: 809-0070-000 Property Address: 8000 PATRICIA CT S Municipality: Franklin, City of

Owner Name: MARKUNAS, EDWARD S & FRANCES A REVOC TRU Mailing Address: 8000 S PATRICIA CT FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	
	THE VILLAS CONDOMINIUM NE 13 5 21 BLDG 9 UNIT 17	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1352-Franklin	

Building Description

Dwelling #	809 0070 000- 1		
Year Built:	1/1/2005	Exterior Wall:	01-Wood
Year Remodeled:	1/1/2005	Bedrooms:	3
Remodeled/Effective Age:	-17	Full Baths:	3
Building Type/Style:	17-Condominium	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	B+	Room Count:	4
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
809 0070 000- 1	1,729	0	0	0	0	776	2,505

Attachment Description(s):	Area:	Attachment Value:
31-WD	192	\$1,900
13-AFG	702	\$21,100
11-OFP	100	\$2,000
11-OFP	78	\$1,600


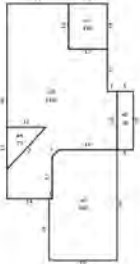
Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	2	\$600
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements						
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:	
Permit / Construction History						
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:			
6/22/2005	52302	\$100.00	AC			
3/23/2005	50944	\$255,000.00	NEWDWLG			
Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
10/28/2005		\$334,700.00	Valid		Land and Improvements	
11/3/2011		\$298,500.00	Invalid		Land and Improvements	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	0.000	Gross				\$33,500
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
0	0.000			\$33,500		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Paved	Light			All Public	

Valuation/Explanation		
Dwelling #	809 0070 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,729	\$193,077.43
Second Story:	0	\$0.00
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$193,077.43
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	953	\$24,644.58
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$6,162.30
Plumbing	0 - Half Bath 3 - Full Bath	\$14,644.00
Finished Basement Living Area	776	\$20,944.24
Features:	3	\$2,600.00
Attachments:	1,072	\$26,600.00
Adjusted Base Price		\$288,672.55
Changes/Adjustments		
Grade Adjustment:	B+ 135%	\$350,287.94
Market Adjustment:	30%	\$455,374.33
CDU Adjustment:	84	\$382,500.00
Complete:	100	\$382,500.00
Dollar Adjustments		\$0.00
Dwelling Value		\$382,500.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$382,500.00
Total Land Value		\$33,500.00
Total Assessed Value		\$416,000.00

Parcel Numbers: 809-0071-000 Property Address: 8002 PATRICIA CT S Municipality: Franklin, City of

Owner Name: FRYER ROBERT W & LAURA M Mailing Address: 8002 S PATRICIA CT FRANKLIN, WI 53132 Land Use: Residential

Property Photograph:	Legal Description:	Building Sketch:
	THE VILLAS CONDOMINIUM NE 13 5 21 BLDG 9 UNIT 18	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood:	
	1352-Franklin	

Building Description

Dwelling #	809 0071 000- 1		
Year Built:	1/1/2005	Exterior Wall:	01-Wood
Year Remodeled:	1/1/2005	Bedrooms:	4
Remodeled/Effective Age:	-17	Full Baths:	3
Building Type/Style:	17-Condominium	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	B+	Room Count:	5
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
809 0071 000- 1	1,493	0	0	0	0	1,130	2,623

Attachment Description(s):	Area:	Attachment Value:
11-OFP	168	\$3,400
11-OFP	90	\$1,800
13-AFG	697	\$20,900


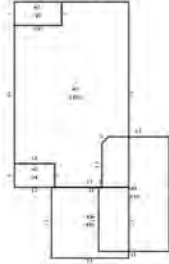
Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	1	\$300
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements						
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:	
Permit / Construction History						
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:			
3/23/2005		\$0.00	NEWDWLG			
7/18/2005	52682	\$10,000.00	RECROOM			
6/22/2005		\$0.00	AC			
Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
11/10/2005		\$279,000.00	Valid		Land and Improvements	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	0.000	Gross				\$33,500
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
0	0.000			\$33,500		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Paved	Light			All Public	

Valuation/Explanation		
Dwelling #	809 0071 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,493	\$171,814.44
Second Story:	0	\$0.00
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$171,814.44
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	363	\$0.00
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$6,452.58
Plumbing	0 - Half Bath 3 - Full Bath	\$14,644.00
Finished Basement Living Area	1,130	\$30,498.70
Features:	2	\$2,300.00
Attachments:	955	\$26,100.00
Adjusted Base Price		\$251,809.72
Changes/Adjustments		
Grade Adjustment:	B+ 135%	\$301,603.12
Market Adjustment:	48%	\$446,372.62
CDU Adjustment:	84	\$375,000.00
Complete:	100	\$375,000.00
Dollar Adjustments		(\$1,200.00)
Dwelling Value		\$373,800.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$373,800.00
Total Land Value		\$33,500.00
Total Assessed Value		\$407,300.00

Parcel Numbers: 809-0072-000 Property Address: 8026 PATRICIA CT S Municipality: Franklin, City of

Owner Name: SOTSKI, DIANE & DANIEL Mailing Address: 8026 S PATRICIA CT FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	Building Sketch:
	THE VILLAS CONDOMINIUM NE 13 5 21 BLDG 10 UNIT 19	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood:	
1352-Franklin		

Building Description

Dwelling #	809 0072 000- 1		
Year Built:	1/1/2004	Exterior Wall:	01-Wood
Year Remodeled:	1/1/2004	Bedrooms:	2
Remodeled/Effective Age:	-18	Full Baths:	2
Building Type/Style:	17-Condominium	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	B	Room Count:	2
CDU/Overall Condition:	Average	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:		Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
809 0072 000- 1	1,688	0	0	0	0	0	1,688

Attachment Description(s):	Area:	Attachment Value:
11-OFP	84	\$1,700
11-OFP	98	\$2,000
13-AFG	483	\$14,500



Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	2	\$600
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements						
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:	
Permit / Construction History						
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:			
8/19/2004	2766	\$13,630.00	FURNEW/ AC			
5/17/2004	1468	\$250,000.00	NEWBLDG			
Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
10/31/2013		\$245,000.00	Valid		Land and Improvements	
11/30/2004		\$274,800.00	Valid		Land and Improvements	
8/28/2018		\$297,000.00	Valid		Land and Improvements	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	0.000	Gross				\$33,500
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
0	0.000			\$33,500		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Paved	Light			All Public	

Valuation/Explanation		
Dwelling #	809 0072 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,688	\$189,697.44
Second Story:	0	\$0.00
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$189,697.44
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	1,688	\$37,287.92
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$4,152.48
Plumbing	0 - Half Bath 2 - Full Bath	\$7,322.00
Finished Basement Living Area	0	\$0.00
Features:	3	\$2,600.00
Attachments:	665	\$18,200.00
Adjusted Base Price		\$259,259.84
Changes/Adjustments		
Grade Adjustment:	B 128%	\$305,228.60
Market Adjustment:	28%	\$390,692.60
CDU Adjustment:	78	\$304,700.00
Complete:	100	\$304,700.00
Dollar Adjustments		\$1,100.00
Dwelling Value		\$305,800.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$305,800.00
Total Land Value		\$33,500.00
Total Assessed Value		\$339,300.00

Parcel Numbers: 809-0073-000 Property Address: 8028 PATRICIA CT S Municipality: Franklin, City of

Owner Name: PIONTEK, JAMES R & MARGARET A - REV TR Mailing Address: 8028 S PATRICIA CT FRANKLIN, WI 53132 Land Use: Residential

Property Photograph:	Legal Description:	Building Sketch:
	THE VILLAS CONDOMINIUM NE 13 5 21 BLDG 10 UNIT 20	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood:	
	1352-Franklin	

Building Description

Dwelling #	809 0073 000- 1		
Year Built:	1/1/2004	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/2004	Bedrooms:	3
Remodeled/Effective Age:	-18	Full Baths:	3
Building Type/Style:	17-Condominium	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	B+	Room Count:	4
CDU/Overall Condition:	Average	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:		Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
809 0073 000- 1	1,688	0	0	0	0	1,100	2,788

Attachment Description(s):	Area:	Attachment Value:
11-OFP	98	\$2,000
11-OFP	84	\$1,700
13-AFG	529	\$15,900

Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	4	\$1,200
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
9/24/2004	3123	\$5,500.00	INTREMOD
8/19/2004	2766	\$13,630.00	FURNEW/ AC
7/7/2008	1484	\$5,000.00	BATHREMOD
10/2/2020	20-2862	\$6,590.00	FURREPLAC
8/30/2018	18-2192	\$4,014.00	ACREPLACE
5/17/2004	2766	\$250,000.00	NEWBLDG

Ownership/Sales History

Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
12/14/2012		\$280,000.00	Valid		Land and Improvements	
12/6/2004		\$338,300.00	Valid		Land and Improvements	

Land Breakdown

Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	0.000	Gross				\$33,500

Acreage/Squarefoot Variables

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Land Data & Computations

Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:
0	0.000			\$33,500



General Information

Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:
Level	Paved	Light			All Public

Valuation/Explanation		
Dwelling #	809 0073 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,688	\$189,697.44
Second Story:	0	\$0.00
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$189,697.44
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	588	\$18,286.80
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$6,858.48
Plumbing	0 - Half Bath 3 - Full Bath	\$14,644.00
Finished Basement Living Area	1,100	\$29,689.00
Features:	5	\$3,200.00
Attachments:	711	\$19,600.00
Adjusted Base Price		\$281,975.72
Changes/Adjustments		
Grade Adjustment:	B+ 135%	\$349,887.22
Market Adjustment:	42%	\$496,839.86
CDU Adjustment:	78	\$387,500.00
Complete:	100	\$387,500.00
Dollar Adjustments		(\$200.00)
Dwelling Value		\$387,300.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$387,300.00
Total Land Value		\$33,500.00
Total Assessed Value		\$420,800.00

Parcel Numbers: 809-0074-000 Property Address: 8042 PATRICIA CT S Municipality: Franklin, City of

Owner Name: MARIFKE, DAVID & CHARLOTTE Mailing Address: 8042 S PATRICIA CT FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	
	THE VILLAS CONDOMINIUM NE 13 5 21 BLDG 11 UNIT 21	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1352-Franklin	

Building Description

Dwelling #	809 0074 000- 1		
Year Built:	1/1/2004	Exterior Wall:	01-Wood
Year Remodeled:	1/1/2004	Bedrooms:	2
Remodeled/Effective Age:	-18	Full Baths:	2
Building Type/Style:	17-Condominium	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	B	Room Count:	2
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
809 0074 000- 1	1,493	0	0	0	0	0	1,493

Attachment Description(s):	Area:	Attachment Value:
13-AFG	445	\$13,400
11-OFP	86	\$1,700
11-OFP	228	\$4,600



Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	2	\$600
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements						
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:	
Permit / Construction History						
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:			
1/14/2005	50138	\$12,650.00	AC			
7/1/2004	2155	\$250,000.00	NEWDWLG			
Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
4/15/2005		\$241,300.00	Invalid		Land and Improvements	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	0.000	Gross				\$33,500
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
0	0.000			\$33,500		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Paved	Light			All Public	
Valuation/Explanation						
Dwelling #	809 0074 000- 1					
Description	Area			Value Amount		
Living Area:						
First Story:	1,493			\$171,814.44		
Second Story:	0			\$0.00		
Additional Story:	0			\$0.00		
Attic/Finished Net:	0			\$0.00		
Half Story/Finished Net:	0			\$0.00		
Base Price				\$171,814.44		
Unfinished Living Area:						
Room/Unfinished:	0			\$0.00		
Unfinished Basement:	1,493			\$33,995.61		
Half Story/Unfinished:				\$0.00		
Structure Info, Features and Attachments:						
Heating/AC	Air Conditioning - Same Ducts			\$3,672.78		
Plumbing	0 - Half Bath 2 - Full Bath			\$7,322.00		
Finished Basement Living Area	0			\$0.00		
Features:	3			\$2,600.00		
Attachments:	759			\$19,700.00		
Adjusted Base Price				\$239,104.83		
Changes/Adjustments						
Grade Adjustment:	B 128%			\$277,510.18		
Market Adjustment:	21%			\$335,787.32		
CDU Adjustment:	83			\$278,700.00		
Complete:	100			\$278,700.00		
Dollar Adjustments				\$400.00		
Dwelling Value				\$279,100.00		

Other Building Improvements	0	\$0.00
Total Improvement Value		\$279,100.00
Total Land Value		\$33,500.00
Total Assessed Value		\$312,600.00

Parcel Numbers: 809-0075-000 Property Address: 8044 PATRICIA CT S Municipality: Franklin, City of

Owner Name: HARRIS, HERBERT Mailing Address: 8044 S PATRICIA CT FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	Building Sketch:
	THE VILLAS CONDOMINIUM NE 13 5 21 BLDG 11 UNIT 22	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1352-Franklin	

Building Description

Dwelling #	809 0075 000- 1		
Year Built:	1/1/2004	Exterior Wall:	01-Wood
Year Remodeled:	1/1/2004	Bedrooms:	2
Remodeled/Effective Age:	-18	Full Baths:	3
Building Type/Style:	17-Condominium	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	B+	Room Count:	2
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
809 0075 000- 1	1,684	0	0	0	0	862	2,546

Attachment Description(s):	Area:	Attachment Value:
11-OFP	100	\$2,000
13-AFG	742	\$22,300
11-OFP	72	\$1,400
11-OFP	198	\$4,000



Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	1	\$300
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements							
Structure Type:		Year Built:	Area:	Construction:	Condition:	Value:	
Permit / Construction History							
Date of Permit:		Permit Number:	Permit Amount:		Details of Permit:		
7/1/2004		2155	\$250,000.00		NEWDWLG		
3/7/2005		744	\$9,700.00		RECROOM		
1/14/2005			\$0.00		AC		
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
7/18/2005		\$359,500.00	Valid		Land and Improvements		
8/23/2021		\$345,400.00	Invalid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.000	Gross				\$33,500	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
0	0.000				\$33,500		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		

Valuation/Explanation		
Dwelling #	809 0075 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,684	\$189,247.92
Second Story:	0	\$0.00
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$189,247.92
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	822	\$22,489.92
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$6,263.16
Plumbing	0 - Half Bath 3 - Full Bath	\$14,644.00
Finished Basement Living Area	862	\$23,265.38
Features:	2	\$2,300.00
Attachments:	1,112	\$29,700.00
Adjusted Base Price		\$287,910.38
Changes/Adjustments		
Grade Adjustment:	B+ 135%	\$345,479.01
Market Adjustment:	36%	\$469,851.46
CDU Adjustment:	83	\$390,000.00
Complete:	100	\$390,000.00
Dollar Adjustments		(\$1,200.00)
Dwelling Value		\$388,800.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$388,800.00
Total Land Value		\$33,500.00
Total Assessed Value		\$422,300.00

Parcel Numbers: 809-0076-000 Property Address: 3342 VILLA DR W Municipality: Franklin, City of

Owner Name: LEWANDOWSKI, KATHLEEN Mailing Address: 3342 W VILLA DR FRANKLIN, WI 53132 Land Use: Residential

Property Photograph:	Legal Description:	Building Sketch:
	THE VILLAS CONDOMINIUM NE 13 5 21 BLDG 12 UNIT 23	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood:	
	1352-Franklin	

Building Description

Dwelling #	809 0076 000- 1		
Year Built:	1/1/2004	Exterior Wall:	01-Wood
Year Remodeled:	1/1/2004	Bedrooms:	3
Remodeled/Effective Age:	-18	Full Baths:	2
Building Type/Style:	17-Condominium	Half Baths:	1
Story:	1.00	Rough-in:	0
Grade:	B+	Room Count:	4
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
809 0076 000- 1	1,701	0	0	0	0	800	2,501

Attachment Description(s):	Area:	Attachment Value:
11-OFP	66	\$1,300
13-AFG	780	\$23,400
11-OFP	110	\$2,200


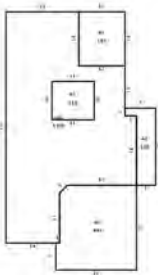
Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	4	\$1,200
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements						
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:	
Permit / Construction History						
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:			
6/21/2004	1974	\$250,000.00	NEWDWLG			
1/15/2018	18-0070	\$950.00	HANDRAIL REPLC			
7/18/2005	52683	\$10,000.00	RECROOM			
11/9/2004	3808	\$12,220.00	FURNEW/AC			
Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
8/23/2005		\$343,600.00	Valid		Land and Improvements	
5/31/2010		\$270,000.00	Valid		Land and Improvements	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	0.000	Gross				\$33,500
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
0	0.000			\$33,500		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Paved	Light			All Public	

Valuation/Explanation		
Dwelling #	809 0076 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,701	\$189,950.67
Second Story:	0	\$0.00
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$189,950.67
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	901	\$23,714.32
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$6,152.46
Plumbing	1 - Half Bath 2 - Full Bath	\$12,203.00
Finished Basement Living Area	800	\$21,592.00
Features:	5	\$3,200.00
Attachments:	956	\$26,900.00
Adjusted Base Price		\$283,712.45
Changes/Adjustments		
Grade Adjustment:	B+ 135%	\$342,376.81
Market Adjustment:	38%	\$472,479.99
CDU Adjustment:	83	\$392,200.00
Complete:	100	\$392,200.00
Dollar Adjustments		(\$1,100.00)
Dwelling Value		\$391,100.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$391,100.00
Total Land Value		\$33,500.00
Total Assessed Value		\$424,600.00

Parcel Numbers: 809-0077-000 Property Address: 3340 VILLA DR W Municipality: Franklin, City of

Owner Name: KUNSTMAN MARY S REVOC LIVING TRUST 7/06 Mailing Address: 3340 W VILLA DR FRANKLIN, WI 53132 Land Use: Residential

Property Photograph:	Legal Description:	Building Sketch:
	THE VILLAS CONDOMINIUM NE 13 5 21 BLDG 12 UNIT 24	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood:	
	1352-Franklin	

Building Description

Dwelling #	809 0077 000- 1		
Year Built:	1/1/2004	Exterior Wall:	01-Wood
Year Remodeled:	1/1/2004	Bedrooms:	3
Remodeled/Effective Age:	-18	Full Baths:	2
Building Type/Style:	17-Condominium	Half Baths:	1
Story:	1.00	Rough-in:	0
Grade:	B+	Room Count:	4
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
809 0077 000- 1	1,493	0	0	0	0	850	2,343

Attachment Description(s):	Area:	Attachment Value:
11-OFP	106	\$2,100
13-AFG	445	\$13,400
11-OFP	168	\$3,400


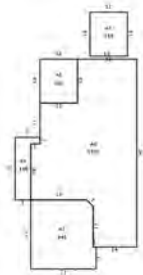
Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	3	\$900
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements						
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:	
Permit / Construction History						
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:			
3/11/2008	436	\$18,000.00	RECROOM			
6/21/2004	1974	\$250,000.00	NEWDWLG			
Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
8/19/2006		\$102,900.00	Invalid		Land and Improvements	
1/28/2005		\$229,500.00	Valid		Land and Improvements	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	0.000	Gross				\$33,500
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
0	0.000			\$33,500		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Paved	Light			All Public	

Valuation/Explanation		
Dwelling #	809 0077 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,493	\$171,814.44
Second Story:	0	\$0.00
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$171,814.44
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	643	\$19,386.45
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$5,763.78
Plumbing	1 - Half Bath 2 - Full Bath	\$12,203.00
Finished Basement Living Area	850	\$22,941.50
Features:	4	\$2,900.00
Attachments:	719	\$18,900.00
Adjusted Base Price		\$253,909.17
Changes/Adjustments		
Grade Adjustment:	B+ 135%	\$313,347.38
Market Adjustment:	37%	\$429,285.91
CDU Adjustment:	83	\$356,300.00
Complete:	100	\$356,300.00
Dollar Adjustments		(\$1,000.00)
Dwelling Value		\$355,300.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$355,300.00
Total Land Value		\$33,500.00
Total Assessed Value		\$388,800.00

Parcel Numbers: 809-0078-000 Property Address: 3296 VILLA DR W Municipality: Franklin, City of

Owner Name: MARIFKE, JENNIFER L Mailing Address: 3296 W VILLA DR FRANKLIN, WI 53132 Land Use: Residential

Property Photograph:	Legal Description:	Building Sketch:
	THE VILLAS CONDOMINIUM NE 13 5 21 BLDG 13 UNIT 25	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood:	
	1352-Franklin	

Building Description

Dwelling #	809 0078 000- 1		
Year Built:	1/1/2005	Exterior Wall:	01-Wood
Year Remodeled:	1/1/2005	Bedrooms:	3
Remodeled/Effective Age:	-17	Full Baths:	3
Building Type/Style:	17-Condominium	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	B	Room Count:	3
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
809 0078 000- 1	1,493	0	0	0	0	700	2,193

Attachment Description(s):	Area:	Attachment Value:
11-OFP	168	\$3,400
13-AFG	445	\$13,400
11-OFP	106	\$2,100



Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	2	\$600
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements						
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:	
Permit / Construction History						
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:			
3/14/2005		\$0.00	NEWDWLG			
2/20/2018	18-0305	\$0.00	INTREMOD-DUCTWK			
3/20/2017	17-0542	\$6,000.00	INTREMOD- BSMT+			
Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
11/10/2005		\$245,300.00	Valid		Land and Improvements	
1/23/2008		\$239,900.00	Valid		Land and Improvements	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	0.000	Gross				\$33,500
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
0	0.000			\$33,500		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Paved	Light			All Public	

Valuation/Explanation		
Dwelling #	809 0078 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,493	\$171,814.44
Second Story:	0	\$0.00
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$171,814.44
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	793	\$0.00
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$5,394.78
Plumbing	0 - Half Bath 3 - Full Bath	\$14,644.00
Finished Basement Living Area	700	\$18,893.00
Features:	3	\$2,600.00
Attachments:	719	\$18,900.00
Adjusted Base Price		\$232,246.22
Changes/Adjustments		
Grade Adjustment:	B 128%	\$269,755.16
Market Adjustment:	38%	\$372,262.12
CDU Adjustment:	84	\$312,700.00
Complete:	100	\$312,700.00
Dollar Adjustments		\$900.00
Dwelling Value		\$313,600.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$313,600.00
Total Land Value		\$33,500.00
Total Assessed Value		\$347,100.00

Parcel Numbers: 809-0079-000 Property Address: 3294 VILLA DR W Municipality: Franklin, City of

Owner Name: GUILFORD ROBERT E Mailing Address: 3294 W VILLA DR FRANKLIN, WI 53132 Land Use: Residential

Property Photograph:	Legal Description:	Building Sketch:
	THE VILLAS CONDOMINIUM NE 13 5 21 BLDG 13 UNIT 26	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood:	
	1352-Franklin	

Building Description

Dwelling #	809 0079 000- 1		
Year Built:	1/1/2004	Exterior Wall:	01-Wood
Year Remodeled:	1/1/2004	Bedrooms:	2
Remodeled/Effective Age:	-18	Full Baths:	2
Building Type/Style:	17-Condominium	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	B	Room Count:	2
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
809 0079 000- 1	1,684	0	0	0	0	0	1,684

Attachment Description(s):	Area:	Attachment Value:
11-OFP	100	\$2,000
13-AFG	742	\$22,300
11-OFP	72	\$1,400
11-OFP	198	\$4,000



Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	3	\$900
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements						
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:	
Permit / Construction History						
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:			
6/22/2005	52303	\$100.00	AC			
4/17/2014	14-0767	\$12,000.00	REPLACE DECK			
3/14/2005	50830	\$255,000.00	NEWDWLG			
Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
11/11/2005		\$287,600.00	Valid		Land and Improvements	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	0.000	Gross				\$33,500
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
0	0.000			\$33,500		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Paved	Light			All Public	

Valuation/Explanation		
Dwelling #	809 0079 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,684	\$189,247.92
Second Story:	0	\$0.00
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$189,247.92
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	1,684	\$37,199.56
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$4,142.64
Plumbing	0 - Half Bath 2 - Full Bath	\$7,322.00
Finished Basement Living Area	0	\$0.00
Features:	4	\$2,900.00
Attachments:	1,112	\$29,700.00
Adjusted Base Price		\$270,512.12
Changes/Adjustments		
Grade Adjustment:	B 128%	\$304,527.51
Market Adjustment:	24%	\$377,614.12
CDU Adjustment:	83	\$313,400.00
Complete:	100	\$313,400.00
Dollar Adjustments		\$1,100.00
Dwelling Value		\$314,500.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$314,500.00
Total Land Value		\$33,500.00
Total Assessed Value		\$348,000.00

Parcel Numbers: 809-0080-000 Property Address: 3293 VILLA DR W Municipality: Franklin, City of

Owner Name: ASKI, CHRISTINE L Mailing Address: 3293 W VILLA DR FRANKLIN, WI 53132 Land Use: Residential

Property Photograph:	Legal Description:	Building Sketch:
	THE VILLAS CONDOMINIUM NE 13 5 21 BLDG 43 UNIT 85	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood:	
	1352-Franklin	

Building Description

Dwelling #	809 0080 000- 1		
Year Built:	1/1/2011	Exterior Wall:	01-Wood
Year Remodeled:	1/1/2011	Bedrooms:	4
Remodeled/Effective Age:	-11	Full Baths:	3
Building Type/Style:	17-Condominium	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	B	Room Count:	5
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
809 0080 000- 1	1,620	0	0	0	0	0	1,620

Attachment Description(s):	Area:	Attachment Value:
11-OFP	75	\$1,500
13-AFG	546	\$16,400

Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	3	\$900
Rec Room Condition:	Rec Room Area:	Rec Room Value:
Good	700	\$4,200
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
Good	700	\$4,200



Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:

Permit / Construction History							
Date of Permit: 1/7/2011	Permit Number: 11-0040	Permit Amount: \$288,000.00	Details of Permit: NEWDLWG				
Ownership/Sales History							
Date of Sale: 9/9/2011	Sale Document:	Purchase Amount: \$234,900.00	Sale Validity: Valid	Conveyance Type:	Sale Type: Land and Improvements	Sale Validation Source:	
Land Breakdown							
Land Class: A-Residential Primary Site	Acreage: 0.000	Unit of Measure: Gross	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value: \$33,500	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage: 0	Total Acreage: 0.000	Depth:	Act. Frontage:	Assessed Land Value: \$33,500			
General Information							
Topography: Level	Street/Road: Paved	Fronting Traffic: Light	Inspected By:	Inspected On:	Utilities: All Public		
Valuation/Explanation							
Dwelling #	809 0080 000- 1						
Description	Area					Value Amount	
Living Area:							
First Story:	1,620					\$183,011.40	
Second Story:	0					\$0.00	
Additional Story:	0					\$0.00	
Attic/Finished Net:	0					\$0.00	
Half Story/Finished Net:	0					\$0.00	
Base Price						\$183,011.40	
Unfinished Living Area:							
Room/Unfinished:	0					\$0.00	
Unfinished Basement:	1,620					\$35,947.80	
Half Story/Unfinished:						\$0.00	
Structure Info, Features and Attachments:							
Heating/AC	Air Conditioning - Same Ducts					\$3,985.20	
Plumbing	0 - Half Bath 3 - Full Bath					\$14,644.00	
Finished Basement Living Area	0					\$0.00	
Features:	4					\$2,900.00	
Attachments:	621					\$17,900.00	
Adjusted Base Price						\$258,388.40	
Changes/Adjustments							
Grade Adjustment:	B 128%					\$304,113.15	
Market Adjustment:	17%					\$355,812.39	
CDU Adjustment:	90					\$320,200.00	
Complete:	100					\$320,200.00	
Dollar Adjustments						(\$400.00)	
Dwelling Value						\$319,800.00	
Other Building Improvements	0					\$0.00	
Total Improvement Value						\$319,800.00	
Total Land Value						\$33,500.00	
Total Assessed Value						\$353,300.00	

Parcel Numbers: 809-0081-000 Property Address: 3295 VILLA DR W Municipality: Franklin, City of

Owner Name: HEUR, WALDEMAR C & LOIS M - REV LIV TR Mailing Address: 3295 W VILLA DR FRANKLIN, WI 53132 Land Use: Residential

Property Photograph:	Legal Description:	Building Sketch:
	THE VILLAS CONDOMINIUM NE 13 5 21 BLDG 43 UNIT 86	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood:	
	1352-Franklin	

Building Description

Dwelling #	809 0081 000- 1		
Year Built:	1/1/2011	Exterior Wall:	01-Wood
Year Remodeled:	1/1/2011	Bedrooms:	3
Remodeled/Effective Age:	-11	Full Baths:	3
Building Type/Style:	17-Condominium	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	B	Room Count:	4
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
809 0081 000- 1	1,620	0	0	0	0	700	2,320

Attachment Description(s):	Area:	Attachment Value:
11-OFP	75	\$1,500
13-AFG	504	\$15,100

Feature Description(s):	Area:	Feature Value:
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
22-Additional Fixture	2	\$600
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements


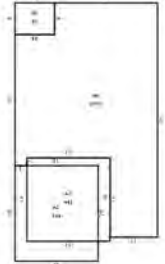
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:

Permit / Construction History						
Date of Permit: 1/7/2011	Permit Number: 11-0040	Permit Amount: \$288,000.00	Details of Permit: NEWDWLG			
Ownership/Sales History						
Date of Sale: 8/26/2011 12/23/2013	Sale Document:	Purchase Amount: \$233,000.00 \$244,000.00	Sale Validity: Valid Valid	Conveyance Type:	Sale Type: Land and Improvements Land and Improvements	Sale Validation Source:
Land Breakdown						
Land Class: A-Residential Primary Site	Acreage: 0.000	Unit of Measure: Gross	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value: \$33,500
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage: 0	Total Acreage: 0.000	Depth:	Act. Frontage:	Assessed Land Value: \$33,500		
General Information						
Topography: Level	Street/Road: Paved	Fronting Traffic: Light	Inspected By:	Inspected On:	Utilities: All Public	
Valuation/Explanation						
Dwelling #			809 0081 000- 1			
Description			Area		Value Amount	
Living Area:						
First Story:			1,620		\$183,011.40	
Second Story:			0		\$0.00	
Additional Story:			0		\$0.00	
Attic/Finished Net:			0		\$0.00	
Half Story/Finished Net:			0		\$0.00	
Base Price					\$183,011.40	
Unfinished Living Area:						
Room/Unfinished:			0		\$0.00	
Unfinished Basement:			920		\$24,214.40	
Half Story/Unfinished:					\$0.00	
Structure Info, Features and Attachments:						
Heating/AC			Air Conditioning - Same Ducts		\$5,707.20	
Plumbing			0 - Half Bath 3 - Full Bath		\$14,644.00	
Finished Basement Living Area			700		\$18,893.00	
Features:			3		\$2,600.00	
Attachments:			579		\$16,600.00	
Adjusted Base Price					\$265,670.00	
Changes/Adjustments						
Grade Adjustment:			B 128%		\$315,481.60	
Market Adjustment:			22%		\$384,887.55	
CDU Adjustment:			90		\$346,400.00	
Complete:			100		\$346,400.00	
Dollar Adjustments					\$900.00	
Dwelling Value					\$347,300.00	

Other Building Improvements	0	\$0.00
Total Improvement Value		\$347,300.00
Total Land Value		\$33,500.00
Total Assessed Value		\$380,800.00

Parcel Numbers: 809-0082-000 Property Address: 3327 VILLA DR W Municipality: Franklin, City of

Owner Name: KAROLEWICZ, MARK W Mailing Address: 3327 W VILLA DR FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	Building Sketch:
	THE VILLAS CONDOMINIUM NE 13 5 21 BLDG 44 UNIT 87	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1352-Franklin	

Building Description

Dwelling #	809 0082 000- 1		
Year Built:	1/1/2004	Exterior Wall:	01-Wood
Year Remodeled:	1/1/2004	Bedrooms:	2
Remodeled/Effective Age:	-18	Full Baths:	2
Building Type/Style:	17-Condominium	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	B	Room Count:	4
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
809 0082 000- 1	1,570	0	0	0	0	0	1,570

Attachment Description(s):	Area:	Attachment Value:
11-OFP	80	\$1,600
13-AFG	441	\$13,200

Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	2	\$600
Rec Room Condition:	Rec Room Area:	Rec Room Value:
Average	785	\$3,925
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
Average	785	\$3,925

Other Building Improvements


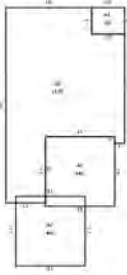
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:

Permit / Construction History							
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:				
6/17/2004	1919	\$250,000.00	NEWDWLG				
11/17/2009	2342	\$20,000.00	RECROOM				
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
7/16/2021		\$370,000.00	Valid		Land and Improvements		
5/1/2015		\$226,800.00	Invalid		Land and Improvements		
4/14/2011		\$210,000.00	Invalid		Land and Improvements		
3/16/2010		\$251,600.00	Invalid		Land and Improvements		
6/12/2006		\$275,000.00	Valid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.000	Gross				\$33,500	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:			
0	0.000			\$33,500			
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		

Valuation/Explanation		
Dwelling #	809 0082 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,570	\$178,430.50
Second Story:	0	\$0.00
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$178,430.50
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	1,570	\$35,120.90
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$3,862.20
Plumbing	0 - Half Bath 2 - Full Bath	\$7,322.00
Finished Basement Living Area	0	\$0.00
Features:	3	\$2,600.00
Attachments:	521	\$14,800.00
Adjusted Base Price		\$242,135.60
Changes/Adjustments		
Grade Adjustment:	B 128%	\$287,661.57
Market Adjustment:	41%	\$405,602.81
CDU Adjustment:	83	\$336,700.00
Complete:	100	\$336,700.00
Dollar Adjustments		(\$200.00)
Dwelling Value		\$336,500.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$336,500.00
Total Land Value		\$33,500.00
Total Assessed Value		\$370,000.00

Parcel Numbers: 809-0083-000 Property Address: 3329 VILLA DR W Municipality: Franklin, City of

Owner Name: SCHUBERT, JERRI J Mailing Address: 3329 W VILLA DR FRANKLIN, WI 53132 Land Use: Residential

Property Photograph:	Legal Description:	Building Sketch:
	THE VILLAS CONDOMINIUM NE 13 5 21 BLDG 44 UNIT 88	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood:	
	1352-Franklin	

Building Description

Dwelling #	809 0083 000- 1		
Year Built:	1/1/2004	Exterior Wall:	01-Wood
Year Remodeled:	1/1/2004	Bedrooms:	2
Remodeled/Effective Age:	-18	Full Baths:	2
Building Type/Style:	17-Condominium	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	B	Room Count:	4
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
809 0083 000- 1	1,570	0	0	0	0	0	1,570

Attachment Description(s):	Area:	Attachment Value:
11-OFP	80	\$1,600
13-AFG	441	\$13,200

Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	4	\$1,200
Rec Room Condition:	Rec Room Area:	Rec Room Value:
Good	1,138	\$6,828
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
Good	1,138	\$6,828

Other Building Improvements


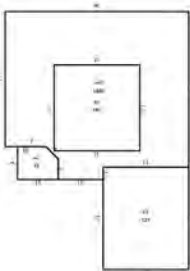
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:

Permit / Construction History							
Date of Permit:		Permit Number:		Permit Amount:		Details of Permit:	
6/17/2004		1919		\$250,000.00		NEWDWLG	
6/4/2007		1207		\$5,000.00		RECROOM	
Ownership/Sales History							
Date of Sale:		Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
4/30/2007			\$245,000.00	Valid		Land and Improvements	
Land Breakdown							
Land Class:		Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site		0.000	Gross				\$33,500
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:		Total Acreage:		Depth:		Assessed Land Value:	
0		0.000				\$33,500	
General Information							
Topography:		Street/Road:		Fronting Traffic:		Inspected By:	
Level		Paved		Light		Inspected On:	
						Utilities:	
						All Public	
Valuation/Explanation							
Dwelling #				809 0083 000- 1			
Description				Area		Value Amount	
Living Area:							
First Story:				1,570		\$178,430.50	
Second Story:				0		\$0.00	
Additional Story:				0		\$0.00	
Attic/Finished Net:				0		\$0.00	
Half Story/Finished Net:				0		\$0.00	
Base Price						\$178,430.50	
Unfinished Living Area:							
Room/Unfinished:				0		\$0.00	
Unfinished Basement:				1,570		\$35,120.90	
Half Story/Unfinished:						\$0.00	
Structure Info, Features and Attachments:							
Heating/AC				Air Conditioning - Same Ducts		\$3,862.20	
Plumbing				0 - Half Bath 2 - Full Bath		\$7,322.00	
Finished Basement Living Area				0		\$0.00	
Features:				5		\$3,200.00	
Attachments:				521		\$14,800.00	
Adjusted Base Price						\$242,735.60	
Changes/Adjustments							
Grade Adjustment:				B 128%		\$287,661.57	
Market Adjustment:				33%		\$382,589.89	
CDU Adjustment:				83		\$317,500.00	
Complete:				100		\$317,500.00	
Dollar Adjustments						\$1,200.00	
Dwelling Value						\$318,700.00	

Other Building Improvements	0	\$0.00
Total Improvement Value		\$318,700.00
Total Land Value		\$33,500.00
Total Assessed Value		\$352,200.00

Parcel Numbers: 809-0084-000 Property Address: 3361 VILLA DR W Municipality: Franklin, City of

Owner Name: DEIGNAN FAMILY LIVING TRUST 2021 Mailing Address: 3361 W VILLA DR FRANKLIN, WI 53132 Land Use: Residential

Property Photograph:	Legal Description:	Building Sketch:
	THE VILLAS CONDOMINIUM NE 13 5 21 BLDG 45 UNIT 89	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood:	
	1352-Franklin	

Building Description

Dwelling #	809 0084 000- 1		
Year Built:	1/1/2004	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/2004	Bedrooms:	3
Remodeled/Effective Age:	-18	Full Baths:	3
Building Type/Style:	17-Condominium	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	B	Room Count:	4
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
809 0084 000- 1	1,682	0	0	0	0	962	2,644

Attachment Description(s):	Area:	Attachment Value:
13-AFG	525	\$15,800
11-OFP	75	\$1,500

Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	2	\$600
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements


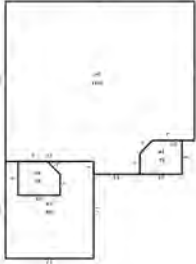
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:

Permit / Construction History							
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:				
6/29/2004	2088	\$250,000.00	NEWDWLG				
11/1/2004	3700	\$3,000.00	FBLA				
5/17/2012	12-0931	\$2,000.00	BSMTREMOD				
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
5/12/2021		\$332,300.00	Invalid		Land and Improvements		
10/9/2018		\$331,000.00	Valid		Land and Improvements		
7/9/2013		\$262,100.00	Invalid		Land and Improvements		
1/3/2011		\$187,000.00	Invalid		Land and Improvements		
1/28/2005		\$273,600.00	Valid		Land and Improvements		
9/9/2011		\$165,100.00	Invalid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.000	Gross				\$33,500	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:			
0	0.000			\$33,500			
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		

Valuation/Explanation		
Dwelling #	809 0084 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,682	\$189,023.16
Second Story:	0	\$0.00
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$189,023.16
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	720	\$20,606.40
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$6,504.24
Plumbing	0 - Half Bath 3 - Full Bath	\$14,644.00
Finished Basement Living Area	962	\$25,964.38
Features:	3	\$2,600.00
Attachments:	600	\$17,300.00
Adjusted Base Price		\$276,642.18
Changes/Adjustments		
Grade Adjustment:	B 128%	\$328,629.99
Market Adjustment:	34%	\$440,364.19
CDU Adjustment:	83	\$365,500.00
Complete:	100	\$365,500.00
Dollar Adjustments		\$200.00
Dwelling Value		\$365,700.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$365,700.00
Total Land Value		\$33,500.00
Total Assessed Value		\$399,200.00

Parcel Numbers: 809-0085-000 Property Address: 3363 VILLA DR W Municipality: Franklin, City of

Owner Name: DONOVAN KATHLEEN Mailing Address: 3363 W VILLA DR FRANKLIN, WI 53132 Land Use: Residential

Property Photograph:	Legal Description:	Building Sketch:
	THE VILLAS CONDOMINIUM NE 13 5 21 BLDG 45 UNIT 90	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood:	
	1352-Franklin	

Building Description

Dwelling #	809 0085 000- 1		
Year Built:	1/1/2004	Exterior Wall:	01-Wood
Year Remodeled:	1/1/2004	Bedrooms:	3
Remodeled/Effective Age:	-18	Full Baths:	3
Building Type/Style:	17-Condominium	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	B+	Room Count:	3
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
809 0085 000- 1	1,682	0	0	0	0	800	2,482

Attachment Description(s):	Area:	Attachment Value:
11-OFP	75	\$1,500
13-AFG	483	\$14,500

Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	2	\$600
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements



Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:

Permit / Construction History						
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:			
6/29/2004	2088	\$250,000.00	NEWDWLG			
10/15/2004	3464	\$18,000.00	FURNEW/AC (2)			
11/1/2004	3705	\$4,000.00	RECROOM			
Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
3/21/2005		\$290,000.00	Valid		Land and Improvements	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	0.000	Gross				\$33,500
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
0	0.000			\$33,500		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Paved	Light			All Public	
Valuation/Explanation						
Dwelling #			809 0085 000- 1			
Description			Area		Value Amount	
Living Area:						
First Story:			1,682		\$189,023.16	
Second Story:			0		\$0.00	
Additional Story:			0		\$0.00	
Attic/Finished Net:			0		\$0.00	
Half Story/Finished Net:			0		\$0.00	
Base Price					\$189,023.16	
Unfinished Living Area:						
Room/Unfinished:			0		\$0.00	
Unfinished Basement:			882		\$23,655.24	
Half Story/Unfinished:					\$0.00	
Structure Info, Features and Attachments:						
Heating/AC			Air Conditioning - Same Ducts		\$6,105.72	
Plumbing			0 - Half Bath 3 - Full Bath		\$14,644.00	
Finished Basement Living Area			800		\$21,592.00	
Features:			3		\$2,600.00	
Attachments:			558		\$16,000.00	
Adjusted Base Price					\$273,620.12	
Changes/Adjustments						
Grade Adjustment:			B+ 135%		\$344,277.16	
Market Adjustment:			33%		\$457,888.63	
CDU Adjustment:			83		\$380,000.00	
Complete:			100		\$380,000.00	
Dollar Adjustments					(\$100.00)	
Dwelling Value					\$379,900.00	

Other Building Improvements	0	\$0.00
Total Improvement Value		\$379,900.00
Total Land Value		\$33,500.00
Total Assessed Value		\$413,400.00

Parcel Numbers: 809-1001-000	Property Address: 3053 DREXEL AVE #101 W	Municipality: Franklin, City of
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Owner Name: SCHAEFER, MATHEW P	Mailing Address: 3053 W DREXEL AVE #101 FRANKLIN, WI 53132	Land Use: Residential
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Property Photograph: 	Legal Description: FRANKLIN OAKS CONDOMINIUMS NE 1/4 SEC 13-5-21	Building Sketch: 
Parcel Sketch and Site Map obtained from the County GIS		
Neighborhood: 1351-Franklin		

Building Description

Dwelling #	809 1001 000- 1		
Year Built:	1/1/2004	Exterior Wall:	09-Masonry/Frame
Year Remodeled:	1/1/2004	Bedrooms:	2
Remodeled/Effective Age:	-18	Full Baths:	2
Building Type/Style:	17-Condominium	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	C+	Room Count:	2
CDU/Overall Condition:	Good	Basement Description:	Partial
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
809 1001 000- 1	1,065	0	0	0	0	0	1,065

Attachment Description(s): 11-OFP	Area: 100	Attachment Value: \$2,000
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Feature Description(s): Rec Room Condition:	Area: Rec Room Area: 0	Feature Value: Rec Room Value: \$0
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Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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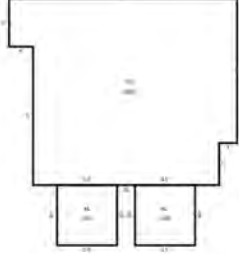
Permit / Construction History

Date of Permit: 4/26/2005	Permit Number: 51447	Permit Amount: \$118,000.00	Details of Permit: AC
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Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
1/25/2021		\$153,000.00	Valid		Land and Improvements		
5/17/2005		\$135,900.00	Valid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.000	Gross				\$18,000	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
0	0.000				\$18,000		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		
Valuation/Explanation							
Dwelling #				809 1001 000- 1			
Description				Area		Value Amount	
Living Area:							
First Story:				1,065		\$140,505.45	
Second Story:				0		\$0.00	
Additional Story:				0		\$0.00	
Attic/Finished Net:				0		\$0.00	
Half Story/Finished Net:				0		\$0.00	
Base Price						\$140,505.45	
Unfinished Living Area:							
Room/Unfinished:				0		\$0.00	
Unfinished Basement:				1,065		\$14,878.05	
Half Story/Unfinished:						\$0.00	
Structure Info, Features and Attachments:							
Heating/AC				Air Conditioning - Same Ducts		\$2,619.90	
Plumbing				0 - Half Bath 2 - Full Bath		\$7,322.00	
Finished Basement Living Area				0		\$0.00	
Features:							
Attachments:				100		\$2,000.00	
Adjusted Base Price						\$167,325.40	
Changes/Adjustments							
Grade Adjustment:				C+ 110%		\$181,857.94	
Market Adjustment:				-10%		\$163,672.15	
CDU Adjustment:				83		\$135,800.00	
Complete:				100		\$135,800.00	
Dollar Adjustments						\$100.00	
Dwelling Value						\$135,900.00	
Other Building Improvements				0		\$0.00	
Total Improvement Value						\$135,900.00	
Total Land Value						\$18,000.00	
Total Assessed Value						\$153,900.00	

Parcel Numbers: 809-1002-000 Property Address: 3053 DREXEL AVE #102 W Municipality: Franklin, City of

Owner Name: SCHOONOVER, SARAH Mailing Address: 3053 W DREXEL AVE #102 FRANKLIN, WI 53132 Land Use: Residential

Property Photograph:	Legal Description:	Building Sketch:
	FRANKLIN OAKS CONDOMINIUMS NE 1/4 SEC 13-5-21	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1351-Franklin	

Building Description

Dwelling #	809 1002 000- 1		
Year Built:	1/1/2004	Exterior Wall:	09-Masonry/Frame
Year Remodeled:	1/1/2004	Bedrooms:	2
Remodeled/Effective Age:	-18	Full Baths:	2
Building Type/Style:	17-Condominium	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	C+	Room Count:	2
CDU/Overall Condition:	Good	Basement Description:	Partial
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
809 1002 000- 1	1,065	0	0	0	0	0	1,065

Attachment Description(s): 11-OFP Area: 100 Attachment Value: \$2,000

Feature Description(s): Rec Room Condition: Area: Rec Room Area: 0 Feature Value: Rec Room Value: \$0

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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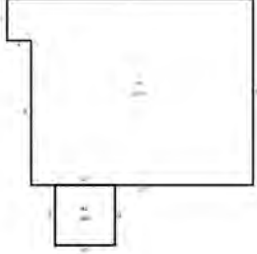
Permit / Construction History

Date of Permit: 4/26/2005	Permit Number:	Permit Amount: \$0.00	Details of Permit: AC
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Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
4/5/2021		\$165,000.00	Valid		Land and Improvements		
5/4/2011		\$0.00	Invalid		Land and Improvements		
4/29/2005		\$140,900.00	Valid		Land and Improvements		
2/1/2010		\$175,200.00	Invalid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.000	Gross				\$18,000	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
0	0.000				\$18,000		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		
Valuation/Explanation							
Dwelling #	809 1002 000- 1						
Description	Area			Value Amount			
Living Area:							
First Story:	1,065			\$140,505.45			
Second Story:	0			\$0.00			
Additional Story:	0			\$0.00			
Attic/Finished Net:	0			\$0.00			
Half Story/Finished Net:	0			\$0.00			
Base Price				\$140,505.45			
Unfinished Living Area:							
Room/Unfinished:	0			\$0.00			
Unfinished Basement:	1,065			\$14,878.05			
Half Story/Unfinished:				\$0.00			
Structure Info, Features and Attachments:							
Heating/AC	Air Conditioning - Same Ducts			\$2,619.90			
Plumbing	0 - Half Bath 2 - Full Bath			\$7,322.00			
Finished Basement Living Area	0			\$0.00			
Features:							
Attachments:	100			\$2,000.00			
Adjusted Base Price				\$167,325.40			
Changes/Adjustments							
Grade Adjustment:	C+ 110%			\$181,857.94			
Market Adjustment:	-3%			\$176,402.20			
CDU Adjustment:	83			\$146,400.00			
Complete:	100			\$146,400.00			
Dollar Adjustments				\$600.00			
Dwelling Value				\$147,000.00			
Other Building Improvements	0			\$0.00			
Total Improvement Value				\$147,000.00			
Total Land Value				\$18,000.00			
Total Assessed Value				\$165,000.00			

Parcel Numbers: 809-1003-000 Property Address: 3053 DREXEL AVE #103 W Municipality: Franklin, City of

Owner Name: BROWN TRUST Mailing Address: 4212 MT HUKKEE AVE SAN DIEGO, CA 92117 Land Use: Residential

Property Photograph:	Legal Description:	Building Sketch:
	FRANKLIN OAKS CONDOMINIUMS NE 1/4 SEC 13-5-21	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood:	
	1351-Franklin	

Building Description

Dwelling #	809 1003 000- 1		
Year Built:	1/1/2004	Exterior Wall:	09-Masonry/Frame
Year Remodeled:	1/1/2004	Bedrooms:	2
Remodeled/Effective Age:	-18	Full Baths:	2
Building Type/Style:	17-Condominium	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	C+	Room Count:	2
CDU/Overall Condition:	Good	Basement Description:	Partial
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
809 1003 000- 1	1,175	0	0	0	0	0	1,175

Attachment Description(s): 11-0FP Area: 100 Attachment Value: \$2,000

Feature Description(s): Rec Room Condition: Area: Rec Room Area: 0 Feature Value: Rec Room Value: \$0

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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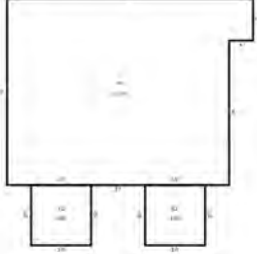
Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
4/26/2005		\$0.00	AC

Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
4/29/2005		\$160,500.00	Valid		Land and Improvements		
3/28/2016		\$133,000.00	Valid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.000	Gross				\$18,000	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
0	0.000				\$18,000		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		
Valuation/Explanation							
Dwelling #				809 1003 000- 1			
Description				Area		Value Amount	
Living Area:							
First Story:				1,175		\$153,255.25	
Second Story:				0		\$0.00	
Additional Story:				0		\$0.00	
Attic/Finished Net:				0		\$0.00	
Half Story/Finished Net:				0		\$0.00	
Base Price						\$153,255.25	
Unfinished Living Area:							
Room/Unfinished:				0		\$0.00	
Unfinished Basement:				1,175		\$16,156.25	
Half Story/Unfinished:						\$0.00	
Structure Info, Features and Attachments:							
Heating/AC				Air Conditioning - Same Ducts		\$2,890.50	
Plumbing				0 - Half Bath 2 - Full Bath		\$7,322.00	
Finished Basement Living Area				0		\$0.00	
Features:							
Attachments:				100		\$2,000.00	
Adjusted Base Price						\$181,624.00	
Changes/Adjustments							
Grade Adjustment:				C+ 110%		\$197,586.40	
Market Adjustment:				-1%		\$195,610.54	
CDU Adjustment:				83		\$162,400.00	
Complete:				100		\$162,400.00	
Dollar Adjustments						\$700.00	
Dwelling Value						\$163,100.00	
Other Building Improvements				0		\$0.00	
Total Improvement Value						\$163,100.00	
Total Land Value						\$18,000.00	
Total Assessed Value						\$181,100.00	

Parcel Numbers: 809-1004-000 Property Address: 3053 DREXEL AVE #104 W Municipality: Franklin, City of

Owner Name: ROBISH, WILLIAM M Mailing Address: 3053 W DREXEL AVE #104 FRANKLIN, WI 53132 Land Use: Residential

Property Photograph:	Legal Description:	Building Sketch:
	FRANKLIN OAKS CONDOMINIUMS NE 1/4 SEC 13-5-21	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood:	
	1351-Franklin	

Building Description

Dwelling #	809 1004 000- 1		
Year Built:	1/1/2004	Exterior Wall:	09-Masonry/Frame
Year Remodeled:	1/1/2004	Bedrooms:	2
Remodeled/Effective Age:	-18	Full Baths:	2
Building Type/Style:	17-Condominium	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	C+	Room Count:	2
CDU/Overall Condition:	Good	Basement Description:	Partial
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
809 1004 000- 1	1,175	0	0	0	0	0	1,175

Attachment Description(s): 11-0FP	Area: 100	Attachment Value: \$2,000
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Feature Description(s): Rec Room Condition:	Area: Rec Room Area: 0	Feature Value: Rec Room Value: \$0
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Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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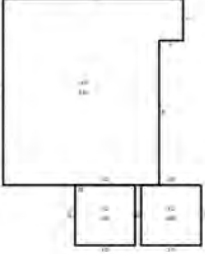
Permit / Construction History

Date of Permit: 4/26/2005	Permit Number:	Permit Amount: \$0.00	Details of Permit: AC
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Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
5/3/2005		\$149,900.00	Valid		Land and Improvements	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	0.000	Gross				\$18,000
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
0	0.000			\$18,000		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Paved	Light			All Public	
Valuation/Explanation						
Dwelling #			809 1004 000- 1			
Description			Area		Value Amount	
Living Area:						
First Story:			1,175			\$153,255.25
Second Story:			0			\$0.00
Additional Story:			0			\$0.00
Attic/Finished Net:			0			\$0.00
Half Story/Finished Net:			0			\$0.00
Base Price					\$153,255.25	
Unfinished Living Area:						
Room/Unfinished:			0			\$0.00
Unfinished Basement:			1,175			\$16,156.25
Half Story/Unfinished:						\$0.00
Structure Info, Features and Attachments:						
Heating/AC			Air Conditioning - Same Ducts		\$2,890.50	
Plumbing			0 - Half Bath 2 - Full Bath		\$7,322.00	
Finished Basement Living Area			0			\$0.00
Features:						
Attachments:			100			\$2,000.00
Adjusted Base Price					\$181,624.00	
Changes/Adjustments						
Grade Adjustment:			C+ 110%		\$197,586.40	
Market Adjustment:			-1%		\$195,610.54	
CDU Adjustment:			83		\$162,400.00	
Complete:			100		\$162,400.00	
Dollar Adjustments					\$700.00	
Dwelling Value					\$163,100.00	
Other Building Improvements			0			\$0.00
Total Improvement Value					\$163,100.00	
Total Land Value					\$18,000.00	
Total Assessed Value					\$181,100.00	

Parcel Numbers: 809-1005-000	Property Address: 3053 DREXEL AVE #105 W	Municipality: Franklin, City of
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Owner Name: O'SHEA, LINDA K	Mailing Address: 3053 W DREXEL AVE #105 FRANKLIN, WI 53132	Land Use: Residential
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Property Photograph:	Legal Description:	Building Sketch:	
	FRANKLIN OAKS CONDOMINIUMS NE 1/4 SEC 13-5-21		
	Parcel Sketch and Site Map obtained from the County GIS		
	Neighborhood: 1351-Franklin		

Building Description

Dwelling #	809 1005 000- 1		
Year Built:	1/1/2004	Exterior Wall:	09-Masonry/Frame
Year Remodeled:	1/1/2004	Bedrooms:	1
Remodeled/Effective Age:	-18	Full Baths:	1
Building Type/Style:	17-Condominium	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	C+	Room Count:	2
CDU/Overall Condition:	Good	Basement Description:	Partial
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
809 1005 000- 1	834	0	0	0	0	0	834

Attachment Description(s): 11-OFP	Area: 100	Attachment Value: \$2,000
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Feature Description(s): Rec Room Condition:	Area: Rec Room Area: 0	Feature Value: Rec Room Value: \$0
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Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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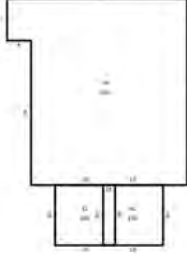
Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
4/26/2005		\$0.00	AC
8/10/2020	20-2129	\$6,600.00	FUR+ACREPLAC

Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
6/22/2015		\$72,500.00	Valid		Land and Improvements		
5/25/2005		\$122,900.00	Valid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.000	Gross				\$18,000	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
0	0.000				\$18,000		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		
Valuation/Explanation							
Dwelling #				809 1005 000- 1			
Description				Area		Value Amount	
Living Area:							
First Story:				834		\$117,060.24	
Second Story:				0		\$0.00	
Additional Story:				0		\$0.00	
Attic/Finished Net:				0		\$0.00	
Half Story/Finished Net:				0		\$0.00	
Base Price						\$117,060.24	
Unfinished Living Area:							
Room/Unfinished:				0		\$0.00	
Unfinished Basement:				834		\$12,193.08	
Half Story/Unfinished:						\$0.00	
Structure Info, Features and Attachments:							
Heating/AC				Air Conditioning - Same Ducts		\$2,051.64	
Plumbing				0 - Half Bath 1 - Full Bath		\$0.00	
Finished Basement Living Area				0		\$0.00	
Features:							
Attachments:				100		\$2,000.00	
Adjusted Base Price						\$133,304.96	
Changes/Adjustments							
Grade Adjustment:				C+ 110%		\$144,435.46	
Market Adjustment:				-11%		\$128,547.56	
CDU Adjustment:				83		\$106,700.00	
Complete:				100		\$106,700.00	
Dollar Adjustments						\$300.00	
Dwelling Value						\$107,000.00	
Other Building Improvements				0		\$0.00	
Total Improvement Value						\$107,000.00	
Total Land Value						\$18,000.00	
Total Assessed Value						\$125,000.00	

Parcel Numbers: 809-1006-000 Property Address: 3053 DREXEL AVE #106 W Municipality: Franklin, City of

Owner Name: MEYTHALER, WESTON Mailing Address: 3053 W DREXEL AVE #106 FRANKLIN, WI 53132 Land Use: Residential

Property Photograph:	Legal Description:	Building Sketch:
	FRANKLIN OAKS CONDOMINIUMS NE 1/4 SEC 13-5-21	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood:	
	1351-Franklin	

Building Description

Dwelling #	809 1006 000- 1		
Year Built:	1/1/2004	Exterior Wall:	09-Masonry/Frame
Year Remodeled:	1/1/2004	Bedrooms:	1
Remodeled/Effective Age:	-18	Full Baths:	1
Building Type/Style:	17-Condominium	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	C+	Room Count:	2
CDU/Overall Condition:	Good	Basement Description:	Partial
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
809 1006 000- 1	834	0	0	0	0	0	834

Attachment Description(s): 11-0FP Area: 100 Attachment Value: \$2,000

Feature Description(s): Rec Room Condition: Area: Rec Room Area: 0 Feature Value: Rec Room Value: \$0

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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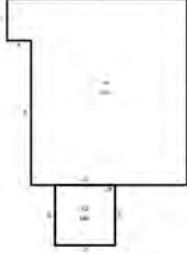
Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
4/26/2005		\$0.00	AC

Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
5/18/2018		\$104,900.00	Valid		Land and Improvements		
5/17/2005		\$119,900.00	Valid		Land and Improvements		
2/25/2009		\$129,900.00	Invalid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.000	Gross				\$18,000	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
0	0.000				\$18,000		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		
Valuation/Explanation							
Dwelling #				809 1006 000- 1			
Description				Area		Value Amount	
Living Area:							
First Story:				834		\$117,060.24	
Second Story:				0		\$0.00	
Additional Story:				0		\$0.00	
Attic/Finished Net:				0		\$0.00	
Half Story/Finished Net:				0		\$0.00	
Base Price						\$117,060.24	
Unfinished Living Area:							
Room/Unfinished:				0		\$0.00	
Unfinished Basement:				834		\$12,193.08	
Half Story/Unfinished:						\$0.00	
Structure Info, Features and Attachments:							
Heating/AC				Air Conditioning - Same Ducts		\$2,051.64	
Plumbing				0 - Half Bath 1 - Full Bath		\$0.00	
Finished Basement Living Area				0		\$0.00	
Features:							
Attachments:				100		\$2,000.00	
Adjusted Base Price						\$133,304.96	
Changes/Adjustments							
Grade Adjustment:				C+ 110%		\$144,435.46	
Market Adjustment:				-11%		\$128,547.56	
CDU Adjustment:				83		\$106,700.00	
Complete:				100		\$106,700.00	
Dollar Adjustments						\$300.00	
Dwelling Value						\$107,000.00	
Other Building Improvements				0		\$0.00	
Total Improvement Value						\$107,000.00	
Total Land Value						\$18,000.00	
Total Assessed Value						\$125,000.00	

Parcel Numbers: 809-1007-000 Property Address: 3053 DREXEL AVE #107 W Municipality: Franklin, City of

Owner Name: AHMAD, RAISA Mailing Address: 3053 W DREXEL AVE #107 FRANKLIN, WI 53132 Land Use: Residential

Property Photograph:	Legal Description:	Building Sketch:
	FRANKLIN OAKS CONDOMINIUMS NE 1/4 SEC 13-5-21	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood:	
	1351-Franklin	

Building Description

Dwelling #	809 1007 000- 1		
Year Built:	1/1/2004	Exterior Wall:	09-Masonry/Frame
Year Remodeled:	1/1/2004	Bedrooms:	1
Remodeled/Effective Age:	-18	Full Baths:	1
Building Type/Style:	17-Condominium	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	C+	Room Count:	2
CDU/Overall Condition:	Good	Basement Description:	Partial
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
809 1007 000- 1	834	0	0	0	0	0	834

Attachment Description(s): 11-0FP	Area: 100	Attachment Value: \$2,000
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Feature Description(s): Rec Room Condition:	Area: Rec Room Area: 0	Feature Value: Rec Room Value: \$0
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Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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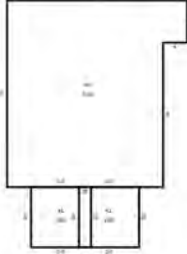
Permit / Construction History

Date of Permit: 4/26/2005	Permit Number:	Permit Amount: \$0.00	Details of Permit: AC
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Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
3/22/2021		\$90,000.00	Valid		Land and Improvements		
8/4/2005		\$119,900.00	Valid		Land and Improvements		
10/23/2017		\$90,000.00	Valid		Land and Improvements		
3/23/2021		\$109,800.00	Valid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.000	Gross				\$18,000	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
0	0.000				\$18,000		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		
Valuation/Explanation							
Dwelling #	809 1007 000- 1						
Description	Area			Value Amount			
Living Area:							
First Story:	834			\$117,060.24			
Second Story:	0			\$0.00			
Additional Story:	0			\$0.00			
Attic/Finished Net:	0			\$0.00			
Half Story/Finished Net:	0			\$0.00			
Base Price				\$117,060.24			
Unfinished Living Area:							
Room/Unfinished:	0			\$0.00			
Unfinished Basement:	834			\$12,193.08			
Half Story/Unfinished:				\$0.00			
Structure Info, Features and Attachments:							
Heating/AC	Air Conditioning - Same Ducts			\$2,051.64			
Plumbing	0 - Half Bath 1 - Full Bath			\$0.00			
Finished Basement Living Area	0			\$0.00			
Features:							
Attachments:	100			\$2,000.00			
Adjusted Base Price				\$133,304.96			
Changes/Adjustments							
Grade Adjustment:	C+ 110%			\$144,435.46			
Market Adjustment:	-23%			\$111,215.30			
CDU Adjustment:	83			\$92,300.00			
Complete:	100			\$92,300.00			
Dollar Adjustments				(\$500.00)			
Dwelling Value				\$91,800.00			
Other Building Improvements	0			\$0.00			
Total Improvement Value				\$91,800.00			
Total Land Value				\$18,000.00			
Total Assessed Value				\$109,800.00			

Parcel Numbers: 809-1008-000 Property Address: 3053 DREXEL AVE #108 W Municipality: Franklin, City of

Owner Name: GOFF, DIANE M Mailing Address: 3053 W DREXEL AVE #108 FRANKLIN, WI 53132 Land Use: Residential

Property Photograph:	Legal Description:	Building Sketch:
	FRANKLIN OAKS CONDOMINIUMS NE 1/4 SEC 13-5-21	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood:	
	1351-Franklin	

Building Description

Dwelling #	809 1008 000- 1		
Year Built:	1/1/2004	Exterior Wall:	09-Masonry/Frame
Year Remodeled:	1/1/2004	Bedrooms:	1
Remodeled/Effective Age:	-18	Full Baths:	1
Building Type/Style:	17-Condominium	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	C+	Room Count:	2
CDU/Overall Condition:	Good	Basement Description:	Partial
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
809 1008 000- 1	834	0	0	0	0	0	834

Attachment Description(s): 11-OFP	Area: 100	Attachment Value: \$2,000
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Feature Description(s): Rec Room Condition:	Area: Rec Room Area: 0	Feature Value: Rec Room Value: \$0
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Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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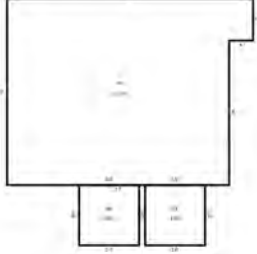
Permit / Construction History

Date of Permit: 4/26/2005	Permit Number:	Permit Amount: \$0.00	Details of Permit: AC
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Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
5/20/2005		\$116,400.00	Valid		Land and Improvements		
11/23/2009		\$114,500.00	Valid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.000	Gross				\$18,000	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
0	0.000				\$18,000		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		
Valuation/Explanation							
Dwelling #				809 1008 000- 1			
Description				Area		Value Amount	
Living Area:							
First Story:				834		\$117,060.24	
Second Story:				0		\$0.00	
Additional Story:				0		\$0.00	
Attic/Finished Net:				0		\$0.00	
Half Story/Finished Net:				0		\$0.00	
Base Price						\$117,060.24	
Unfinished Living Area:							
Room/Unfinished:				0		\$0.00	
Unfinished Basement:				834		\$12,193.08	
Half Story/Unfinished:						\$0.00	
Structure Info, Features and Attachments:							
Heating/AC				Air Conditioning - Same Ducts		\$2,051.64	
Plumbing				0 - Half Bath 1 - Full Bath		\$0.00	
Finished Basement Living Area				0		\$0.00	
Features:							
Attachments:				100		\$2,000.00	
Adjusted Base Price						\$133,304.96	
Changes/Adjustments							
Grade Adjustment:				C+ 110%		\$144,435.46	
Market Adjustment:				-11%		\$128,547.56	
CDU Adjustment:				83		\$106,700.00	
Complete:				100		\$106,700.00	
Dollar Adjustments						\$300.00	
Dwelling Value						\$107,000.00	
Other Building Improvements				0		\$0.00	
Total Improvement Value						\$107,000.00	
Total Land Value						\$18,000.00	
Total Assessed Value						\$125,000.00	

Parcel Numbers: 809-1009-000 Property Address: 3053 DREXEL AVE #109 W Municipality: Franklin, City of

Owner Name: MAGULSKI, CHRISTOPHER T Mailing Address: 3053 W DREXEL AVE #109 FRANKLIN, WI 53132 Land Use: Residential

Property Photograph:	Legal Description:	Building Sketch:
	FRANKLIN OAKS CONDOMINIUMS NE 1/4 SEC 13-5-21	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood:	
	1351-Franklin	

Building Description

Dwelling #	809 1009 000- 1		
Year Built:	1/1/2004	Exterior Wall:	09-Masonry/Frame
Year Remodeled:	1/1/2004	Bedrooms:	2
Remodeled/Effective Age:	-18	Full Baths:	2
Building Type/Style:	17-Condominium	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	C+	Room Count:	2
CDU/Overall Condition:	Good	Basement Description:	Partial
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
809 1009 000- 1	1,175	0	0	0	0	0	1,175

Attachment Description(s): 11-OFP	Area: 100	Attachment Value: \$2,000
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Feature Description(s): Rec Room Condition:	Area: Rec Room Area: 0	Feature Value: Rec Room Value: \$0
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Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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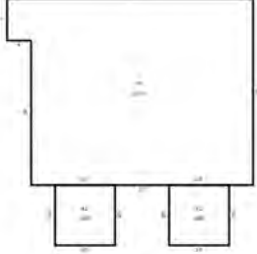
Permit / Construction History

Date of Permit: 4/26/2005	Permit Number:	Permit Amount: \$0.00	Details of Permit: AC
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Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
9/13/2006		\$169,900.00	Valid		Land and Improvements	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	0.000	Gross				\$18,000
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
0	0.000			\$18,000		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Paved	Light			All Public	
Valuation/Explanation						
Dwelling #				809 1009 000- 1		
Description				Area		Value Amount
Living Area:						
First Story:				1,175		\$153,255.25
Second Story:				0		\$0.00
Additional Story:				0		\$0.00
Attic/Finished Net:				0		\$0.00
Half Story/Finished Net:				0		\$0.00
Base Price						\$153,255.25
Unfinished Living Area:						
Room/Unfinished:				0		\$0.00
Unfinished Basement:				1,175		\$16,156.25
Half Story/Unfinished:						\$0.00
Structure Info, Features and Attachments:						
Heating/AC				Air Conditioning - Same Ducts		\$2,890.50
Plumbing				0 - Half Bath 2 - Full Bath		\$7,322.00
Finished Basement Living Area				0		\$0.00
Features:						
Attachments:				100		\$2,000.00
Adjusted Base Price						\$181,624.00
Changes/Adjustments						
Grade Adjustment:				C+ 110%		\$197,586.40
Market Adjustment:				-1%		\$195,610.54
CDU Adjustment:				83		\$162,400.00
Complete:				100		\$162,400.00
Dollar Adjustments						\$700.00
Dwelling Value						\$163,100.00
Other Building Improvements				0		\$0.00
Total Improvement Value						\$163,100.00
Total Land Value						\$18,000.00
Total Assessed Value						\$181,100.00

Parcel Numbers: 809-1010-000 Property Address: 3053 DREXEL AVE #110 W Municipality: Franklin, City of

Owner Name: BROWN, PATRICK D & LUCILLE J - LIV TRUST Mailing Address: 3053 W DREXEL AVE #110 FRANKLIN, WI 53132 Land Use: Residential

Property Photograph:	Legal Description:	Building Sketch:
	FRANKLIN OAKS CONDOMINIUMS NE 1/4 SEC 13-5-21	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1351-Franklin	

Building Description

Dwelling #	809 1010 000- 1		
Year Built:	1/1/2004	Exterior Wall:	09-Masonry/Frame
Year Remodeled:	1/1/2004	Bedrooms:	2
Remodeled/Effective Age:	-18	Full Baths:	2
Building Type/Style:	17-Condominium	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	C+	Room Count:	2
CDU/Overall Condition:	Good	Basement Description:	Partial
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
809 1010 000- 1	1,175	0	0	0	0	0	1,175

Attachment Description(s): 11-OFP Area: 100 Attachment Value: \$2,000

Feature Description(s): Rec Room Condition: Area: Rec Room Area: 0 Feature Value: Rec Room Value: \$0

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
4/26/2005		\$0.00	AC

Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
11/8/2019		\$154,500.00	Valid		Land and Improvements		
4/29/2005		\$154,900.00	Valid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.000	Gross				\$18,000	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
0	0.000				\$18,000		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		
Valuation/Explanation							
Dwelling #				809 1010 000- 1			
Description				Area		Value Amount	
Living Area:							
First Story:				1,175		\$153,255.25	
Second Story:				0		\$0.00	
Additional Story:				0		\$0.00	
Attic/Finished Net:				0		\$0.00	
Half Story/Finished Net:				0		\$0.00	
Base Price						\$153,255.25	
Unfinished Living Area:							
Room/Unfinished:				0		\$0.00	
Unfinished Basement:				1,175		\$16,156.25	
Half Story/Unfinished:						\$0.00	
Structure Info, Features and Attachments:							
Heating/AC				Air Conditioning - Same Ducts		\$2,890.50	
Plumbing				0 - Half Bath 2 - Full Bath		\$7,322.00	
Finished Basement Living Area				0		\$0.00	
Features:							
Attachments:				100		\$2,000.00	
Adjusted Base Price						\$181,624.00	
Changes/Adjustments							
Grade Adjustment:				C+ 110%		\$197,586.40	
Market Adjustment:				-1%		\$195,610.54	
CDU Adjustment:				83		\$162,400.00	
Complete:				100		\$162,400.00	
Dollar Adjustments						\$700.00	
Dwelling Value						\$163,100.00	
Other Building Improvements				0		\$0.00	
Total Improvement Value						\$163,100.00	
Total Land Value						\$18,000.00	
Total Assessed Value						\$181,100.00	

Parcel Numbers: 809-1011-000 Property Address: 3053 DREXEL AVE #111 W Municipality: Franklin, City of

Owner Name: KLEMMER, JAMES ROBERT Mailing Address: 3053 W DREXEL AVE #111 FRANKLIN, WI 53132 Land Use: Residential

Property Photograph:	Legal Description:	Building Sketch:
	FRANKLIN OAKS CONDOMINIUMS NE 1/4 SEC 13-5-21	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood:	
	1351-Franklin	

Building Description

Dwelling #	809 1011 000- 1		
Year Built:	1/1/2004	Exterior Wall:	09-Masonry/Frame
Year Remodeled:	1/1/2004	Bedrooms:	2
Remodeled/Effective Age:	-18	Full Baths:	2
Building Type/Style:	17-Condominium	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	C+	Room Count:	2
CDU/Overall Condition:	Good	Basement Description:	Partial
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
809 1011 000- 1	1,065	0	0	0	0	0	1,065

Attachment Description(s): 11-OFP	Area: 100	Attachment Value: \$2,000
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Feature Description(s): Rec Room Condition:	Area: Rec Room Area: 0	Feature Value: Rec Room Value: \$0
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Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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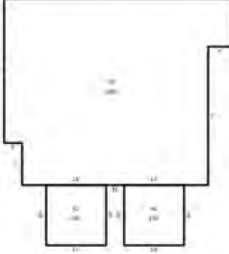
Permit / Construction History

Date of Permit: 4/26/2005	Permit Number: \	Permit Amount: \$0.00	Details of Permit: AC
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Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
4/29/2006		\$141,900.00	Valid		Land and Improvements		
11/9/2006		\$142,000.00	Invalid		Land and Improvements		
5/26/2010		\$125,000.00	Valid		Land and Improvements		
6/19/2014		\$113,000.00	Valid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.000	Gross				\$18,000	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
0	0.000				\$18,000		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		
Valuation/Explanation							
Dwelling #	809 1011 000- 1						
Description	Area			Value Amount			
Living Area:							
First Story:	1,065			\$140,505.45			
Second Story:	0			\$0.00			
Additional Story:	0			\$0.00			
Attic/Finished Net:	0			\$0.00			
Half Story/Finished Net:	0			\$0.00			
Base Price				\$140,505.45			
Unfinished Living Area:							
Room/Unfinished:	0			\$0.00			
Unfinished Basement:	1,065			\$14,878.05			
Half Story/Unfinished:				\$0.00			
Structure Info, Features and Attachments:							
Heating/AC	Air Conditioning - Same Ducts			\$2,619.90			
Plumbing	0 - Half Bath 2 - Full Bath			\$7,322.00			
Finished Basement Living Area	0			\$0.00			
Features:							
Attachments:	100			\$2,000.00			
Adjusted Base Price				\$167,325.40			
Changes/Adjustments							
Grade Adjustment:	C+ 110%			\$181,857.94			
Market Adjustment:	1%			\$183,676.52			
CDU Adjustment:	83			\$152,500.00			
Complete:	100			\$152,500.00			
Dollar Adjustments				(\$700.00)			
Dwelling Value				\$151,800.00			
Other Building Improvements	0			\$0.00			
Total Improvement Value				\$151,800.00			
Total Land Value				\$18,000.00			
Total Assessed Value				\$169,800.00			

Parcel Numbers: 809-1012-000 Property Address: 3053 DREXEL AVE #112 W Municipality: Franklin, City of

Owner Name: HAUSER, AMANDA C Mailing Address: 3053 W DREXEL AVE #112 FRANKLIN, WI 53132 Land Use: Residential

Property Photograph:	Legal Description:	Building Sketch:
	FRANKLIN OAKS CONDOMINIUMS NE 1/4 SEC 13-5-21	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1351-Franklin	

Building Description

Dwelling #	809 1012 000- 1		
Year Built:	1/1/2004	Exterior Wall:	09-Masonry/Frame
Year Remodeled:	1/1/2004	Bedrooms:	2
Remodeled/Effective Age:	-18	Full Baths:	2
Building Type/Style:	17-Condominium	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	C+	Room Count:	2
CDU/Overall Condition:	Good	Basement Description:	Partial
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
809 1012 000- 1	1,065	0	0	0	0	0	1,065

Attachment Description(s): 11-0FP	Area: 100	Attachment Value: \$2,000
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Feature Description(s): Rec Room Condition:	Area: Rec Room Area: 0	Feature Value: Rec Room Value: \$0
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Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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Permit / Construction History

Date of Permit: 4/26/2005	Permit Number:	Permit Amount: \$0.00	Details of Permit: AC
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Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
9/15/2016		\$120,000.00	Valid		Land and Improvements		
4/29/2005		\$142,100.00	Valid		Land and Improvements		
11/5/2008		\$138,000.00	Valid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.000	Gross				\$18,000	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
0	0.000				\$18,000		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		
Valuation/Explanation							
Dwelling #				809 1012 000- 1			
Description				Area		Value Amount	
Living Area:							
First Story:				1,065		\$140,505.45	
Second Story:				0		\$0.00	
Additional Story:				0		\$0.00	
Attic/Finished Net:				0		\$0.00	
Half Story/Finished Net:				0		\$0.00	
Base Price						\$140,505.45	
Unfinished Living Area:							
Room/Unfinished:				0		\$0.00	
Unfinished Basement:				1,065		\$14,878.05	
Half Story/Unfinished:						\$0.00	
Structure Info, Features and Attachments:							
Heating/AC				Air Conditioning - Same Ducts		\$2,619.90	
Plumbing				0 - Half Bath 2 - Full Bath		\$7,322.00	
Finished Basement Living Area				0		\$0.00	
Features:							
Attachments:				100		\$2,000.00	
Adjusted Base Price						\$167,325.40	
Changes/Adjustments							
Grade Adjustment:				C+ 110%		\$181,857.94	
Market Adjustment:				1%		\$183,676.52	
CDU Adjustment:				83		\$152,500.00	
Complete:				100		\$152,500.00	
Dollar Adjustments						(\$700.00)	
Dwelling Value						\$151,800.00	
Other Building Improvements				0		\$0.00	
Total Improvement Value						\$151,800.00	
Total Land Value						\$18,000.00	
Total Assessed Value						\$169,800.00	

Parcel Numbers: 809-1013-000 Property Address: 3053 DREXEL AVE #113 W Municipality: Franklin, City of

Owner Name: LABELLE, AMY L Mailing Address: 3053 W DREXEL AVE #113 FRANKLIN, WI 53132 Land Use: Residential

Property Photograph:	Legal Description:	Building Sketch:
	FRANKLIN OAKS CONDOMINIUMS NE 1/4 SEC 13-5-21	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood:	
	1351-Franklin	

Building Description

Dwelling #	809 1013 000- 1		
Year Built:	1/1/2004	Exterior Wall:	09-Masonry/Frame
Year Remodeled:	1/1/2004	Bedrooms:	2
Remodeled/Effective Age:	-18	Full Baths:	2
Building Type/Style:	17-Condominium	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	C+	Room Count:	3
CDU/Overall Condition:	Good	Basement Description:	Partial
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
809 1013 000- 1	1,320	0	0	0	0	0	1,320

Attachment Description(s): 11-OFP Area: 100 Attachment Value: \$2,000

Feature Description(s): Rec Room Condition: Area: Rec Room Area: 0 Feature Value: Rec Room Value: \$0

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
4/26/2005		\$0.00	AC
8/23/2013	13-1933	\$100.00	INTREM0D

Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
5/31/2005		\$169,000.00	Valid		Land and Improvements	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	0.000	Gross				\$18,000
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
0	0.000			\$18,000		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Paved	Light			All Public	
Valuation/Explanation						
Dwelling #			809 1013 000- 1			
Description			Area		Value Amount	
Living Area:						
First Story:			1,320	\$169,197.60		
Second Story:			0	\$0.00		
Additional Story:			0	\$0.00		
Attic/Finished Net:			0	\$0.00		
Half Story/Finished Net:			0	\$0.00		
Base Price					\$169,197.60	
Unfinished Living Area:						
Room/Unfinished:			0	\$0.00		
Unfinished Basement:			1,320	\$17,622.00		
Half Story/Unfinished:				\$0.00		
Structure Info, Features and Attachments:						
Heating/AC			Air Conditioning - Same Ducts		\$3,247.20	
Plumbing			0 - Half Bath 2 - Full Bath		\$7,322.00	
Finished Basement Living Area			0	\$0.00		
Features:						
Attachments:			100	\$2,000.00		
Adjusted Base Price					\$199,388.80	
Changes/Adjustments						
Grade Adjustment:			C+ 110%		\$217,127.68	
Market Adjustment:			8%		\$234,497.89	
CDU Adjustment:			83		\$194,600.00	
Complete:			100		\$194,600.00	
Dollar Adjustments					(\$100.00)	
Dwelling Value					\$194,500.00	
Other Building Improvements			0	\$0.00		
Total Improvement Value					\$194,500.00	
Total Land Value					\$18,000.00	
Total Assessed Value					\$212,500.00	

Parcel Numbers: 809-1014-000 Property Address: 3053 DREXEL AVE #114 W Municipality: Franklin, City of

Owner Name: AHLES, STEVEN J & KELLY LYNN Mailing Address: 3053 W DREXEL AVE #114 FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	
	FRANKLIN OAKS CONDOMINIUMS NE 1/4 SEC 13-5-21	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1351-Franklin	

Building Description

Dwelling #	809 1014 000- 1		
Year Built:	1/1/2004	Exterior Wall:	09-Masonry/Frame
Year Remodeled:	1/1/2004	Bedrooms:	2
Remodeled/Effective Age:	-18	Full Baths:	2
Building Type/Style:	17-Condominium	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	C+	Room Count:	3
CDU/Overall Condition:	Good	Basement Description:	Partial
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
809 1014 000- 1	1,320	0	0	0	0	0	1,320

Attachment Description(s): 11-OFP Area: 100 Attachment Value: \$2,000

Feature Description(s): Rec Room Condition: Area: Rec Room Area: 0 Feature Value: Rec Room Value: \$0

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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Permit / Construction History

Date of Permit: 4/26/2005	Permit Number:	Permit Amount: \$0.00	Details of Permit: AC
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Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
9/30/2008		\$155,000.00	Valid		Land and Improvements		
8/24/2005		\$174,900.00	Valid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.000	Gross				\$18,000	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
0	0.000				\$18,000		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		
Valuation/Explanation							
Dwelling #				809 1014 000- 1			
Description				Area		Value Amount	
Living Area:							
First Story:				1,320		\$169,197.60	
Second Story:				0		\$0.00	
Additional Story:				0		\$0.00	
Attic/Finished Net:				0		\$0.00	
Half Story/Finished Net:				0		\$0.00	
Base Price						\$169,197.60	
Unfinished Living Area:							
Room/Unfinished:				0		\$0.00	
Unfinished Basement:				1,320		\$17,622.00	
Half Story/Unfinished:						\$0.00	
Structure Info, Features and Attachments:							
Heating/AC				Air Conditioning - Same Ducts		\$3,247.20	
Plumbing				0 - Half Bath 2 - Full Bath		\$7,322.00	
Finished Basement Living Area				0		\$0.00	
Features:							
Attachments:				100		\$2,000.00	
Adjusted Base Price						\$199,388.80	
Changes/Adjustments							
Grade Adjustment:				C+ 110%		\$217,127.68	
Market Adjustment:				8%		\$234,497.89	
CDU Adjustment:				83		\$194,600.00	
Complete:				100		\$194,600.00	
Dollar Adjustments						(\$100.00)	
Dwelling Value						\$194,500.00	
Other Building Improvements				0		\$0.00	
Total Improvement Value						\$194,500.00	
Total Land Value						\$18,000.00	
Total Assessed Value						\$212,500.00	

Parcel Numbers: 809-1015-000 Property Address: 3053 DREXEL AVE #115 W Municipality: Franklin, City of

Owner Name: HOLLOWAY, KELLY Mailing Address: 3053 W DREXEL AVE #115 FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	
	FRANKLIN OAKS CONDOMINIUMS NE 1/4 SEC 13-5-21	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1351-Franklin	

Building Description

Dwelling #	809 1015 000- 1		
Year Built:	1/1/2004	Exterior Wall:	09-Masonry/Frame
Year Remodeled:	1/1/2004	Bedrooms:	2
Remodeled/Effective Age:	-18	Full Baths:	2
Building Type/Style:	17-Condominium	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	C+	Room Count:	4
CDU/Overall Condition:	Good	Basement Description:	Partial
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
809 1015 000- 1	1,379	0	0	0	0	0	1,379

Attachment Description(s): 11-OFP Area: 100 Attachment Value: \$2,000

Feature Description(s): Rec Room Condition: Area: Rec Room Area: 0 Feature Value: Rec Room Value: \$0

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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Permit / Construction History

Date of Permit: 4/26/2005	Permit Number:	Permit Amount: \$0.00	Details of Permit: AC
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Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
11/15/2007		\$168,000.00	Valid		Land and Improvements		
3/17/2016		\$145,500.00	Valid		Land and Improvements		
2/17/2006		\$169,900.00	Valid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.000	Gross				\$18,000	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
0	0.000				\$18,000		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		
Valuation/Explanation							
Dwelling #				809 1015 000- 1			
Description				Area		Value Amount	
Living Area:							
First Story:				1,379		\$175,725.97	
Second Story:				0		\$0.00	
Additional Story:				0		\$0.00	
Attic/Finished Net:				0		\$0.00	
Half Story/Finished Net:				0		\$0.00	
Base Price						\$175,725.97	
Unfinished Living Area:							
Room/Unfinished:				0		\$0.00	
Unfinished Basement:				1,379		\$18,230.38	
Half Story/Unfinished:						\$0.00	
Structure Info, Features and Attachments:							
Heating/AC				Air Conditioning - Same Ducts		\$3,392.34	
Plumbing				0 - Half Bath 2 - Full Bath		\$7,322.00	
Finished Basement Living Area				0		\$0.00	
Features:							
Attachments:				100		\$2,000.00	
Adjusted Base Price						\$206,670.69	
Changes/Adjustments							
Grade Adjustment:				C+ 110%		\$225,137.76	
Market Adjustment:				9%		\$245,400.16	
CDU Adjustment:				83		\$203,700.00	
Complete:				100		\$203,700.00	
Dollar Adjustments						\$800.00	
Dwelling Value						\$204,500.00	
Other Building Improvements				0		\$0.00	
Total Improvement Value						\$204,500.00	
Total Land Value						\$18,000.00	
Total Assessed Value						\$222,500.00	

Parcel Numbers: 809-1016-000 Property Address: 3053 DREXEL AVE #116 W Municipality: Franklin, City of

Owner Name: SU, TAI PING Mailing Address: 3053 W DREXEL AVE #116 FRANKLIN, WI 53132 Land Use: Residential

Property Photograph:	Legal Description:	Building Sketch:
	FRANKLIN OAKS CONDOMINIUMS NE 1/4 SEC 13-5-21	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood:	
	1351-Franklin	

Building Description

Dwelling #	809 1016 000- 1		
Year Built:	1/1/2004	Exterior Wall:	09-Masonry/Frame
Year Remodeled:	1/1/2004	Bedrooms:	2
Remodeled/Effective Age:	-18	Full Baths:	2
Building Type/Style:	17-Condominium	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	C+	Room Count:	4
CDU/Overall Condition:	Good	Basement Description:	Partial
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
809 1016 000- 1	1,379	0	0	0	0	0	1,379

Attachment Description(s): 11-OFP Area: 100 Attachment Value: \$2,000

Feature Description(s): Rec Room Condition: Area: Rec Room Area: 0 Feature Value: Rec Room Value: \$0

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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Permit / Construction History


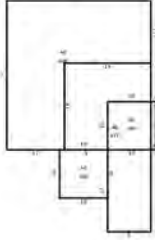
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
4/26/2005		\$0.00	ACRECPLAC

Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
11/26/2018		\$172,500.00	Valid		Land and Improvements		
5/17/2013		\$149,000.00	Valid		Land and Improvements		
4/2/2018		\$159,500.00	Valid		Land and Improvements		
5/1/2009		\$155,000.00	Valid		Land and Improvements		
9/30/2005		\$160,000.00	Invalid		Land and Improvements		
3/1/2013		\$159,900.00	Invalid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.000	Gross				\$18,000	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
0	0.000				\$18,000		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		
Valuation/Explanation							
Dwelling #				809 1016 000- 1			
Description				Area		Value Amount	
Living Area:							
First Story:				1,379		\$175,725.97	
Second Story:				0		\$0.00	
Additional Story:				0		\$0.00	
Attic/Finished Net:				0		\$0.00	
Half Story/Finished Net:				0		\$0.00	
Base Price						\$175,725.97	
Unfinished Living Area:							
Room/Unfinished:				0		\$0.00	
Unfinished Basement:				1,379		\$18,230.38	
Half Story/Unfinished:						\$0.00	
Structure Info, Features and Attachments:							
Heating/AC				Air Conditioning - Same Ducts		\$3,392.34	
Plumbing				0 - Half Bath 2 - Full Bath		\$7,322.00	
Finished Basement Living Area				0		\$0.00	
Features:							
Attachments:				100		\$2,000.00	
Adjusted Base Price						\$206,670.69	
Changes/Adjustments							
Grade Adjustment:				C+ 110%		\$225,137.76	
Market Adjustment:				9%		\$245,400.16	
CDU Adjustment:				83		\$203,700.00	
Complete:				100		\$203,700.00	
Dollar Adjustments						\$800.00	
Dwelling Value						\$204,500.00	

Other Building Improvements	0	\$0.00
Total Improvement Value		\$204,500.00
Total Land Value		\$18,000.00
Total Assessed Value		\$222,500.00

Parcel Numbers: 809-1017-000 Property Address: 3053 DREXEL AVE #117 W Municipality: Franklin, City of

Owner Name: STEPHENS, JOSHUA Mailing Address: 1042 PARK RESERVE WAY #201 MIDVALE, UT 84047 Land Use: Residential

	Legal Description:	Building Sketch:
	FRANKLIN OAKS CONDOMINIUMS NE 1/4 SEC 13-5-21	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1351-Franklin	

Building Description

Dwelling #	809 1017 000- 1		
Year Built:	1/1/2004	Exterior Wall:	09-Masonry/Frame
Year Remodeled:	1/1/2004	Bedrooms:	2
Remodeled/Effective Age:	-18	Full Baths:	2
Building Type/Style:	17-Condominium	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	C+	Room Count:	3
CDU/Overall Condition:	Good	Basement Description:	Partial
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
809 1017 000- 1	1,083	0	0	0	0	0	1,083

Attachment Description(s): 31-WD	Area: 100	Attachment Value: \$1,000
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Feature Description(s): Rec Room Condition:	Area: Rec Room Area: 0	Feature Value: Rec Room Value: \$0
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Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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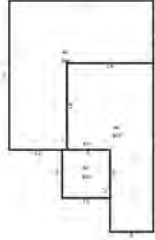
Permit / Construction History

Date of Permit: 4/26/2005	Permit Number:	Permit Amount: \$0.00	Details of Permit: AC
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Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
6/30/2006		\$169,900.00	Valid		Land and Improvements	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	0.000	Gross				\$18,000
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
0	0.000			\$18,000		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Paved	Light			All Public	
Valuation/Explanation						
Dwelling #			809 1017 000- 1			
Description			Area		Value Amount	
Living Area:						
First Story:			1,083		\$142,880.19	
Second Story:			0		\$0.00	
Additional Story:			0		\$0.00	
Attic/Finished Net:			0		\$0.00	
Half Story/Finished Net:			0		\$0.00	
Base Price					\$142,880.19	
Unfinished Living Area:						
Room/Unfinished:			0		\$0.00	
Unfinished Basement:			1,083		\$15,129.51	
Half Story/Unfinished:					\$0.00	
Structure Info, Features and Attachments:						
Heating/AC			Air Conditioning - Same Ducts		\$2,664.18	
Plumbing			0 - Half Bath 2 - Full Bath		\$7,322.00	
Finished Basement Living Area			0		\$0.00	
Features:						
Attachments:			100		\$1,000.00	
Adjusted Base Price					\$168,995.88	
Changes/Adjustments						
Grade Adjustment:			C+ 110%		\$184,795.47	
Market Adjustment:			17%		\$216,210.70	
CDU Adjustment:			83		\$179,500.00	
Complete:			100		\$179,500.00	
Dollar Adjustments					\$0.00	
Dwelling Value					\$179,500.00	
Other Building Improvements			0		\$0.00	
Total Improvement Value					\$179,500.00	
Total Land Value					\$18,000.00	
Total Assessed Value					\$197,500.00	

Parcel Numbers: 809-1018-000 Property Address: 3053 DREXEL AVE #118 W Municipality: Franklin, City of

Owner Name: SIHVOLA, MICHAEL Mailing Address: 9455 SW MERLIN CT STUART, FL 34997 Land Use: Residential

Property Photograph:	Legal Description:	Building Sketch:
	FRANKLIN OAKS CONDOMINIUMS NE 1/4 SEC 13-5-21	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood:	
	1351-Franklin	

Building Description

Dwelling #	809 1018 000- 1		
Year Built:	1/1/2004	Exterior Wall:	09-Masonry/Frame
Year Remodeled:	1/1/2004	Bedrooms:	2
Remodeled/Effective Age:	-18	Full Baths:	2
Building Type/Style:	17-Condominium	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	C+	Room Count:	3
CDU/Overall Condition:	Good	Basement Description:	Partial
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
809 1018 000- 1	1,083	0	0	0	0	0	1,083

Attachment Description(s): 31-WD	Area: 100	Attachment Value: \$1,000
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Feature Description(s): Rec Room Condition:	Area: Rec Room Area: 0	Feature Value: Rec Room Value: \$0
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Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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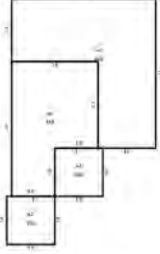
Permit / Construction History

Date of Permit: 4/26/2005	Permit Number:	Permit Amount: \$0.00	Details of Permit: AC
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Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
1/5/2006		\$167,000.00	Valid		Land and Improvements	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	0.000	Gross				\$18,000
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
0	0.000			\$18,000		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Paved	Light			All Public	
Valuation/Explanation						
Dwelling #			809 1018 000- 1			
Description			Area		Value Amount	
Living Area:						
First Story:			1,083			\$142,880.19
Second Story:			0			\$0.00
Additional Story:			0			\$0.00
Attic/Finished Net:			0			\$0.00
Half Story/Finished Net:			0			\$0.00
Base Price					\$142,880.19	
Unfinished Living Area:						
Room/Unfinished:			0			\$0.00
Unfinished Basement:			1,083			\$15,129.51
Half Story/Unfinished:						\$0.00
Structure Info, Features and Attachments:						
Heating/AC			Air Conditioning - Same Ducts		\$2,664.18	
Plumbing			0 - Half Bath 2 - Full Bath		\$7,322.00	
Finished Basement Living Area			0			\$0.00
Features:						
Attachments:			100			\$1,000.00
Adjusted Base Price					\$168,995.88	
Changes/Adjustments						
Grade Adjustment:			C+ 110%		\$184,795.47	
Market Adjustment:			17%		\$216,210.70	
CDU Adjustment:			83		\$179,500.00	
Complete:			100		\$179,500.00	
Dollar Adjustments					\$0.00	
Dwelling Value					\$179,500.00	
Other Building Improvements			0			\$0.00
Total Improvement Value					\$179,500.00	
Total Land Value					\$18,000.00	
Total Assessed Value					\$197,500.00	

Parcel Numbers: 809-1019-000 Property Address: 3053 DREXEL AVE #119 W Municipality: Franklin, City of

Owner Name: WATERS, DARLENE B Mailing Address: 3053 W DREXEL AVE #119 FRANKLIN, WI 53132 Land Use: Residential

Property Photograph:	Legal Description:	Building Sketch:
	FRANKLIN OAKS CONDOMINIUMS NE 1/4 SEC 13-5-21	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood:	
	1351-Franklin	

Building Description

Dwelling #	809 1019 000- 1		
Year Built:	1/1/2004	Exterior Wall:	09-Masonry/Frame
Year Remodeled:	1/1/2004	Bedrooms:	2
Remodeled/Effective Age:	-18	Full Baths:	2
Building Type/Style:	17-Condominium	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	C+	Room Count:	3
CDU/Overall Condition:	Good	Basement Description:	Partial
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
809 1019 000- 1	1,020	0	0	0	0	0	1,020

Attachment Description(s): 11-OFP	Area: 100	Attachment Value: \$2,000
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Feature Description(s): Rec Room Condition:	Area: Rec Room Area: 0	Feature Value: Rec Room Value: \$0
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Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
4/26/2005		\$0.00	AC
5/10/2021	21-0278	\$52,000.00	WATER DAMAGE

Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
6/12/2012		\$168,000.00	Invalid		Land and Improvements		
3/7/2006		\$171,000.00	Valid		Land and Improvements		
10/22/2014		\$137,000.00	Valid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.000	Gross				\$18,000	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
0	0.000				\$18,000		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		
Valuation/Explanation							
Dwelling #				809 1019 000- 1			
Description				Area		Value Amount	
Living Area:							
First Story:				1,020		\$135,333.60	
Second Story:				0		\$0.00	
Additional Story:				0		\$0.00	
Attic/Finished Net:				0		\$0.00	
Half Story/Finished Net:				0		\$0.00	
Base Price						\$135,333.60	
Unfinished Living Area:							
Room/Unfinished:				0		\$0.00	
Unfinished Basement:				1,020		\$14,351.40	
Half Story/Unfinished:						\$0.00	
Structure Info, Features and Attachments:							
Heating/AC				Air Conditioning - Same Ducts		\$2,509.20	
Plumbing				0 - Half Bath 2 - Full Bath		\$7,322.00	
Finished Basement Living Area				0		\$0.00	
Features:							
Attachments:				100		\$2,000.00	
Adjusted Base Price						\$161,516.20	
Changes/Adjustments							
Grade Adjustment:				C+ 110%		\$175,467.82	
Market Adjustment:				29%		\$226,353.49	
CDU Adjustment:				83		\$187,900.00	
Complete:				100		\$187,900.00	
Dollar Adjustments						\$0.00	
Dwelling Value						\$187,900.00	
Other Building Improvements				0		\$0.00	
Total Improvement Value						\$187,900.00	
Total Land Value						\$18,000.00	
Total Assessed Value						\$205,900.00	

Parcel Numbers: 809-1020-000 Property Address: 3053 DREXEL AVE #120 W Municipality: Franklin, City of

Owner Name: TORRES-VELAZQUEZ, NORMAN R Mailing Address: 3053 W DREXEL AVE #120 FRANKLIN, WI 53132 Land Use: Residential

Property Photograph:	Legal Description:	Building Sketch:
	FRANKLIN OAKS CONDOMINIUMS NE 1/4 SEC 13-5-21	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood:	
	1351-Franklin	

Building Description

Dwelling #	809 1020 000- 1		
Year Built:	1/1/2004	Exterior Wall:	09-Masonry/Frame
Year Remodeled:	1/1/2004	Bedrooms:	2
Remodeled/Effective Age:	-18	Full Baths:	2
Building Type/Style:	17-Condominium	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	C+	Room Count:	3
CDU/Overall Condition:	Good	Basement Description:	Partial
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
809 1020 000- 1	1,020	0	0	0	0	0	1,020

Attachment Description(s): 11-OFP	Area: 100	Attachment Value: \$2,000
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Feature Description(s): 05-Metal Fireplace	Area: 1	Feature Value: \$2,000
Rec Room Condition:	Rec Room Area: 0	Rec Room Value: \$0

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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Permit / Construction History



Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
4/26/2005		\$0.00	ACREPLAC
8/30/2021	21-0576	\$104,000.00	WATER DAMAGE

Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
9/21/2018		\$165,000.00	Valid		Land and Improvements		
7/9/2018		\$169,900.00	Invalid		Land and Improvements		
12/28/2021		\$212,000.00	Valid		Land and Improvements		
7/11/2007		\$175,000.00	Valid		Land and Improvements		
4/28/2006		\$160,000.00	Valid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.000	Gross				\$18,000	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
0	0.000				\$18,000		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		
Valuation/Explanation							
Dwelling #				809 1020 000- 1			
Description				Area		Value Amount	
Living Area:							
First Story:				1,020	\$135,333.60		
Second Story:				0	\$0.00		
Additional Story:				0	\$0.00		
Attic/Finished Net:				0	\$0.00		
Half Story/Finished Net:				0	\$0.00		
Base Price						\$135,333.60	
Unfinished Living Area:							
Room/Unfinished:				0	\$0.00		
Unfinished Basement:				1,020	\$14,351.40		
Half Story/Unfinished:					\$0.00		
Structure Info, Features and Attachments:							
Heating/AC				Air Conditioning - Same Ducts	\$2,509.20		
Plumbing				0 - Half Bath 2 - Full Bath	\$7,322.00		
Finished Basement Living Area				0	\$0.00		
Features:				1	\$2,000.00		
Attachments:				100	\$2,000.00		
Adjusted Base Price						\$163,516.20	
Changes/Adjustments							
Grade Adjustment:				C+ 110%	\$175,467.82		
Market Adjustment:				33%	\$233,372.20		
CDU Adjustment:				83	\$193,700.00		
Complete:				100	\$193,700.00		
Dollar Adjustments					\$300.00		
Dwelling Value						\$194,000.00	

Other Building Improvements	0	\$0.00
Total Improvement Value		\$194,000.00
Total Land Value		\$18,000.00
Total Assessed Value		\$212,000.00

Parcel Numbers: 809-1021-000 Property Address: 3053 DREXEL AVE #121 W Municipality: Franklin, City of

Owner Name: DLUGI, ROBB A Mailing Address: 3053 W DREXEL AVE #121 FRANKLIN, WI 53132 Land Use: Residential

Property Photograph:	Legal Description:	Building Sketch:
	FRANKLIN OAKS CONDOMINIUMS NE 1/4 SEC 13-5-21	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1351-Franklin	

Building Description

Dwelling #	809 1021 000- 1		
Year Built:	1/1/2004	Exterior Wall:	09-Masonry/Frame
Year Remodeled:	1/1/2004	Bedrooms:	2
Remodeled/Effective Age:	-18	Full Baths:	2
Building Type/Style:	17-Condominium	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	C+	Room Count:	4
CDU/Overall Condition:	Good	Basement Description:	Partial
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
809 1021 000- 1	1,379	0	0	0	0	0	1,379

Attachment Description(s): 11-0FP	Area: 100	Attachment Value: \$2,000
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Feature Description(s): Rec Room Condition:	Area: Rec Room Area: 0	Feature Value: Rec Room Value: \$0
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Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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Permit / Construction History

Date of Permit: 4/26/2005	Permit Number:	Permit Amount: \$0.00	Details of Permit: AC
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Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
9/12/2005		\$184,900.00	Valid		Land and Improvements		
6/30/2012		\$152,000.00	Valid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.000	Gross				\$18,000	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
0	0.000				\$18,000		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		
Valuation/Explanation							
Dwelling #				809 1021 000- 1			
Description				Area		Value Amount	
Living Area:							
First Story:				1,379		\$175,725.97	
Second Story:				0		\$0.00	
Additional Story:				0		\$0.00	
Attic/Finished Net:				0		\$0.00	
Half Story/Finished Net:				0		\$0.00	
Base Price						\$175,725.97	
Unfinished Living Area:							
Room/Unfinished:				0		\$0.00	
Unfinished Basement:				1,379		\$18,230.38	
Half Story/Unfinished:						\$0.00	
Structure Info, Features and Attachments:							
Heating/AC				Air Conditioning - Same Ducts		\$3,392.34	
Plumbing				0 - Half Bath 2 - Full Bath		\$7,322.00	
Finished Basement Living Area				0		\$0.00	
Features:							
Attachments:				100		\$2,000.00	
Adjusted Base Price						\$206,670.69	
Changes/Adjustments							
Grade Adjustment:				C+ 110%		\$225,137.76	
Market Adjustment:				9%		\$245,400.16	
CDU Adjustment:				83		\$203,700.00	
Complete:				100		\$203,700.00	
Dollar Adjustments						\$800.00	
Dwelling Value						\$204,500.00	
Other Building Improvements				0		\$0.00	
Total Improvement Value						\$204,500.00	
Total Land Value						\$18,000.00	
Total Assessed Value						\$222,500.00	

Parcel Numbers: 809-1022-000 Property Address: 3053 DREXEL AVE #122 W Municipality: Franklin, City of

Owner Name: TAYLOR, JOAN B Mailing Address: 3053 W DREXEL AVE #122 FRANKLIN, WI 53132 Land Use: Residential

Property Photograph:	Legal Description:	Building Sketch:
	FRANKLIN OAKS CONDOMINIUMS NE 1/4 SEC 13-5-21	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood:	
	1351-Franklin	

Building Description

Dwelling #	809 1022 000- 1		
Year Built:	1/1/2004	Exterior Wall:	09-Masonry/Frame
Year Remodeled:	1/1/2004	Bedrooms:	2
Remodeled/Effective Age:	-18	Full Baths:	2
Building Type/Style:	17-Condominium	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	C+	Room Count:	4
CDU/Overall Condition:	Good	Basement Description:	Partial
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
809 1022 000- 1	1,379	0	0	0	0	0	1,379

Attachment Description(s): 11-OFP	Area: 100	Attachment Value: \$2,000
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Feature Description(s): Rec Room Condition:	Area: Rec Room Area: 0	Feature Value: Rec Room Value: \$0
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Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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Permit / Construction History

Date of Permit: 4/26/2005	Permit Number:	Permit Amount: \$0.00	Details of Permit: AC
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Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
3/19/2008		\$175,500.00	Valid		Land and Improvements		
1/22/2010		\$154,000.00	Valid		Land and Improvements		
9/30/2005		\$160,000.00	Invalid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.000	Gross				\$18,000	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
0	0.000				\$18,000		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		
Valuation/Explanation							
Dwelling #				809 1022 000- 1			
Description				Area		Value Amount	
Living Area:							
First Story:				1,379		\$175,725.97	
Second Story:				0		\$0.00	
Additional Story:				0		\$0.00	
Attic/Finished Net:				0		\$0.00	
Half Story/Finished Net:				0		\$0.00	
Base Price						\$175,725.97	
Unfinished Living Area:							
Room/Unfinished:				0		\$0.00	
Unfinished Basement:				1,379		\$18,230.38	
Half Story/Unfinished:						\$0.00	
Structure Info, Features and Attachments:							
Heating/AC				Air Conditioning - Same Ducts		\$3,392.34	
Plumbing				0 - Half Bath 2 - Full Bath		\$7,322.00	
Finished Basement Living Area				0		\$0.00	
Features:							
Attachments:				100		\$2,000.00	
Adjusted Base Price						\$206,670.69	
Changes/Adjustments							
Grade Adjustment:				C+ 110%		\$225,137.76	
Market Adjustment:				9%		\$245,400.16	
CDU Adjustment:				83		\$203,700.00	
Complete:				100		\$203,700.00	
Dollar Adjustments						\$800.00	
Dwelling Value						\$204,500.00	
Other Building Improvements				0		\$0.00	
Total Improvement Value						\$204,500.00	
Total Land Value						\$18,000.00	
Total Assessed Value						\$222,500.00	

Parcel Numbers: 809-1023-000 Property Address: 3053 DREXEL AVE #123 W Municipality: Franklin, City of

Owner Name: HAU, ABIGAIL E Mailing Address: 7221 W PINEBERRY RIDGE FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	
	FRANKLIN OAKS CONDOMINIUMS NE 1/4 SEC 13-5-21	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1351-Franklin	

Building Description

Dwelling #	809 1023 000- 1		
Year Built:	1/1/2004	Exterior Wall:	09-Masonry/Frame
Year Remodeled:	1/1/2004	Bedrooms:	2
Remodeled/Effective Age:	-18	Full Baths:	2
Building Type/Style:	17-Condominium	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	C+	Room Count:	4
CDU/Overall Condition:	Good	Basement Description:	Partial
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
809 1023 000- 1	1,320	0	0	0	0	0	1,320

Attachment Description(s): 11-OFP Area: 100 Attachment Value: \$2,000

Feature Description(s): Rec Room Condition: Area: Rec Room Area: 0 Feature Value: Rec Room Value: \$0

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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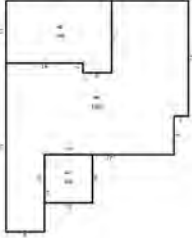
Permit / Construction History

Date of Permit: 4/26/2005	Permit Number:	Permit Amount: \$0.00	Details of Permit: AC
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Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
7/15/2005		\$167,000.00	Valid		Land and Improvements	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	0.000	Gross				\$18,000
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
0	0.000			\$18,000		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Paved	Light			All Public	
Valuation/Explanation						
Dwelling #			809 1023 000- 1			
Description			Area		Value Amount	
Living Area:						
First Story:			1,320			\$169,197.60
Second Story:			0			\$0.00
Additional Story:			0			\$0.00
Attic/Finished Net:			0			\$0.00
Half Story/Finished Net:			0			\$0.00
Base Price					\$169,197.60	
Unfinished Living Area:						
Room/Unfinished:			0			\$0.00
Unfinished Basement:			1,320			\$17,622.00
Half Story/Unfinished:						\$0.00
Structure Info, Features and Attachments:						
Heating/AC			Air Conditioning - Same Ducts		\$3,247.20	
Plumbing			0 - Half Bath 2 - Full Bath		\$7,322.00	
Finished Basement Living Area			0			\$0.00
Features:						
Attachments:			100			\$2,000.00
Adjusted Base Price					\$199,388.80	
Changes/Adjustments						
Grade Adjustment:			C+ 110%		\$217,127.68	
Market Adjustment:			8%		\$234,497.89	
CDU Adjustment:			83		\$194,600.00	
Complete:			100		\$194,600.00	
Dollar Adjustments					(\$100.00)	
Dwelling Value					\$194,500.00	
Other Building Improvements			0			\$0.00
Total Improvement Value					\$194,500.00	
Total Land Value					\$18,000.00	
Total Assessed Value					\$212,500.00	

Parcel Numbers: 809-1024-000 Property Address: 3053 DREXEL AVE #124 W Municipality: Franklin, City of

Owner Name: BAIK, HEEKYEONG Mailing Address: 3053 W DREXEL AVE #124 FRANKLIN, WI 53132 Land Use: Residential

Property Photograph:	Legal Description:	Building Sketch:
	FRANKLIN OAKS CONDOMINIUMS NE 1/4 SEC 13-5-21	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1351-Franklin	

Building Description

Dwelling #	809 1024 000- 1		
Year Built:	1/1/2004	Exterior Wall:	09-Masonry/Frame
Year Remodeled:	1/1/2004	Bedrooms:	2
Remodeled/Effective Age:	-18	Full Baths:	2
Building Type/Style:	17-Condominium	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	C+	Room Count:	4
CDU/Overall Condition:	Good	Basement Description:	Partial
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
809 1024 000- 1	1,320	0	0	0	0	0	1,320

Attachment Description(s): 11-OFP Area: 100 Attachment Value: \$2,000

Feature Description(s): Rec Room Condition: Area: Rec Room Area: 0 Feature Value: Rec Room Value: \$0

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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Permit / Construction History

Date of Permit: 4/26/2005	Permit Number:	Permit Amount: \$0.00	Details of Permit: AC
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Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
8/4/2005		\$174,600.00	Valid		Land and Improvements		
6/27/2016		\$150,000.00	Invalid		Land and Improvements		
1/31/2017		\$117,500.00	Invalid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.000	Gross				\$18,000	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
0	0.000				\$18,000		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		
Valuation/Explanation							
Dwelling #				809 1024 000- 1			
Description				Area		Value Amount	
Living Area:							
First Story:				1,320		\$169,197.60	
Second Story:				0		\$0.00	
Additional Story:				0		\$0.00	
Attic/Finished Net:				0		\$0.00	
Half Story/Finished Net:				0		\$0.00	
Base Price						\$169,197.60	
Unfinished Living Area:							
Room/Unfinished:				0		\$0.00	
Unfinished Basement:				1,320		\$17,622.00	
Half Story/Unfinished:						\$0.00	
Structure Info, Features and Attachments:							
Heating/AC				Air Conditioning - Same Ducts		\$3,247.20	
Plumbing				0 - Half Bath 2 - Full Bath		\$7,322.00	
Finished Basement Living Area				0		\$0.00	
Features:							
Attachments:				100		\$2,000.00	
Adjusted Base Price						\$199,388.80	
Changes/Adjustments							
Grade Adjustment:				C+ 110%		\$217,127.68	
Market Adjustment:				8%		\$234,497.89	
CDU Adjustment:				83		\$194,600.00	
Complete:				100		\$194,600.00	
Dollar Adjustments						(\$100.00)	
Dwelling Value						\$194,500.00	
Other Building Improvements				0		\$0.00	
Total Improvement Value						\$194,500.00	
Total Land Value						\$18,000.00	
Total Assessed Value						\$212,500.00	

Parcel Numbers: 809-1025-000 Property Address: 3101 DREXEL AVE #201 W Municipality: Franklin, City of

Owner Name: SCHILKE, MARY L Mailing Address: 3101 W DREXEL AVE #201 FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	
	FRANKLIN OAKS CONDOMINIUMS NE 1/4 SEC 13-5-21	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1351-Franklin	

Building Description

Dwelling #	809 1025 000- 1		
Year Built:	1/1/2004	Exterior Wall:	09-Masonry/Frame
Year Remodeled:	1/1/2004	Bedrooms:	2
Remodeled/Effective Age:	-18	Full Baths:	2
Building Type/Style:	17-Condominium	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	C+	Room Count:	2
CDU/Overall Condition:	Good	Basement Description:	Partial
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
809 1025 000- 1	1,065	0	0	0	0	0	1,065

Attachment Description(s): 11-0FP Area: 100 Attachment Value: \$2,000

Feature Description(s): Rec Room Condition: Area: Rec Room Area: 0 Feature Value: Rec Room Value: \$0

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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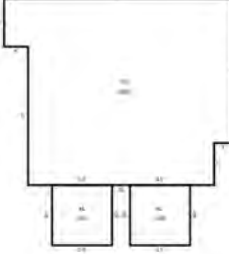
Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
4/26/2005	51446	\$118,000.00	AC

Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
9/23/2005		\$141,400.00	Valid		Land and Improvements	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	0.000	Gross				\$18,000
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
0	0.000			\$18,000		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Paved	Light			All Public	
Valuation/Explanation						
Dwelling #			809 1025 000- 1			
Description			Area		Value Amount	
Living Area:						
First Story:			1,065		\$140,505.45	
Second Story:			0		\$0.00	
Additional Story:			0		\$0.00	
Attic/Finished Net:			0		\$0.00	
Half Story/Finished Net:			0		\$0.00	
Base Price					\$140,505.45	
Unfinished Living Area:						
Room/Unfinished:			0		\$0.00	
Unfinished Basement:			1,065		\$14,878.05	
Half Story/Unfinished:					\$0.00	
Structure Info, Features and Attachments:						
Heating/AC			Air Conditioning - Same Ducts		\$2,619.90	
Plumbing			0 - Half Bath 2 - Full Bath		\$7,322.00	
Finished Basement Living Area			0		\$0.00	
Features:						
Attachments:			100		\$2,000.00	
Adjusted Base Price					\$167,325.40	
Changes/Adjustments						
Grade Adjustment:			C+ 110%		\$181,857.94	
Market Adjustment:			1%		\$183,676.52	
CDU Adjustment:			83		\$152,500.00	
Complete:			100		\$152,500.00	
Dollar Adjustments					(\$700.00)	
Dwelling Value					\$151,800.00	
Other Building Improvements			0		\$0.00	
Total Improvement Value					\$151,800.00	
Total Land Value					\$18,000.00	
Total Assessed Value					\$169,800.00	

Parcel Numbers: 809-1026-000 Property Address: 3101 DREXEL AVE #202 W Municipality: Franklin, City of

Owner Name: MATTOX, TAMARA LYNN Mailing Address: 3101 W DREXEL AVE #202 FRANKLIN, WI 53132 Land Use: Residential

Property Photograph:	Legal Description:	Building Sketch:
	FRANKLIN OAKS CONDOMINIUMS NE 1/4 SEC 13-5-21	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1351-Franklin	

Building Description

Dwelling #	809 1026 000- 1		
Year Built:	1/1/2004	Exterior Wall:	09-Masonry/Frame
Year Remodeled:	1/1/2004	Bedrooms:	2
Remodeled/Effective Age:	-18	Full Baths:	2
Building Type/Style:	17-Condominium	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	C+	Room Count:	2
CDU/Overall Condition:	Good	Basement Description:	Partial
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
809 1026 000- 1	1,065	0	0	0	0	0	1,065

Attachment Description(s): 11-OFP Area: 100 Attachment Value: \$2,000

Feature Description(s): Rec Room Condition: Area: Rec Room Area: 0 Feature Value: Rec Room Value: \$0

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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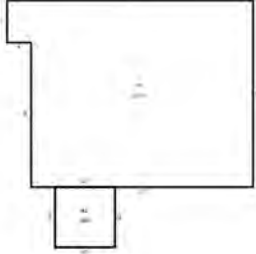
Permit / Construction History

Date of Permit: 4/26/2005	Permit Number:	Permit Amount: \$0.00	Details of Permit: A/C
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Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
8/21/2015		\$116,500.00	Valid		Land and Improvements		
11/24/2021		\$152,900.00	Invalid		Land and Improvements		
9/30/2005		\$139,900.00	Valid		Land and Improvements		
10/1/2007		\$152,000.00	Valid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.000	Gross				\$18,000	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
0	0.000				\$18,000		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		
Valuation/Explanation							
Dwelling #	809 1026 000- 1						
Description	Area			Value Amount			
Living Area:							
First Story:	1,065			\$140,505.45			
Second Story:	0			\$0.00			
Additional Story:	0			\$0.00			
Attic/Finished Net:	0			\$0.00			
Half Story/Finished Net:	0			\$0.00			
Base Price				\$140,505.45			
Unfinished Living Area:							
Room/Unfinished:	0			\$0.00			
Unfinished Basement:	1,065			\$14,878.05			
Half Story/Unfinished:				\$0.00			
Structure Info, Features and Attachments:							
Heating/AC	Air Conditioning - Same Ducts			\$2,619.90			
Plumbing	0 - Half Bath 2 - Full Bath			\$7,322.00			
Finished Basement Living Area	0			\$0.00			
Features:							
Attachments:	100			\$2,000.00			
Adjusted Base Price				\$167,325.40			
Changes/Adjustments							
Grade Adjustment:	C+ 110%			\$181,857.94			
Market Adjustment:	1%			\$183,676.52			
CDU Adjustment:	83			\$152,500.00			
Complete:	100			\$152,500.00			
Dollar Adjustments				(\$700.00)			
Dwelling Value				\$151,800.00			
Other Building Improvements	0			\$0.00			
Total Improvement Value				\$151,800.00			
Total Land Value				\$18,000.00			
Total Assessed Value				\$169,800.00			

Parcel Numbers: 809-1027-000 Property Address: 3101 DREXEL AVE #203 W Municipality: Franklin, City of

Owner Name: DEMOTTO, NICHOLAS J Mailing Address: 3101 W DREXEL AVE #203 FRANKLIN, WI 53132 Land Use: Residential

Property Photograph:	Legal Description:	Building Sketch:
	FRANKLIN OAKS CONDOMINIUMS NE 1/4 SEC 13-5-21	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1351-Franklin	

Building Description

Dwelling #	809 1027 000- 1		
Year Built:	1/1/2004	Exterior Wall:	09-Masonry/Frame
Year Remodeled:	1/1/2004	Bedrooms:	2
Remodeled/Effective Age:	-18	Full Baths:	2
Building Type/Style:	17-Condominium	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	C+	Room Count:	2
CDU/Overall Condition:	Good	Basement Description:	Partial
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
809 1027 000- 1	1,175	0	0	0	0	0	1,175

Attachment Description(s): 11-OFP Area: 100 Attachment Value: \$2,000

Feature Description(s): Rec Room Condition: Area: Rec Room Area: 0 Feature Value: Rec Room Value: \$0

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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Permit / Construction History


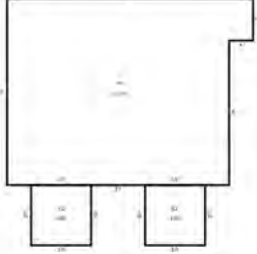
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
4/26/2005		\$0.00	AC
7/26/2017	17-1737	\$10,000.00	WATER DMG REPAI

Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
10/6/2005		\$167,500.00	Valid		Land and Improvements		
7/26/2013		\$116,000.00	Valid		Land and Improvements		
10/28/2015		\$116,500.00	Valid		Land and Improvements		
1/3/2018		\$0.00	Invalid		Land and Improvements		
5/7/2019		\$142,000.00	Invalid		Land and Improvements		
7/9/2019		\$164,500.00	Valid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.000	Gross				\$18,000	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
0	0.000				\$18,000		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		
Valuation/Explanation							
Dwelling #				809 1027 000- 1			
Description				Area		Value Amount	
Living Area:							
First Story:				1,175		\$153,255.25	
Second Story:				0		\$0.00	
Additional Story:				0		\$0.00	
Attic/Finished Net:				0		\$0.00	
Half Story/Finished Net:				0		\$0.00	
Base Price						\$153,255.25	
Unfinished Living Area:							
Room/Unfinished:				0		\$0.00	
Unfinished Basement:				1,175		\$16,156.25	
Half Story/Unfinished:						\$0.00	
Structure Info, Features and Attachments:							
Heating/AC				Air Conditioning - Same Ducts		\$2,890.50	
Plumbing				0 - Half Bath 2 - Full Bath		\$7,322.00	
Finished Basement Living Area				0		\$0.00	
Features:							
Attachments:				100		\$2,000.00	
Adjusted Base Price						\$181,624.00	
Changes/Adjustments							
Grade Adjustment:				C+ 110%		\$197,586.40	
Market Adjustment:				-1%		\$195,610.54	
CDU Adjustment:				83		\$162,400.00	
Complete:				100		\$162,400.00	
Dollar Adjustments						\$700.00	
Dwelling Value						\$163,100.00	

Other Building Improvements	0	\$0.00
Total Improvement Value		\$163,100.00
Total Land Value		\$18,000.00
Total Assessed Value		\$181,100.00

Parcel Numbers: 809-1028-000 Property Address: 3101 DREXEL AVE #204 W Municipality: Franklin, City of

Owner Name: TOMIC, DRAGAN Mailing Address: 3101 W DREXEL AVE #204 FRANKLIN, WI 53132 Land Use: Residential

Property Photograph:	Legal Description:	Building Sketch:
	FRANKLIN OAKS CONDOMINIUMS NE 1/4 SEC 13-5-21	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood:	
	1351-Franklin	

Building Description

Dwelling #	809 1028 000- 1		
Year Built:	1/1/2004	Exterior Wall:	09-Masonry/Frame
Year Remodeled:	1/1/2004	Bedrooms:	2
Remodeled/Effective Age:	-18	Full Baths:	2
Building Type/Style:	17-Condominium	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	C+	Room Count:	2
CDU/Overall Condition:	Good	Basement Description:	Partial
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
809 1028 000- 1	1,175	0	0	0	0	0	1,175

Attachment Description(s): 11-0FP Area: 100 Attachment Value: \$2,000

Feature Description(s): Rec Room Condition: Area: Rec Room Area: 0 Feature Value: Rec Room Value: \$0

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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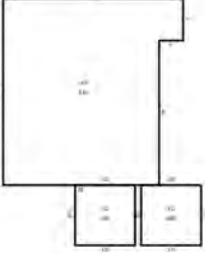
Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
4/26/2005		\$0.00	AC

Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
8/25/2016		\$130,000.00	Valid		Land and Improvements		
10/6/2005		\$158,500.00	Valid		Land and Improvements		
7/23/2012		\$117,000.00	Valid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.000	Gross				\$18,000	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
0	0.000				\$18,000		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		
Valuation/Explanation							
Dwelling #				809 1028 000- 1			
Description				Area		Value Amount	
Living Area:							
First Story:				1,175		\$153,255.25	
Second Story:				0		\$0.00	
Additional Story:				0		\$0.00	
Attic/Finished Net:				0		\$0.00	
Half Story/Finished Net:				0		\$0.00	
Base Price						\$153,255.25	
Unfinished Living Area:							
Room/Unfinished:				0		\$0.00	
Unfinished Basement:				1,175		\$16,156.25	
Half Story/Unfinished:						\$0.00	
Structure Info, Features and Attachments:							
Heating/AC				Air Conditioning - Same Ducts		\$2,890.50	
Plumbing				0 - Half Bath 2 - Full Bath		\$7,322.00	
Finished Basement Living Area				0		\$0.00	
Features:							
Attachments:				100		\$2,000.00	
Adjusted Base Price						\$181,624.00	
Changes/Adjustments							
Grade Adjustment:				C+ 110%		\$197,586.40	
Market Adjustment:				-1%		\$195,610.54	
CDU Adjustment:				83		\$162,400.00	
Complete:				100		\$162,400.00	
Dollar Adjustments						\$700.00	
Dwelling Value						\$163,100.00	
Other Building Improvements				0		\$0.00	
Total Improvement Value						\$163,100.00	
Total Land Value						\$18,000.00	
Total Assessed Value						\$181,100.00	

Parcel Numbers: 809-1029-000 Property Address: 3101 DREXEL AVE #205 W Municipality: Franklin, City of

Owner Name: Gail Nelson Mailing Address: 3101 W Drexel Ave, Unit 205 Franklin, WI 53132 Land Use: Residential

	Legal Description:	
	FRANKLIN OAKS CONDOMINIUMS NE 1/4 SEC 13-5-21	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1351-Franklin	

Building Description

Dwelling #	809 1029 000- 1		
Year Built:	1/1/2004	Exterior Wall:	09-Masonry/Frame
Year Remodeled:	1/1/2004	Bedrooms:	1
Remodeled/Effective Age:	-18	Full Baths:	1
Building Type/Style:	17-Condominium	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	C+	Room Count:	2
CDU/Overall Condition:	Good	Basement Description:	Partial
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
809 1029 000- 1	834	0	0	0	0	0	834

Attachment Description(s): 11-OFP Area: 100 Attachment Value: \$2,000

Feature Description(s): Rec Room Condition: Area: Rec Room Area: 0 Feature Value: Rec Room Value: \$0

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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Permit / Construction History


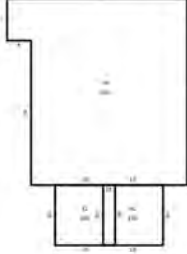
Date of Permit: 4/26/2005	Permit Number:	Permit Amount: \$0.00	Details of Permit: AC
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Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
5/12/2006		\$134,900.00	Valid		Land and Improvements		
5/24/2011		\$59,800.00	Invalid		Land and Improvements		
9/21/2011		\$0.00	Invalid		Land and Improvements		
8/17/2018		\$108,000.00	Valid		Land and Improvements		
7/1/2022	11263021	\$145,000.00	Valid	W/C D - Warrant/Condo Deed	Land and Improvements	Other	
	11263021						
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.000	Gross				\$18,000	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
0	0.000				\$18,000		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		
Valuation/Explanation							
Dwelling #				809 1029 000- 1			
Description				Area		Value Amount	
Living Area:							
First Story:				834		\$117,060.24	
Second Story:				0		\$0.00	
Additional Story:				0		\$0.00	
Attic/Finished Net:				0		\$0.00	
Half Story/Finished Net:				0		\$0.00	
Base Price						\$117,060.24	
Unfinished Living Area:							
Room/Unfinished:				0		\$0.00	
Unfinished Basement:				834		\$12,193.08	
Half Story/Unfinished:						\$0.00	
Structure Info, Features and Attachments:							
Heating/AC				Air Conditioning - Same Ducts		\$2,051.64	
Plumbing				0 - Half Bath 1 - Full Bath		\$0.00	
Finished Basement Living Area				0		\$0.00	
Features:							
Attachments:				100		\$2,000.00	
Adjusted Base Price						\$133,304.96	
Changes/Adjustments							
Grade Adjustment:				C+ 110%		\$144,435.46	
Market Adjustment:				-11%		\$128,547.56	
CDU Adjustment:				83		\$106,700.00	
Complete:				100		\$106,700.00	
Dollar Adjustments						\$300.00	
Dwelling Value						\$107,000.00	

Other Building Improvements	0	\$0.00
Total Improvement Value		\$107,000.00
Total Land Value		\$18,000.00
Total Assessed Value		\$125,000.00

Parcel Numbers: 809-1030-000 Property Address: 3101 DREXEL AVE #206 W Municipality: Franklin, City of

Owner Name: BORZYNSKI, MARCIA A Mailing Address: 3101 W DREXEL AVE #206 FRANKLIN, WI 53132 Land Use: Residential

Property Photograph:	Legal Description:	Building Sketch:
	FRANKLIN OAKS CONDOMINIUMS NE 1/4 SEC 13-5-21	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood:	
	1351-Franklin	

Building Description

Dwelling #	809 1030 000- 1		
Year Built:	1/1/2004	Exterior Wall:	09-Masonry/Frame
Year Remodeled:	1/1/2004	Bedrooms:	1
Remodeled/Effective Age:	-18	Full Baths:	1
Building Type/Style:	17-Condominium	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	C+	Room Count:	2
CDU/Overall Condition:	Good	Basement Description:	Partial
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
809 1030 000- 1	834	0	0	0	0	0	834

Attachment Description(s): 11-OFP Area: 100 Attachment Value: \$2,000

Feature Description(s): Rec Room Condition: Area: Rec Room Area: 0 Feature Value: Rec Room Value: \$0

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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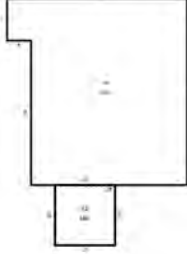
Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
4/26/2005		\$0.00	AC
6/21/2017	17-1420	\$3,896.00	ACREPLAC

Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
4/30/2019		\$111,775.00	Valid		Land and Improvements		
10/7/2005		\$123,900.00	Valid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.000	Gross				\$18,000	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
0	0.000				\$18,000		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		
Valuation/Explanation							
Dwelling #				809 1030 000- 1			
Description				Area		Value Amount	
Living Area:							
First Story:				834		\$117,060.24	
Second Story:				0		\$0.00	
Additional Story:				0		\$0.00	
Attic/Finished Net:				0		\$0.00	
Half Story/Finished Net:				0		\$0.00	
Base Price						\$117,060.24	
Unfinished Living Area:							
Room/Unfinished:				0		\$0.00	
Unfinished Basement:				834		\$12,193.08	
Half Story/Unfinished:						\$0.00	
Structure Info, Features and Attachments:							
Heating/AC				Air Conditioning - Same Ducts		\$2,051.64	
Plumbing				0 - Half Bath 1 - Full Bath		\$0.00	
Finished Basement Living Area				0		\$0.00	
Features:							
Attachments:				100		\$2,000.00	
Adjusted Base Price						\$133,304.96	
Changes/Adjustments							
Grade Adjustment:				C+ 110%		\$144,435.46	
Market Adjustment:				-11%		\$128,547.56	
CDU Adjustment:				83		\$106,700.00	
Complete:				100		\$106,700.00	
Dollar Adjustments						\$300.00	
Dwelling Value						\$107,000.00	
Other Building Improvements				0		\$0.00	
Total Improvement Value						\$107,000.00	
Total Land Value						\$18,000.00	
Total Assessed Value						\$125,000.00	

Parcel Numbers: 809-1031-000 Property Address: 3101 DREXEL AVE #207 W Municipality: Franklin, City of

Owner Name: FILIPOVIC, KRISTINA Mailing Address: 3101 W DREXEL AVE #207 FRANKLIN, WI 53132 Land Use: Residential

Property Photograph:	Legal Description:	Building Sketch:
	FRANKLIN OAKS CONDOMINIUMS NE 1/4 SEC 13-5-21	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1351-Franklin	

Building Description

Dwelling #	809 1031 000- 1		
Year Built:	1/1/2004	Exterior Wall:	09-Masonry/Frame
Year Remodeled:	1/1/2004	Bedrooms:	1
Remodeled/Effective Age:	-18	Full Baths:	1
Building Type/Style:	17-Condominium	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	C+	Room Count:	2
CDU/Overall Condition:	Good	Basement Description:	Partial
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
809 1031 000- 1	834	0	0	0	0	0	834

Attachment Description(s): 11-OFP	Area: 100	Attachment Value: \$2,000
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Feature Description(s): Rec Room Condition:	Area: Rec Room Area: 0	Feature Value: Rec Room Value: \$0
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Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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Permit / Construction History

Date of Permit: 4/26/2005	Permit Number:	Permit Amount: \$0.00	Details of Permit: AC
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Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
5/25/2017		\$87,000.00	Invalid		Land and Improvements		
12/5/2016		\$86,400.00	Invalid		Land and Improvements		
10/20/2005		\$119,900.00	Valid		Land and Improvements		
12/30/2015		\$74,600.00	Invalid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.000	Gross				\$18,000	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
0	0.000				\$18,000		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		
Valuation/Explanation							
Dwelling #				809 1031 000- 1			
Description				Area		Value Amount	
Living Area:							
First Story:				834		\$117,060.24	
Second Story:				0		\$0.00	
Additional Story:				0		\$0.00	
Attic/Finished Net:				0		\$0.00	
Half Story/Finished Net:				0		\$0.00	
Base Price						\$117,060.24	
Unfinished Living Area:							
Room/Unfinished:				0		\$0.00	
Unfinished Basement:				834		\$12,193.08	
Half Story/Unfinished:						\$0.00	
Structure Info, Features and Attachments:							
Heating/AC				Air Conditioning - Same Ducts		\$2,051.64	
Plumbing				0 - Half Bath 1 - Full Bath		\$0.00	
Finished Basement Living Area				0		\$0.00	
Features:							
Attachments:				100		\$2,000.00	
Adjusted Base Price						\$133,304.96	
Changes/Adjustments							
Grade Adjustment:				C+ 110%		\$144,435.46	
Market Adjustment:				-11%		\$128,547.56	
CDU Adjustment:				83		\$106,700.00	
Complete:				100		\$106,700.00	
Dollar Adjustments						\$300.00	
Dwelling Value						\$107,000.00	
Other Building Improvements				0		\$0.00	
Total Improvement Value						\$107,000.00	
Total Land Value						\$18,000.00	
Total Assessed Value						\$125,000.00	

Parcel Numbers: 809-1032-000 Property Address: 3101 DREXEL AVE #208 W Municipality: Franklin, City of

Owner Name: POWER, CAROL LYNN Mailing Address: 3101 W DREXEL AVE #208 FRANKLIN, WI 53132 Land Use: Residential

Property Photograph:	Legal Description:	Building Sketch:
	FRANKLIN OAKS CONDOMINIUMS NE 1/4 SEC 13-5-21	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood:	
	1351-Franklin	

Building Description

Dwelling #	809 1032 000- 1		
Year Built:	1/1/2004	Exterior Wall:	09-Masonry/Frame
Year Remodeled:	1/1/2004	Bedrooms:	1
Remodeled/Effective Age:	-18	Full Baths:	1
Building Type/Style:	17-Condominium	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	C+	Room Count:	2
CDU/Overall Condition:	Good	Basement Description:	Partial
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
809 1032 000- 1	834	0	0	0	0	0	834

Attachment Description(s): 11-OFP Area: 100 Attachment Value: \$2,000

Feature Description(s): Rec Room Condition: Area: Rec Room Area: 0 Feature Value: Rec Room Value: \$0

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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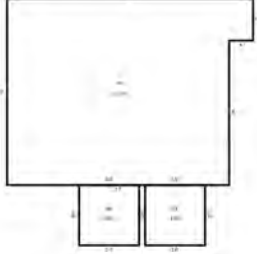
Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
4/26/2005		\$0.00	AC

Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
10/5/2005		\$119,900.00	Valid		Land and Improvements	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	0.000	Gross				\$18,000
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
0	0.000			\$18,000		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Paved	Light			All Public	
Valuation/Explanation						
Dwelling #			809 1032 000- 1			
Description			Area		Value Amount	
Living Area:						
First Story:			834			\$117,060.24
Second Story:			0			\$0.00
Additional Story:			0			\$0.00
Attic/Finished Net:			0			\$0.00
Half Story/Finished Net:			0			\$0.00
Base Price					\$117,060.24	
Unfinished Living Area:						
Room/Unfinished:			0			\$0.00
Unfinished Basement:			834			\$12,193.08
Half Story/Unfinished:						\$0.00
Structure Info, Features and Attachments:						
Heating/AC			Air Conditioning - Same Ducts		\$2,051.64	
Plumbing			0 - Half Bath 1 - Full Bath		\$0.00	
Finished Basement Living Area			0			\$0.00
Features:						
Attachments:			100			\$2,000.00
Adjusted Base Price					\$133,304.96	
Changes/Adjustments						
Grade Adjustment:			C+ 110%		\$144,435.46	
Market Adjustment:			-11%		\$128,547.56	
CDU Adjustment:			83		\$106,700.00	
Complete:			100		\$106,700.00	
Dollar Adjustments					\$300.00	
Dwelling Value					\$107,000.00	
Other Building Improvements			0			\$0.00
Total Improvement Value					\$107,000.00	
Total Land Value					\$18,000.00	
Total Assessed Value					\$125,000.00	

Parcel Numbers: 809-1033-000 Property Address: 3101 DREXEL AVE #209 W Municipality: Franklin, City of

Owner Name: HINES, PAMELA & JOHN FAMILY LIMITED PART Mailing Address: 3101 W DREXEL AVE #209 FRANKLIN, WI 53132 Land Use: Residential

Property Photograph:	Legal Description:	Building Sketch:
	FRANKLIN OAKS CONDOMINIUMS NE 1/4 SEC 13-5-21	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood:	
	1351-Franklin	

Building Description

Dwelling #	809 1033 000- 1		
Year Built:	1/1/2004	Exterior Wall:	09-Masonry/Frame
Year Remodeled:	1/1/2004	Bedrooms:	2
Remodeled/Effective Age:	-18	Full Baths:	2
Building Type/Style:	17-Condominium	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	C+	Room Count:	2
CDU/Overall Condition:	Good	Basement Description:	Partial
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
809 1033 000- 1	1,175	0	0	0	0	0	1,175

Attachment Description(s): 11-OFP Area: 100 Attachment Value: \$2,000

Feature Description(s): Rec Room Condition: Area: Rec Room Area: 0 Feature Value: Rec Room Value: \$0

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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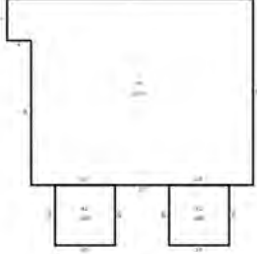
Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
4/26/2005		\$0.00	AC

Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
9/30/2005		\$165,500.00	Valid		Land and Improvements		
9/8/2008		\$151,000.00	Valid		Land and Improvements		
7/9/2015		\$112,000.00	Valid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.000	Gross				\$18,000	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
0	0.000				\$18,000		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		
Valuation/Explanation							
Dwelling #				809 1033 000- 1			
Description				Area		Value Amount	
Living Area:							
First Story:				1,175		\$153,255.25	
Second Story:				0		\$0.00	
Additional Story:				0		\$0.00	
Attic/Finished Net:				0		\$0.00	
Half Story/Finished Net:				0		\$0.00	
Base Price						\$153,255.25	
Unfinished Living Area:							
Room/Unfinished:				0		\$0.00	
Unfinished Basement:				1,175		\$16,156.25	
Half Story/Unfinished:						\$0.00	
Structure Info, Features and Attachments:							
Heating/AC				Air Conditioning - Same Ducts		\$2,890.50	
Plumbing				0 - Half Bath 2 - Full Bath		\$7,322.00	
Finished Basement Living Area				0		\$0.00	
Features:							
Attachments:				100		\$2,000.00	
Adjusted Base Price						\$181,624.00	
Changes/Adjustments							
Grade Adjustment:				C+ 110%		\$197,586.40	
Market Adjustment:				-1%		\$195,610.54	
CDU Adjustment:				83		\$162,400.00	
Complete:				100		\$162,400.00	
Dollar Adjustments						\$700.00	
Dwelling Value						\$163,100.00	
Other Building Improvements				0		\$0.00	
Total Improvement Value						\$163,100.00	
Total Land Value						\$18,000.00	
Total Assessed Value						\$181,100.00	

Parcel Numbers: 809-1034-000 Property Address: 3101 DREXEL AVE #210 W Municipality: Franklin, City of

Owner Name: STRUCK, MELISSA Mailing Address: 3101 W DREXEL AVE #210 FRANKLIN, WI 53132 Land Use: Residential

Property Photograph:	Legal Description:	Building Sketch:
	FRANKLIN OAKS CONDOMINIUMS NE 1/4 SEC 13-5-21	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1351-Franklin	

Building Description

Dwelling #	809 1034 000- 1		
Year Built:	1/1/2004	Exterior Wall:	09-Masonry/Frame
Year Remodeled:	1/1/2004	Bedrooms:	2
Remodeled/Effective Age:	-18	Full Baths:	2
Building Type/Style:	17-Condominium	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	C+	Room Count:	2
CDU/Overall Condition:	Good	Basement Description:	Partial
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
809 1034 000- 1	1,175	0	0	0	0	0	1,175

Attachment Description(s): 11-OFP	Area: 100	Attachment Value: \$2,000
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Feature Description(s): Rec Room Condition:	Area: Rec Room Area: 0	Feature Value: Rec Room Value: \$0
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Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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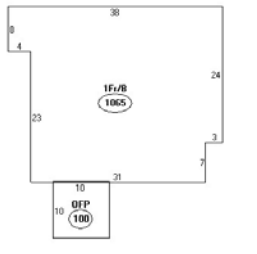
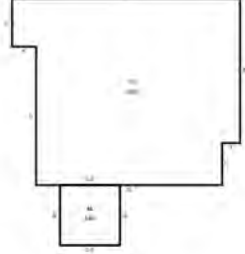
Permit / Construction History

Date of Permit: 4/26/2005	Permit Number:	Permit Amount: \$0.00	Details of Permit: AC
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Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
10/13/2005		\$152,900.00	Valid		Land and Improvements		
8/7/2009		\$149,000.00	Valid		Land and Improvements		
6/3/2019		\$157,000.00	Valid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.000	Gross				\$18,000	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
0	0.000				\$18,000		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		
Valuation/Explanation							
Dwelling #				809 1034 000- 1			
Description				Area		Value Amount	
Living Area:							
First Story:				1,175		\$153,255.25	
Second Story:				0		\$0.00	
Additional Story:				0		\$0.00	
Attic/Finished Net:				0		\$0.00	
Half Story/Finished Net:				0		\$0.00	
Base Price						\$153,255.25	
Unfinished Living Area:							
Room/Unfinished:				0		\$0.00	
Unfinished Basement:				1,175		\$16,156.25	
Half Story/Unfinished:						\$0.00	
Structure Info, Features and Attachments:							
Heating/AC				Air Conditioning - Same Ducts		\$2,890.50	
Plumbing				0 - Half Bath 2 - Full Bath		\$7,322.00	
Finished Basement Living Area				0		\$0.00	
Features:							
Attachments:				100		\$2,000.00	
Adjusted Base Price						\$181,624.00	
Changes/Adjustments							
Grade Adjustment:				C+ 110%		\$197,586.40	
Market Adjustment:				-1%		\$195,610.54	
CDU Adjustment:				83		\$162,400.00	
Complete:				100		\$162,400.00	
Dollar Adjustments						\$700.00	
Dwelling Value						\$163,100.00	
Other Building Improvements				0		\$0.00	
Total Improvement Value						\$163,100.00	
Total Land Value						\$18,000.00	
Total Assessed Value						\$181,100.00	

Parcel Numbers: 809-1035-001 Property Address: 3101 DREXEL AVE #211 W Municipality: Franklin, City of

Owner Name: SCHILL, ANDREW Mailing Address: 3101 W DREXEL AVE #211 FRANKLIN, WI 53132 Land Use: Residential

Property Photograph:	Legal Description:	Building Sketch:
 <p>Descriptor/Usage A: FRV/B 1000 sqft B: OFF 100 sqft</p>	FRANKLIN OAKS CONDOMINIUMS NE 1/4 SEC 13-5-21	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1351-Franklin	

Building Description

Dwelling #	809 1035 001- 1		
Year Built:	1/1/2004	Exterior Wall:	09-Masonry/Frame
Year Remodeled:	1/1/2004	Bedrooms:	2
Remodeled/Effective Age:	-18	Full Baths:	2
Building Type/Style:	17-Condominium	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	C+	Room Count:	2
CDU/Overall Condition:	Good	Basement Description:	Partial
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
809 1035 001- 1	1,065	0	0	0	0	0	1,065

Attachment Description(s): 11-OFF Area: 100 Attachment Value: \$2,000

Feature Description(s): Rec Room Condition: Area: Rec Room Area: 0 Feature Value: Rec Room Value: \$0

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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Permit / Construction History


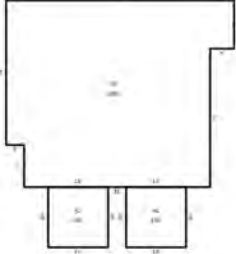
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
4/26/2005		\$0.00	AC

Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
4/9/2018		\$135,000.00	Valid		Land and Improvements		
3/8/2021		\$150,000.00	Invalid		Land and Improvements		
9/20/2012		\$137,075.00	Invalid		Land and Improvements		
6/1/2009		\$150,000.00	Invalid		Land and Improvements		
12/8/2009		\$101,900.00	Invalid		Land and Improvements		
9/28/2005		\$150,900.00	Valid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.000	Gross				\$18,000	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:			
0	0.000			\$18,000			
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		
Valuation/Explanation							
Dwelling #				809 1035 001- 1			
Description				Area		Value Amount	
Living Area:							
First Story:				1,065		\$140,505.45	
Second Story:				0		\$0.00	
Additional Story:				0		\$0.00	
Attic/Finished Net:				0		\$0.00	
Half Story/Finished Net:				0		\$0.00	
Base Price						\$140,505.45	
Unfinished Living Area:							
Room/Unfinished:				0		\$0.00	
Unfinished Basement:				1,065		\$14,878.05	
Half Story/Unfinished:						\$0.00	
Structure Info, Features and Attachments:							
Heating/AC				Air Conditioning - Same Ducts		\$2,619.90	
Plumbing				0 - Half Bath 2 - Full Bath		\$7,322.00	
Finished Basement Living Area				0		\$0.00	
Features:							
Attachments:				100		\$2,000.00	
Adjusted Base Price						\$167,325.40	
Changes/Adjustments							
Grade Adjustment:				C+ 110%		\$181,857.94	
Market Adjustment:				1%		\$183,676.52	
CDU Adjustment:				83		\$152,500.00	
Complete:				100		\$152,500.00	
Dollar Adjustments						(\$700.00)	
Dwelling Value						\$151,800.00	

Other Building Improvements	0	\$0.00
Total Improvement Value		\$151,800.00
Total Land Value		\$18,000.00
Total Assessed Value		\$169,800.00

Parcel Numbers: 809-1036-000 Property Address: 3101 DREXEL AVE #212 W Municipality: Franklin, City of

Owner Name: KLEMENT, ROBERTA A Mailing Address: 10726 S SHEPARD AVE OAK CREEK, WI 53154 Land Use: Residential

Property Photograph:	Legal Description:	Building Sketch:
	FRANKLIN OAKS CONDOMINIUMS NE 1/4 SEC 13-5-21	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1351-Franklin	

Building Description

Dwelling #	809 1036 000- 1		
Year Built:	1/1/2004	Exterior Wall:	09-Masonry/Frame
Year Remodeled:	1/1/2004	Bedrooms:	2
Remodeled/Effective Age:	-18	Full Baths:	2
Building Type/Style:	17-Condominium	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	C+	Room Count:	2
CDU/Overall Condition:	Good	Basement Description:	Partial
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
809 1036 000- 1	1,065	0	0	0	0	0	1,065

Attachment Description(s): 11-OFP	Area: 100	Attachment Value: \$2,000
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Feature Description(s): Rec Room Condition:	Area: Rec Room Area: 0	Feature Value: Rec Room Value: \$0
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Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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Permit / Construction History

Date of Permit: 4/26/2005	Permit Number:	Permit Amount: \$0.00	Details of Permit: AC
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Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
9/30/2005		\$140,900.00	Valid		Land and Improvements	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	0.000	Gross				\$18,000
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
0	0.000			\$18,000		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Paved	Light			All Public	
Valuation/Explanation						
Dwelling #			809 1036 000- 1			
Description			Area		Value Amount	
Living Area:						
First Story:			1,065			\$140,505.45
Second Story:			0			\$0.00
Additional Story:			0			\$0.00
Attic/Finished Net:			0			\$0.00
Half Story/Finished Net:			0			\$0.00
Base Price					\$140,505.45	
Unfinished Living Area:						
Room/Unfinished:			0			\$0.00
Unfinished Basement:			1,065			\$14,878.05
Half Story/Unfinished:						\$0.00
Structure Info, Features and Attachments:						
Heating/AC			Air Conditioning - Same Ducts		\$2,619.90	
Plumbing			0 - Half Bath 2 - Full Bath		\$7,322.00	
Finished Basement Living Area			0			\$0.00
Features:						
Attachments:			100			\$2,000.00
Adjusted Base Price					\$167,325.40	
Changes/Adjustments						
Grade Adjustment:			C+ 110%		\$181,857.94	
Market Adjustment:			1%		\$183,676.52	
CDU Adjustment:			83		\$152,500.00	
Complete:			100		\$152,500.00	
Dollar Adjustments					(\$700.00)	
Dwelling Value					\$151,800.00	
Other Building Improvements			0			\$0.00
Total Improvement Value					\$151,800.00	
Total Land Value					\$18,000.00	
Total Assessed Value					\$169,800.00	

Parcel Numbers: 809-1037-000 Property Address: 3101 DREXEL AVE #213 W Municipality: Franklin, City of

Owner Name: CASTILLO, JILL Mailing Address: 3101 W DREXEL AVE #213 FRANKLIN, WI 53132 Land Use: Residential

Property Photograph:	Legal Description:	Building Sketch:
	FRANKLIN OAKS CONDOMINIUMS NE 1/4 SEC 13-5-21	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood:	
	1351-Franklin	

Building Description

Dwelling #	809 1037 000- 1		
Year Built:	1/1/2004	Exterior Wall:	09-Masonry/Frame
Year Remodeled:	1/1/2004	Bedrooms:	2
Remodeled/Effective Age:	-18	Full Baths:	2
Building Type/Style:	17-Condominium	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	C+	Room Count:	3
CDU/Overall Condition:	Good	Basement Description:	Partial
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
809 1037 000- 1	1,320	0	0	0	0	0	1,320

Attachment Description(s): 11-0FP	Area: 100	Attachment Value: \$2,000
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Feature Description(s): Rec Room Condition:	Area: Rec Room Area: 0	Feature Value: Rec Room Value: \$0
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Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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Permit / Construction History

Date of Permit: 4/26/2005	Permit Number:	Permit Amount: \$0.00	Details of Permit: AC
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Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
8/31/2020		\$197,000.00	Valid		Land and Improvements		
11/15/2005		\$185,700.00	Valid		Land and Improvements		
7/25/2014		\$134,000.00	Valid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.000	Gross				\$18,000	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
0	0.000				\$18,000		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		
Valuation/Explanation							
Dwelling #				809 1037 000- 1			
Description				Area		Value Amount	
Living Area:							
First Story:				1,320		\$169,197.60	
Second Story:				0		\$0.00	
Additional Story:				0		\$0.00	
Attic/Finished Net:				0		\$0.00	
Half Story/Finished Net:				0		\$0.00	
Base Price						\$169,197.60	
Unfinished Living Area:							
Room/Unfinished:				0		\$0.00	
Unfinished Basement:				1,320		\$17,622.00	
Half Story/Unfinished:						\$0.00	
Structure Info, Features and Attachments:							
Heating/AC				Air Conditioning - Same Ducts		\$3,247.20	
Plumbing				0 - Half Bath 2 - Full Bath		\$7,322.00	
Finished Basement Living Area				0		\$0.00	
Features:							
Attachments:				100		\$2,000.00	
Adjusted Base Price						\$199,388.80	
Changes/Adjustments							
Grade Adjustment:				C+ 110%		\$217,127.68	
Market Adjustment:				8%		\$234,497.89	
CDU Adjustment:				83		\$194,600.00	
Complete:				100		\$194,600.00	
Dollar Adjustments						(\$100.00)	
Dwelling Value						\$194,500.00	
Other Building Improvements				0		\$0.00	
Total Improvement Value						\$194,500.00	
Total Land Value						\$18,000.00	
Total Assessed Value						\$212,500.00	

Parcel Numbers: 809-1038-000 Property Address: 3101 DREXEL AVE #214 W Municipality: Franklin, City of

Owner Name: ARAMOUNI, NABIL Mailing Address: 2903 STONEWATER DR NAPERVILLE, IL 60564 Land Use: Residential

	Legal Description:	Building Sketch:
	FRANKLIN OAKS CONDOMINIUMS NE 1/4 SEC 13-5-21	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1351-Franklin	

Building Description

Dwelling #	809 1038 000- 1		
Year Built:	1/1/2004	Exterior Wall:	09-Masonry/Frame
Year Remodeled:	1/1/2004	Bedrooms:	2
Remodeled/Effective Age:	-18	Full Baths:	2
Building Type/Style:	17-Condominium	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	C+	Room Count:	3
CDU/Overall Condition:	Good	Basement Description:	Partial
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
809 1038 000- 1	1,320	0	0	0	0	0	1,320

Attachment Description(s): 11-OFP	Area: 100	Attachment Value: \$2,000
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Feature Description(s): 05-Metal Fireplace	Area: 1	Feature Value: \$2,000
Rec Room Condition:	Rec Room Area: 0	Rec Room Value: \$0

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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Permit / Construction History

Date of Permit: 4/26/2005	Permit Number:	Permit Amount: \$0.00	Details of Permit: AC
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Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
6/13/2006		\$173,900.00	Valid		Land and Improvements		
11/28/2008		\$156,520.00	Valid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.000	Gross				\$18,000	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
0	0.000				\$18,000		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		
Valuation/Explanation							
Dwelling #				809 1038 000- 1			
Description				Area		Value Amount	
Living Area:							
First Story:				1,320		\$169,197.60	
Second Story:				0		\$0.00	
Additional Story:				0		\$0.00	
Attic/Finished Net:				0		\$0.00	
Half Story/Finished Net:				0		\$0.00	
Base Price						\$169,197.60	
Unfinished Living Area:							
Room/Unfinished:				0		\$0.00	
Unfinished Basement:				1,320		\$17,622.00	
Half Story/Unfinished:						\$0.00	
Structure Info, Features and Attachments:							
Heating/AC				Air Conditioning - Same Ducts		\$3,247.20	
Plumbing				0 - Half Bath 2 - Full Bath		\$7,322.00	
Finished Basement Living Area				0		\$0.00	
Features:				1		\$2,000.00	
Attachments:				100		\$2,000.00	
Adjusted Base Price						\$201,388.80	
Changes/Adjustments							
Grade Adjustment:				C+ 110%		\$217,127.68	
Market Adjustment:				10%		\$238,840.45	
CDU Adjustment:				83		\$198,200.00	
Complete:				100		\$198,200.00	
Dollar Adjustments						\$0.00	
Dwelling Value						\$198,200.00	
Other Building Improvements				0		\$0.00	
Total Improvement Value						\$198,200.00	
Total Land Value						\$18,000.00	
Total Assessed Value						\$216,200.00	

Parcel Numbers: 809-1039-000 Property Address: 3101 DREXEL AVE #215 W Municipality: Franklin, City of

Owner Name: NGUYEN, LOAN M Mailing Address: 3101 W DREXEL AVE #215 FRANKLIN, WI 53132 Land Use: Residential

Property Photograph:	Legal Description:	Building Sketch:
	FRANKLIN OAKS CONDOMINIUMS NE 1/4 SEC 13-5-21	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood:	
	1351-Franklin	

Building Description

Dwelling #	809 1039 000- 1		
Year Built:	1/1/2004	Exterior Wall:	09-Masonry/Frame
Year Remodeled:	1/1/2004	Bedrooms:	3
Remodeled/Effective Age:	-18	Full Baths:	2
Building Type/Style:	17-Condominium	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	C+	Room Count:	5
CDU/Overall Condition:	Good	Basement Description:	Partial
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
809 1039 000- 1	1,379	0	0	0	0	0	1,379

Attachment Description(s): 11-OFP	Area: 100	Attachment Value: \$2,000
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Feature Description(s): 05-Metal Fireplace	Area: 1	Feature Value: \$2,000
Rec Room Condition:	Rec Room Area: 0	Rec Room Value: \$0

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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Permit / Construction History

Date of Permit: 4/26/2005	Permit Number:	Permit Amount: \$0.00	Details of Permit: AC
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Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
9/29/2005		\$200,900.00	Valid		Land and Improvements		
11/23/2012		\$145,000.00	Valid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.000	Gross				\$18,000	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
0	0.000				\$18,000		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		
Valuation/Explanation							
Dwelling #				809 1039 000- 1			
Description				Area		Value Amount	
Living Area:							
First Story:				1,379		\$175,725.97	
Second Story:				0		\$0.00	
Additional Story:				0		\$0.00	
Attic/Finished Net:				0		\$0.00	
Half Story/Finished Net:				0		\$0.00	
Base Price						\$175,725.97	
Unfinished Living Area:							
Room/Unfinished:				0		\$0.00	
Unfinished Basement:				1,379		\$18,230.38	
Half Story/Unfinished:						\$0.00	
Structure Info, Features and Attachments:							
Heating/AC				Air Conditioning - Same Ducts		\$3,392.34	
Plumbing				0 - Half Bath 2 - Full Bath		\$7,322.00	
Finished Basement Living Area				0		\$0.00	
Features:				1		\$2,000.00	
Attachments:				100		\$2,000.00	
Adjusted Base Price						\$208,670.69	
Changes/Adjustments							
Grade Adjustment:				C+ 110%		\$225,137.76	
Market Adjustment:				11%		\$249,902.91	
CDU Adjustment:				83		\$207,400.00	
Complete:				100		\$207,400.00	
Dollar Adjustments						\$900.00	
Dwelling Value						\$208,300.00	
Other Building Improvements				0		\$0.00	
Total Improvement Value						\$208,300.00	
Total Land Value						\$18,000.00	
Total Assessed Value						\$226,300.00	

Parcel Numbers: 809-1040-000 Property Address: 3101 DREXEL AVE #216 W Municipality: Franklin, City of

Owner Name: DOERFLINGER, NICHOLAS J Mailing Address: 3101 W DREXEL AVE #216 FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	
	FRANKLIN OAKS CONDOMINIUMS NE 1/4 SEC 13-5-21	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1351-Franklin	

Building Description

Dwelling #	809 1040 000- 1		
Year Built:	1/1/2004	Exterior Wall:	09-Masonry/Frame
Year Remodeled:	1/1/2004	Bedrooms:	2
Remodeled/Effective Age:	-18	Full Baths:	2
Building Type/Style:	17-Condominium	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	C+	Room Count:	3
CDU/Overall Condition:	Good	Basement Description:	Partial
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
809 1040 000- 1	1,379	0	0	0	0	0	1,379

Attachment Description(s): 11-OFP	Area: 100	Attachment Value: \$2,000
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Feature Description(s): 05-Metal Fireplace	Area: 1	Feature Value: \$2,000
Rec Room Condition:	Rec Room Area: 0	Rec Room Value: \$0

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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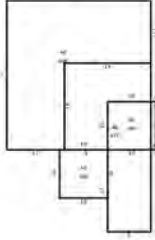
Permit / Construction History

Date of Permit: 4/26/2005	Permit Number:	Permit Amount: \$0.00	Details of Permit: AC
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Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
4/21/2006		\$169,900.00	Valid		Land and Improvements		
8/7/2018		\$166,000.00	Valid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.000	Gross				\$18,000	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
0	0.000				\$18,000		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		
Valuation/Explanation							
Dwelling #				809 1040 000- 1			
Description				Area		Value Amount	
Living Area:							
First Story:				1,379		\$175,725.97	
Second Story:				0		\$0.00	
Additional Story:				0		\$0.00	
Attic/Finished Net:				0		\$0.00	
Half Story/Finished Net:				0		\$0.00	
Base Price						\$175,725.97	
Unfinished Living Area:							
Room/Unfinished:				0		\$0.00	
Unfinished Basement:				1,379		\$18,230.38	
Half Story/Unfinished:						\$0.00	
Structure Info, Features and Attachments:							
Heating/AC				Air Conditioning - Same Ducts		\$3,392.34	
Plumbing				0 - Half Bath 2 - Full Bath		\$7,322.00	
Finished Basement Living Area				0		\$0.00	
Features:				1		\$2,000.00	
Attachments:				100		\$2,000.00	
Adjusted Base Price						\$208,670.69	
Changes/Adjustments							
Grade Adjustment:				C+ 110%		\$225,137.76	
Market Adjustment:				11%		\$249,902.91	
CDU Adjustment:				83		\$207,400.00	
Complete:				100		\$207,400.00	
Dollar Adjustments						\$900.00	
Dwelling Value						\$208,300.00	
Other Building Improvements				0		\$0.00	
Total Improvement Value						\$208,300.00	
Total Land Value						\$18,000.00	
Total Assessed Value						\$226,300.00	

Parcel Numbers: 809-1041-000 Property Address: 3101 DREXEL AVE #217 W Municipality: Franklin, City of

Owner Name: DRASEN, ANDREW Mailing Address: 3101 W DREXEL AVE #217 FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	Building Sketch:
	FRANKLIN OAKS CONDOMINIUMS NE 1/4 SEC 13-5-21	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1351-Franklin	

Building Description

Dwelling #	809 1041 000- 1		
Year Built:	1/1/2004	Exterior Wall:	09-Masonry/Frame
Year Remodeled:	1/1/2004	Bedrooms:	2
Remodeled/Effective Age:	-18	Full Baths:	2
Building Type/Style:	17-Condominium	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	C+	Room Count:	3
CDU/Overall Condition:	Good	Basement Description:	Partial
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
809 1041 000- 1	1,083	0	0	0	0	0	1,083

Attachment Description(s): 11-OFP	Area: 100	Attachment Value: \$2,000
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Feature Description(s): Rec Room Condition:	Area: Rec Room Area: 0	Feature Value: Rec Room Value: \$0
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Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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Permit / Construction History



Date of Permit: 4/26/2005	Permit Number:	Permit Amount: \$0.00	Details of Permit: AC
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Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
11/19/2021		\$197,000.00	Valid		Land and Improvements		
10/30/2017		\$155,000.00	Valid		Land and Improvements		
5/15/2020		\$186,000.00	Valid		Land and Improvements		
12/26/2008		\$162,000.00	Valid		Land and Improvements		
10/11/2013		\$140,000.00	Valid		Land and Improvements		
3/16/2006		\$179,900.00	Valid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.000	Gross				\$18,000	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
0	0.000				\$18,000		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		
Valuation/Explanation							
Dwelling #				809 1041 000- 1			
Description				Area		Value Amount	
Living Area:							
First Story:				1,083		\$142,880.19	
Second Story:				0		\$0.00	
Additional Story:				0		\$0.00	
Attic/Finished Net:				0		\$0.00	
Half Story/Finished Net:				0		\$0.00	
Base Price						\$142,880.19	
Unfinished Living Area:							
Room/Unfinished:				0		\$0.00	
Unfinished Basement:				1,083		\$15,129.51	
Half Story/Unfinished:						\$0.00	
Structure Info, Features and Attachments:							
Heating/AC				Air Conditioning - Same Ducts		\$2,664.18	
Plumbing				0 - Half Bath 2 - Full Bath		\$7,322.00	
Finished Basement Living Area				0		\$0.00	
Features:							
Attachments:				100		\$2,000.00	
Adjusted Base Price						\$169,995.88	
Changes/Adjustments							
Grade Adjustment:				C+ 110%		\$184,795.47	
Market Adjustment:				17%		\$216,210.70	
CDU Adjustment:				83		\$179,500.00	
Complete:				100		\$179,500.00	
Dollar Adjustments						(\$500.00)	
Dwelling Value						\$179,000.00	

Other Building Improvements	0	\$0.00
Total Improvement Value		\$179,000.00
Total Land Value		\$18,000.00
Total Assessed Value		\$197,000.00

Parcel Numbers: 809-1042-000	Property Address: 3101 DREXEL AVE #218 W	Municipality: Franklin, City of
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Owner Name: GOHR, TIMOTHY J	Mailing Address: 3101 W DREXEL AVE #218 FRANKLIN, WI 53132	Land Use: Residential
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Property Photograph: 	Legal Description: FRANKLIN OAKS CONDOMINIUMS NE 1/4 SEC 13-5-21	Building Sketch: 
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1351-Franklin	

Building Description

Dwelling #	809 1042 000- 1		
Year Built:	1/1/2004	Exterior Wall:	09-Masonry/Frame
Year Remodeled:	1/1/2004	Bedrooms:	2
Remodeled/Effective Age:	-18	Full Baths:	2
Building Type/Style:	17-Condominium	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	C+	Room Count:	3
CDU/Overall Condition:	Good	Basement Description:	Partial
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
809 1042 000- 1	1,083	0	0	0	0	0	1,083

Attachment Description(s): 31-WD	Area: 100	Attachment Value: \$1,000
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Feature Description(s): 05-Metal Fireplace	Area: 1	Feature Value: \$2,000
Rec Room Condition:	Rec Room Area: 0	Rec Room Value: \$0

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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Permit / Construction History

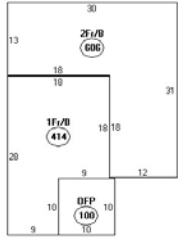
Date of Permit: 4/26/2005	Permit Number:	Permit Amount: \$0.00	Details of Permit: AC
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Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
7/21/2006		\$171,400.00	Valid		Land and Improvements		
6/24/2014		\$145,000.00	Valid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.000	Gross				\$18,000	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
0	0.000				\$18,000		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		
Valuation/Explanation							
Dwelling #				809 1042 000- 1			
Description				Area		Value Amount	
Living Area:							
First Story:				1,083		\$142,880.19	
Second Story:				0		\$0.00	
Additional Story:				0		\$0.00	
Attic/Finished Net:				0		\$0.00	
Half Story/Finished Net:				0		\$0.00	
Base Price						\$142,880.19	
Unfinished Living Area:							
Room/Unfinished:				0		\$0.00	
Unfinished Basement:				1,083		\$15,129.51	
Half Story/Unfinished:						\$0.00	
Structure Info, Features and Attachments:							
Heating/AC				Air Conditioning - Same Ducts		\$2,664.18	
Plumbing				0 - Half Bath 2 - Full Bath		\$7,322.00	
Finished Basement Living Area				0		\$0.00	
Features:				1		\$2,000.00	
Attachments:				100		\$1,000.00	
Adjusted Base Price						\$170,995.88	
Changes/Adjustments							
Grade Adjustment:				C+ 110%		\$184,795.47	
Market Adjustment:				17%		\$216,210.70	
CDU Adjustment:				83		\$179,500.00	
Complete:				100		\$179,500.00	
Dollar Adjustments						\$0.00	
Dwelling Value						\$179,500.00	
Other Building Improvements				0		\$0.00	
Total Improvement Value						\$179,500.00	
Total Land Value						\$18,000.00	
Total Assessed Value						\$197,500.00	

Parcel Numbers: 809-1043-001 Property Address: 3101 DREXEL AVE #219 W Municipality: Franklin, City of

Owner Name: PAINE, NICOLE MARIE Mailing Address: 3101 W DREXEL AVE #219 FRANKLIN, WI 53132 Land Use: Residential

Property Photograph: Legal Description: Building Sketch:



Descriptor/Usage
A: 1FV/B
414 sqft
B: 2FV/B
606 sqft
C: OFF
100 sqft

FRANKLIN OAKS CONDOMINIUMS NE 1/4 SEC 13-5-21

Parcel Sketch and Site Map obtained from the County GIS

Neighborhood:
1351-Franklin



Building Description

Dwelling #	809 1043 001- 1		
Year Built:	1/1/2004	Exterior Wall:	09-Masonry/Frame
Year Remodeled:	1/1/2004	Bedrooms:	2
Remodeled/Effective Age:	-18	Full Baths:	2
Building Type/Style:	17-Condominium	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	C+	Room Count:	3
CDU/Overall Condition:	Good	Basement Description:	Partial
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
809 1043 001- 1	1,020	0	0	0	0	0	1,020

Attachment Description(s): 11-OFP Area: 100 Attachment Value: \$2,000

Feature Description(s): 05-Metal Fireplace Area: 1 Feature Value: \$2,000

Rec Room Condition: Rec Room Area: 0 Rec Room Value: \$0

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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Permit / Construction History

Date of Permit: 4/26/2005	Permit Number:	Permit Amount: \$0.00	Details of Permit: AC
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Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
12/16/2016		\$147,900.00	Valid		Land and Improvements		
5/18/2016		\$144,500.00	Valid		Land and Improvements		
6/30/2006		\$179,900.00	Valid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.000	Gross				\$18,000	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
0	0.000				\$18,000		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		
Valuation/Explanation							
Dwelling #				809 1043 001- 1			
Description				Area		Value Amount	
Living Area:							
First Story:				1,020		\$135,333.60	
Second Story:				0		\$0.00	
Additional Story:				0		\$0.00	
Attic/Finished Net:				0		\$0.00	
Half Story/Finished Net:				0		\$0.00	
Base Price						\$135,333.60	
Unfinished Living Area:							
Room/Unfinished:				0		\$0.00	
Unfinished Basement:				1,020		\$14,351.40	
Half Story/Unfinished:						\$0.00	
Structure Info, Features and Attachments:							
Heating/AC				Air Conditioning - Same Ducts		\$2,509.20	
Plumbing				0 - Half Bath 2 - Full Bath		\$7,322.00	
Finished Basement Living Area				0		\$0.00	
Features:				1		\$2,000.00	
Attachments:				100		\$2,000.00	
Adjusted Base Price						\$163,516.20	
Changes/Adjustments							
Grade Adjustment:				C+ 110%		\$175,467.82	
Market Adjustment:				29%		\$226,353.49	
CDU Adjustment:				83		\$187,900.00	
Complete:				100		\$187,900.00	
Dollar Adjustments						\$0.00	
Dwelling Value						\$187,900.00	
Other Building Improvements				0		\$0.00	
Total Improvement Value						\$187,900.00	
Total Land Value						\$18,000.00	
Total Assessed Value						\$205,900.00	

Parcel Numbers: 809-1044-000 Property Address: 3101 DREXEL AVE #220 W Municipality: Franklin, City of

Owner Name: STIGLITZ, JOSEPH F Mailing Address: 3101 W DREXEL AVE #220 FRANKLIN, WI 53132 Land Use: Residential

Property Photograph:	Legal Description:	Building Sketch:
	FRANKLIN OAKS CONDOMINIUMS NE 1/4 SEC 13-5-21	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1351-Franklin	

Building Description

Dwelling #	809 1044 000- 1		
Year Built:	1/1/2004	Exterior Wall:	09-Masonry/Frame
Year Remodeled:	1/1/2004	Bedrooms:	2
Remodeled/Effective Age:	-18	Full Baths:	2
Building Type/Style:	17-Condominium	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	C+	Room Count:	3
CDU/Overall Condition:	Good	Basement Description:	Partial
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
809 1044 000- 1	1,020	0	0	0	0	0	1,020

Attachment Description(s): 11-OFP	Area: 100	Attachment Value: \$2,000
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Feature Description(s): 05-Metal Fireplace	Area: 1	Feature Value: \$2,000
Rec Room Condition:	Rec Room Area: 0	Rec Room Value: \$0

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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Permit / Construction History

Date of Permit: 4/26/2005	Permit Number:	Permit Amount: \$0.00	Details of Permit: AC
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Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
7/14/2006		\$171,400.00	Valid		Land and Improvements		
8/16/2013		\$136,000.00	Invalid		Land and Improvements		
5/1/2014		\$125,000.00	Invalid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.000	Gross				\$18,000	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
0	0.000				\$18,000		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		
Valuation/Explanation							
Dwelling #				809 1044 000- 1			
Description				Area		Value Amount	
Living Area:							
First Story:				1,020		\$135,333.60	
Second Story:				0		\$0.00	
Additional Story:				0		\$0.00	
Attic/Finished Net:				0		\$0.00	
Half Story/Finished Net:				0		\$0.00	
Base Price						\$135,333.60	
Unfinished Living Area:							
Room/Unfinished:				0		\$0.00	
Unfinished Basement:				1,020		\$14,351.40	
Half Story/Unfinished:						\$0.00	
Structure Info, Features and Attachments:							
Heating/AC				Air Conditioning - Same Ducts		\$2,509.20	
Plumbing				0 - Half Bath 2 - Full Bath		\$7,322.00	
Finished Basement Living Area				0		\$0.00	
Features:				1		\$2,000.00	
Attachments:				100		\$2,000.00	
Adjusted Base Price						\$163,516.20	
Changes/Adjustments							
Grade Adjustment:				C+ 110%		\$175,467.82	
Market Adjustment:				29%		\$226,353.49	
CDU Adjustment:				83		\$187,900.00	
Complete:				100		\$187,900.00	
Dollar Adjustments						\$0.00	
Dwelling Value						\$187,900.00	
Other Building Improvements				0		\$0.00	
Total Improvement Value						\$187,900.00	
Total Land Value						\$18,000.00	
Total Assessed Value						\$205,900.00	

Parcel Numbers: 809-1045-000 Property Address: 3101 DREXEL AVE #221 W Municipality: Franklin, City of

Owner Name: YURK, THERESA Mailing Address: 3101 W DREXEL AVE #221 FRANKLIN, WI 53132 Land Use: Residential

Property Photograph:	Legal Description:	Building Sketch:
	FRANKLIN OAKS CONDOMINIUMS NE 1/4 SEC 13-5-21	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1351-Franklin	

Building Description

Dwelling #	809 1045 000- 1		
Year Built:	1/1/2004	Exterior Wall:	09-Masonry/Frame
Year Remodeled:	1/1/2004	Bedrooms:	2
Remodeled/Effective Age:	-18	Full Baths:	2
Building Type/Style:	17-Condominium	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	C+	Room Count:	4
CDU/Overall Condition:	Good	Basement Description:	Partial
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
809 1045 000- 1	1,379	0	0	0	0	0	1,379

Attachment Description(s): 11-0FP	Area: 100	Attachment Value: \$2,000
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Feature Description(s): Rec Room Condition:	Area: Rec Room Area: 0	Feature Value: Rec Room Value: \$0
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Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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Permit / Construction History

Date of Permit: 4/26/2005	Permit Number:	Permit Amount: \$0.00	Details of Permit: AC
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Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
9/15/2006		\$184,900.00	Valid		Land and Improvements		
3/30/2012		\$139,000.00	Valid		Land and Improvements		
6/30/2016		\$149,900.00	Valid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.000	Gross				\$18,000	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
0	0.000				\$18,000		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		
Valuation/Explanation							
Dwelling #				809 1045 000- 1			
Description				Area		Value Amount	
Living Area:							
First Story:				1,379		\$175,725.97	
Second Story:				0		\$0.00	
Additional Story:				0		\$0.00	
Attic/Finished Net:				0		\$0.00	
Half Story/Finished Net:				0		\$0.00	
Base Price						\$175,725.97	
Unfinished Living Area:							
Room/Unfinished:				0		\$0.00	
Unfinished Basement:				1,379		\$18,230.38	
Half Story/Unfinished:						\$0.00	
Structure Info, Features and Attachments:							
Heating/AC				Air Conditioning - Same Ducts		\$3,392.34	
Plumbing				0 - Half Bath 2 - Full Bath		\$7,322.00	
Finished Basement Living Area				0		\$0.00	
Features:							
Attachments:				100		\$2,000.00	
Adjusted Base Price						\$206,670.69	
Changes/Adjustments							
Grade Adjustment:				C+ 110%		\$225,137.76	
Market Adjustment:				9%		\$245,400.16	
CDU Adjustment:				83		\$203,700.00	
Complete:				100		\$203,700.00	
Dollar Adjustments						\$800.00	
Dwelling Value						\$204,500.00	
Other Building Improvements				0		\$0.00	
Total Improvement Value						\$204,500.00	
Total Land Value						\$18,000.00	
Total Assessed Value						\$222,500.00	

Parcel Numbers: 809-1046-000 Property Address: 3101 DREXEL AVE #222 W Municipality: Franklin, City of

Owner Name: SIMON, TERESA ANN Mailing Address: 3101 W DREXEL AVE #222 FRANKLIN, WI 53132 Land Use: Residential

Property Photograph:	Legal Description:	Building Sketch:
	FRANKLIN OAKS CONDOMINIUMS NE 1/4 SEC 13-5-21	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1351-Franklin	

Building Description

Dwelling #	809 1046 000- 1		
Year Built:	1/1/2004	Exterior Wall:	09-Masonry/Frame
Year Remodeled:	1/1/2004	Bedrooms:	2
Remodeled/Effective Age:	-18	Full Baths:	2
Building Type/Style:	17-Condominium	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	C+	Room Count:	4
CDU/Overall Condition:	Good	Basement Description:	Partial
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
809 1046 000- 1	1,379	0	0	0	0	0	1,379

Attachment Description(s): 11-OFP	Area: 100	Attachment Value: \$2,000
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Feature Description(s): 05-Metal Fireplace	Area: 1	Feature Value: \$2,000
Rec Room Condition:	Rec Room Area: 0	Rec Room Value: \$0

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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Permit / Construction History

Date of Permit: 4/26/2005	Permit Number:	Permit Amount: \$0.00	Details of Permit: AC
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Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
7/17/2009		\$167,500.00	Valid		Land and Improvements		
3/27/2006		\$165,000.00	Valid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.000	Gross				\$18,000	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
0	0.000				\$18,000		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		
Valuation/Explanation							
Dwelling #				809 1046 000- 1			
Description				Area		Value Amount	
Living Area:							
First Story:				1,379		\$175,725.97	
Second Story:				0		\$0.00	
Additional Story:				0		\$0.00	
Attic/Finished Net:				0		\$0.00	
Half Story/Finished Net:				0		\$0.00	
Base Price						\$175,725.97	
Unfinished Living Area:							
Room/Unfinished:				0		\$0.00	
Unfinished Basement:				1,379		\$18,230.38	
Half Story/Unfinished:						\$0.00	
Structure Info, Features and Attachments:							
Heating/AC				Air Conditioning - Same Ducts		\$3,392.34	
Plumbing				0 - Half Bath 2 - Full Bath		\$7,322.00	
Finished Basement Living Area				0		\$0.00	
Features:				1		\$2,000.00	
Attachments:				100		\$2,000.00	
Adjusted Base Price						\$208,670.69	
Changes/Adjustments							
Grade Adjustment:				C+ 110%		\$225,137.76	
Market Adjustment:				11%		\$249,902.91	
CDU Adjustment:				83		\$207,400.00	
Complete:				100		\$207,400.00	
Dollar Adjustments						\$900.00	
Dwelling Value						\$208,300.00	
Other Building Improvements				0		\$0.00	
Total Improvement Value						\$208,300.00	
Total Land Value						\$18,000.00	
Total Assessed Value						\$226,300.00	

Parcel Numbers: 809-1047-000 Property Address: 3101 DREXEL AVE #223 W Municipality: Franklin, City of

Owner Name: KLEIN, JULIE Mailing Address: 3101 W DREXEL AVE #223 FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	
	FRANKLIN OAKS CONDOMINIUMS NE 1/4 SEC 13-5-21	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1351-Franklin	

Building Description

Dwelling #	809 1047 000- 1		
Year Built:	1/1/2004	Exterior Wall:	09-Masonry/Frame
Year Remodeled:	1/1/2004	Bedrooms:	2
Remodeled/Effective Age:	-18	Full Baths:	2
Building Type/Style:	17-Condominium	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	C+	Room Count:	4
CDU/Overall Condition:	Good	Basement Description:	Partial
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
809 1047 000- 1	1,320	0	0	0	0	0	1,320

Attachment Description(s): 11-OFP	Area: 100	Attachment Value: \$2,000
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Feature Description(s): 05-Metal Fireplace	Area: 1	Feature Value: \$2,000
Rec Room Condition:	Rec Room Area: 0	Rec Room Value: \$0

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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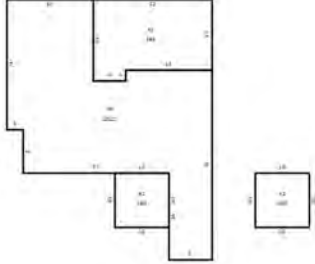
Permit / Construction History

Date of Permit: 4/26/2005	Permit Number:	Permit Amount: \$0.00	Details of Permit: AC
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Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
4/27/2006		\$179,900.00	Valid		Land and Improvements	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	0.000	Gross				\$18,000
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
0	0.000			\$18,000		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Paved	Light			All Public	
Valuation/Explanation						
Dwelling #			809 1047 000- 1			
Description			Area		Value Amount	
Living Area:						
First Story:			1,320			\$169,197.60
Second Story:			0			\$0.00
Additional Story:			0			\$0.00
Attic/Finished Net:			0			\$0.00
Half Story/Finished Net:			0			\$0.00
Base Price					\$169,197.60	
Unfinished Living Area:						
Room/Unfinished:			0			\$0.00
Unfinished Basement:			1,320			\$17,622.00
Half Story/Unfinished:						\$0.00
Structure Info, Features and Attachments:						
Heating/AC			Air Conditioning - Same Ducts		\$3,247.20	
Plumbing			0 - Half Bath 2 - Full Bath		\$7,322.00	
Finished Basement Living Area			0			\$0.00
Features:			1			\$2,000.00
Attachments:			100			\$2,000.00
Adjusted Base Price					\$201,388.80	
Changes/Adjustments						
Grade Adjustment:			C+ 110%		\$217,127.68	
Market Adjustment:			10%		\$238,840.45	
CDU Adjustment:			83		\$198,200.00	
Complete:			100		\$198,200.00	
Dollar Adjustments					\$0.00	
Dwelling Value					\$198,200.00	
Other Building Improvements			0			\$0.00
Total Improvement Value					\$198,200.00	
Total Land Value					\$18,000.00	
Total Assessed Value					\$216,200.00	

Parcel Numbers: 809-1048-000 Property Address: 3101 DREXEL AVE #224 W Municipality: Franklin, City of

Owner Name: ZEMLA, PAMELA J Mailing Address: 3101 W DREXEL AVE #224 FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	Building Sketch:
	FRANKLIN OAKS CONDOMINIUMS NE 1/4 SEC 13-5-21	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1351-Franklin	

Building Description

Dwelling #	809 1048 000- 1		
Year Built:	1/1/2004	Exterior Wall:	09-Masonry/Frame
Year Remodeled:	1/1/2004	Bedrooms:	2
Remodeled/Effective Age:	-18	Full Baths:	2
Building Type/Style:	17-Condominium	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	C+	Room Count:	4
CDU/Overall Condition:	Good	Basement Description:	Partial
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
809 1048 000- 1	1,320	0	0	0	0	0	1,320

Attachment Description(s): 11-OFP	Area: 100	Attachment Value: \$2,000
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Feature Description(s): 05-Metal Fireplace	Area: 1	Feature Value: \$2,000
Rec Room Condition:	Rec Room Area: 0	Rec Room Value: \$0

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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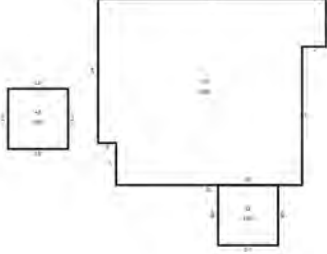
Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
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Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
9/29/2006		\$169,900.00	Valid		Land and Improvements		
9/30/2013		\$155,900.00	Invalid		Land and Improvements		
4/10/2015		\$135,500.00	Valid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.000	Gross				\$18,000	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
0	0.000				\$18,000		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		
Valuation/Explanation							
Dwelling #				809 1048 000- 1			
Description				Area		Value Amount	
Living Area:							
First Story:				1,320		\$169,197.60	
Second Story:				0		\$0.00	
Additional Story:				0		\$0.00	
Attic/Finished Net:				0		\$0.00	
Half Story/Finished Net:				0		\$0.00	
Base Price						\$169,197.60	
Unfinished Living Area:							
Room/Unfinished:				0		\$0.00	
Unfinished Basement:				1,320		\$17,622.00	
Half Story/Unfinished:						\$0.00	
Structure Info, Features and Attachments:							
Heating/AC				Air Conditioning - Same Ducts		\$3,247.20	
Plumbing				0 - Half Bath 2 - Full Bath		\$7,322.00	
Finished Basement Living Area				0		\$0.00	
Features:				1		\$2,000.00	
Attachments:				100		\$2,000.00	
Adjusted Base Price						\$201,388.80	
Changes/Adjustments							
Grade Adjustment:				C+ 110%		\$217,127.68	
Market Adjustment:				10%		\$238,840.45	
CDU Adjustment:				83		\$198,200.00	
Complete:				100		\$198,200.00	
Dollar Adjustments						\$0.00	
Dwelling Value						\$198,200.00	
Other Building Improvements				0		\$0.00	
Total Improvement Value						\$198,200.00	
Total Land Value						\$18,000.00	
Total Assessed Value						\$216,200.00	

Parcel Numbers: 809-1049-000	Property Address: 2987 DREXEL AVE #301 W	Municipality: Franklin, City of
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Owner Name: HEIN, JOAN V	Mailing Address: 2987 W DREXEL AVE #301 FRANKLIN, WI 53132	Land Use: Residential
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Property Photograph: 	Legal Description: FRANKLIN OAKS CONDOMINIUMS NE 1/4 SEC 13-5-21	Building Sketch: 
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1351-Franklin	

Building Description

Dwelling #	809 1049 000- 1		
Year Built:	1/1/2005	Exterior Wall:	09-Masonry/Frame
Year Remodeled:	1/1/2005	Bedrooms:	2
Remodeled/Effective Age:	-17	Full Baths:	2
Building Type/Style:	17-Condominium	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	C+	Room Count:	2
CDU/Overall Condition:	Good	Basement Description:	Partial
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
809 1049 000- 1	1,065	0	0	0	0	0	1,065

Attachment Description(s): 11-OFP	Area: 100	Attachment Value: \$2,000
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Feature Description(s): Rec Room Condition:	Area: Rec Room Area: 0	Feature Value: Rec Room Value: \$0
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Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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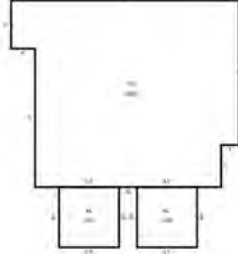
Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
4/18/2005	51320	\$1,250,000.00	NEWDWLG
1/27/2014	140179	\$8,000.00	WATER DAMAGE
6/18/2020	20-1565	\$4,175.00	ACREPLACE

Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
4/16/2007		\$158,000.00	Valid		Land and Improvements	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	0.000	Gross				\$18,000
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
0	0.000			\$18,000		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Paved	Light			All Public	
Valuation/Explanation						
Dwelling #			809 1049 000- 1			
Description			Area		Value Amount	
Living Area:						
First Story:			1,065		\$140,505.45	
Second Story:			0		\$0.00	
Additional Story:			0		\$0.00	
Attic/Finished Net:			0		\$0.00	
Half Story/Finished Net:			0		\$0.00	
Base Price					\$140,505.45	
Unfinished Living Area:						
Room/Unfinished:			0		\$0.00	
Unfinished Basement:			1,065		\$14,878.05	
Half Story/Unfinished:					\$0.00	
Structure Info, Features and Attachments:						
Heating/AC			Air Conditioning - Same Ducts		\$2,619.90	
Plumbing			0 - Half Bath 2 - Full Bath		\$7,322.00	
Finished Basement Living Area			0		\$0.00	
Features:						
Attachments:			100		\$2,000.00	
Adjusted Base Price					\$167,325.40	
Changes/Adjustments						
Grade Adjustment:			C+ 110%		\$181,857.94	
Market Adjustment:			-1%		\$180,039.36	
CDU Adjustment:			84		\$151,200.00	
Complete:			100		\$151,200.00	
Dollar Adjustments					\$600.00	
Dwelling Value					\$151,800.00	
Other Building Improvements			0		\$0.00	
Total Improvement Value					\$151,800.00	
Total Land Value					\$18,000.00	
Total Assessed Value					\$169,800.00	

Parcel Numbers: 809-1050-000 Property Address: 2987 DREXEL AVE #302 W Municipality: Franklin, City of

Owner Name: MC KEE, LARRY M JR Mailing Address: 2987 W DREXEL AVE #302 FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	
	FRANKLIN OAKS CONDOMINIUMS NE 1/4 SEC 13-5-21	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1351-Franklin	

Building Description

Dwelling #	809 1050 000- 1		
Year Built:	1/1/2005	Exterior Wall:	09-Masonry/Frame
Year Remodeled:	1/1/2005	Bedrooms:	2
Remodeled/Effective Age:	-17	Full Baths:	2
Building Type/Style:	17-Condominium	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	C+	Room Count:	2
CDU/Overall Condition:	Good	Basement Description:	Partial
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
809 1050 000- 1	1,065	0	0	0	0	0	1,065

Attachment Description(s): 11-0FP Area: 100 Attachment Value: \$2,000

Feature Description(s): Rec Room Condition: Area: Rec Room Area: 0 Feature Value: Rec Room Value: \$0

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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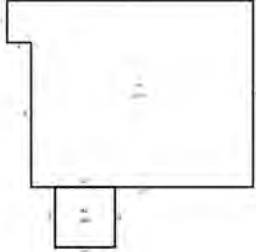
Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
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Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
7/13/2006		\$149,900.00	Valid		Land and Improvements	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	0.000	Gross				\$18,000
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
0	0.000			\$18,000		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Paved	Light			All Public	
Valuation/Explanation						
Dwelling #			809 1050 000- 1			
Description			Area		Value Amount	
Living Area:						
First Story:			1,065			\$140,505.45
Second Story:			0			\$0.00
Additional Story:			0			\$0.00
Attic/Finished Net:			0			\$0.00
Half Story/Finished Net:			0			\$0.00
Base Price					\$140,505.45	
Unfinished Living Area:						
Room/Unfinished:			0			\$0.00
Unfinished Basement:			1,065			\$14,878.05
Half Story/Unfinished:						\$0.00
Structure Info, Features and Attachments:						
Heating/AC			Air Conditioning - Same Ducts		\$2,619.90	
Plumbing			0 - Half Bath 2 - Full Bath		\$7,322.00	
Finished Basement Living Area			0			\$0.00
Features:						
Attachments:			100			\$2,000.00
Adjusted Base Price					\$167,325.40	
Changes/Adjustments						
Grade Adjustment:			C+ 110%		\$181,857.94	
Market Adjustment:			-1%		\$180,039.36	
CDU Adjustment:			84		\$151,200.00	
Complete:			100		\$151,200.00	
Dollar Adjustments					\$600.00	
Dwelling Value					\$151,800.00	
Other Building Improvements			0			\$0.00
Total Improvement Value					\$151,800.00	
Total Land Value					\$18,000.00	
Total Assessed Value					\$169,800.00	

Parcel Numbers: 809-1051-000 Property Address: 2987 DREXEL AVE #303 W Municipality: Franklin, City of

Owner Name: SMITH, STACEY NICOLE Mailing Address: 2987 W DREXEL AVE #303 FRANKLIN, WI 53132 Land Use: Residential

Property Photograph:	Legal Description:	Building Sketch:
	FRANKLIN OAKS CONDOMINIUMS NE 1/4 SEC 13-5-21	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood:	
	1351-Franklin	

Building Description

Dwelling #	809 1051 000- 1		
Year Built:	1/1/2005	Exterior Wall:	09-Masonry/Frame
Year Remodeled:	1/1/2005	Bedrooms:	2
Remodeled/Effective Age:	-17	Full Baths:	2
Building Type/Style:	17-Condominium	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	C+	Room Count:	2
CDU/Overall Condition:	Good	Basement Description:	Partial
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
809 1051 000- 1	1,175	0	0	0	0	0	1,175

Attachment Description(s): 11-OFP Area: 100 Attachment Value: \$2,000

Feature Description(s): Rec Room Condition: Area: Rec Room Area: 0 Feature Value: Rec Room Value: \$0

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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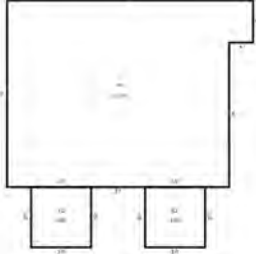
Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
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Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
6/30/2006		\$164,900.00	Valid		Land and Improvements	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	0.000	Gross				\$18,000
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
0	0.000			\$18,000		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Paved	Light			All Public	
Valuation/Explanation						
Dwelling #			809 1051 000- 1			
Description			Area		Value Amount	
Living Area:						
First Story:			1,175			\$153,255.25
Second Story:			0			\$0.00
Additional Story:			0			\$0.00
Attic/Finished Net:			0			\$0.00
Half Story/Finished Net:			0			\$0.00
Base Price					\$153,255.25	
Unfinished Living Area:						
Room/Unfinished:			0			\$0.00
Unfinished Basement:			1,175			\$16,156.25
Half Story/Unfinished:						\$0.00
Structure Info, Features and Attachments:						
Heating/AC			Air Conditioning - Same Ducts		\$2,890.50	
Plumbing			0 - Half Bath 2 - Full Bath		\$7,322.00	
Finished Basement Living Area			0			\$0.00
Features:						
Attachments:			100			\$2,000.00
Adjusted Base Price					\$181,624.00	
Changes/Adjustments						
Grade Adjustment:			C+ 110%		\$197,586.40	
Market Adjustment:			-2%		\$193,634.67	
CDU Adjustment:			84		\$162,700.00	
Complete:			100		\$162,700.00	
Dollar Adjustments					(\$400.00)	
Dwelling Value					\$162,300.00	
Other Building Improvements			0			\$0.00
Total Improvement Value					\$162,300.00	
Total Land Value					\$18,000.00	
Total Assessed Value					\$180,300.00	

Parcel Numbers: 809-1052-000	Property Address: 2987 DREXEL AVE #304 W	Municipality: Franklin, City of
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Owner Name: MIKEZ, STEPHANIE	Mailing Address: 2987 W DREXEL AVE #304 FRANKLIN, WI 53132	Land Use: Residential
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Property Photograph: 	Legal Description: FRANKLIN OAKS CONDOMINIUMS NE 1/4 SEC 13-5-21	Building Sketch: 
Parcel Sketch and Site Map obtained from the County GIS		
Neighborhood: 1351-Franklin		

Building Description

Dwelling #	809 1052 000- 1	
Year Built:	1/1/2005	Exterior Wall: 09-Masonry/Frame
Year Remodeled:	1/1/2005	Bedrooms: 2
Remodeled/Effective Age:	-17	Full Baths: 2
Building Type/Style:	17-Condominium	Half Baths: 0
Story:	1.00	Rough-in: 0
Grade:	C+	Room Count: 2
CDU/Overall Condition:	Good	Basement Description: Partial
Interior Condition:	Same	Heating: Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel: Gas
Bath Condition:	Average	Type of System: Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
809 1052 000- 1	1,175	0	0	0	0	0	1,175

Attachment Description(s): 11-0FP	Area: 100	Attachment Value: \$2,000
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Feature Description(s): Rec Room Condition:	Area: Rec Room Area: 0	Feature Value: Rec Room Value: \$0
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Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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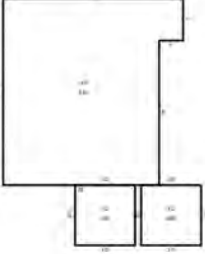
Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
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Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
7/28/2006		\$159,900.00	Valid		Land and Improvements		
2/27/2013		\$117,000.00	Invalid		Land and Improvements		
8/26/2013		\$0.00	Invalid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.000	Gross				\$18,000	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
0	0.000				\$18,000		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		
Valuation/Explanation							
Dwelling #				809 1052 000- 1			
Description				Area		Value Amount	
Living Area:							
First Story:				1,175		\$153,255.25	
Second Story:				0		\$0.00	
Additional Story:				0		\$0.00	
Attic/Finished Net:				0		\$0.00	
Half Story/Finished Net:				0		\$0.00	
Base Price						\$153,255.25	
Unfinished Living Area:							
Room/Unfinished:				0		\$0.00	
Unfinished Basement:				1,175		\$16,156.25	
Half Story/Unfinished:						\$0.00	
Structure Info, Features and Attachments:							
Heating/AC				Air Conditioning - Same Ducts		\$2,890.50	
Plumbing				0 - Half Bath 2 - Full Bath		\$7,322.00	
Finished Basement Living Area				0		\$0.00	
Features:							
Attachments:				100		\$2,000.00	
Adjusted Base Price						\$181,624.00	
Changes/Adjustments							
Grade Adjustment:				C+ 110%		\$197,586.40	
Market Adjustment:				-2%		\$193,634.67	
CDU Adjustment:				84		\$162,700.00	
Complete:				100		\$162,700.00	
Dollar Adjustments						(\$400.00)	
Dwelling Value						\$162,300.00	
Other Building Improvements				0		\$0.00	
Total Improvement Value						\$162,300.00	
Total Land Value						\$18,000.00	
Total Assessed Value						\$180,300.00	

Parcel Numbers: 809-1053-000 Property Address: 2987 DREXEL AVE #305 W Municipality: Franklin, City of

Owner Name: PRZYBYLSKI, MICHELLE Mailing Address: 2987 W DREXEL AVE #305 FRANKLIN, WI 53132 Land Use: Residential

Property Photograph:	Legal Description:	Building Sketch:
	FRANKLIN OAKS CONDOMINIUMS NE 1/4 SEC 13-5-21	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood:	
	1351-Franklin	

Building Description

Dwelling #	809 1053 000- 1		
Year Built:	1/1/2005	Exterior Wall:	09-Masonry/Frame
Year Remodeled:	1/1/2005	Bedrooms:	1
Remodeled/Effective Age:	-17	Full Baths:	1
Building Type/Style:	17-Condominium	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	C+	Room Count:	2
CDU/Overall Condition:	Good	Basement Description:	Partial
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
809 1053 000- 1	834	0	0	0	0	0	834

Attachment Description(s): 11-0FP Area: 100 Attachment Value: \$2,000

Feature Description(s): Rec Room Condition: Area: Rec Room Area: 0 Feature Value: Rec Room Value: \$0

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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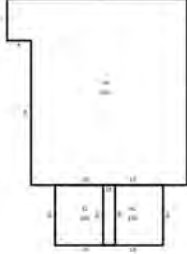
Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
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Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
10/31/2006		\$129,900.00	Valid		Land and Improvements	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	0.000	Gross				\$18,000
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
0	0.000			\$18,000		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Paved	Light			All Public	
Valuation/Explanation						
Dwelling #			809 1053 000- 1			
Description			Area		Value Amount	
Living Area:						
First Story:			834			\$117,060.24
Second Story:			0			\$0.00
Additional Story:			0			\$0.00
Attic/Finished Net:			0			\$0.00
Half Story/Finished Net:			0			\$0.00
Base Price					\$117,060.24	
Unfinished Living Area:						
Room/Unfinished:			0			\$0.00
Unfinished Basement:			834			\$12,193.08
Half Story/Unfinished:						\$0.00
Structure Info, Features and Attachments:						
Heating/AC			Air Conditioning - Same Ducts		\$2,051.64	
Plumbing			0 - Half Bath 1 - Full Bath		\$0.00	
Finished Basement Living Area			0			\$0.00
Features:						
Attachments:			100			\$2,000.00
Adjusted Base Price					\$133,304.96	
Changes/Adjustments						
Grade Adjustment:			C+ 110%		\$144,435.46	
Market Adjustment:			-12%		\$127,103.20	
CDU Adjustment:			84		\$106,800.00	
Complete:			100		\$106,800.00	
Dollar Adjustments					\$200.00	
Dwelling Value					\$107,000.00	
Other Building Improvements			0			\$0.00
Total Improvement Value					\$107,000.00	
Total Land Value					\$18,000.00	
Total Assessed Value					\$125,000.00	

Parcel Numbers: 809-1054-000 Property Address: 2987 DREXEL AVE #306 W Municipality: Franklin, City of

Owner Name: BOSCHKE, ROXANNE Mailing Address: 2987 W DREXEL AVE #306 FRANKLIN, WI 53132 Land Use: Residential

Property Photograph:	Legal Description:	Building Sketch:
	FRANKLIN OAKS CONDOMINIUMS NE 1/4 SEC 13-5-21	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood:	
	1351-Franklin	

Building Description

Dwelling #	809 1054 000- 1		
Year Built:	1/1/2005	Exterior Wall:	09-Masonry/Frame
Year Remodeled:	1/1/2005	Bedrooms:	1
Remodeled/Effective Age:	-17	Full Baths:	1
Building Type/Style:	17-Condominium	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	C+	Room Count:	2
CDU/Overall Condition:	Good	Basement Description:	Partial
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
809 1054 000- 1	834	0	0	0	0	0	834

Attachment Description(s): 11-OFP Area: 100 Attachment Value: \$2,000

Feature Description(s): Rec Room Condition: Area: Rec Room Area: 0 Feature Value: Rec Room Value: \$0

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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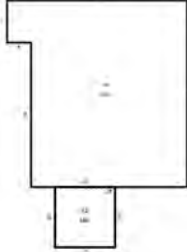
Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
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Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
5/22/2006		\$121,900.00	Valid		Land and Improvements		
3/7/2014		\$75,000.00	Valid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.000	Gross				\$18,000	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
0	0.000				\$18,000		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		
Valuation/Explanation							
Dwelling #				809 1054 000- 1			
Description				Area		Value Amount	
Living Area:							
First Story:				834		\$117,060.24	
Second Story:				0		\$0.00	
Additional Story:				0		\$0.00	
Attic/Finished Net:				0		\$0.00	
Half Story/Finished Net:				0		\$0.00	
Base Price						\$117,060.24	
Unfinished Living Area:							
Room/Unfinished:				0		\$0.00	
Unfinished Basement:				834		\$12,193.08	
Half Story/Unfinished:						\$0.00	
Structure Info, Features and Attachments:							
Heating/AC				Air Conditioning - Same Ducts		\$2,051.64	
Plumbing				0 - Half Bath 1 - Full Bath		\$0.00	
Finished Basement Living Area				0		\$0.00	
Features:							
Attachments:				100		\$2,000.00	
Adjusted Base Price						\$133,304.96	
Changes/Adjustments							
Grade Adjustment:				C+ 110%		\$144,435.46	
Market Adjustment:				-12%		\$127,103.20	
CDU Adjustment:				84		\$106,800.00	
Complete:				100		\$106,800.00	
Dollar Adjustments						\$200.00	
Dwelling Value						\$107,000.00	
Other Building Improvements				0		\$0.00	
Total Improvement Value						\$107,000.00	
Total Land Value						\$18,000.00	
Total Assessed Value						\$125,000.00	

Parcel Numbers: 809-1055-000 Property Address: 2987 DREXEL AVE #307 W Municipality: Franklin, City of

Owner Name: CZARNECKI, CHAD R Mailing Address: 2987 W DREXEL AVE #307 FRANKLIN, WI 53132 Land Use: Residential

Property Photograph:	Legal Description:	Building Sketch:
	FRANKLIN OAKS CONDOMINIUMS NE 1/4 SEC 13-5-21	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood:	
	1351-Franklin	

Building Description

Dwelling #	809 1055 000- 1		
Year Built:	1/1/2005	Exterior Wall:	09-Masonry/Frame
Year Remodeled:	1/1/2005	Bedrooms:	1
Remodeled/Effective Age:	-17	Full Baths:	1
Building Type/Style:	17-Condominium	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	C+	Room Count:	2
CDU/Overall Condition:	Good	Basement Description:	Partial
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
809 1055 000- 1	834	0	0	0	0	0	834

Attachment Description(s): 11-0FP Area: 100 Attachment Value: \$2,000

Feature Description(s): Rec Room Condition: Area: Rec Room Area: 0 Feature Value: Rec Room Value: \$0

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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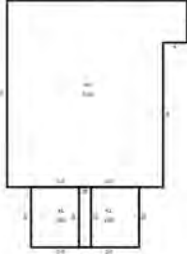
Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
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Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
5/15/2006		\$128,900.00	Valid		Land and Improvements	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	0.000	Gross				\$18,000
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
0	0.000			\$18,000		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Paved	Light			All Public	
Valuation/Explanation						
Dwelling #				809 1055 000- 1		
Description				Area		Value Amount
Living Area:						
First Story:				834		\$117,060.24
Second Story:				0		\$0.00
Additional Story:				0		\$0.00
Attic/Finished Net:				0		\$0.00
Half Story/Finished Net:				0		\$0.00
Base Price						\$117,060.24
Unfinished Living Area:						
Room/Unfinished:				0		\$0.00
Unfinished Basement:				834		\$12,193.08
Half Story/Unfinished:						\$0.00
Structure Info, Features and Attachments:						
Heating/AC				Air Conditioning - Same Ducts		\$2,051.64
Plumbing				0 - Half Bath 1 - Full Bath		\$0.00
Finished Basement Living Area				0		\$0.00
Features:						
Attachments:				100		\$2,000.00
Adjusted Base Price						\$133,304.96
Changes/Adjustments						
Grade Adjustment:				C+ 110%		\$144,435.46
Market Adjustment:				-12%		\$127,103.20
CDU Adjustment:				84		\$106,800.00
Complete:				100		\$106,800.00
Dollar Adjustments						\$200.00
Dwelling Value						\$107,000.00
Other Building Improvements				0		\$0.00
Total Improvement Value						\$107,000.00
Total Land Value						\$18,000.00
Total Assessed Value						\$125,000.00

Parcel Numbers: 809-1056-000 Property Address: 2987 DREXEL AVE #308 W Municipality: Franklin, City of

Owner Name: BUJNY, KATHY A Mailing Address: 2987 W DREXEL AVE #308 FRANKLIN, WI 53132 Land Use: Residential

Property Photograph:	Legal Description:	Building Sketch:
	FRANKLIN OAKS CONDOMINIUMS NE 1/4 SEC 13-5-21	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood:	
	1351-Franklin	

Building Description

Dwelling #	809 1056 000- 1		
Year Built:	1/1/2005	Exterior Wall:	09-Masonry/Frame
Year Remodeled:	1/1/2005	Bedrooms:	1
Remodeled/Effective Age:	-17	Full Baths:	1
Building Type/Style:	17-Condominium	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	C+	Room Count:	2
CDU/Overall Condition:	Good	Basement Description:	Partial
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
809 1056 000- 1	834	0	0	0	0	0	834

Attachment Description(s): 11-OFP Area: 100 Attachment Value: \$2,000

Feature Description(s): Rec Room Condition: Area: Rec Room Area: 0 Feature Value: Rec Room Value: \$0

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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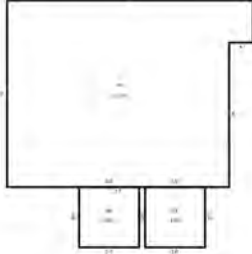
Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
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Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
5/19/2006		\$121,900.00	Valid		Land and Improvements	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	0.000	Gross				\$18,000
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
0	0.000			\$18,000		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Paved	Light			All Public	
Valuation/Explanation						
Dwelling #				809 1056 000- 1		
Description				Area		Value Amount
Living Area:						
First Story:				834		\$117,060.24
Second Story:				0		\$0.00
Additional Story:				0		\$0.00
Attic/Finished Net:				0		\$0.00
Half Story/Finished Net:				0		\$0.00
Base Price						\$117,060.24
Unfinished Living Area:						
Room/Unfinished:				0		\$0.00
Unfinished Basement:				834		\$12,193.08
Half Story/Unfinished:						\$0.00
Structure Info, Features and Attachments:						
Heating/AC				Air Conditioning - Same Ducts		\$2,051.64
Plumbing				0 - Half Bath 1 - Full Bath		\$0.00
Finished Basement Living Area				0		\$0.00
Features:						
Attachments:				100		\$2,000.00
Adjusted Base Price						\$133,304.96
Changes/Adjustments						
Grade Adjustment:				C+ 110%		\$144,435.46
Market Adjustment:				-12%		\$127,103.20
CDU Adjustment:				84		\$106,800.00
Complete:				100		\$106,800.00
Dollar Adjustments						\$200.00
Dwelling Value						\$107,000.00
Other Building Improvements				0		\$0.00
Total Improvement Value						\$107,000.00
Total Land Value						\$18,000.00
Total Assessed Value						\$125,000.00

Parcel Numbers: 809-1057-000	Property Address: 2987 DREXEL AVE #309 W	Municipality: Franklin, City of
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Owner Name: KAL TRUST AGREEMENT - MAY 2020	Mailing Address: 55 N CHURCHILL CT GILBERT, AZ 85234	Land Use: Residential
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Property Photograph: 	Legal Description: FRANKLIN OAKS CONDOMINIUMS NE 1/4 SEC 13-5-21	Building Sketch: 
Parcel Sketch and Site Map obtained from the County GIS		
Neighborhood: 1351-Franklin		

Building Description

Dwelling #	809 1057 000- 1	
Year Built:	1/1/2005	Exterior Wall: 09-Masonry/Frame
Year Remodeled:	1/1/2005	Bedrooms: 2
Remodeled/Effective Age:	-17	Full Baths: 2
Building Type/Style:	17-Condominium	Half Baths: 0
Story:	1.00	Rough-in: 0
Grade:	C+	Room Count: 2
CDU/Overall Condition:	Good	Basement Description: Partial
Interior Condition:	Same	Heating: Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel: Gas
Bath Condition:	Average	Type of System: Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
809 1057 000- 1	1,175	0	0	0	0	0	1,175

Attachment Description(s): 11-OFP	Area: 100	Attachment Value: \$2,000
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Feature Description(s): Rec Room Condition:	Area: Rec Room Area: 0	Feature Value: Rec Room Value: \$0
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Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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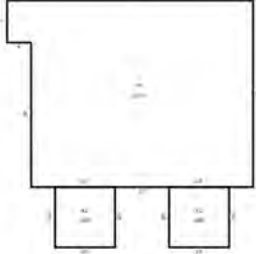
Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
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Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
5/27/2020		\$10.00	Invalid		Land and Improvements		
7/13/2006		\$167,400.00	Valid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.000	Gross				\$18,000	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
0	0.000				\$18,000		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		
Valuation/Explanation							
Dwelling #				809 1057 000- 1			
Description				Area		Value Amount	
Living Area:							
First Story:				1,175		\$153,255.25	
Second Story:				0		\$0.00	
Additional Story:				0		\$0.00	
Attic/Finished Net:				0		\$0.00	
Half Story/Finished Net:				0		\$0.00	
Base Price						\$153,255.25	
Unfinished Living Area:							
Room/Unfinished:				0		\$0.00	
Unfinished Basement:				1,175		\$16,156.25	
Half Story/Unfinished:						\$0.00	
Structure Info, Features and Attachments:							
Heating/AC				Air Conditioning - Same Ducts		\$2,890.50	
Plumbing				0 - Half Bath 2 - Full Bath		\$7,322.00	
Finished Basement Living Area				0		\$0.00	
Features:							
Attachments:				100		\$2,000.00	
Adjusted Base Price						\$181,624.00	
Changes/Adjustments							
Grade Adjustment:				C+ 110%		\$197,586.40	
Market Adjustment:				-2%		\$193,634.67	
CDU Adjustment:				84		\$162,700.00	
Complete:				100		\$162,700.00	
Dollar Adjustments						(\$400.00)	
Dwelling Value						\$162,300.00	
Other Building Improvements				0		\$0.00	
Total Improvement Value						\$162,300.00	
Total Land Value						\$18,000.00	
Total Assessed Value						\$180,300.00	

Parcel Numbers: 809-1058-000	Property Address: 2987 DREXEL AVE #310 W	Municipality: Franklin, City of
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Owner Name: HASTINGS, RACHEL M	Mailing Address: 2987 W DREXEL AVE #310 FRANKLIN, WI 53132	Land Use: Residential
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Property Photograph: 	Legal Description: FRANKLIN OAKS CONDOMINIUMS NE 1/4 SEC 13-5-21	Building Sketch: 
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1351-Franklin	

Building Description

Dwelling #	809 1058 000- 1		
Year Built:	1/1/2005	Exterior Wall:	09-Masonry/Frame
Year Remodeled:	1/1/2005	Bedrooms:	2
Remodeled/Effective Age:	-17	Full Baths:	2
Building Type/Style:	17-Condominium	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	C+	Room Count:	2
CDU/Overall Condition:	Good	Basement Description:	Partial
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
809 1058 000- 1	1,175	0	0	0	0	0	1,175

Attachment Description(s): 11-0FP	Area: 100	Attachment Value: \$2,000
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Feature Description(s): Rec Room Condition:	Area: Rec Room Area: 0	Feature Value: Rec Room Value: \$0
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Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
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Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
5/6/2020		\$164,000.00	Valid		Land and Improvements		
5/23/2016		\$131,500.00	Valid		Land and Improvements		
3/31/2008		\$152,000.00	Valid		Land and Improvements		
5/22/2007		\$168,000.00	Valid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.000	Gross				\$18,000	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
0	0.000				\$18,000		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		
Valuation/Explanation							
Dwelling #	809 1058 000- 1						
Description	Area			Value Amount			
Living Area:							
First Story:	1,175			\$153,255.25			
Second Story:	0			\$0.00			
Additional Story:	0			\$0.00			
Attic/Finished Net:	0			\$0.00			
Half Story/Finished Net:	0			\$0.00			
Base Price				\$153,255.25			
Unfinished Living Area:							
Room/Unfinished:	0			\$0.00			
Unfinished Basement:	1,175			\$16,156.25			
Half Story/Unfinished:				\$0.00			
Structure Info, Features and Attachments:							
Heating/AC	Air Conditioning - Same Ducts			\$2,890.50			
Plumbing	0 - Half Bath 2 - Full Bath			\$7,322.00			
Finished Basement Living Area	0			\$0.00			
Features:							
Attachments:	100			\$2,000.00			
Adjusted Base Price				\$181,624.00			
Changes/Adjustments							
Grade Adjustment:	C+ 110%			\$197,586.40			
Market Adjustment:	-2%			\$193,634.67			
CDU Adjustment:	84			\$162,700.00			
Complete:	100			\$162,700.00			
Dollar Adjustments				(\$400.00)			
Dwelling Value				\$162,300.00			
Other Building Improvements	0			\$0.00			
Total Improvement Value				\$162,300.00			
Total Land Value				\$18,000.00			
Total Assessed Value				\$180,300.00			

Parcel Numbers: 809-1059-000 Property Address: 2987 DREXEL AVE #311 W Municipality: Franklin, City of

Owner Name: ZAWISTOWSKI, NANETTE Mailing Address: 2987 W DREXEL AVE #311 FRANKLIN, WI 53132 Land Use: Residential

Property Photograph:	Legal Description:	Building Sketch:
	FRANKLIN OAKS CONDOMINIUMS NE 1/4 SEC 13-5-21	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood:	
	1351-Franklin	

Building Description

Dwelling #	809 1059 000- 1		
Year Built:	1/1/2005	Exterior Wall:	09-Masonry/Frame
Year Remodeled:	1/1/2005	Bedrooms:	2
Remodeled/Effective Age:	-17	Full Baths:	2
Building Type/Style:	17-Condominium	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	C+	Room Count:	2
CDU/Overall Condition:	Good	Basement Description:	Partial
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
809 1059 000- 1	1,065	0	0	0	0	0	1,065

Attachment Description(s): 11-0FP Area: 100 Attachment Value: \$2,000

Feature Description(s): Rec Room Condition: Area: Rec Room Area: 0 Feature Value: Rec Room Value: \$0

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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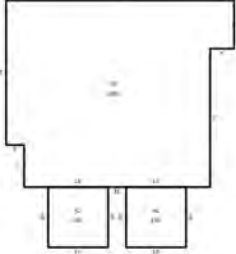
Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
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Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
6/9/2006		\$149,900.00	Valid		Land and Improvements		
10/1/2018		\$140,000.00	Valid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.000	Gross				\$18,000	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
0	0.000				\$18,000		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		
Valuation/Explanation							
Dwelling #				809 1059 000- 1			
Description				Area		Value Amount	
Living Area:							
First Story:				1,065		\$140,505.45	
Second Story:				0		\$0.00	
Additional Story:				0		\$0.00	
Attic/Finished Net:				0		\$0.00	
Half Story/Finished Net:				0		\$0.00	
Base Price						\$140,505.45	
Unfinished Living Area:							
Room/Unfinished:				0		\$0.00	
Unfinished Basement:				1,065		\$14,878.05	
Half Story/Unfinished:						\$0.00	
Structure Info, Features and Attachments:							
Heating/AC				Air Conditioning - Same Ducts		\$2,619.90	
Plumbing				0 - Half Bath 2 - Full Bath		\$7,322.00	
Finished Basement Living Area				0		\$0.00	
Features:							
Attachments:				100		\$2,000.00	
Adjusted Base Price						\$167,325.40	
Changes/Adjustments							
Grade Adjustment:				C+ 110%		\$181,857.94	
Market Adjustment:				-1%		\$180,039.36	
CDU Adjustment:				84		\$151,200.00	
Complete:				100		\$151,200.00	
Dollar Adjustments						\$600.00	
Dwelling Value						\$151,800.00	
Other Building Improvements				0		\$0.00	
Total Improvement Value						\$151,800.00	
Total Land Value						\$18,000.00	
Total Assessed Value						\$169,800.00	

Parcel Numbers: 809-1060-000	Property Address: 2987 DREXEL AVE #312 W	Municipality: Franklin, City of
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Owner Name: LOPEZ, ORLANDO	Mailing Address: 2987 W DREXEL AVE #312 FRANKLIN, WI 53132	Land Use: Residential
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Property Photograph: 	Legal Description: FRANKLIN OAKS CONDOMINIUMS NE 1/4 SEC 13-5-21	Building Sketch: 
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1351-Franklin	

Building Description

Dwelling #	809 1060 000- 1		
Year Built:	1/1/2005	Exterior Wall:	09-Masonry/Frame
Year Remodeled:	1/1/2005	Bedrooms:	2
Remodeled/Effective Age:	-17	Full Baths:	2
Building Type/Style:	17-Condominium	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	C+	Room Count:	2
CDU/Overall Condition:	Good	Basement Description:	Partial
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
809 1060 000- 1	1,065	0	0	0	0	0	1,065

Attachment Description(s): 11-OFP	Area: 100	Attachment Value: \$2,000
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Feature Description(s): Rec Room Condition:	Area: Rec Room Area: 0	Feature Value: Rec Room Value: \$0
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Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
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Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
5/10/2021		\$177,500.00	Valid		Land and Improvements		
12/9/2016		\$112,500.00	Valid		Land and Improvements		
8/11/2006		\$151,900.00	Valid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.000	Gross				\$18,000	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
0	0.000				\$18,000		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		
Valuation/Explanation							
Dwelling #				809 1060 000- 1			
Description				Area		Value Amount	
Living Area:							
First Story:				1,065		\$140,505.45	
Second Story:				0		\$0.00	
Additional Story:				0		\$0.00	
Attic/Finished Net:				0		\$0.00	
Half Story/Finished Net:				0		\$0.00	
Base Price						\$140,505.45	
Unfinished Living Area:							
Room/Unfinished:				0		\$0.00	
Unfinished Basement:				1,065		\$14,878.05	
Half Story/Unfinished:						\$0.00	
Structure Info, Features and Attachments:							
Heating/AC				Air Conditioning - Same Ducts		\$2,619.90	
Plumbing				0 - Half Bath 2 - Full Bath		\$7,322.00	
Finished Basement Living Area				0		\$0.00	
Features:							
Attachments:				100		\$2,000.00	
Adjusted Base Price						\$167,325.40	
Changes/Adjustments							
Grade Adjustment:				C+ 110%		\$181,857.94	
Market Adjustment:				4%		\$189,132.26	
CDU Adjustment:				84		\$158,900.00	
Complete:				100		\$158,900.00	
Dollar Adjustments						\$600.00	
Dwelling Value						\$159,500.00	
Other Building Improvements				0		\$0.00	
Total Improvement Value						\$159,500.00	
Total Land Value						\$18,000.00	
Total Assessed Value						\$177,500.00	

Parcel Numbers: 809-1061-000	Property Address: 2987 DREXEL AVE #313 W	Municipality: Franklin, City of
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Owner Name: BUSTOS, MICHAEL J	Mailing Address: 2987 W DREXEL AVE #313 FRANKLIN, WI 53132	Land Use: Residential
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Property Photograph: 	Legal Description: FRANKLIN OAKS CONDOMINIUMS NE 1/4 SEC 13-5-21	Building Sketch: 
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1351-Franklin	

Building Description

Dwelling #	809 1061 000- 1		
Year Built:	1/1/2005	Exterior Wall:	09-Masonry/Frame
Year Remodeled:	1/1/2005	Bedrooms:	2
Remodeled/Effective Age:	-17	Full Baths:	2
Building Type/Style:	17-Condominium	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	C+	Room Count:	3
CDU/Overall Condition:	Good	Basement Description:	Partial
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
809 1061 000- 1	1,320	0	0	0	0	0	1,320

Attachment Description(s): 11-0FP	Area: 100	Attachment Value: \$2,000
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Feature Description(s): Rec Room Condition:	Area: Rec Room Area: 0	Feature Value: Rec Room Value: \$0
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Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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Permit / Construction History

Date of Permit: 8/13/2020	Permit Number: 20-2193	Permit Amount: \$4,000.00	Details of Permit: ACREPLACE
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Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
3/21/2008		\$170,000.00	Valid		Land and Improvements		
6/25/2010		\$167,000.00	Valid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.000	Gross				\$18,000	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
0	0.000				\$18,000		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		
Valuation/Explanation							
Dwelling #				809 1061 000- 1			
Description				Area		Value Amount	
Living Area:							
First Story:				1,320		\$169,197.60	
Second Story:				0		\$0.00	
Additional Story:				0		\$0.00	
Attic/Finished Net:				0		\$0.00	
Half Story/Finished Net:				0		\$0.00	
Base Price						\$169,197.60	
Unfinished Living Area:							
Room/Unfinished:				0		\$0.00	
Unfinished Basement:				1,320		\$17,622.00	
Half Story/Unfinished:						\$0.00	
Structure Info, Features and Attachments:							
Heating/AC				Air Conditioning - Same Ducts		\$3,247.20	
Plumbing				0 - Half Bath 2 - Full Bath		\$7,322.00	
Finished Basement Living Area				0		\$0.00	
Features:							
Attachments:				100		\$2,000.00	
Adjusted Base Price						\$199,388.80	
Changes/Adjustments							
Grade Adjustment:				C+ 110%		\$217,127.68	
Market Adjustment:				7%		\$232,326.62	
CDU Adjustment:				84		\$195,200.00	
Complete:				100		\$195,200.00	
Dollar Adjustments						\$500.00	
Dwelling Value						\$195,700.00	
Other Building Improvements				0		\$0.00	
Total Improvement Value						\$195,700.00	
Total Land Value						\$18,000.00	
Total Assessed Value						\$213,700.00	

Parcel Numbers: 809-1062-000	Property Address: 2987 DREXEL AVE #314 W	Municipality: Franklin, City of
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Owner Name: DOLNY, CURTIS E	Mailing Address: 2987 W DREXEL AVE #314 FRANKLIN, WI 53132	Land Use: Residential
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Property Photograph: 	Legal Description: FRANKLIN OAKS CONDOMINIUMS NE 1/4 SEC 13-5-21	Building Sketch: 
Parcel Sketch and Site Map obtained from the County GIS		
Neighborhood: 1351-Franklin		

Building Description

Dwelling #	809 1062 000- 1	
Year Built:	1/1/2005	Exterior Wall: 09-Masonry/Frame
Year Remodeled:	1/1/2005	Bedrooms: 2
Remodeled/Effective Age:	-17	Full Baths: 2
Building Type/Style:	17-Condominium	Half Baths: 0
Story:	1.00	Rough-in: 0
Grade:	C+	Room Count: 3
CDU/Overall Condition:	Good	Basement Description: Partial
Interior Condition:	Same	Heating: Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel: Gas
Bath Condition:	Average	Type of System: Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
809 1062 000- 1	1,320	0	0	0	0	0	1,320

Attachment Description(s): 11-0FP	Area: 100	Attachment Value: \$2,000
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Feature Description(s): Rec Room Condition:	Area: Rec Room Area: 0	Feature Value: Rec Room Value: \$0
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Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
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Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
6/27/2008		\$167,900.00	Valid		Land and Improvements		
2/17/2011		\$140,000.00	Invalid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.000	Gross				\$18,000	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
0	0.000				\$18,000		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		
Valuation/Explanation							
Dwelling #				809 1062 000- 1			
Description				Area		Value Amount	
Living Area:							
First Story:				1,320		\$169,197.60	
Second Story:				0		\$0.00	
Additional Story:				0		\$0.00	
Attic/Finished Net:				0		\$0.00	
Half Story/Finished Net:				0		\$0.00	
Base Price						\$169,197.60	
Unfinished Living Area:							
Room/Unfinished:				0		\$0.00	
Unfinished Basement:				1,320		\$17,622.00	
Half Story/Unfinished:						\$0.00	
Structure Info, Features and Attachments:							
Heating/AC				Air Conditioning - Same Ducts		\$3,247.20	
Plumbing				0 - Half Bath 2 - Full Bath		\$7,322.00	
Finished Basement Living Area				0		\$0.00	
Features:							
Attachments:				100		\$2,000.00	
Adjusted Base Price						\$199,388.80	
Changes/Adjustments							
Grade Adjustment:				C+ 110%		\$217,127.68	
Market Adjustment:				7%		\$232,326.62	
CDU Adjustment:				84		\$195,200.00	
Complete:				100		\$195,200.00	
Dollar Adjustments						\$500.00	
Dwelling Value						\$195,700.00	
Other Building Improvements				0		\$0.00	
Total Improvement Value						\$195,700.00	
Total Land Value						\$18,000.00	
Total Assessed Value						\$213,700.00	

Parcel Numbers: 809-1063-000	Property Address: 2987 DREXEL AVE #315 W	Municipality: Franklin, City of
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Owner Name: WANG, KEE-HARN	Mailing Address: 2987 W DREXEL AVE #315 FRANKLIN, WI 53132	Land Use: Residential
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Property Photograph: 	Legal Description: FRANKLIN OAKS CONDOMINIUMS NE 1/4 SEC 13-5-21	Building Sketch: 
Parcel Sketch and Site Map obtained from the County GIS		
Neighborhood: 1351-Franklin		

Building Description

Dwelling #	809 1063 000- 1	
Year Built:	1/1/2005	Exterior Wall: 09-Masonry/Frame
Year Remodeled:	1/1/2005	Bedrooms: 2
Remodeled/Effective Age:	-17	Full Baths: 2
Building Type/Style:	17-Condominium	Half Baths: 0
Story:	1.00	Rough-in: 0
Grade:	C+	Room Count: 4
CDU/Overall Condition:	Good	Basement Description: Partial
Interior Condition:	Same	Heating: Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel: Gas
Bath Condition:	Average	Type of System: Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
809 1063 000- 1	1,379	0	0	0	0	0	1,379

Attachment Description(s): 11-0FP	Area: 100	Attachment Value: \$2,000
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Feature Description(s): Rec Room Condition:	Area: Rec Room Area: 0	Feature Value: Rec Room Value: \$0
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Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
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Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
5/29/2012		\$147,000.00	Valid		Land and Improvements		
5/10/2021		\$225,000.00	Valid		Land and Improvements		
2/28/2007		\$182,000.00	Valid		Land and Improvements		
12/12/2011		\$128,000.00	Invalid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.000	Gross				\$18,000	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
0	0.000				\$18,000		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		
Valuation/Explanation							
Dwelling #	809 1063 000- 1						
Description	Area			Value Amount			
Living Area:							
First Story:	1,379			\$175,725.97			
Second Story:	0			\$0.00			
Additional Story:	0			\$0.00			
Attic/Finished Net:	0			\$0.00			
Half Story/Finished Net:	0			\$0.00			
Base Price				\$175,725.97			
Unfinished Living Area:							
Room/Unfinished:	0			\$0.00			
Unfinished Basement:	1,379			\$18,230.38			
Half Story/Unfinished:				\$0.00			
Structure Info, Features and Attachments:							
Heating/AC	Air Conditioning - Same Ducts			\$3,392.34			
Plumbing	0 - Half Bath 2 - Full Bath			\$7,322.00			
Finished Basement Living Area	0			\$0.00			
Features:							
Attachments:	100			\$2,000.00			
Adjusted Base Price				\$206,670.69			
Changes/Adjustments							
Grade Adjustment:	C+ 110%			\$225,137.76			
Market Adjustment:	9%			\$245,400.16			
CDU Adjustment:	84			\$206,100.00			
Complete:	100			\$206,100.00			
Dollar Adjustments				\$900.00			
Dwelling Value				\$207,000.00			
Other Building Improvements	0			\$0.00			
Total Improvement Value				\$207,000.00			
Total Land Value				\$18,000.00			
Total Assessed Value				\$225,000.00			

Parcel Numbers: 809-1064-000 Property Address: 2987 DREXEL AVE #316 W Municipality: Franklin, City of

Owner Name: DUKAT, MARK E Mailing Address: 2987 W DREXEL AVE #316 FRANKLIN, WI 53132 Land Use: Residential

Property Photograph:	Legal Description:	Building Sketch:
	FRANKLIN OAKS CONDOMINIUMS NE 1/4 SEC 13-5-21	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood:	
	1351-Franklin	

Building Description

Dwelling #	809 1064 000- 1		
Year Built:	1/1/2005	Exterior Wall:	09-Masonry/Frame
Year Remodeled:	1/1/2005	Bedrooms:	2
Remodeled/Effective Age:	-17	Full Baths:	2
Building Type/Style:	17-Condominium	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	C+	Room Count:	4
CDU/Overall Condition:	Good	Basement Description:	Partial
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
809 1064 000- 1	1,379	0	0	0	0	0	1,379

Attachment Description(s): 11-OFP Area: 100 Attachment Value: \$2,000

Feature Description(s): Rec Room Condition: Area: Rec Room Area: 0 Feature Value: Rec Room Value: \$0

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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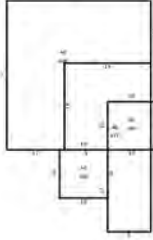
Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
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Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
4/27/2007		\$174,500.00	Valid		Land and Improvements		
8/27/2010		\$154,000.00	Valid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.000	Gross				\$18,000	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
0	0.000				\$18,000		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		
Valuation/Explanation							
Dwelling #				809 1064 000- 1			
Description				Area		Value Amount	
Living Area:							
First Story:				1,379		\$175,725.97	
Second Story:				0		\$0.00	
Additional Story:				0		\$0.00	
Attic/Finished Net:				0		\$0.00	
Half Story/Finished Net:				0		\$0.00	
Base Price						\$175,725.97	
Unfinished Living Area:							
Room/Unfinished:				0		\$0.00	
Unfinished Basement:				1,379		\$18,230.38	
Half Story/Unfinished:						\$0.00	
Structure Info, Features and Attachments:							
Heating/AC				Air Conditioning - Same Ducts		\$3,392.34	
Plumbing				0 - Half Bath 2 - Full Bath		\$7,322.00	
Finished Basement Living Area				0		\$0.00	
Features:							
Attachments:				100		\$2,000.00	
Adjusted Base Price						\$206,670.69	
Changes/Adjustments							
Grade Adjustment:				C+ 110%		\$225,137.76	
Market Adjustment:				9%		\$245,400.16	
CDU Adjustment:				84		\$206,100.00	
Complete:				100		\$206,100.00	
Dollar Adjustments						(\$400.00)	
Dwelling Value						\$205,700.00	
Other Building Improvements				0		\$0.00	
Total Improvement Value						\$205,700.00	
Total Land Value						\$18,000.00	
Total Assessed Value						\$223,700.00	

Parcel Numbers: 809-1065-000	Property Address: 2987 DREXEL AVE #317 W	Municipality: Franklin, City of
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Owner Name: VLASKI, RADOVAN	Mailing Address: 2987 W DREXEL AVE #317 FRANKLIN, WI 53132	Land Use: Residential
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Property Photograph: 	Legal Description: FRANKLIN OAKS CONDOMINIUMS NE 1/4 SEC 13-5-21	Building Sketch: 
Parcel Sketch and Site Map obtained from the County GIS		
Neighborhood: 1351-Franklin		

Building Description

Dwelling #	809 1065 000- 1	
Year Built:	1/1/2005	Exterior Wall: 09-Masonry/Frame
Year Remodeled:	1/1/2005	Bedrooms: 2
Remodeled/Effective Age:	-17	Full Baths: 2
Building Type/Style:	17-Condominium	Half Baths: 0
Story:	1.00	Rough-in: 0
Grade:	C+	Room Count: 3
CDU/Overall Condition:	Good	Basement Description: Partial
Interior Condition:	Same	Heating: Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel: Gas
Bath Condition:	Average	Type of System: Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
809 1065 000- 1	1,083	0	0	0	0	0	1,083

Attachment Description(s): 31-WD	Area: 100	Attachment Value: \$1,000
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Feature Description(s): Rec Room Condition:	Area: Rec Room Area: 0	Feature Value: Rec Room Value: \$0
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Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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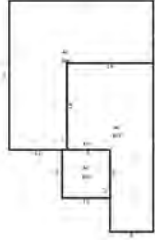
Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
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Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
8/30/2006		\$176,000.00	Valid		Land and Improvements		
8/16/2016		\$151,000.00	Invalid		Land and Improvements		
4/12/2020		\$184,000.00	Valid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.000	Gross				\$18,000	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
0	0.000				\$18,000		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		
Valuation/Explanation							
Dwelling #				809 1065 000- 1			
Description				Area		Value Amount	
Living Area:							
First Story:				1,083		\$142,880.19	
Second Story:				0		\$0.00	
Additional Story:				0		\$0.00	
Attic/Finished Net:				0		\$0.00	
Half Story/Finished Net:				0		\$0.00	
Base Price						\$142,880.19	
Unfinished Living Area:							
Room/Unfinished:				0		\$0.00	
Unfinished Basement:				1,083		\$15,129.51	
Half Story/Unfinished:						\$0.00	
Structure Info, Features and Attachments:							
Heating/AC				Air Conditioning - Same Ducts		\$2,664.18	
Plumbing				0 - Half Bath 2 - Full Bath		\$7,322.00	
Finished Basement Living Area				0		\$0.00	
Features:							
Attachments:				100		\$1,000.00	
Adjusted Base Price						\$168,995.88	
Changes/Adjustments							
Grade Adjustment:				C+ 110%		\$184,795.47	
Market Adjustment:				16%		\$214,362.74	
CDU Adjustment:				84		\$180,100.00	
Complete:				100		\$180,100.00	
Dollar Adjustments						(\$600.00)	
Dwelling Value						\$179,500.00	
Other Building Improvements				0		\$0.00	
Total Improvement Value						\$179,500.00	
Total Land Value						\$18,000.00	
Total Assessed Value						\$197,500.00	

Parcel Numbers: 809-1066-000 Property Address: 2987 DREXEL AVE #318 W Municipality: Franklin, City of

Owner Name: JOHNSON, PAUL H & LORETTA L Mailing Address: 2987 W DREXEL AVE #318 FRANKLIN, WI 53132 Land Use: Residential

Property Photograph:	Legal Description:	Building Sketch:
	FRANKLIN OAKS CONDOMINIUMS NE 1/4 SEC 13-5-21	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood:	
	1351-Franklin	

Building Description

Dwelling #	809 1066 000- 1		
Year Built:	1/1/2005	Exterior Wall:	09-Masonry/Frame
Year Remodeled:	1/1/2005	Bedrooms:	2
Remodeled/Effective Age:	-17	Full Baths:	2
Building Type/Style:	17-Condominium	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	C+	Room Count:	3
CDU/Overall Condition:	Good	Basement Description:	Partial
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
809 1066 000- 1	1,083	0	0	0	0	0	1,083

Attachment Description(s): 31-WD Area: 100 Attachment Value: \$1,000

Feature Description(s): Rec Room Condition: Area: Rec Room Area: 0 Feature Value: Rec Room Value: \$0

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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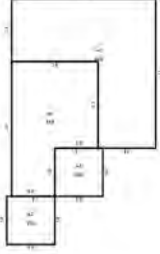
Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
7/1/2020	20-1705	\$4,037.00	ACREPLACE

Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
8/20/2007		\$170,000.00	Valid		Land and Improvements	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	0.000	Gross				\$18,000
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
0	0.000			\$18,000		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Paved	Light			All Public	
Valuation/Explanation						
Dwelling #				809 1066 000- 1		
Description				Area		Value Amount
Living Area:						
First Story:				1,083		\$142,880.19
Second Story:				0		\$0.00
Additional Story:				0		\$0.00
Attic/Finished Net:				0		\$0.00
Half Story/Finished Net:				0		\$0.00
Base Price						\$142,880.19
Unfinished Living Area:						
Room/Unfinished:				0		\$0.00
Unfinished Basement:				1,083		\$15,129.51
Half Story/Unfinished:						\$0.00
Structure Info, Features and Attachments:						
Heating/AC				Air Conditioning - Same Ducts		\$2,664.18
Plumbing				0 - Half Bath 2 - Full Bath		\$7,322.00
Finished Basement Living Area				0		\$0.00
Features:						
Attachments:				100		\$1,000.00
Adjusted Base Price						\$168,995.88
Changes/Adjustments						
Grade Adjustment:				C+ 110%		\$184,795.47
Market Adjustment:				16%		\$214,362.74
CDU Adjustment:				84		\$180,100.00
Complete:				100		\$180,100.00
Dollar Adjustments						(\$600.00)
Dwelling Value						\$179,500.00
Other Building Improvements				0		\$0.00
Total Improvement Value						\$179,500.00
Total Land Value						\$18,000.00
Total Assessed Value						\$197,500.00

Parcel Numbers: 809-1067-000 Property Address: 2987 DREXEL AVE #319 W Municipality: Franklin, City of

Owner Name: DOERR, MARK A & DONNA L Mailing Address: 2987 W DREXEL AVE #319 FRANKLIN, WI 53132 Land Use: Residential

Property Photograph:	Legal Description:	Building Sketch:
	FRANKLIN OAKS CONDOMINIUMS NE 1/4 SEC 13-5-21	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood:	
	1351-Franklin	

Building Description

Dwelling #	809 1067 000- 1		
Year Built:	1/1/2005	Exterior Wall:	09-Masonry/Frame
Year Remodeled:	1/1/2005	Bedrooms:	2
Remodeled/Effective Age:	-17	Full Baths:	2
Building Type/Style:	17-Condominium	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	C+	Room Count:	3
CDU/Overall Condition:	Good	Basement Description:	Partial
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
809 1067 000- 1	1,020	0	0	0	0	0	1,020

Attachment Description(s): 11-OFP	Area: 100	Attachment Value: \$2,000
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Feature Description(s): 05-Metal Fireplace	Area: 1	Feature Value: \$2,000
Rec Room Condition:	Rec Room Area: 0	Rec Room Value: \$0

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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Permit / Construction History

Date of Permit: 9/25/2018	Permit Number: 18-2402	Permit Amount: \$3,635.00	Details of Permit: ACREPLACE
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Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
10/31/2006		\$184,900.00	Valid		Land and Improvements	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	0.000	Gross				\$18,000
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
0	0.000			\$18,000		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Paved	Light			All Public	
Valuation/Explanation						
Dwelling #				809 1067 000- 1		
Description				Area		Value Amount
Living Area:						
First Story:				1,020		\$135,333.60
Second Story:				0		\$0.00
Additional Story:				0		\$0.00
Attic/Finished Net:				0		\$0.00
Half Story/Finished Net:				0		\$0.00
Base Price						\$135,333.60
Unfinished Living Area:						
Room/Unfinished:				0		\$0.00
Unfinished Basement:				1,020		\$14,351.40
Half Story/Unfinished:						\$0.00
Structure Info, Features and Attachments:						
Heating/AC				Air Conditioning - Same Ducts		\$2,509.20
Plumbing				0 - Half Bath 2 - Full Bath		\$7,322.00
Finished Basement Living Area				0		\$0.00
Features:				1		\$2,000.00
Attachments:				100		\$2,000.00
Adjusted Base Price						\$163,516.20
Changes/Adjustments						
Grade Adjustment:				C+ 110%		\$175,467.82
Market Adjustment:				27%		\$222,844.13
CDU Adjustment:				84		\$187,200.00
Complete:				100		\$187,200.00
Dollar Adjustments						\$700.00
Dwelling Value						\$187,900.00
Other Building Improvements				0		\$0.00
Total Improvement Value						\$187,900.00
Total Land Value						\$18,000.00
Total Assessed Value						\$205,900.00

Parcel Numbers: 809-1068-000 Property Address: 2987 DREXEL AVE #320 W Municipality: Franklin, City of

Owner Name: TRITT, NATHAN E Mailing Address: 2987 W DREXEL AVE #320 FRANKLIN, WI 53132 Land Use: Residential

Property Photograph:	Legal Description:	Building Sketch:
	FRANKLIN OAKS CONDOMINIUMS NE 1/4 SEC 13-5-21	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood:	
	1351-Franklin	

Building Description

Dwelling #	809 1068 000- 1		
Year Built:	1/1/2005	Exterior Wall:	09-Masonry/Frame
Year Remodeled:	1/1/2005	Bedrooms:	2
Remodeled/Effective Age:	-17	Full Baths:	2
Building Type/Style:	17-Condominium	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	C+	Room Count:	3
CDU/Overall Condition:	Good	Basement Description:	Partial
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
809 1068 000- 1	1,020	0	0	0	0	0	1,020

Attachment Description(s): 11-0FP Area: 100 Attachment Value: \$2,000

Feature Description(s): Rec Room Condition: Area: Rec Room Area: 0 Feature Value: Rec Room Value: \$0

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
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Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
5/19/2008		\$163,500.00	Valid		Land and Improvements	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	0.000	Gross				\$18,000
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
0	0.000			\$18,000		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Paved	Light			All Public	
Valuation/Explanation						
Dwelling #				809 1068 000- 1		
Description				Area		Value Amount
Living Area:						
First Story:				1,020		\$135,333.60
Second Story:				0		\$0.00
Additional Story:				0		\$0.00
Attic/Finished Net:				0		\$0.00
Half Story/Finished Net:				0		\$0.00
Base Price						\$135,333.60
Unfinished Living Area:						
Room/Unfinished:				0		\$0.00
Unfinished Basement:				1,020		\$14,351.40
Half Story/Unfinished:						\$0.00
Structure Info, Features and Attachments:						
Heating/AC				Air Conditioning - Same Ducts		\$2,509.20
Plumbing				0 - Half Bath 2 - Full Bath		\$7,322.00
Finished Basement Living Area				0		\$0.00
Features:						
Attachments:				100		\$2,000.00
Adjusted Base Price						\$161,516.20
Changes/Adjustments						
Grade Adjustment:				C+ 110%		\$175,467.82
Market Adjustment:				27%		\$222,844.13
CDU Adjustment:				84		\$187,200.00
Complete:				100		\$187,200.00
Dollar Adjustments						\$700.00
Dwelling Value						\$187,900.00
Other Building Improvements				0		\$0.00
Total Improvement Value						\$187,900.00
Total Land Value						\$18,000.00
Total Assessed Value						\$205,900.00

Parcel Numbers: 809-1069-000 Property Address: 2987 DREXEL AVE #321 W Municipality: Franklin, City of

Owner Name: HAVERFIELD, JEFFERY S Mailing Address: 2987 W DREXEL AVE #321 FRANKLIN, WI 53132 Land Use: Residential

Property Photograph:	Legal Description:	Building Sketch:
	FRANKLIN OAKS CONDOMINIUMS NE 1/3 SEC 13-5-21	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood:	
	1351-Franklin	

Building Description

Dwelling #	809 1069 000- 1		
Year Built:	1/1/2005	Exterior Wall:	09-Masonry/Frame
Year Remodeled:	1/1/2005	Bedrooms:	2
Remodeled/Effective Age:	-17	Full Baths:	2
Building Type/Style:	17-Condominium	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	C+	Room Count:	4
CDU/Overall Condition:	Good	Basement Description:	Partial
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
809 1069 000- 1	1,379	0	0	0	0	0	1,379

Attachment Description(s): 11-OFP Area: 100 Attachment Value: \$2,000

Feature Description(s): Rec Room Condition: Area: Rec Room Area: 0 Feature Value: Rec Room Value: \$0

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
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Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
8/4/2006		\$187,900.00	Valid		Land and Improvements	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	0.000	Gross				\$18,000
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
0	0.000			\$18,000		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Paved	Light			All Public	
Valuation/Explanation						
Dwelling #			809 1069 000- 1			
Description			Area		Value Amount	
Living Area:						
First Story:			1,379			\$175,725.97
Second Story:			0			\$0.00
Additional Story:			0			\$0.00
Attic/Finished Net:			0			\$0.00
Half Story/Finished Net:			0			\$0.00
Base Price					\$175,725.97	
Unfinished Living Area:						
Room/Unfinished:			0			\$0.00
Unfinished Basement:			1,379			\$18,230.38
Half Story/Unfinished:						\$0.00
Structure Info, Features and Attachments:						
Heating/AC			Air Conditioning - Same Ducts		\$3,392.34	
Plumbing			0 - Half Bath 2 - Full Bath		\$7,322.00	
Finished Basement Living Area			0			\$0.00
Features:						
Attachments:			100			\$2,000.00
Adjusted Base Price					\$206,670.69	
Changes/Adjustments						
Grade Adjustment:			C+ 110%		\$225,137.76	
Market Adjustment:			9%		\$245,400.16	
CDU Adjustment:			84		\$206,100.00	
Complete:			100		\$206,100.00	
Dollar Adjustments					(\$400.00)	
Dwelling Value					\$205,700.00	
Other Building Improvements			0			\$0.00
Total Improvement Value					\$205,700.00	
Total Land Value					\$18,000.00	
Total Assessed Value					\$223,700.00	

Parcel Numbers: 809-1070-000 Property Address: 2987 DREXEL AVE #322 W Municipality: Franklin, City of

Owner Name: NAYFLISH, LEONID V & CATHERINE A Mailing Address: 2987 W DREXEL AVE #322 FRANKLIN, WI 53132 Land Use: Residential

Property Photograph:	Legal Description:	Building Sketch:
	FRANKLIN OAKS CONDOMINIUMS NE 1/4 SEC 13-5-21	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood:	
	1351-Franklin	

Building Description

Dwelling #	809 1070 000- 1		
Year Built:	1/1/2005	Exterior Wall:	09-Masonry/Frame
Year Remodeled:	1/1/2005	Bedrooms:	2
Remodeled/Effective Age:	-17	Full Baths:	2
Building Type/Style:	17-Condominium	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	C+	Room Count:	4
CDU/Overall Condition:	Good	Basement Description:	Partial
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
809 1070 000- 1	1,379	0	0	0	0	0	1,379

Attachment Description(s): 11-0FP Area: 100 Attachment Value: \$2,000

Feature Description(s): Rec Room Condition: Area: Rec Room Area: 0 Feature Value: Rec Room Value: \$0

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
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Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
7/28/2006		\$177,000.00	Valid		Land and Improvements		
7/21/2011		\$112,000.00	Invalid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.000	Gross				\$18,000	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
0	0.000				\$18,000		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		
Valuation/Explanation							
Dwelling #				809 1070 000- 1			
Description				Area		Value Amount	
Living Area:							
First Story:				1,379		\$175,725.97	
Second Story:				0		\$0.00	
Additional Story:				0		\$0.00	
Attic/Finished Net:				0		\$0.00	
Half Story/Finished Net:				0		\$0.00	
Base Price						\$175,725.97	
Unfinished Living Area:							
Room/Unfinished:				0		\$0.00	
Unfinished Basement:				1,379		\$18,230.38	
Half Story/Unfinished:						\$0.00	
Structure Info, Features and Attachments:							
Heating/AC				Air Conditioning - Same Ducts		\$3,392.34	
Plumbing				0 - Half Bath 2 - Full Bath		\$7,322.00	
Finished Basement Living Area				0		\$0.00	
Features:							
Attachments:				100		\$2,000.00	
Adjusted Base Price						\$206,670.69	
Changes/Adjustments							
Grade Adjustment:				C+ 110%		\$225,137.76	
Market Adjustment:				9%		\$245,400.16	
CDU Adjustment:				84		\$206,100.00	
Complete:				100		\$206,100.00	
Dollar Adjustments						(\$400.00)	
Dwelling Value						\$205,700.00	
Other Building Improvements				0		\$0.00	
Total Improvement Value						\$205,700.00	
Total Land Value						\$18,000.00	
Total Assessed Value						\$223,700.00	

Parcel Numbers: 809-1071-000	Property Address: 2987 DREXEL AVE #323 W	Municipality: Franklin, City of
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Owner Name: ELLIFSON, DAWN M	Mailing Address: 2987 W DREXEL AVE #323 FRANKLIN, WI 53132	Land Use: Residential
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Property Photograph: 	Legal Description: FRANKLIN OAKS CONDOMINIUMS NE 1/4 SEC 13-5-21	Building Sketch: 
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1351-Franklin	

Building Description

Dwelling #	809 1071 000- 1		
Year Built:	1/1/2005	Exterior Wall:	09-Masonry/Frame
Year Remodeled:	1/1/2005	Bedrooms:	2
Remodeled/Effective Age:	-17	Full Baths:	2
Building Type/Style:	17-Condominium	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	C+	Room Count:	4
CDU/Overall Condition:	Good	Basement Description:	Partial
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
809 1071 000- 1	1,320	0	0	0	0	0	1,320

Attachment Description(s): 11-0FP	Area: 100	Attachment Value: \$2,000
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Feature Description(s): Rec Room Condition:	Area: Rec Room Area: 0	Feature Value: Rec Room Value: \$0
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Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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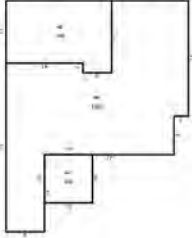
Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
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Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
5/17/2007		\$187,900.00	Valid		Land and Improvements		
12/12/2019		\$176,000.00	Valid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.000	Gross				\$18,000	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
0	0.000				\$18,000		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		
Valuation/Explanation							
Dwelling #				809 1071 000- 1			
Description				Area		Value Amount	
Living Area:							
First Story:				1,320		\$169,197.60	
Second Story:				0		\$0.00	
Additional Story:				0		\$0.00	
Attic/Finished Net:				0		\$0.00	
Half Story/Finished Net:				0		\$0.00	
Base Price						\$169,197.60	
Unfinished Living Area:							
Room/Unfinished:				0		\$0.00	
Unfinished Basement:				1,320		\$17,622.00	
Half Story/Unfinished:						\$0.00	
Structure Info, Features and Attachments:							
Heating/AC				Air Conditioning - Same Ducts		\$3,247.20	
Plumbing				0 - Half Bath 2 - Full Bath		\$7,322.00	
Finished Basement Living Area				0		\$0.00	
Features:							
Attachments:				100		\$2,000.00	
Adjusted Base Price						\$199,388.80	
Changes/Adjustments							
Grade Adjustment:				C+ 110%		\$217,127.68	
Market Adjustment:				7%		\$232,326.62	
CDU Adjustment:				84		\$195,200.00	
Complete:				100		\$195,200.00	
Dollar Adjustments						\$500.00	
Dwelling Value						\$195,700.00	
Other Building Improvements				0		\$0.00	
Total Improvement Value						\$195,700.00	
Total Land Value						\$18,000.00	
Total Assessed Value						\$213,700.00	

Parcel Numbers: 809-1072-000	Property Address: 2987 DREXEL AVE #324 W	Municipality: Franklin, City of
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Owner Name: LOEHNING, DAVID	Mailing Address: 2987 W DREXEL AVE #324 FRANKLIN, WI 53132	Land Use: Residential
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Property Photograph: 	Legal Description: FRANKLIN OAKS CONDOMINIUMS NE 1/4 SEC 13-5-21	Building Sketch: 
Parcel Sketch and Site Map obtained from the County GIS		
Neighborhood: 1351-Franklin		

Building Description

Dwelling #	809 1072 000- 1	
Year Built:	1/1/2005	Exterior Wall: 09-Masonry/Frame
Year Remodeled:	1/1/2005	Bedrooms: 2
Remodeled/Effective Age:	-17	Full Baths: 2
Building Type/Style:	17-Condominium	Half Baths: 0
Story:	1.00	Rough-in: 0
Grade:	C+	Room Count: 4
CDU/Overall Condition:	Good	Basement Description: Partial
Interior Condition:	Same	Heating: Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel: Gas
Bath Condition:	Average	Type of System: Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
809 1072 000- 1	1,320	0	0	0	0	0	1,320

Attachment Description(s): 11-0FP	Area: 100	Attachment Value: \$2,000
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Feature Description(s): Rec Room Condition:	Area: Rec Room Area: 0	Feature Value: Rec Room Value: \$0
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Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
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Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
7/15/2008		\$165,000.00	Valid		Land and Improvements	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	0.000	Gross				\$18,000
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
0	0.000			\$18,000		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Paved	Light			All Public	
Valuation/Explanation						
Dwelling #			809 1072 000- 1			
Description			Area		Value Amount	
Living Area:						
First Story:			1,320			\$169,197.60
Second Story:			0			\$0.00
Additional Story:			0			\$0.00
Attic/Finished Net:			0			\$0.00
Half Story/Finished Net:			0			\$0.00
Base Price					\$169,197.60	
Unfinished Living Area:						
Room/Unfinished:			0			\$0.00
Unfinished Basement:			1,320			\$17,622.00
Half Story/Unfinished:						\$0.00
Structure Info, Features and Attachments:						
Heating/AC			Air Conditioning - Same Ducts		\$3,247.20	
Plumbing			0 - Half Bath 2 - Full Bath		\$7,322.00	
Finished Basement Living Area			0			\$0.00
Features:						
Attachments:			100			\$2,000.00
Adjusted Base Price					\$199,388.80	
Changes/Adjustments						
Grade Adjustment:			C+ 110%		\$217,127.68	
Market Adjustment:			7%		\$232,326.62	
CDU Adjustment:			84		\$195,200.00	
Complete:			100		\$195,200.00	
Dollar Adjustments					\$500.00	
Dwelling Value					\$195,700.00	
Other Building Improvements			0			\$0.00
Total Improvement Value					\$195,700.00	
Total Land Value					\$18,000.00	
Total Assessed Value					\$213,700.00	

Parcel Numbers: 809-1073-000	Property Address: 2955 DREXEL AVE #401 W	Municipality: Franklin, City of
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Owner Name: VANSELOW, AMY MARIE	Mailing Address: 2955 W DREXEL AVE #401 FRANKLIN, WI 53132	Land Use: Residential
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Property Photograph: 	Legal Description: FRANKLIN OAKS CONDOMINIUMS NE 1/4 SEC 13-5-21	Building Sketch: 
Parcel Sketch and Site Map obtained from the County GIS		
Neighborhood: 1351-Franklin		

Building Description

Dwelling #	809 1073 000- 1		
Year Built:	1/1/2005	Exterior Wall:	09-Masonry/Frame
Year Remodeled:	1/1/2005	Bedrooms:	2
Remodeled/Effective Age:	-17	Full Baths:	2
Building Type/Style:	17-Condominium	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	C+	Room Count:	2
CDU/Overall Condition:	Good	Basement Description:	Partial
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
809 1073 000- 1	1,065	0	0	0	0	0	1,065

Attachment Description(s): 11-0FP	Area: 100	Attachment Value: \$2,000
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Feature Description(s): Rec Room Condition:	Area: Rec Room Area: 0	Feature Value: Rec Room Value: \$0
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Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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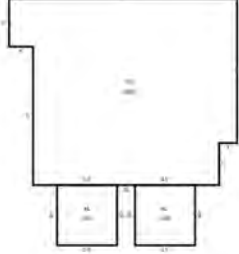
Permit / Construction History

Date of Permit: 5/13/2005	Permit Number: 51758	Permit Amount: \$825,000.00	Details of Permit: NEWDWLG
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Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
5/19/2008		\$150,000.00	Valid		Land and Improvements	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	0.000	Gross				\$18,000
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
0	0.000			\$18,000		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Paved	Light			All Public	
Valuation/Explanation						
Dwelling #			809 1073 000- 1			
Description			Area		Value Amount	
Living Area:						
First Story:			1,065			\$140,505.45
Second Story:			0			\$0.00
Additional Story:			0			\$0.00
Attic/Finished Net:			0			\$0.00
Half Story/Finished Net:			0			\$0.00
Base Price					\$140,505.45	
Unfinished Living Area:						
Room/Unfinished:			0			\$0.00
Unfinished Basement:			1,065			\$14,878.05
Half Story/Unfinished:						\$0.00
Structure Info, Features and Attachments:						
Heating/AC			Air Conditioning - Same Ducts		\$2,619.90	
Plumbing			0 - Half Bath 2 - Full Bath		\$7,322.00	
Finished Basement Living Area			0			\$0.00
Features:						
Attachments:			100			\$2,000.00
Adjusted Base Price					\$167,325.40	
Changes/Adjustments						
Grade Adjustment:			C+ 110%		\$181,857.94	
Market Adjustment:			-1%		\$180,039.36	
CDU Adjustment:			84		\$151,200.00	
Complete:			100		\$151,200.00	
Dollar Adjustments					\$600.00	
Dwelling Value					\$151,800.00	
Other Building Improvements			0			\$0.00
Total Improvement Value					\$151,800.00	
Total Land Value					\$18,000.00	
Total Assessed Value					\$169,800.00	

Parcel Numbers: 809-1074-000	Property Address: 2955 DREXEL AVE #402 W	Municipality: Franklin, City of
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Owner Name: RIBBICH, JACQUELINE	Mailing Address: 2955 W DREXEL AVE #402 FRANKLIN, WI 53132	Land Use: Residential
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Property Photograph: 	Legal Description: FRANKLIN OAKS CONDOMINIUMS NE 1/4 SEC 13-5-21	Building Sketch: 
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1351-Franklin	

Building Description

Dwelling #	809 1074 000- 1		
Year Built:	1/1/2005	Exterior Wall:	09-Masonry/Frame
Year Remodeled:	1/1/2005	Bedrooms:	2
Remodeled/Effective Age:	-17	Full Baths:	2
Building Type/Style:	17-Condominium	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	C+	Room Count:	2
CDU/Overall Condition:	Good	Basement Description:	Partial
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
809 1074 000- 1	1,065	0	0	0	0	0	1,065

Attachment Description(s): 11-OFP	Area: 100	Attachment Value: \$2,000
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Feature Description(s): Rec Room Condition:	Area: Rec Room Area: 0	Feature Value: Rec Room Value: \$0
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Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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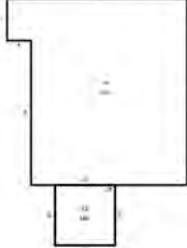
Permit / Construction History

Date of Permit: 5/13/2005	Permit Number:	Permit Amount: \$0.00	Details of Permit: NEWDWLG
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Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
6/18/2021		\$165,000.00	Invalid		Land and Improvements		
10/20/2006		\$148,000.00	Valid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.000	Gross				\$18,000	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
0	0.000				\$18,000		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		
Valuation/Explanation							
Dwelling #				809 1074 000- 1			
Description				Area		Value Amount	
Living Area:							
First Story:				1,065		\$140,505.45	
Second Story:				0		\$0.00	
Additional Story:				0		\$0.00	
Attic/Finished Net:				0		\$0.00	
Half Story/Finished Net:				0		\$0.00	
Base Price						\$140,505.45	
Unfinished Living Area:							
Room/Unfinished:				0		\$0.00	
Unfinished Basement:				1,065		\$14,878.05	
Half Story/Unfinished:						\$0.00	
Structure Info, Features and Attachments:							
Heating/AC				Air Conditioning - Same Ducts		\$2,619.90	
Plumbing				0 - Half Bath 2 - Full Bath		\$7,322.00	
Finished Basement Living Area				0		\$0.00	
Features:							
Attachments:				100		\$2,000.00	
Adjusted Base Price						\$167,325.40	
Changes/Adjustments							
Grade Adjustment:				C+ 110%		\$181,857.94	
Market Adjustment:				-1%		\$180,039.36	
CDU Adjustment:				84		\$151,200.00	
Complete:				100		\$151,200.00	
Dollar Adjustments						\$600.00	
Dwelling Value						\$151,800.00	
Other Building Improvements				0		\$0.00	
Total Improvement Value						\$151,800.00	
Total Land Value						\$18,000.00	
Total Assessed Value						\$169,800.00	

Parcel Numbers: 809-1075-000	Property Address: 2955 DREXEL AVE #403 W	Municipality: Franklin, City of
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Owner Name: SANCHEZ, SERGIO	Mailing Address: 2955 W DREXEL AVE #403 FRANKLIN, WI 53132	Land Use: Residential
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Property Photograph: 	Legal Description: FRANKLIN OAKS CONDOMINIUMS NE 1/4 SEC 13-5-21	Building Sketch: 
Parcel Sketch and Site Map obtained from the County GIS		
Neighborhood: 1351-Franklin		

Building Description

Dwelling #	809 1075 000- 1		
Year Built:	1/1/2005	Exterior Wall:	09-Masonry/Frame
Year Remodeled:	1/1/2005	Bedrooms:	1
Remodeled/Effective Age:	-17	Full Baths:	1
Building Type/Style:	17-Condominium	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	C+	Room Count:	2
CDU/Overall Condition:	Good	Basement Description:	Partial
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
809 1075 000- 1	834	0	0	0	0	0	834

Attachment Description(s): 11-0FP	Area: 100	Attachment Value: \$2,000
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Feature Description(s): Rec Room Condition:	Area: Rec Room Area: 0	Feature Value: Rec Room Value: \$0
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Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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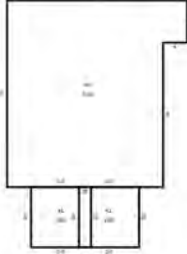
Permit / Construction History

Date of Permit: 5/13/2005	Permit Number:	Permit Amount: \$0.00	Details of Permit: NEWDWLG
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Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
9/22/2006		\$139,900.00	Valid		Land and Improvements		
9/14/2009		\$105,000.00	Invalid		Land and Improvements		
3/29/2011		\$86,250.00	Invalid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.000	Gross				\$18,000	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
0	0.000				\$18,000		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		
Valuation/Explanation							
Dwelling #				809 1075 000- 1			
Description				Area		Value Amount	
Living Area:							
First Story:				834		\$117,060.24	
Second Story:				0		\$0.00	
Additional Story:				0		\$0.00	
Attic/Finished Net:				0		\$0.00	
Half Story/Finished Net:				0		\$0.00	
Base Price						\$117,060.24	
Unfinished Living Area:							
Room/Unfinished:				0		\$0.00	
Unfinished Basement:				834		\$12,193.08	
Half Story/Unfinished:						\$0.00	
Structure Info, Features and Attachments:							
Heating/AC				Air Conditioning - Same Ducts		\$2,051.64	
Plumbing				0 - Half Bath 1 - Full Bath		\$0.00	
Finished Basement Living Area				0		\$0.00	
Features:							
Attachments:				100		\$2,000.00	
Adjusted Base Price						\$133,304.96	
Changes/Adjustments							
Grade Adjustment:				C+ 110%		\$144,435.46	
Market Adjustment:				-12%		\$127,103.20	
CDU Adjustment:				84		\$106,800.00	
Complete:				100		\$106,800.00	
Dollar Adjustments						\$200.00	
Dwelling Value						\$107,000.00	
Other Building Improvements				0		\$0.00	
Total Improvement Value						\$107,000.00	
Total Land Value						\$18,000.00	
Total Assessed Value						\$125,000.00	

Parcel Numbers: 809-1076-000	Property Address: 2955 DREXEL AVE #404 W	Municipality: Franklin, City of
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Owner Name: I AND S REAL ESTATE HOLDINGS LLC	Mailing Address: 3215 HOLSTEN CT BROOKFIELD, WI 53005	Land Use: Residential
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Property Photograph: 	Legal Description: FRANKLIN OAKS CONDOMINIUMS NE 1/4 SEC 13-5-21	Building Sketch: 
Parcel Sketch and Site Map obtained from the County GIS		
Neighborhood: 1351-Franklin		

Building Description

Dwelling #	809 1076 000- 1		
Year Built:	1/1/2005	Exterior Wall:	09-Masonry/Frame
Year Remodeled:	1/1/2005	Bedrooms:	1
Remodeled/Effective Age:	-17	Full Baths:	1
Building Type/Style:	17-Condominium	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	C+	Room Count:	2
CDU/Overall Condition:	Good	Basement Description:	Partial
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
809 1076 000- 1	834	0	0	0	0	0	834

Attachment Description(s): 11-0FP	Area: 100	Attachment Value: \$2,000
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Feature Description(s): Rec Room Condition:	Area: Rec Room Area: 0	Feature Value: Rec Room Value: \$0
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Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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Permit / Construction History

Date of Permit: 5/13/2005	Permit Number:	Permit Amount: \$0.00	Details of Permit: NEWDWLG
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Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
2/22/2010		\$3,500,000.00	Invalid		Land and Improvements		
6/10/2010		\$92,000.00	Invalid		Land and Improvements		
1/22/2016		\$70,000.00	Valid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.000	Gross				\$18,000	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
0	0.000				\$18,000		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		
Valuation/Explanation							
Dwelling #				809 1076 000- 1			
Description				Area		Value Amount	
Living Area:							
First Story:				834		\$117,060.24	
Second Story:				0		\$0.00	
Additional Story:				0		\$0.00	
Attic/Finished Net:				0		\$0.00	
Half Story/Finished Net:				0		\$0.00	
Base Price						\$117,060.24	
Unfinished Living Area:							
Room/Unfinished:				0		\$0.00	
Unfinished Basement:				834		\$12,193.08	
Half Story/Unfinished:						\$0.00	
Structure Info, Features and Attachments:							
Heating/AC				Air Conditioning - Same Ducts		\$2,051.64	
Plumbing				0 - Half Bath 1 - Full Bath		\$0.00	
Finished Basement Living Area				0		\$0.00	
Features:							
Attachments:				100		\$2,000.00	
Adjusted Base Price						\$133,304.96	
Changes/Adjustments							
Grade Adjustment:				C+ 110%		\$144,435.46	
Market Adjustment:				-12%		\$127,103.20	
CDU Adjustment:				84		\$106,800.00	
Complete:				100		\$106,800.00	
Dollar Adjustments						\$200.00	
Dwelling Value						\$107,000.00	
Other Building Improvements				0		\$0.00	
Total Improvement Value						\$107,000.00	
Total Land Value						\$18,000.00	
Total Assessed Value						\$125,000.00	

Parcel Numbers: 809-1077-000 Property Address: 2955 DREXEL AVE #405 W Municipality: Franklin, City of

Owner Name: VELAZQUEZ, JOSEPH Mailing Address: 2955 W DREXEL AVE #405 FRANKLIN, WI 53132 Land Use: Residential

Property Photograph:	Legal Description:	Building Sketch:
	FRANKLIN OAKS CONDOMINIUMS NE 1/4 SEC 13-5-21	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood:	
	1351-Franklin	

Building Description

Dwelling #	809 1077 000- 1		
Year Built:	1/1/2005	Exterior Wall:	09-Masonry/Frame
Year Remodeled:	1/1/2005	Bedrooms:	1
Remodeled/Effective Age:	-17	Full Baths:	1
Building Type/Style:	17-Condominium	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	C+	Room Count:	2
CDU/Overall Condition:	Good	Basement Description:	Partial
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
809 1077 000- 1	834	0	0	0	0	0	834

Attachment Description(s): 11-0FP	Area: 100	Attachment Value: \$2,000
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Feature Description(s): Rec Room Condition:	Area: Rec Room Area: 0	Feature Value: Rec Room Value: \$0
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Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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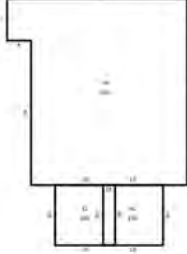
Permit / Construction History

Date of Permit: 5/13/2005	Permit Number:	Permit Amount: \$0.00	Details of Permit: NEWDWLG
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Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
10/17/2018		\$106,000.00	Valid		Land and Improvements		
8/17/2007		\$139,900.00	Valid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.000	Gross				\$18,000	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
0	0.000				\$18,000		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		
Valuation/Explanation							
Dwelling #				809 1077 000- 1			
Description				Area		Value Amount	
Living Area:							
First Story:				834		\$117,060.24	
Second Story:				0		\$0.00	
Additional Story:				0		\$0.00	
Attic/Finished Net:				0		\$0.00	
Half Story/Finished Net:				0		\$0.00	
Base Price						\$117,060.24	
Unfinished Living Area:							
Room/Unfinished:				0		\$0.00	
Unfinished Basement:				834		\$12,193.08	
Half Story/Unfinished:						\$0.00	
Structure Info, Features and Attachments:							
Heating/AC				Air Conditioning - Same Ducts		\$2,051.64	
Plumbing				0 - Half Bath 1 - Full Bath		\$0.00	
Finished Basement Living Area				0		\$0.00	
Features:							
Attachments:				100		\$2,000.00	
Adjusted Base Price						\$133,304.96	
Changes/Adjustments							
Grade Adjustment:				C+ 110%		\$144,435.46	
Market Adjustment:				-12%		\$127,103.20	
CDU Adjustment:				84		\$106,800.00	
Complete:				100		\$106,800.00	
Dollar Adjustments						\$200.00	
Dwelling Value						\$107,000.00	
Other Building Improvements				0		\$0.00	
Total Improvement Value						\$107,000.00	
Total Land Value						\$18,000.00	
Total Assessed Value						\$125,000.00	

Parcel Numbers: 809-1078-000 Property Address: 2955 DREXEL AVE #406 W Municipality: Franklin, City of

Owner Name: MOORE, MARY J Mailing Address: 2955 W DREXEL AVE #406 FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	
	FRANKLIN OAKS CONDOMINIUMS NE 1/4 SEC 13-5-21	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1351-Franklin	

Building Description

Dwelling #	809 1078 000- 1		
Year Built:	1/1/2005	Exterior Wall:	09-Masonry/Frame
Year Remodeled:	1/1/2005	Bedrooms:	1
Remodeled/Effective Age:	-17	Full Baths:	1
Building Type/Style:	17-Condominium	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	C+	Room Count:	2
CDU/Overall Condition:	Good	Basement Description:	Partial
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
809 1078 000- 1	834	0	0	0	0	0	834

Attachment Description(s): 11-0FP Area: 100 Attachment Value: \$2,000

Feature Description(s): Rec Room Condition: Area: Rec Room Area: 0 Feature Value: Rec Room Value: \$0

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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Permit / Construction History

Date of Permit: 5/13/2005	Permit Number:	Permit Amount: \$0.00	Details of Permit: NEWDWLG
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Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
4/30/2007		\$129,900.00	Valid		Land and Improvements		
7/31/2014		\$68,000.00	Valid		Land and Improvements		
7/1/2016		\$73,000.00	Valid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.000	Gross				\$18,000	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
0	0.000				\$18,000		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		
Valuation/Explanation							
Dwelling #				809 1078 000- 1			
Description				Area		Value Amount	
Living Area:							
First Story:				834		\$117,060.24	
Second Story:				0		\$0.00	
Additional Story:				0		\$0.00	
Attic/Finished Net:				0		\$0.00	
Half Story/Finished Net:				0		\$0.00	
Base Price						\$117,060.24	
Unfinished Living Area:							
Room/Unfinished:				0		\$0.00	
Unfinished Basement:				834		\$12,193.08	
Half Story/Unfinished:						\$0.00	
Structure Info, Features and Attachments:							
Heating/AC				Air Conditioning - Same Ducts		\$2,051.64	
Plumbing				0 - Half Bath 1 - Full Bath		\$0.00	
Finished Basement Living Area				0		\$0.00	
Features:							
Attachments:				100		\$2,000.00	
Adjusted Base Price						\$133,304.96	
Changes/Adjustments							
Grade Adjustment:				C+ 110%		\$144,435.46	
Market Adjustment:				-12%		\$127,103.20	
CDU Adjustment:				84		\$106,800.00	
Complete:				100		\$106,800.00	
Dollar Adjustments						\$200.00	
Dwelling Value						\$107,000.00	
Other Building Improvements				0		\$0.00	
Total Improvement Value						\$107,000.00	
Total Land Value						\$18,000.00	
Total Assessed Value						\$125,000.00	

Parcel Numbers: 809-1079-000	Property Address: 2955 DREXEL AVE #407 W	Municipality: Franklin, City of
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Owner Name: CRUZ, RANDY M	Mailing Address: 2955 W DREXEL AVE #407 FRANKLIN, WI 53132	Land Use: Residential
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Property Photograph: 	Legal Description: FRANKLIN OAKS CONDOMINIUMS NE 1/4 SEC 13-5-21	Building Sketch: 
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1351-Franklin	

Building Description

Dwelling #	809 1079 000- 1		
Year Built:	1/1/2004	Exterior Wall:	09-Masonry/Frame
Year Remodeled:	1/1/2004	Bedrooms:	2
Remodeled/Effective Age:	-18	Full Baths:	2
Building Type/Style:	17-Condominium	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	C+	Room Count:	2
CDU/Overall Condition:	Good	Basement Description:	Partial
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
809 1079 000- 1	1,065	0	0	0	0	0	1,065

Attachment Description(s): 11-0FP	Area: 100	Attachment Value: \$2,000
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Feature Description(s): Rec Room Condition:	Area: Rec Room Area: 0	Feature Value: Rec Room Value: \$0
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Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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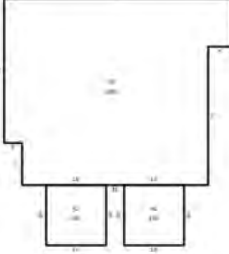
Permit / Construction History

Date of Permit: 5/13/2005	Permit Number:	Permit Amount: \$0.00	Details of Permit: NEWDWLG
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Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
10/20/2006		\$162,400.00	Valid		Land and Improvements	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	0.000	Gross				\$18,000
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
0	0.000			\$18,000		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Paved	Light			All Public	
Valuation/Explanation						
Dwelling #			809 1079 000- 1			
Description			Area		Value Amount	
Living Area:						
First Story:			1,065			\$140,505.45
Second Story:			0			\$0.00
Additional Story:			0			\$0.00
Attic/Finished Net:			0			\$0.00
Half Story/Finished Net:			0			\$0.00
Base Price					\$140,505.45	
Unfinished Living Area:						
Room/Unfinished:			0			\$0.00
Unfinished Basement:			1,065			\$14,878.05
Half Story/Unfinished:						\$0.00
Structure Info, Features and Attachments:						
Heating/AC			Air Conditioning - Same Ducts		\$2,619.90	
Plumbing			0 - Half Bath 2 - Full Bath		\$7,322.00	
Finished Basement Living Area			0			\$0.00
Features:						
Attachments:			100			\$2,000.00
Adjusted Base Price					\$167,325.40	
Changes/Adjustments						
Grade Adjustment:			C+ 110%		\$181,857.94	
Market Adjustment:			1%		\$183,676.52	
CDU Adjustment:			83		\$152,500.00	
Complete:			100		\$152,500.00	
Dollar Adjustments					(\$700.00)	
Dwelling Value					\$151,800.00	
Other Building Improvements			0			\$0.00
Total Improvement Value					\$151,800.00	
Total Land Value					\$18,000.00	
Total Assessed Value					\$169,800.00	

Parcel Numbers: 809-1080-000	Property Address: 2955 DREXEL AVE #408 W	Municipality: Franklin, City of
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Owner Name: BUEGE, KELTON	Mailing Address: 2955 W DREXEL AVE #408 FRANKLIN, WI 53132	Land Use: Residential
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Property Photograph: 	Legal Description: FRANKLIN OAKS CONDOMINIUMS NE 1/4 SEC 13-5-21	Building Sketch: 
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1351-Franklin	

Building Description

Dwelling #	809 1080 000- 1		
Year Built:	1/1/2005	Exterior Wall:	09-Masonry/Frame
Year Remodeled:	1/1/2005	Bedrooms:	2
Remodeled/Effective Age:	-17	Full Baths:	2
Building Type/Style:	17-Condominium	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	C+	Room Count:	2
CDU/Overall Condition:	Good	Basement Description:	Partial
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
809 1080 000- 1	1,065	0	0	0	0	0	1,065

Attachment Description(s): 11-0FP	Area: 100	Attachment Value: \$2,000
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Feature Description(s): Rec Room Condition:	Area: Rec Room Area: 0	Feature Value: Rec Room Value: \$0
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Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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Permit / Construction History

Date of Permit: 5/13/2005	Permit Number:	Permit Amount: \$0.00	Details of Permit: NEWDWLG
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Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
5/24/2021		\$187,500.00	Valid		Land and Improvements		
5/30/2014		\$105,000.00	Valid		Land and Improvements		
10/1/2013		\$129,900.00	Invalid		Land and Improvements		
8/25/2006		\$151,900.00	Valid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.000	Gross				\$18,000	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
0	0.000				\$18,000		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		
Valuation/Explanation							
Dwelling #	809 1080 000- 1						
Description	Area			Value Amount			
Living Area:							
First Story:	1,065			\$140,505.45			
Second Story:	0			\$0.00			
Additional Story:	0			\$0.00			
Attic/Finished Net:	0			\$0.00			
Half Story/Finished Net:	0			\$0.00			
Base Price				\$140,505.45			
Unfinished Living Area:							
Room/Unfinished:	0			\$0.00			
Unfinished Basement:	1,065			\$14,878.05			
Half Story/Unfinished:				\$0.00			
Structure Info, Features and Attachments:							
Heating/AC	Air Conditioning - Same Ducts			\$2,619.90			
Plumbing	0 - Half Bath 2 - Full Bath			\$7,322.00			
Finished Basement Living Area	0			\$0.00			
Features:							
Attachments:	100			\$2,000.00			
Adjusted Base Price				\$167,325.40			
Changes/Adjustments							
Grade Adjustment:	C+ 110%			\$181,857.94			
Market Adjustment:	11%			\$201,862.31			
CDU Adjustment:	84			\$169,600.00			
Complete:	100			\$169,600.00			
Dollar Adjustments				(\$100.00)			
Dwelling Value				\$169,500.00			
Other Building Improvements	0			\$0.00			
Total Improvement Value				\$169,500.00			
Total Land Value				\$18,000.00			
Total Assessed Value				\$187,500.00			

Parcel Numbers: 809-1081-000	Property Address: 2955 DREXEL AVE #409 W	Municipality: Franklin, City of
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Owner Name: WIPIJEWSKI, ANDREW	Mailing Address: 2955 W DREXEL AVE #409 FRANKLIN, WI 53132	Land Use: Residential
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Property Photograph: 	Legal Description: FRANKLIN OAKS CONDOMINIUMS NE 1/4 SEC 13-5-21	Building Sketch: 
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1351-Franklin	

Building Description

Dwelling #	809 1081 000- 1		
Year Built:	1/1/2005	Exterior Wall:	09-Masonry/Frame
Year Remodeled:	1/1/2005	Bedrooms:	2
Remodeled/Effective Age:	-17	Full Baths:	2
Building Type/Style:	17-Condominium	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	C+	Room Count:	4
CDU/Overall Condition:	Good	Basement Description:	Partial
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
809 1081 000- 1	1,320	0	0	0	0	0	1,320

Attachment Description(s): 11-0FP	Area: 100	Attachment Value: \$2,000
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Feature Description(s): Rec Room Condition:	Area: Rec Room Area: 0	Feature Value: Rec Room Value: \$0
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Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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Permit / Construction History

Date of Permit: 5/13/2005	Permit Number:	Permit Amount: \$0.00	Details of Permit: NEWDWLG
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Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
6/28/2007		\$182,000.00	Valid		Land and Improvements		
12/14/2020		\$193,000.00	Valid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.000	Gross				\$18,000	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
0	0.000				\$18,000		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		
Valuation/Explanation							
Dwelling #				809 1081 000- 1			
Description				Area		Value Amount	
Living Area:							
First Story:				1,320		\$169,197.60	
Second Story:				0		\$0.00	
Additional Story:				0		\$0.00	
Attic/Finished Net:				0		\$0.00	
Half Story/Finished Net:				0		\$0.00	
Base Price						\$169,197.60	
Unfinished Living Area:							
Room/Unfinished:				0		\$0.00	
Unfinished Basement:				1,320		\$17,622.00	
Half Story/Unfinished:						\$0.00	
Structure Info, Features and Attachments:							
Heating/AC				Air Conditioning - Same Ducts		\$3,247.20	
Plumbing				0 - Half Bath 2 - Full Bath		\$7,322.00	
Finished Basement Living Area				0		\$0.00	
Features:							
Attachments:				100		\$2,000.00	
Adjusted Base Price						\$199,388.80	
Changes/Adjustments							
Grade Adjustment:				C+ 110%		\$217,127.68	
Market Adjustment:				7%		\$232,326.62	
CDU Adjustment:				84		\$195,200.00	
Complete:				100		\$195,200.00	
Dollar Adjustments						\$500.00	
Dwelling Value						\$195,700.00	
Other Building Improvements				0		\$0.00	
Total Improvement Value						\$195,700.00	
Total Land Value						\$18,000.00	
Total Assessed Value						\$213,700.00	

Parcel Numbers: 809-1082-000	Property Address: 2955 DREXEL AVE #410 W	Municipality: Franklin, City of
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Owner Name: QETAIRI, SAMER I	Mailing Address: 2955 W DREXEL AVE #410 FRANKLIN, WI 53132	Land Use: Residential
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Property Photograph: 	Legal Description: FRANKLIN OAKS CONDOMINIUMS NE 1/4 SEC 13-5-21	Building Sketch: 
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1351-Franklin	

Building Description

Dwelling #	809 1082 000- 1		
Year Built:	1/1/2005	Exterior Wall:	09-Masonry/Frame
Year Remodeled:	1/1/2005	Bedrooms:	2
Remodeled/Effective Age:	-17	Full Baths:	2
Building Type/Style:	17-Condominium	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	C+	Room Count:	4
CDU/Overall Condition:	Good	Basement Description:	Partial
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
809 1082 000- 1	1,320	0	0	0	0	0	1,320

Attachment Description(s): 11-0FP	Area: 100	Attachment Value: \$2,000
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Feature Description(s): Rec Room Condition:	Area: Rec Room Area: 0	Feature Value: Rec Room Value: \$0
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Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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Permit / Construction History

Date of Permit: 5/13/2005	Permit Number:	Permit Amount: \$0.00	Details of Permit: NEWDWLG
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Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
2/28/2011		\$137,900.00	Valid		Land and Improvements		
8/2/2021		\$217,000.00	Valid		Land and Improvements		
6/9/2010		\$3,500,000.00	Invalid		Land and Improvements		
7/1/2010		\$2,598,774.00	Invalid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.000	Gross				\$18,000	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
0	0.000				\$18,000		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		
Valuation/Explanation							
Dwelling #	809 1082 000- 1						
Description	Area			Value Amount			
Living Area:							
First Story:	1,320			\$169,197.60			
Second Story:	0			\$0.00			
Additional Story:	0			\$0.00			
Attic/Finished Net:	0			\$0.00			
Half Story/Finished Net:	0			\$0.00			
Base Price				\$169,197.60			
Unfinished Living Area:							
Room/Unfinished:	0			\$0.00			
Unfinished Basement:	1,320			\$17,622.00			
Half Story/Unfinished:				\$0.00			
Structure Info, Features and Attachments:							
Heating/AC	Air Conditioning - Same Ducts			\$3,247.20			
Plumbing	0 - Half Bath 2 - Full Bath			\$7,322.00			
Finished Basement Living Area	0			\$0.00			
Features:							
Attachments:	100			\$2,000.00			
Adjusted Base Price				\$199,388.80			
Changes/Adjustments							
Grade Adjustment:	C+ 110%			\$217,127.68			
Market Adjustment:	9%			\$236,669.17			
CDU Adjustment:	84			\$198,800.00			
Complete:	100			\$198,800.00			
Dollar Adjustments				\$200.00			
Dwelling Value				\$199,000.00			
Other Building Improvements	0			\$0.00			
Total Improvement Value				\$199,000.00			
Total Land Value				\$18,000.00			
Total Assessed Value				\$217,000.00			

Parcel Numbers: 809-1083-000	Property Address: 2955 DREXEL AVE #411 W	Municipality: Franklin, City of
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Owner Name: MISHRA, ADITYA	Mailing Address: 2955 W DREXEL AVE #411 FRANKLIN, WI 53132	Land Use: Residential
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Property Photograph: 	Legal Description: FRANKLIN OAKS CONDOMINIUMS NE 1/4 SEC 13-5-21	Building Sketch: 
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1351-Franklin	

Building Description

Dwelling #	809 1083 000- 1		
Year Built:	1/1/2005	Exterior Wall:	09-Masonry/Frame
Year Remodeled:	1/1/2005	Bedrooms:	2
Remodeled/Effective Age:	-17	Full Baths:	2
Building Type/Style:	17-Condominium	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	C+	Room Count:	3
CDU/Overall Condition:	Good	Basement Description:	Partial
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
809 1083 000- 1	1,020	0	0	0	0	0	1,020

Attachment Description(s): 11-0FP	Area: 100	Attachment Value: \$2,000
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Feature Description(s): Rec Room Condition:	Area: Rec Room Area: 0	Feature Value: Rec Room Value: \$0
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Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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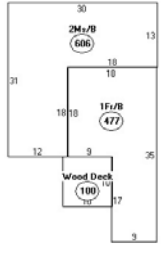
Permit / Construction History

Date of Permit: 5/13/2005	Permit Number:	Permit Amount: \$0.00	Details of Permit: NEWDWLG
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Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
10/3/2007		\$180,000.00	Valid		Land and Improvements		
8/12/2016		\$149,900.00	Valid		Land and Improvements		
12/3/2018		\$168,500.00	Valid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.000	Gross				\$18,000	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
0	0.000				\$18,000		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		
Valuation/Explanation							
Dwelling #				809 1083 000- 1			
Description				Area		Value Amount	
Living Area:							
First Story:				1,020		\$135,333.60	
Second Story:				0		\$0.00	
Additional Story:				0		\$0.00	
Attic/Finished Net:				0		\$0.00	
Half Story/Finished Net:				0		\$0.00	
Base Price						\$135,333.60	
Unfinished Living Area:							
Room/Unfinished:				0		\$0.00	
Unfinished Basement:				1,020		\$14,351.40	
Half Story/Unfinished:						\$0.00	
Structure Info, Features and Attachments:							
Heating/AC				Air Conditioning - Same Ducts		\$2,509.20	
Plumbing				0 - Half Bath 2 - Full Bath		\$7,322.00	
Finished Basement Living Area				0		\$0.00	
Features:							
Attachments:				100		\$2,000.00	
Adjusted Base Price						\$161,516.20	
Changes/Adjustments							
Grade Adjustment:				C+ 110%		\$175,467.82	
Market Adjustment:				27%		\$222,844.13	
CDU Adjustment:				84		\$187,200.00	
Complete:				100		\$187,200.00	
Dollar Adjustments						\$700.00	
Dwelling Value						\$187,900.00	
Other Building Improvements				0		\$0.00	
Total Improvement Value						\$187,900.00	
Total Land Value						\$18,000.00	
Total Assessed Value						\$205,900.00	

Parcel Numbers: 809-1084-000 Property Address: 2955 DREXEL AVE #412 W Municipality: Franklin, City of

Owner Name: JJF Holdings LLC Mailing Address: 130 South Water, Unit 103 Milwaukee, WI 53204 Land Use: Residential

	Legal Description:	Building Sketch:
	FRANKLIN OAKS CONDOMINIUMS NE 1/4 SEC 13-5-21	
	Parcel Sketch and Site Map obtained from the County GIS	<p><small>Descriptor/Step</small></p> <p>A: 1F1/B 477 sqft</p> <p>B: 2Hx/B 606 sqft</p> <p>C: Wood Deck 100 sqft</p>
	Neighborhood: 1351-Franklin	

Building Description

Dwelling #	809 1084 000- 1		
Year Built:	1/1/2005	Exterior Wall:	09-Masonry/Frame
Year Remodeled:	1/1/2005	Bedrooms:	2
Remodeled/Effective Age:	-17	Full Baths:	2
Building Type/Style:	17-Condominium	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	C+	Room Count:	3
CDU/Overall Condition:	Good	Basement Description:	Partial
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
809 1084 000- 1	1,083	0	0	0	0	0	1,083

Attachment Description(s): 31-WD Area: 100 Attachment Value: \$1,000

Feature Description(s): Rec Room Condition: Area: Rec Room Area: 0 Feature Value: Rec Room Value: \$0

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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Permit / Construction History


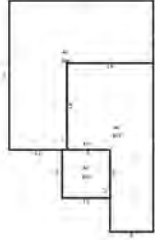
Date of Permit: 5/13/2005	Permit Number:	Permit Amount: \$0.00	Details of Permit: NEWDWLG
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Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
4/8/2022	11238965	\$225,000.00	Valid	W/C D - Warrant/Condo Deed	Other	Other
11/28/2011		\$120,000.00	Invalid		Land and Improvements	
6/9/2010		\$3,500,000.00	Invalid		Land and Improvements	
7/1/2010		\$2,598,774.00	Invalid		Land and Improvements	
8/30/2013		\$137,000.00	Valid		Land and Improvements	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	0.000	Gross				\$18,000
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
0	0.000			\$18,000		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Paved	Light			All Public	
Valuation/Explanation						
Dwelling #	809 1084 000- 1					
Description	Area	Value Amount				
Living Area:						
First Story:	1,083	\$142,880.19				
Second Story:	0	\$0.00				
Additional Story:	0	\$0.00				
Attic/Finished Net:	0	\$0.00				
Half Story/Finished Net:	0	\$0.00				
Base Price		\$142,880.19				
Unfinished Living Area:						
Room/Unfinished:	0	\$0.00				
Unfinished Basement:	1,083	\$15,129.51				
Half Story/Unfinished:		\$0.00				
Structure Info, Features and Attachments:						
Heating/AC	Air Conditioning - Same Ducts					\$2,664.18
Plumbing	0 - Half Bath 2 - Full Bath					\$7,322.00
Finished Basement Living Area	0	\$0.00				
Features:						
Attachments:	100	\$1,000.00				
Adjusted Base Price		\$168,995.88				
Changes/Adjustments						
Grade Adjustment:	C+ 110%					\$184,795.47
Market Adjustment:	16%					\$214,362.74
CDU Adjustment:	84					\$180,100.00
Complete:	100					\$180,100.00
Dollar Adjustments						(\$600.00)
Dwelling Value		\$179,500.00				

Other Building Improvements	0	\$0.00
Total Improvement Value		\$179,500.00
Total Land Value		\$18,000.00
Total Assessed Value		\$197,500.00

Parcel Numbers: 809-1085-000 Property Address: 2955 DREXEL AVE #413 W Municipality: Franklin, City of

Owner Name: BESSLER, SARAH L Mailing Address: 2955 W DREXEL AVE #413 FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	Building Sketch:
	FRANKLIN OAKS CONDOMINIUMS NE 1/4 SEC 13-5-21	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1351-Franklin	

Building Description

Dwelling #	809 1085 000- 1		
Year Built:	1/1/2005	Exterior Wall:	09-Masonry/Frame
Year Remodeled:	1/1/2005	Bedrooms:	2
Remodeled/Effective Age:	-17	Full Baths:	2
Building Type/Style:	17-Condominium	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	C+	Room Count:	3
CDU/Overall Condition:	Good	Basement Description:	Partial
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
809 1085 000- 1	1,083	0	0	0	0	0	1,083

Attachment Description(s): 31-WD Area: 100 Attachment Value: \$1,000

Feature Description(s): Rec Room Condition: Area: Rec Room Area: 0 Feature Value: Rec Room Value: \$0

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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Permit / Construction History

Date of Permit: 5/13/2005	Permit Number:	Permit Amount: \$0.00	Details of Permit: NEWDWLG
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Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
10/9/2018		\$165,000.00	Valid		Land and Improvements		
1/20/2011		\$140,000.00	Invalid		Land and Improvements		
8/31/2006		\$187,000.00	Valid		Land and Improvements		
11/6/2015		\$143,000.00	Valid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.000	Gross				\$18,000	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
0	0.000				\$18,000		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		
Valuation/Explanation							
Dwelling #	809 1085 000- 1						
Description	Area			Value Amount			
Living Area:							
First Story:	1,083			\$142,880.19			
Second Story:	0			\$0.00			
Additional Story:	0			\$0.00			
Attic/Finished Net:	0			\$0.00			
Half Story/Finished Net:	0			\$0.00			
Base Price				\$142,880.19			
Unfinished Living Area:							
Room/Unfinished:	0			\$0.00			
Unfinished Basement:	1,083			\$15,129.51			
Half Story/Unfinished:				\$0.00			
Structure Info, Features and Attachments:							
Heating/AC	Air Conditioning - Same Ducts			\$2,664.18			
Plumbing	0 - Half Bath 2 - Full Bath			\$7,322.00			
Finished Basement Living Area	0			\$0.00			
Features:							
Attachments:	100			\$1,000.00			
Adjusted Base Price				\$168,995.88			
Changes/Adjustments							
Grade Adjustment:	C+ 110%			\$184,795.47			
Market Adjustment:	16%			\$214,362.74			
CDU Adjustment:	84			\$180,100.00			
Complete:	100			\$180,100.00			
Dollar Adjustments				(\$600.00)			
Dwelling Value				\$179,500.00			
Other Building Improvements	0			\$0.00			
Total Improvement Value				\$179,500.00			
Total Land Value				\$18,000.00			
Total Assessed Value				\$197,500.00			

Parcel Numbers: 809-1086-000 Property Address: 2955 DREXEL AVE #414 W Municipality: Franklin, City of

Owner Name: Frank L. and Susan M. Sadowski, Jr. Revocable Trust Mailing Address: 2955 W Drexel Ave #414 Franklin, WI 53132 Land Use: Residential

	Legal Description:	
	FRANKLIN OAKS CONDOMINIUMS NE 1/4 SEC 13-5-21	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1351-Franklin	

Building Description

Dwelling #	809 1086 000- 1		
Year Built:	1/1/2005	Exterior Wall:	09-Masonry/Frame
Year Remodeled:	1/1/2005	Bedrooms:	2
Remodeled/Effective Age:	-17	Full Baths:	2
Building Type/Style:	17-Condominium	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	C+	Room Count:	3
CDU/Overall Condition:	Good	Basement Description:	Partial
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
809 1086 000- 1	1,020	0	0	0	0	0	1,020

Attachment Description(s): 11-OFP	Area: 100	Attachment Value: \$2,000
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Feature Description(s): Rec Room Condition:	Area: Rec Room Area: 0	Feature Value: Rec Room Value: \$0
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Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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Permit / Construction History



Date of Permit: 5/13/2005	Permit Number:	Permit Amount: \$0.00	Details of Permit: NEWDWLG
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Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
6/9/2010		\$3,500,000.00	Invalid		Land and Improvements		
7/1/2010		\$2,598,774.00	Invalid		Land and Improvements		
12/30/2011		\$128,000.00	Valid		Land and Improvements		
6/24/2020		\$192,000.00	Valid		Land and Improvements		
3/2/2022	11223769	\$236,000.00	Valid	W/C D - Warrant/Condo Deed	Other	Other	
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.000	Gross				\$18,000	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:			
0	0.000			\$18,000			
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		
Valuation/Explanation							
Dwelling #	809 1086 000- 1						
Description	Area	Value Amount					
Living Area:							
First Story:	1,020	\$135,333.60					
Second Story:	0	\$0.00					
Additional Story:	0	\$0.00					
Attic/Finished Net:	0	\$0.00					
Half Story/Finished Net:	0	\$0.00					
Base Price		\$135,333.60					
Unfinished Living Area:							
Room/Unfinished:	0	\$0.00					
Unfinished Basement:	1,020	\$14,351.40					
Half Story/Unfinished:		\$0.00					
Structure Info, Features and Attachments:							
Heating/AC	Air Conditioning - Same Ducts					\$2,509.20	
Plumbing	0 - Half Bath 2 - Full Bath					\$7,322.00	
Finished Basement Living Area	0	\$0.00					
Features:							
Attachments:	100	\$2,000.00					
Adjusted Base Price		\$161,516.20					
Changes/Adjustments							
Grade Adjustment:	C+ 110%					\$175,467.82	
Market Adjustment:	27%					\$222,844.13	
CDU Adjustment:	84					\$187,200.00	
Complete:	100					\$187,200.00	
Dollar Adjustments						\$700.00	
Dwelling Value		\$187,900.00					

Other Building Improvements	0	\$0.00
Total Improvement Value		\$187,900.00
Total Land Value		\$18,000.00
Total Assessed Value		\$205,900.00

Parcel Numbers: 809-1087-000 Property Address: 2955 DREXEL AVE #415 W Municipality: Franklin, City of

Owner Name: AHMAD, RAISA Mailing Address: 2955 W DREXEL AVE #415 FRANKLIN, WI 53132 Land Use: Residential

Property Photograph:	Legal Description:	Building Sketch:
	FRANKLIN OAKS CONDOMINIUMS NE 1/4 SEC 13-5-21	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood:	
	1351-Franklin	

Building Description

Dwelling #	809 1087 000- 1		
Year Built:	1/1/2005	Exterior Wall:	09-Masonry/Frame
Year Remodeled:	1/1/2005	Bedrooms:	2
Remodeled/Effective Age:	-17	Full Baths:	2
Building Type/Style:	17-Condominium	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	C+	Room Count:	3
CDU/Overall Condition:	Good	Basement Description:	Partial
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
809 1087 000- 1	1,320	0	0	0	0	0	1,320

Attachment Description(s): 11-OFP	Area: 100	Attachment Value: \$2,000
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Feature Description(s): Rec Room Condition:	Area: Rec Room Area: 0	Feature Value: Rec Room Value: \$0
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Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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Permit / Construction History

Date of Permit: 5/13/2005	Permit Number:	Permit Amount: \$0.00	Details of Permit: NEWDWLG
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Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
12/7/2009		\$83,500.00	Invalid		Land and Improvements		
3/31/2008		\$176,000.00	Valid		Land and Improvements		
3/30/2012		\$137,800.00	Valid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.000	Gross				\$18,000	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
0	0.000				\$18,000		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		
Valuation/Explanation							
Dwelling #				809 1087 000- 1			
Description				Area		Value Amount	
Living Area:							
First Story:				1,320		\$169,197.60	
Second Story:				0		\$0.00	
Additional Story:				0		\$0.00	
Attic/Finished Net:				0		\$0.00	
Half Story/Finished Net:				0		\$0.00	
Base Price						\$169,197.60	
Unfinished Living Area:							
Room/Unfinished:				0		\$0.00	
Unfinished Basement:				1,320		\$17,622.00	
Half Story/Unfinished:						\$0.00	
Structure Info, Features and Attachments:							
Heating/AC				Air Conditioning - Same Ducts		\$3,247.20	
Plumbing				0 - Half Bath 2 - Full Bath		\$7,322.00	
Finished Basement Living Area				0		\$0.00	
Features:							
Attachments:				100		\$2,000.00	
Adjusted Base Price						\$199,388.80	
Changes/Adjustments							
Grade Adjustment:				C+ 110%		\$217,127.68	
Market Adjustment:				7%		\$232,326.62	
CDU Adjustment:				84		\$195,200.00	
Complete:				100		\$195,200.00	
Dollar Adjustments						\$500.00	
Dwelling Value						\$195,700.00	
Other Building Improvements				0		\$0.00	
Total Improvement Value						\$195,700.00	
Total Land Value						\$18,000.00	
Total Assessed Value						\$213,700.00	

Parcel Numbers: 809-1088-000 Property Address: 2955 DREXEL AVE #416 W Municipality: Franklin, City of

Owner Name: OHLHEISER, WAYNE B Mailing Address: 2955 W DREXEL AVE #416 FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	
	FRANKLIN OAKS CONDOMINIUMS NE 1/4 SEC 13-5-21	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1351-Franklin	

Building Description

Dwelling #	809 1088 000- 1		
Year Built:	1/1/2005	Exterior Wall:	09-Masonry/Frame
Year Remodeled:	1/1/2005	Bedrooms:	2
Remodeled/Effective Age:	-17	Full Baths:	2
Building Type/Style:	17-Condominium	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	C+	Room Count:	4
CDU/Overall Condition:	Good	Basement Description:	Partial
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
809 1088 000- 1	1,320	0	0	0	0	0	1,320

Attachment Description(s): 11-0FP Area: 100 Attachment Value: \$2,000

Feature Description(s): Rec Room Condition: Area: Rec Room Area: 0 Feature Value: Rec Room Value: \$0

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
5/13/2005		\$0.00	NEWDWLG

Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
6/9/2009		\$153,000.00	Valid		Land and Improvements	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	0.000	Gross				\$18,000
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
0	0.000			\$18,000		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Paved	Light			All Public	
Valuation/Explanation						
Dwelling #			809 1088 000- 1			
Description			Area		Value Amount	
Living Area:						
First Story:			1,320			\$169,197.60
Second Story:			0			\$0.00
Additional Story:			0			\$0.00
Attic/Finished Net:			0			\$0.00
Half Story/Finished Net:			0			\$0.00
Base Price					\$169,197.60	
Unfinished Living Area:						
Room/Unfinished:			0			\$0.00
Unfinished Basement:			1,320			\$17,622.00
Half Story/Unfinished:						\$0.00
Structure Info, Features and Attachments:						
Heating/AC			Air Conditioning - Same Ducts		\$3,247.20	
Plumbing			0 - Half Bath 2 - Full Bath		\$7,322.00	
Finished Basement Living Area			0			\$0.00
Features:						
Attachments:			100			\$2,000.00
Adjusted Base Price					\$199,388.80	
Changes/Adjustments						
Grade Adjustment:			C+ 110%		\$217,127.68	
Market Adjustment:			7%		\$232,326.62	
CDU Adjustment:			84		\$195,200.00	
Complete:			100		\$195,200.00	
Dollar Adjustments					\$500.00	
Dwelling Value					\$195,700.00	
Other Building Improvements			0			\$0.00
Total Improvement Value					\$195,700.00	
Total Land Value					\$18,000.00	
Total Assessed Value					\$213,700.00	

Parcel Numbers: 809-1089-000 Property Address: 2933 DREXEL AVE #501 W Municipality: Franklin, City of

Owner Name: WENDT, RICHARD L & JANICE K - JT REV TR Mailing Address: 2933 W DREXEL AVE #501 FRANKLIN, WI 53132 Land Use: Residential

Property Photograph:	Legal Description:	Building Sketch:
	FRANKLIN OAKS CONDOMINIUMS NE 1/4 SEC 13-5-21	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood:	
	1351-Franklin	

Building Description

Dwelling #	809 1089 000- 1		
Year Built:	1/1/2005	Exterior Wall:	09-Masonry/Frame
Year Remodeled:	1/1/2005	Bedrooms:	2
Remodeled/Effective Age:	-17	Full Baths:	2
Building Type/Style:	17-Condominium	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	C+	Room Count:	2
CDU/Overall Condition:	Good	Basement Description:	Partial
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
809 1089 000- 1	1,065	0	0	0	0	0	1,065

Attachment Description(s): 11-OFP Area: 100 Attachment Value: \$2,000

Feature Description(s): Rec Room Condition: Area: Rec Room Area: 0 Feature Value: Rec Room Value: \$0

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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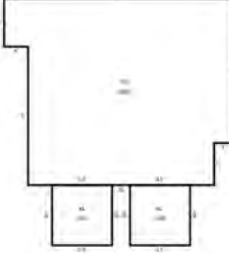
Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
6/1/2006	1756	\$70,000.00	POOL
8/3/2006	2581	\$75,975.00	HVAC
9/13/2005	600215	\$825,000.00	NEWBLDG

Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
3/30/2007		\$159,900.00	Valid		Land and Improvements		
2/4/2011		\$133,500.00	Invalid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.000	Gross				\$18,000	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
0	0.000				\$18,000		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		
Valuation/Explanation							
Dwelling #				809 1089 000- 1			
Description				Area		Value Amount	
Living Area:							
First Story:				1,065		\$140,505.45	
Second Story:				0		\$0.00	
Additional Story:				0		\$0.00	
Attic/Finished Net:				0		\$0.00	
Half Story/Finished Net:				0		\$0.00	
Base Price						\$140,505.45	
Unfinished Living Area:							
Room/Unfinished:				0		\$0.00	
Unfinished Basement:				1,065		\$14,878.05	
Half Story/Unfinished:						\$0.00	
Structure Info, Features and Attachments:							
Heating/AC				Air Conditioning - Same Ducts		\$2,619.90	
Plumbing				0 - Half Bath 2 - Full Bath		\$7,322.00	
Finished Basement Living Area				0		\$0.00	
Features:							
Attachments:				100		\$2,000.00	
Adjusted Base Price						\$167,325.40	
Changes/Adjustments							
Grade Adjustment:				C+ 110%		\$181,857.94	
Market Adjustment:				-1%		\$180,039.36	
CDU Adjustment:				84		\$151,200.00	
Complete:				100		\$151,200.00	
Dollar Adjustments						\$600.00	
Dwelling Value						\$151,800.00	
Other Building Improvements				0		\$0.00	
Total Improvement Value						\$151,800.00	
Total Land Value						\$18,000.00	
Total Assessed Value						\$169,800.00	

Parcel Numbers: 809-1090-000 Property Address: 2933 DREXEL AVE #502 W Municipality: Franklin, City of

Owner Name: POTERACKI, DENNIS & TANINA Mailing Address: 2933 W DREXEL AVE #502 FRANKLIN, WI 53132 Land Use: Residential

Property Photograph:	Legal Description:	Building Sketch:
	FRANKLIN OAKS CONDOMINIUMS NE 1/4 SEC 13-5-21	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood:	
	1351-Franklin	

Building Description

Dwelling #	809 1090 000- 1		
Year Built:	1/1/2005	Exterior Wall:	09-Masonry/Frame
Year Remodeled:	1/1/2005	Bedrooms:	2
Remodeled/Effective Age:	-17	Full Baths:	2
Building Type/Style:	17-Condominium	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	C+	Room Count:	2
CDU/Overall Condition:	Good	Basement Description:	Partial
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
809 1090 000- 1	1,065	0	0	0	0	0	1,065

Attachment Description(s): 11-OFP	Area: 100	Attachment Value: \$2,000
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Feature Description(s): Rec Room Condition:	Area: Rec Room Area: 0	Feature Value: Rec Room Value: \$0
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Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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Permit / Construction History


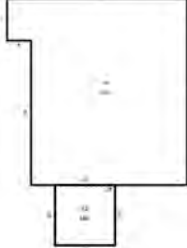
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
8/3/2006	2581	\$75,975.00	HVAC
9/13/2005	600215	\$825,000.00	NEWBLDG

Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
3/6/2012		\$105,000.00	Invalid		Land and Improvements		
11/30/2011		\$100,000.00	Invalid		Land and Improvements		
7/1/2010		\$2,598,774.00	Invalid		Land and Improvements		
6/9/2010		\$3,500,000.00	Invalid		Land and Improvements		
7/11/2016		\$120,000.00	Valid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.000	Gross				\$18,000	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
0	0.000				\$18,000		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		
Valuation/Explanation							
Dwelling #				809 1090 000- 1			
Description				Area		Value Amount	
Living Area:							
First Story:				1,065		\$140,505.45	
Second Story:				0		\$0.00	
Additional Story:				0		\$0.00	
Attic/Finished Net:				0		\$0.00	
Half Story/Finished Net:				0		\$0.00	
Base Price						\$140,505.45	
Unfinished Living Area:							
Room/Unfinished:				0		\$0.00	
Unfinished Basement:				1,065		\$14,878.05	
Half Story/Unfinished:						\$0.00	
Structure Info, Features and Attachments:							
Heating/AC				Air Conditioning - Same Ducts		\$2,619.90	
Plumbing				0 - Half Bath 2 - Full Bath		\$7,322.00	
Finished Basement Living Area				0		\$0.00	
Features:							
Attachments:				100		\$2,000.00	
Adjusted Base Price						\$167,325.40	
Changes/Adjustments							
Grade Adjustment:				C+ 110%		\$181,857.94	
Market Adjustment:				-1%		\$180,039.36	
CDU Adjustment:				84		\$151,200.00	
Complete:				100		\$151,200.00	
Dollar Adjustments						\$600.00	
Dwelling Value						\$151,800.00	

Other Building Improvements	0	\$0.00
Total Improvement Value		\$151,800.00
Total Land Value		\$18,000.00
Total Assessed Value		\$169,800.00

Parcel Numbers: 809-1091-000	Property Address: 2933 DREXEL AVE #503 W	Municipality: Franklin, City of
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Owner Name: BREWER, CARRIE L	Mailing Address: 2933 W DREXEL AVE #503 FRANKLIN, WI 53132	Land Use: Residential
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Property Photograph: 	Legal Description: FRANKLIN OAKS CONDOMINIUMS NE 1/4 SEC 13-5-21	Building Sketch: 
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1351-Franklin	

Building Description

Dwelling #	809 1091 000- 1		
Year Built:	1/1/2005	Exterior Wall:	09-Masonry/Frame
Year Remodeled:	1/1/2005	Bedrooms:	1
Remodeled/Effective Age:	-17	Full Baths:	1
Building Type/Style:	17-Condominium	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	C+	Room Count:	2
CDU/Overall Condition:	Good	Basement Description:	Partial
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
809 1091 000- 1	834	0	0	0	0	0	834

Attachment Description(s): 11-OFP	Area: 100	Attachment Value: \$2,000
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Feature Description(s): Rec Room Condition:	Area: Rec Room Area: 0	Feature Value: Rec Room Value: \$0
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Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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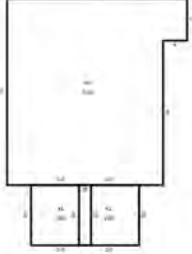
Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
8/3/2006	2581	\$75,975.00	HVAC
9/13/2005	600215	\$825,000.00	NEWBLDG

Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
7/1/2010		\$2,598,774.00	Invalid		Land and Improvements		
7/21/2011		\$81,900.00	Valid		Land and Improvements		
6/9/2010		\$3,500,000.00	Invalid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.000	Gross				\$18,000	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
0	0.000				\$18,000		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		
Valuation/Explanation							
Dwelling #				809 1091 000- 1			
Description				Area		Value Amount	
Living Area:							
First Story:				834		\$117,060.24	
Second Story:				0		\$0.00	
Additional Story:				0		\$0.00	
Attic/Finished Net:				0		\$0.00	
Half Story/Finished Net:				0		\$0.00	
Base Price						\$117,060.24	
Unfinished Living Area:							
Room/Unfinished:				0		\$0.00	
Unfinished Basement:				834		\$12,193.08	
Half Story/Unfinished:						\$0.00	
Structure Info, Features and Attachments:							
Heating/AC				Air Conditioning - Same Ducts		\$2,051.64	
Plumbing				0 - Half Bath 1 - Full Bath		\$0.00	
Finished Basement Living Area				0		\$0.00	
Features:							
Attachments:				100		\$2,000.00	
Adjusted Base Price						\$133,304.96	
Changes/Adjustments							
Grade Adjustment:				C+ 110%		\$144,435.46	
Market Adjustment:				-12%		\$127,103.20	
CDU Adjustment:				84		\$106,800.00	
Complete:				100		\$106,800.00	
Dollar Adjustments						\$200.00	
Dwelling Value						\$107,000.00	
Other Building Improvements				0		\$0.00	
Total Improvement Value						\$107,000.00	
Total Land Value						\$18,000.00	
Total Assessed Value						\$125,000.00	

Parcel Numbers: 809-1092-000	Property Address: 2933 DREXEL AVE #504 W	Municipality: Franklin, City of
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Owner Name: HULEN, ROBERT K	Mailing Address: 2933 W DREXEL AVE #504 FRANKLIN, WI 53132	Land Use: Residential
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Property Photograph: 	Legal Description: FRANKLIN OAKS CONDOMINIUMS NE 1/4 SEC 13-5-21	Building Sketch: 
Parcel Sketch and Site Map obtained from the County GIS		
Neighborhood: 1351-Franklin		

Building Description

Dwelling #	809 1092 000- 1	
Year Built:	1/1/2005	Exterior Wall: 09-Masonry/Frame
Year Remodeled:	1/1/2005	Bedrooms: 1
Remodeled/Effective Age:	-17	Full Baths: 1
Building Type/Style:	17-Condominium	Half Baths: 0
Story:	1.00	Rough-in: 0
Grade:	C+	Room Count: 2
CDU/Overall Condition:	Good	Basement Description: Partial
Interior Condition:	Same	Heating: Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel: Gas
Bath Condition:	Average	Type of System: Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
809 1092 000- 1	834	0	0	0	0	0	834

Attachment Description(s): 11-OFP	Area: 100	Attachment Value: \$2,000
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Feature Description(s): Rec Room Condition:	Area: Rec Room Area: 0	Feature Value: Rec Room Value: \$0
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Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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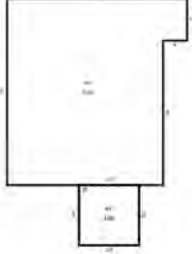
Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
8/3/2006	2581	\$75,975.00	HVAC
9/13/2005	600215	\$825,000.00	NEWBLDG

Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
4/28/2014		\$77,000.00	Valid		Land and Improvements		
7/15/2011		\$78,000.00	Valid		Land and Improvements		
8/24/2007		\$125,900.00	Valid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.000	Gross				\$18,000	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
0	0.000				\$18,000		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		
Valuation/Explanation							
Dwelling #				809 1092 000- 1			
Description				Area		Value Amount	
Living Area:							
First Story:				834		\$117,060.24	
Second Story:				0		\$0.00	
Additional Story:				0		\$0.00	
Attic/Finished Net:				0		\$0.00	
Half Story/Finished Net:				0		\$0.00	
Base Price						\$117,060.24	
Unfinished Living Area:							
Room/Unfinished:				0		\$0.00	
Unfinished Basement:				834		\$12,193.08	
Half Story/Unfinished:						\$0.00	
Structure Info, Features and Attachments:							
Heating/AC				Air Conditioning - Same Ducts		\$2,051.64	
Plumbing				0 - Half Bath 1 - Full Bath		\$0.00	
Finished Basement Living Area				0		\$0.00	
Features:							
Attachments:				100		\$2,000.00	
Adjusted Base Price						\$133,304.96	
Changes/Adjustments							
Grade Adjustment:				C+ 110%		\$144,435.46	
Market Adjustment:				-12%		\$127,103.20	
CDU Adjustment:				84		\$106,800.00	
Complete:				100		\$106,800.00	
Dollar Adjustments						\$200.00	
Dwelling Value						\$107,000.00	
Other Building Improvements				0		\$0.00	
Total Improvement Value						\$107,000.00	
Total Land Value						\$18,000.00	
Total Assessed Value						\$125,000.00	

Parcel Numbers: 809-1093-000	Property Address: 2933 DREXEL AVE #505 W	Municipality: Franklin, City of
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Owner Name: OXFORD HOLDINGS INC	Mailing Address: 18210 PRAIRIE FALCON LN BROOKFIELD, WI 53045	Land Use: Residential
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Property Photograph: 	Legal Description: FRANKLIN OAKS CONDOMINIUMS NE 1/4 SEC 13-5-21	Building Sketch: 
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1351-Franklin	

Building Description

Dwelling #	809 1093 000- 1		
Year Built:	1/1/2005	Exterior Wall:	09-Masonry/Frame
Year Remodeled:	1/1/2005	Bedrooms:	1
Remodeled/Effective Age:	-17	Full Baths:	1
Building Type/Style:	17-Condominium	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	C+	Room Count:	2
CDU/Overall Condition:	Good	Basement Description:	Partial
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
809 1093 000- 1	834	0	0	0	0	0	834

Attachment Description(s): 11-OFP	Area: 100	Attachment Value: \$2,000
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Feature Description(s): Rec Room Condition:	Area: Rec Room Area: 0	Feature Value: Rec Room Value: \$0
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Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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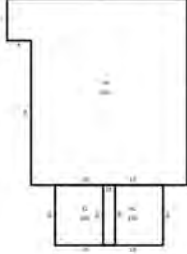
Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
8/3/2006	2581	\$75,975.00	HVAC
9/13/2005	600215	\$825,000.00	NEWBLDG

Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
10/26/2007		\$134,000.00	Valid		Land and Improvements		
10/15/2008		\$2,500.00	Invalid		Other		
11/26/2021		\$125,000.00	Valid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.000	Gross				\$18,000	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
0	0.000				\$18,000		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		
Valuation/Explanation							
Dwelling #				809 1093 000- 1			
Description				Area		Value Amount	
Living Area:							
First Story:				834		\$117,060.24	
Second Story:				0		\$0.00	
Additional Story:				0		\$0.00	
Attic/Finished Net:				0		\$0.00	
Half Story/Finished Net:				0		\$0.00	
Base Price						\$117,060.24	
Unfinished Living Area:							
Room/Unfinished:				0		\$0.00	
Unfinished Basement:				834		\$12,193.08	
Half Story/Unfinished:						\$0.00	
Structure Info, Features and Attachments:							
Heating/AC				Air Conditioning - Same Ducts		\$2,051.64	
Plumbing				0 - Half Bath 1 - Full Bath		\$0.00	
Finished Basement Living Area				0		\$0.00	
Features:							
Attachments:				100		\$2,000.00	
Adjusted Base Price						\$133,304.96	
Changes/Adjustments							
Grade Adjustment:				C+ 110%		\$144,435.46	
Market Adjustment:				-12%		\$127,103.20	
CDU Adjustment:				84		\$106,800.00	
Complete:				100		\$106,800.00	
Dollar Adjustments						\$200.00	
Dwelling Value						\$107,000.00	
Other Building Improvements				0		\$0.00	
Total Improvement Value						\$107,000.00	
Total Land Value						\$18,000.00	
Total Assessed Value						\$125,000.00	

Parcel Numbers: 809-1094-000	Property Address: 2933 DREXEL AVE #506 W	Municipality: Franklin, City of
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Owner Name: OWEN POBORSKY	Mailing Address: 2933 W DREXEL AVENUE UNIT 506 FRANKLIN, WI 53132	Land Use: Residential
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Property Photograph: 	Legal Description: FRANKLIN OAKS CONDOMINIUMS NE 1/4 SEC 13-5-21	Building Sketch: 
Parcel Sketch and Site Map obtained from the County GIS		
Neighborhood: 1351-Franklin		

Building Description

Dwelling #	809 1094 000- 1	
Year Built:	1/1/2005	Exterior Wall: 09-Masonry/Frame
Year Remodeled:	1/1/2005	Bedrooms: 1
Remodeled/Effective Age:	-17	Full Baths: 1
Building Type/Style:	17-Condominium	Half Baths: 0
Story:	1.00	Rough-in: 0
Grade:	C+	Room Count: 2
CDU/Overall Condition:	Good	Basement Description: Partial
Interior Condition:	Same	Heating: Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel: Gas
Bath Condition:	Average	Type of System: Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
809 1094 000- 1	834	0	0	0	0	0	834

Attachment Description(s): 11-OFP	Area: 100	Attachment Value: \$2,000
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Feature Description(s): Rec Room Condition:	Area: Rec Room Area: 0	Feature Value: Rec Room Value: \$0
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Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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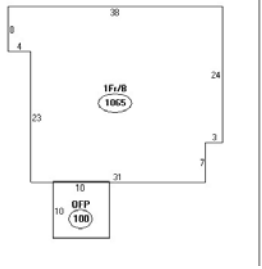
Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
8/3/2006	2581	\$75,975.00	HVAC
9/13/2005	600215	\$825,000.00	NEWBLDG

Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
4/1/2022	11235235	\$146,000.00	Valid	W/C D - Warrant/Condo Deed	Other	Other	
3/27/2012		\$69,000.00	Valid		Land and Improvements		
7/1/2010		\$2,598,774.00	Invalid		Land and Improvements		
6/9/2010		\$3,500,000.00	Invalid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.000	Gross				\$18,000	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
0	0.000				\$18,000		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		
Valuation/Explanation							
Dwelling #				809 1094 000- 1			
Description				Area		Value Amount	
Living Area:							
First Story:				834		\$117,060.24	
Second Story:				0		\$0.00	
Additional Story:				0		\$0.00	
Attic/Finished Net:				0		\$0.00	
Half Story/Finished Net:				0		\$0.00	
Base Price						\$117,060.24	
Unfinished Living Area:							
Room/Unfinished:				0		\$0.00	
Unfinished Basement:				834		\$12,193.08	
Half Story/Unfinished:						\$0.00	
Structure Info, Features and Attachments:							
Heating/AC				Air Conditioning - Same Ducts		\$2,051.64	
Plumbing				0 - Half Bath 1 - Full Bath		\$0.00	
Finished Basement Living Area				0		\$0.00	
Features:							
Attachments:				100		\$2,000.00	
Adjusted Base Price						\$133,304.96	
Changes/Adjustments							
Grade Adjustment:				C+ 110%		\$144,435.46	
Market Adjustment:				-12%		\$127,103.20	
CDU Adjustment:				84		\$106,800.00	
Complete:				100		\$106,800.00	
Dollar Adjustments						\$200.00	
Dwelling Value						\$107,000.00	
Other Building Improvements				0		\$0.00	
Total Improvement Value						\$107,000.00	
Total Land Value						\$18,000.00	
Total Assessed Value						\$125,000.00	

Parcel Numbers: 809-1095-000 Property Address: 2933 DREXEL AVE #507 W Municipality: Franklin, City of

Owner Name: RILEY REUTER Mailing Address: 2933 W. DREXEL AVENUE ,UNIT 507 FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	Building Sketch:
	FRANKLIN OAKS CONDOMINIUMS NE 1/4 SEC 13-5-21	
	Parcel Sketch and Site Map obtained from the County GIS	
Neighborhood:	1351-Franklin	

Building Description

Dwelling #	809 1095 000- 1		
Year Built:	1/1/2005	Exterior Wall:	09-Masonry/Frame
Year Remodeled:	1/1/2005	Bedrooms:	2
Remodeled/Effective Age:	-17	Full Baths:	2
Building Type/Style:	17-Condominium	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	C+	Room Count:	2
CDU/Overall Condition:	Good	Basement Description:	Partial
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
809 1095 000- 1	1,065	0	0	0	0	0	1,065

Attachment Description(s): 11-OFP Area: 100 Attachment Value: \$2,000

Feature Description(s): Rec Room Condition: Area: Rec Room Area: 0 Feature Value: Rec Room Value: \$0

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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Permit / Construction History


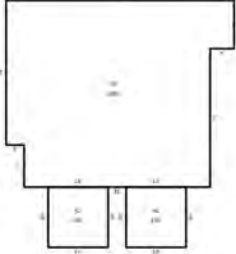
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
8/3/2006	2581	\$75,975.00	HVAC
9/13/2005	600215	\$825,000.00	NEWBLDG
7/17/2017	17-1663	\$2,721.00	ACREPLAC

Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
7/1/2010		\$2,598,774.00	Invalid		Land and Improvements		
7/26/2021		\$166,000.00	Valid		Land and Improvements		
4/19/2016		\$115,000.00	Valid		Land and Improvements		
3/30/2022	11233134	\$198,999.00	Valid	W/C D - Warrant/Condo Deed	Other	Other	
4/18/2011		\$117,000.00	Valid		Land and Improvements		
6/9/2010		\$3,500,000.00	Invalid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.000	Gross				\$18,000	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
0	0.000				\$18,000		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		
Valuation/Explanation							
Dwelling #				809 1095 000- 1			
Description				Area		Value Amount	
Living Area:							
First Story:				1,065		\$140,505.45	
Second Story:				0		\$0.00	
Additional Story:				0		\$0.00	
Attic/Finished Net:				0		\$0.00	
Half Story/Finished Net:				0		\$0.00	
Base Price						\$140,505.45	
Unfinished Living Area:							
Room/Unfinished:				0		\$0.00	
Unfinished Basement:				1,065		\$14,878.05	
Half Story/Unfinished:						\$0.00	
Structure Info, Features and Attachments:							
Heating/AC				Air Conditioning - Same Ducts		\$2,619.90	
Plumbing				0 - Half Bath 2 - Full Bath		\$7,322.00	
Finished Basement Living Area				0		\$0.00	
Features:							
Attachments:				100		\$2,000.00	
Adjusted Base Price						\$167,325.40	
Changes/Adjustments							
Grade Adjustment:				C+ 110%		\$181,857.94	
Market Adjustment:				-3%		\$176,402.20	
CDU Adjustment:				84		\$148,200.00	
Complete:				100		\$148,200.00	
Dollar Adjustments						(\$200.00)	
Dwelling Value						\$148,000.00	

Other Building Improvements	0	\$0.00
Total Improvement Value		\$148,000.00
Total Land Value		\$18,000.00
Total Assessed Value		\$166,000.00

Parcel Numbers: 809-1096-000	Property Address: 2933 DREXEL AVE #508 W	Municipality: Franklin, City of
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Owner Name: OXFORD HOLDING INC	Mailing Address: 18210 PRAIRIE FALCON LN BROOKFIELD, WI 53045	Land Use: Residential
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Property Photograph: 	Legal Description: FRANKLIN OAKS CONDOMINIUMS NE 1/4 SEC 13-5-21	Building Sketch: 
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1351-Franklin	

Building Description

Dwelling #	809 1096 000- 1		
Year Built:	1/1/2005	Exterior Wall:	09-Masonry/Frame
Year Remodeled:	1/1/2005	Bedrooms:	2
Remodeled/Effective Age:	-17	Full Baths:	2
Building Type/Style:	17-Condominium	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	C+	Room Count:	2
CDU/Overall Condition:	Good	Basement Description:	Partial
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
809 1096 000- 1	1,065	0	0	0	0	0	1,065

Attachment Description(s): 11-OFP	Area: 100	Attachment Value: \$2,000
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Feature Description(s): Rec Room Condition:	Area: Rec Room Area: 0	Feature Value: Rec Room Value: \$0
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Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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Permit / Construction History

Date of Permit: 9/13/2005 8/3/2006	Permit Number: 600215 2581	Permit Amount: \$825,000.00 \$75,975.00	Details of Permit: NEWBLDG HVAC
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Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
9/5/2007		\$149,900.00	Valid		Land and Improvements		
11/18/2020		\$155,000.00	Valid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.000	Gross				\$18,000	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
0	0.000				\$18,000		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		
Valuation/Explanation							
Dwelling #				809 1096 000- 1			
Description				Area		Value Amount	
Living Area:							
First Story:				1,065		\$140,505.45	
Second Story:				0		\$0.00	
Additional Story:				0		\$0.00	
Attic/Finished Net:				0		\$0.00	
Half Story/Finished Net:				0		\$0.00	
Base Price						\$140,505.45	
Unfinished Living Area:							
Room/Unfinished:				0		\$0.00	
Unfinished Basement:				1,065		\$14,878.05	
Half Story/Unfinished:						\$0.00	
Structure Info, Features and Attachments:							
Heating/AC				Air Conditioning - Same Ducts		\$2,619.90	
Plumbing				0 - Half Bath 2 - Full Bath		\$7,322.00	
Finished Basement Living Area				0		\$0.00	
Features:							
Attachments:				100		\$2,000.00	
Adjusted Base Price						\$167,325.40	
Changes/Adjustments							
Grade Adjustment:				C+ 110%		\$181,857.94	
Market Adjustment:				-1%		\$180,039.36	
CDU Adjustment:				84		\$151,200.00	
Complete:				100		\$151,200.00	
Dollar Adjustments						\$600.00	
Dwelling Value						\$151,800.00	
Other Building Improvements				0		\$0.00	
Total Improvement Value						\$151,800.00	
Total Land Value						\$18,000.00	
Total Assessed Value						\$169,800.00	

Parcel Numbers: 809-1097-000	Property Address: 2933 DREXEL AVE #509 W	Municipality: Franklin, City of
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Owner Name: FRAZIER, BENNETT J	Mailing Address: 2933 W DREXEL AVE #509 FRANKLIN, WI 53132	Land Use: Residential
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Property Photograph: 	Legal Description: FRANKLIN OAKS CONDOMINIUMS NE 1/4 SEC 13-5-21	Building Sketch: 
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1351-Franklin	

Building Description

Dwelling #	809 1097 000- 1		
Year Built:	1/1/2005	Exterior Wall:	09-Masonry/Frame
Year Remodeled:	1/1/2005	Bedrooms:	2
Remodeled/Effective Age:	-17	Full Baths:	2
Building Type/Style:	17-Condominium	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	C+	Room Count:	3
CDU/Overall Condition:	Good	Basement Description:	Partial
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
809 1097 000- 1	1,320	0	0	0	0	0	1,320

Attachment Description(s): 11-OFP	Area: 100	Attachment Value: \$2,000
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Feature Description(s): 05-Metal Fireplace	Area: 1	Feature Value: \$2,000
Rec Room Condition:	Rec Room Area: 0	Rec Room Value: \$0

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
8/3/2006	2581	\$75,975.00	HVAC
9/13/2005	600215	\$825,000.00	NEWBLDG

Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
5/12/2016		\$129,900.00	Valid		Land and Improvements		
6/9/2010		\$3,500,000.00	Invalid		Land and Improvements		
7/1/2010		\$2,598,774.00	Invalid		Land and Improvements		
9/23/2011		\$128,100.00	Valid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.000	Gross				\$18,000	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
0	0.000				\$18,000		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		
Valuation/Explanation							
Dwelling #	809 1097 000- 1						
Description	Area			Value Amount			
Living Area:							
First Story:	1,320			\$169,197.60			
Second Story:	0			\$0.00			
Additional Story:	0			\$0.00			
Attic/Finished Net:	0			\$0.00			
Half Story/Finished Net:	0			\$0.00			
Base Price				\$169,197.60			
Unfinished Living Area:							
Room/Unfinished:	0			\$0.00			
Unfinished Basement:	1,320			\$17,622.00			
Half Story/Unfinished:				\$0.00			
Structure Info, Features and Attachments:							
Heating/AC	Air Conditioning - Same Ducts			\$3,247.20			
Plumbing	0 - Half Bath 2 - Full Bath			\$7,322.00			
Finished Basement Living Area	0			\$0.00			
Features:	1			\$2,000.00			
Attachments:	100			\$2,000.00			
Adjusted Base Price				\$201,388.80			
Changes/Adjustments							
Grade Adjustment:	C+ 110%			\$217,127.68			
Market Adjustment:	9%			\$236,669.17			
CDU Adjustment:	84			\$198,800.00			
Complete:	100			\$198,800.00			
Dollar Adjustments				\$500.00			
Dwelling Value				\$199,300.00			
Other Building Improvements	0			\$0.00			
Total Improvement Value				\$199,300.00			
Total Land Value				\$18,000.00			
Total Assessed Value				\$217,300.00			

Parcel Numbers: 809-1098-000	Property Address: 2933 DREXEL AVE #510 W	Municipality: Franklin, City of
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Owner Name: LEE, KEVIN H	Mailing Address: 2933 W DREXEL AVE #510 FRANKLIN, WI 53132	Land Use: Residential
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Property Photograph: 	Legal Description: FRANKLIN OAKS CONDOMINIUMS NE 1/4 SEC 13-5-21	Building Sketch: 
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1351-Franklin	

Building Description

Dwelling #	809 1098 000- 1		
Year Built:	1/1/2005	Exterior Wall:	09-Masonry/Frame
Year Remodeled:	1/1/2005	Bedrooms:	2
Remodeled/Effective Age:	-17	Full Baths:	2
Building Type/Style:	17-Condominium	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	C+	Room Count:	3
CDU/Overall Condition:	Good	Basement Description:	Partial
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
809 1098 000- 1	1,320	0	0	0	0	0	1,320

Attachment Description(s): 11-OFP	Area: 100	Attachment Value: \$2,000
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Feature Description(s): 05-Metal Fireplace	Area: 1	Feature Value: \$2,000
Rec Room Condition:	Rec Room Area: 0	Rec Room Value: \$0

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
8/3/2006	2581	\$75,975.00	HVAC
9/13/2005	600215	\$825,000.00	NEWBLDG

Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
11/17/2006		\$174,900.00	Valid		Land and Improvements		
10/14/2021		\$218,000.00	Valid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.000	Gross				\$18,000	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
0	0.000				\$18,000		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		
Valuation/Explanation							
Dwelling #				809 1098 000- 1			
Description				Area		Value Amount	
Living Area:							
First Story:				1,320		\$169,197.60	
Second Story:				0		\$0.00	
Additional Story:				0		\$0.00	
Attic/Finished Net:				0		\$0.00	
Half Story/Finished Net:				0		\$0.00	
Base Price						\$169,197.60	
Unfinished Living Area:							
Room/Unfinished:				0		\$0.00	
Unfinished Basement:				1,320		\$17,622.00	
Half Story/Unfinished:						\$0.00	
Structure Info, Features and Attachments:							
Heating/AC				Air Conditioning - Same Ducts		\$3,247.20	
Plumbing				0 - Half Bath 2 - Full Bath		\$7,322.00	
Finished Basement Living Area				0		\$0.00	
Features:				1		\$2,000.00	
Attachments:				100		\$2,000.00	
Adjusted Base Price						\$201,388.80	
Changes/Adjustments							
Grade Adjustment:				C+ 110%		\$217,127.68	
Market Adjustment:				10%		\$238,840.45	
CDU Adjustment:				84		\$200,600.00	
Complete:				100		\$200,600.00	
Dollar Adjustments						(\$600.00)	
Dwelling Value						\$200,000.00	
Other Building Improvements				0		\$0.00	
Total Improvement Value						\$200,000.00	
Total Land Value						\$18,000.00	
Total Assessed Value						\$218,000.00	

Parcel Numbers: 809-1099-000	Property Address: 2933 DREXEL AVE #511 W	Municipality: Franklin, City of
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Owner Name: NAPEL, JEROME	Mailing Address: 2933 W DREXEL AVE #511 FRANKLIN, WI 53132	Land Use: Residential
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Property Photograph: 	Legal Description: FRANKLIN OAKS CONDOMINIUMS NE 1/4 SEC 13-5-21	Building Sketch: 
Parcel Sketch and Site Map obtained from the County GIS		
Neighborhood: 1351-Franklin		

Building Description

Dwelling #	809 1099 000- 1		
Year Built:	1/1/2005	Exterior Wall:	09-Masonry/Frame
Year Remodeled:	1/1/2005	Bedrooms:	2
Remodeled/Effective Age:	-17	Full Baths:	2
Building Type/Style:	17-Condominium	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	C+	Room Count:	3
CDU/Overall Condition:	Good	Basement Description:	Partial
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
809 1099 000- 1	1,020	0	0	0	0	0	1,020

Attachment Description(s): 11-OFP	Area: 100	Attachment Value: \$2,000
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Feature Description(s): 05-Metal Fireplace	Area: 1	Feature Value: \$2,000
Rec Room Condition:	Rec Room Area: 0	Rec Room Value: \$0

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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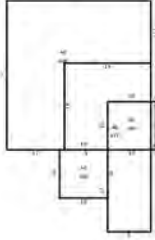
Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
9/27/2016	16-2379	\$6,167.00	FURREPLAC+ACREP
9/13/2005	600215	\$825,000.00	NEWBLDG
8/3/2006	2581	\$75,975.00	HVAC

Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
1/27/2011		\$134,900.00	Valid		Land and Improvements		
7/1/2010		\$2,598,774.00	Invalid		Land and Improvements		
6/9/2010		\$3,500,000.00	Invalid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.000	Gross				\$18,000	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
0	0.000				\$18,000		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		
Valuation/Explanation							
Dwelling #				809 1099 000- 1			
Description				Area		Value Amount	
Living Area:							
First Story:				1,020		\$135,333.60	
Second Story:				0		\$0.00	
Additional Story:				0		\$0.00	
Attic/Finished Net:				0		\$0.00	
Half Story/Finished Net:				0		\$0.00	
Base Price						\$135,333.60	
Unfinished Living Area:							
Room/Unfinished:				0		\$0.00	
Unfinished Basement:				1,020		\$14,351.40	
Half Story/Unfinished:						\$0.00	
Structure Info, Features and Attachments:							
Heating/AC				Air Conditioning - Same Ducts		\$2,509.20	
Plumbing				0 - Half Bath 2 - Full Bath		\$7,322.00	
Finished Basement Living Area				0		\$0.00	
Features:				1		\$2,000.00	
Attachments:				100		\$2,000.00	
Adjusted Base Price						\$163,516.20	
Changes/Adjustments							
Grade Adjustment:				C+ 110%		\$175,467.82	
Market Adjustment:				27%		\$222,844.13	
CDU Adjustment:				84		\$187,200.00	
Complete:				100		\$187,200.00	
Dollar Adjustments						\$700.00	
Dwelling Value						\$187,900.00	
Other Building Improvements				0		\$0.00	
Total Improvement Value						\$187,900.00	
Total Land Value						\$18,000.00	
Total Assessed Value						\$205,900.00	

Parcel Numbers: 809-1101-000	Property Address: 2933 DREXEL AVE #512 W	Municipality: Franklin, City of
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Owner Name: NELSON, CODY	Mailing Address: 2933 W DREXEL AVE #512 FRANKLIN, WI 53132	Land Use: Residential
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Property Photograph: 	Legal Description: FRANKLIN OAKS CONDOMINIUMS NE 1/4 SEC 13-5-21	Building Sketch: 
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1351-Franklin	

Building Description

Dwelling #	809 1101 000- 1		
Year Built:	1/1/2005	Exterior Wall:	09-Masonry/Frame
Year Remodeled:	1/1/2005	Bedrooms:	2
Remodeled/Effective Age:	-17	Full Baths:	2
Building Type/Style:	17-Condominium	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	C+	Room Count:	3
CDU/Overall Condition:	Good	Basement Description:	Partial
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
809 1101 000- 1	1,083	0	0	0	0	0	1,083

Attachment Description(s): 11-OFP	Area: 100	Attachment Value: \$2,000
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Feature Description(s): 05-Metal Fireplace	Area: 1	Feature Value: \$2,000
Rec Room Condition:	Rec Room Area: 0	Rec Room Value: \$0

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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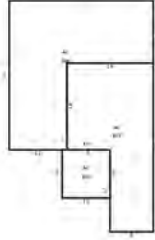
Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
8/3/2006	2581	\$75,975.00	HVAC
9/13/2005	600215	\$825,000.00	NEWBLDG

Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
4/5/2021		\$198,000.00	Valid		Land and Improvements		
6/25/2010		\$149,900.00	Invalid		Land and Improvements		
7/30/2008		\$172,900.00	Invalid		Land and Improvements		
6/9/2010		\$3,500,000.00	Invalid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.000	Gross				\$18,000	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:			
0	0.000			\$18,000			
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		
Valuation/Explanation							
Dwelling #	809 1101 000- 1						
Description	Area			Value Amount			
Living Area:							
First Story:	1,083			\$142,880.19			
Second Story:	0			\$0.00			
Additional Story:	0			\$0.00			
Attic/Finished Net:	0			\$0.00			
Half Story/Finished Net:	0			\$0.00			
Base Price				\$142,880.19			
Unfinished Living Area:							
Room/Unfinished:	0			\$0.00			
Unfinished Basement:	1,083			\$15,129.51			
Half Story/Unfinished:				\$0.00			
Structure Info, Features and Attachments:							
Heating/AC	Air Conditioning - Same Ducts			\$2,664.18			
Plumbing	0 - Half Bath 2 - Full Bath			\$7,322.00			
Finished Basement Living Area	0			\$0.00			
Features:	1			\$2,000.00			
Attachments:	100			\$2,000.00			
Adjusted Base Price				\$171,995.88			
Changes/Adjustments							
Grade Adjustment:	C+ 110%			\$184,795.47			
Market Adjustment:	16%			\$214,362.74			
CDU Adjustment:	84			\$180,100.00			
Complete:	100			\$180,100.00			
Dollar Adjustments				(\$100.00)			
Dwelling Value				\$180,000.00			
Other Building Improvements	0			\$0.00			
Total Improvement Value				\$180,000.00			
Total Land Value				\$18,000.00			
Total Assessed Value				\$198,000.00			

Parcel Numbers: 809-1102-000	Property Address: 2933 DREXEL AVE #513 W	Municipality: Franklin, City of
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Owner Name: PHILLIPS, TIMOTHY	Mailing Address: 2933 W DREXEL AVE #513 FRANKLIN, WI 53132	Land Use: Residential
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Property Photograph: 	Legal Description: FRANKLIN OAKS CONDOMINIUMS NE 1/4 SEC 13-5-21	Building Sketch: 
Parcel Sketch and Site Map obtained from the County GIS		
Neighborhood: 1351-Franklin		

Building Description

Dwelling #	809 1102 000- 1	
Year Built:	1/1/2005	Exterior Wall: 09-Masonry/Frame
Year Remodeled:	1/1/2005	Bedrooms: 2
Remodeled/Effective Age:	-17	Full Baths: 2
Building Type/Style:	17-Condominium	Half Baths: 0
Story:	1.00	Rough-in: 0
Grade:	C+	Room Count: 3
CDU/Overall Condition:	Good	Basement Description: Partial
Interior Condition:	Same	Heating: Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel: Gas
Bath Condition:	Average	Type of System: Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
809 1102 000- 1	1,083	0	0	0	0	0	1,083

Attachment Description(s): 11-OFP	Area: 100	Attachment Value: \$2,000
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Feature Description(s): 05-Metal Fireplace	Area: 1	Feature Value: \$2,000
Rec Room Condition:	Rec Room Area: 0	Rec Room Value: \$0

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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Permit / Construction History


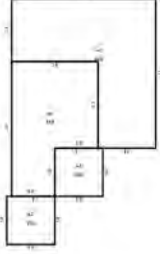
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
8/3/2006	2581	\$75,975.00	HVAC
9/13/2005	600215	\$825,000.00	NEWBLDG

Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
8/16/2019		\$180,000.00	Valid		Land and Improvements		
8/27/2007		\$179,900.00	Valid		Land and Improvements		
12/20/2013		\$154,900.00	Valid		Land and Improvements		
2/25/2015		\$135,000.00	Valid		Land and Improvements		
11/28/2015		\$134,900.00	Valid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.000	Gross				\$18,000	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
0	0.000				\$18,000		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		
Valuation/Explanation							
Dwelling #				809 1102 000- 1			
Description				Area		Value Amount	
Living Area:							
First Story:				1,083			\$142,880.19
Second Story:				0			\$0.00
Additional Story:				0			\$0.00
Attic/Finished Net:				0			\$0.00
Half Story/Finished Net:				0			\$0.00
Base Price						\$142,880.19	
Unfinished Living Area:							
Room/Unfinished:				0			\$0.00
Unfinished Basement:				1,083			\$15,129.51
Half Story/Unfinished:							\$0.00
Structure Info, Features and Attachments:							
Heating/AC				Air Conditioning - Same Ducts		\$2,664.18	
Plumbing				0 - Half Bath 2 - Full Bath		\$7,322.00	
Finished Basement Living Area				0			\$0.00
Features:				1			\$2,000.00
Attachments:				100			\$2,000.00
Adjusted Base Price						\$171,995.88	
Changes/Adjustments							
Grade Adjustment:				C+ 110%		\$184,795.47	
Market Adjustment:				16%		\$214,362.74	
CDU Adjustment:				84		\$180,100.00	
Complete:				100		\$180,100.00	
Dollar Adjustments						(\$600.00)	
Dwelling Value						\$179,500.00	

Other Building Improvements	0	\$0.00
Total Improvement Value		\$179,500.00
Total Land Value		\$18,000.00
Total Assessed Value		\$197,500.00

Parcel Numbers: 809-1103-000 Property Address: 2933 DREXEL AVE #514 W Municipality: Franklin, City of

Owner Name: GRAY-DOZEL, DONNY L Mailing Address: 2933 W DREXEL AVE #514 FRANKLIN, WI 53132 Land Use: Residential

Property Photograph:	Legal Description:	Building Sketch:
	FRANKLIN OAKS CONDOMINIUMS NE 1/4 SEC 13-5-21	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood:	
	1351-Franklin	

Building Description

Dwelling #	809 1103 000- 1		
Year Built:	1/1/2005	Exterior Wall:	09-Masonry/Frame
Year Remodeled:	1/1/2005	Bedrooms:	2
Remodeled/Effective Age:	-17	Full Baths:	2
Building Type/Style:	17-Condominium	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	C+	Room Count:	3
CDU/Overall Condition:	Good	Basement Description:	Partial
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
809 1103 000- 1	1,020	0	0	0	0	0	1,020

Attachment Description(s): 11-OFP	Area: 100	Attachment Value: \$2,000
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Feature Description(s): 05-Metal Fireplace	Area: 1	Feature Value: \$2,000
Rec Room Condition:	Rec Room Area: 0	Rec Room Value: \$0

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
8/3/2006	2581	\$75,975.00	HVAC
9/13/2005	600215	\$825,000.00	NEWBLDG

Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
7/1/2010		\$2,598,774.00	Invalid		Land and Improvements		
11/8/2010		\$134,900.00	Valid		Land and Improvements		
6/9/2010		\$3,500,000.00	Invalid		Land and Improvements		
7/31/2020		\$189,400.00	Valid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.000	Gross				\$18,000	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
0	0.000				\$18,000		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		
Valuation/Explanation							
Dwelling #	809 1103 000- 1						
Description	Area			Value Amount			
Living Area:							
First Story:	1,020			\$135,333.60			
Second Story:	0			\$0.00			
Additional Story:	0			\$0.00			
Attic/Finished Net:	0			\$0.00			
Half Story/Finished Net:	0			\$0.00			
Base Price				\$135,333.60			
Unfinished Living Area:							
Room/Unfinished:	0			\$0.00			
Unfinished Basement:	1,020			\$14,351.40			
Half Story/Unfinished:				\$0.00			
Structure Info, Features and Attachments:							
Heating/AC	Air Conditioning - Same Ducts			\$2,509.20			
Plumbing	0 - Half Bath 2 - Full Bath			\$7,322.00			
Finished Basement Living Area	0			\$0.00			
Features:	1			\$2,000.00			
Attachments:	100			\$2,000.00			
Adjusted Base Price				\$163,516.20			
Changes/Adjustments							
Grade Adjustment:	C+ 110%			\$175,467.82			
Market Adjustment:	27%			\$222,844.13			
CDU Adjustment:	84			\$187,200.00			
Complete:	100			\$187,200.00			
Dollar Adjustments				\$700.00			
Dwelling Value				\$187,900.00			
Other Building Improvements	0			\$0.00			
Total Improvement Value				\$187,900.00			
Total Land Value				\$18,000.00			
Total Assessed Value				\$205,900.00			

Parcel Numbers: 809-1104-000	Property Address: 2933 DREXEL AVE #515 W	Municipality: Franklin, City of
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Owner Name: ZARNOWSKI, THOMAS P	Mailing Address: 2933 W DREXEL AVE #515 FRANKLIN, WI 53132	Land Use: Residential
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Property Photograph: 	Legal Description: FRANKLIN OAKS CONDOMINIUMS NE 1/4 SEC 13-5-21	Building Sketch: 
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1351-Franklin	

Building Description

Dwelling #	809 1104 000- 1		
Year Built:	1/1/2005	Exterior Wall:	09-Masonry/Frame
Year Remodeled:	1/1/2005	Bedrooms:	2
Remodeled/Effective Age:	-17	Full Baths:	2
Building Type/Style:	17-Condominium	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	C+	Room Count:	3
CDU/Overall Condition:	Good	Basement Description:	Partial
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
809 1104 000- 1	1,320	0	0	0	0	0	1,320

Attachment Description(s): 11-OFP	Area: 100	Attachment Value: \$2,000
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Feature Description(s): 05-Metal Fireplace	Area: 1	Feature Value: \$2,000
Rec Room Condition:	Rec Room Area: 0	Rec Room Value: \$0

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
8/3/2006	2581	\$75,975.00	HVAC
9/13/2005	600215	\$825,000.00	NEWBLDG

Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
5/18/2007		\$177,000.00	Valid		Land and Improvements		
9/16/2020		\$195,000.00	Valid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.000	Gross				\$18,000	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
0	0.000				\$18,000		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		
Valuation/Explanation							
Dwelling #				809 1104 000- 1			
Description				Area		Value Amount	
Living Area:							
First Story:				1,320		\$169,197.60	
Second Story:				0		\$0.00	
Additional Story:				0		\$0.00	
Attic/Finished Net:				0		\$0.00	
Half Story/Finished Net:				0		\$0.00	
Base Price						\$169,197.60	
Unfinished Living Area:							
Room/Unfinished:				0		\$0.00	
Unfinished Basement:				1,320		\$17,622.00	
Half Story/Unfinished:						\$0.00	
Structure Info, Features and Attachments:							
Heating/AC				Air Conditioning - Same Ducts		\$3,247.20	
Plumbing				0 - Half Bath 2 - Full Bath		\$7,322.00	
Finished Basement Living Area				0		\$0.00	
Features:				1		\$2,000.00	
Attachments:				100		\$2,000.00	
Adjusted Base Price						\$201,388.80	
Changes/Adjustments							
Grade Adjustment:				C+ 110%		\$217,127.68	
Market Adjustment:				14%		\$247,525.56	
CDU Adjustment:				84		\$207,900.00	
Complete:				100		\$207,900.00	
Dollar Adjustments						\$600.00	
Dwelling Value						\$208,500.00	
Other Building Improvements				0		\$0.00	
Total Improvement Value						\$208,500.00	
Total Land Value						\$18,000.00	
Total Assessed Value						\$226,500.00	

Parcel Numbers: 809-1105-000	Property Address: 2933 DREXEL AVE #516 W	Municipality: Franklin, City of
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Owner Name: WARD, BRANDON E	Mailing Address: 2933 W DREXEL AVE #516 FRANKLIN, WI 53132	Land Use: Residential
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Property Photograph: 	Legal Description: FRANKLIN OAKS CONDOMINIUMS NE 1/4 SEC 13-5-21	Building Sketch: 
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1351-Franklin	

Building Description

Dwelling #	809 1105 000- 1		
Year Built:	1/1/2005	Exterior Wall:	09-Masonry/Frame
Year Remodeled:	1/1/2005	Bedrooms:	2
Remodeled/Effective Age:	-17	Full Baths:	2
Building Type/Style:	17-Condominium	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	C+	Room Count:	4
CDU/Overall Condition:	Good	Basement Description:	Partial
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
809 1105 000- 1	1,320	0	0	0	0	0	1,320

Attachment Description(s): 11-OFP	Area: 100	Attachment Value: \$2,000
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Feature Description(s): 05-Metal Fireplace	Area: 1	Feature Value: \$2,000
Rec Room Condition:	Rec Room Area: 0	Rec Room Value: \$0

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
8/3/2006	2581	\$75,975.00	HVAC
9/13/2005	600215	\$825,000.00	NEWBLDG

Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
3/20/2009		\$150,000.00	Invalid		Land and Improvements		
7/25/2016		\$145,000.00	Valid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.000	Gross				\$18,000	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
0	0.000				\$18,000		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		
Valuation/Explanation							
Dwelling #				809 1105 000- 1			
Description				Area		Value Amount	
Living Area:							
First Story:				1,320		\$169,197.60	
Second Story:				0		\$0.00	
Additional Story:				0		\$0.00	
Attic/Finished Net:				0		\$0.00	
Half Story/Finished Net:				0		\$0.00	
Base Price						\$169,197.60	
Unfinished Living Area:							
Room/Unfinished:				0		\$0.00	
Unfinished Basement:				1,320		\$17,622.00	
Half Story/Unfinished:						\$0.00	
Structure Info, Features and Attachments:							
Heating/AC				Air Conditioning - Same Ducts		\$3,247.20	
Plumbing				0 - Half Bath 2 - Full Bath		\$7,322.00	
Finished Basement Living Area				0		\$0.00	
Features:				1		\$2,000.00	
Attachments:				100		\$2,000.00	
Adjusted Base Price						\$201,388.80	
Changes/Adjustments							
Grade Adjustment:				C+ 110%		\$217,127.68	
Market Adjustment:				9%		\$236,669.17	
CDU Adjustment:				84		\$198,800.00	
Complete:				100		\$198,800.00	
Dollar Adjustments						\$500.00	
Dwelling Value						\$199,300.00	
Other Building Improvements				0		\$0.00	
Total Improvement Value						\$199,300.00	
Total Land Value						\$18,000.00	
Total Assessed Value						\$217,300.00	

Parcel Numbers: 809-1106-000	Property Address: 2849 DREXEL AVE #601 W	Municipality: Franklin, City of
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Owner Name: CARROLL, MICHAEL P	Mailing Address: 2849 W DREXEL AVE #601 FRANKLIN, WI 53132	Land Use: Residential
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Property Photograph: 	Legal Description: FRANKLIN OAKS CONDOMINIUMS NE 1/4 SEC 13-5-21	Building Sketch: 
Parcel Sketch and Site Map obtained from the County GIS		
Neighborhood: 1351-Franklin		

Building Description

Dwelling #	809 1106 000- 1	
Year Built:	1/1/2008	Exterior Wall: 09-Masonry/Frame
Year Remodeled:	1/1/2008	Bedrooms: 2
Remodeled/Effective Age:	-14	Full Baths: 2
Building Type/Style:	17-Condominium	Half Baths: 0
Story:	1.00	Rough-in: 0
Grade:	C+	Room Count: 2
CDU/Overall Condition:	Good	Basement Description: Partial
Interior Condition:	Same	Heating: Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel: Gas
Bath Condition:	Average	Type of System: Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
809 1106 000- 1	1,065	0	0	0	0	0	1,065

Attachment Description(s): 11-0FP	Area: 100	Attachment Value: \$2,000
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Feature Description(s): Rec Room Condition:	Area: Rec Room Area: 0	Feature Value: Rec Room Value: \$0
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Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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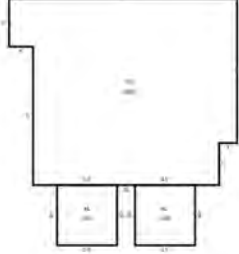
Permit / Construction History

Date of Permit: 4/9/2008	Permit Number: 658	Permit Amount: \$133,900.00	Details of Permit: AC/FURNACE
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Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
6/17/2010		\$126,000.00	Invalid		Land and Improvements		
6/9/2010		\$3,500,000.00	Invalid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.000	Gross				\$18,000	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
0	0.000				\$18,000		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		
Valuation/Explanation							
Dwelling #				809 1106 000- 1			
Description				Area		Value Amount	
Living Area:							
First Story:				1,065		\$140,505.45	
Second Story:				0		\$0.00	
Additional Story:				0		\$0.00	
Attic/Finished Net:				0		\$0.00	
Half Story/Finished Net:				0		\$0.00	
Base Price						\$140,505.45	
Unfinished Living Area:							
Room/Unfinished:				0		\$0.00	
Unfinished Basement:				1,065		\$14,878.05	
Half Story/Unfinished:						\$0.00	
Structure Info, Features and Attachments:							
Heating/AC				Air Conditioning - Same Ducts		\$2,619.90	
Plumbing				0 - Half Bath 2 - Full Bath		\$7,322.00	
Finished Basement Living Area				0		\$0.00	
Features:							
Attachments:				100		\$2,000.00	
Adjusted Base Price						\$167,325.40	
Changes/Adjustments							
Grade Adjustment:				C+ 110%		\$181,857.94	
Market Adjustment:				-4%		\$174,583.62	
CDU Adjustment:				87		\$151,900.00	
Complete:				100		\$151,900.00	
Dollar Adjustments						(\$100.00)	
Dwelling Value						\$151,800.00	
Other Building Improvements				0		\$0.00	
Total Improvement Value						\$151,800.00	
Total Land Value						\$18,000.00	
Total Assessed Value						\$169,800.00	

Parcel Numbers: 809-1107-000	Property Address: 2849 DREXEL AVE #602 W	Municipality: Franklin, City of
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Owner Name: DAMIJAN, FRANK JR	Mailing Address: 9420 W WATERFORD AVE GREENFIELD, WI 53228	Land Use: Residential
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Property Photograph: 	Legal Description: FRANKLIN OAKS CONDOMINIUMS NE 1/4 SEC 13-5-21	Building Sketch: 
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1351-Franklin	

Building Description

Dwelling #	809 1107 000- 1		
Year Built:	1/1/2008	Exterior Wall:	09-Masonry/Frame
Year Remodeled:	1/1/2008	Bedrooms:	2
Remodeled/Effective Age:	-14	Full Baths:	2
Building Type/Style:	17-Condominium	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	C+	Room Count:	2
CDU/Overall Condition:	Good	Basement Description:	Partial
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
809 1107 000- 1	1,065	0	0	0	0	0	1,065

Attachment Description(s): 11-0FP	Area: 100	Attachment Value: \$2,000
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Feature Description(s): Rec Room Condition:	Area: Rec Room Area: 0	Feature Value: Rec Room Value: \$0
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Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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Permit / Construction History


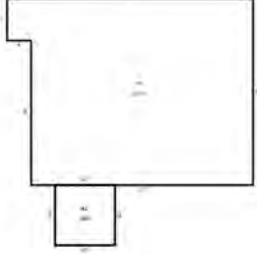
Date of Permit: 4/9/2008	Permit Number: 658	Permit Amount: \$133,900.00	Details of Permit: AC/FURNACE
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Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
6/9/2010		\$3,500,000.00	Invalid		Land and Improvements		
7/1/2010		\$2,598,774.00	Invalid		Land and Improvements		
12/22/2010		\$109,900.00	Valid		Land and Improvements		
10/24/2011		\$133,800.00	Invalid		Land and Improvements		
3/22/2021		\$142,600.00	Invalid		Land and Improvements		
Land Breakdown							
Land Class:	Acres:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.000	Gross				\$18,000	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
0	0.000				\$18,000		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		
Valuation/Explanation							
Dwelling #				809 1107 000- 1			
Description				Area		Value Amount	
Living Area:							
First Story:				1,065	\$140,505.45		
Second Story:				0	\$0.00		
Additional Story:				0	\$0.00		
Attic/Finished Net:				0	\$0.00		
Half Story/Finished Net:				0	\$0.00		
Base Price						\$140,505.45	
Unfinished Living Area:							
Room/Unfinished:				0	\$0.00		
Unfinished Basement:				1,065	\$14,878.05		
Half Story/Unfinished:					\$0.00		
Structure Info, Features and Attachments:							
Heating/AC				Air Conditioning - Same Ducts	\$2,619.90		
Plumbing				0 - Half Bath 2 - Full Bath	\$7,322.00		
Finished Basement Living Area				0	\$0.00		
Features:							
Attachments:				100	\$2,000.00		
Adjusted Base Price						\$167,325.40	
Changes/Adjustments							
Grade Adjustment:				C+ 110%	\$181,857.94		
Market Adjustment:				-4%	\$174,583.62		
CDU Adjustment:				87	\$151,900.00		
Complete:				100	\$151,900.00		
Dollar Adjustments					(\$100.00)		
Dwelling Value						\$151,800.00	

Other Building Improvements	0	\$0.00
Total Improvement Value		\$151,800.00
Total Land Value		\$18,000.00
Total Assessed Value		\$169,800.00

Parcel Numbers: 809-1108-000	Property Address: 2849 DREXEL AVE #603 W	Municipality: Franklin, City of
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Owner Name: KLEIN, JACQUELINE R	Mailing Address: 2849 W DREXEL AVE #603 FRANKLIN, WI 53132	Land Use: Residential
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Property Photograph: 	Legal Description: FRANKLIN OAKS CONDOMINIUMS NE 1/4 SEC 13-5-21	Building Sketch: 
Parcel Sketch and Site Map obtained from the County GIS		
Neighborhood: 1351-Franklin		

Building Description

Dwelling #	809 1108 000- 1	
Year Built:	1/1/2008	Exterior Wall: 09-Masonry/Frame
Year Remodeled:	1/1/2008	Bedrooms: 2
Remodeled/Effective Age:	-14	Full Baths: 2
Building Type/Style:	17-Condominium	Half Baths: 0
Story:	1.00	Rough-in: 0
Grade:	C+	Room Count: 2
CDU/Overall Condition:	Good	Basement Description: Partial
Interior Condition:	Same	Heating: Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel: Gas
Bath Condition:	Average	Type of System: Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
809 1108 000- 1	1,175	0	0	0	0	0	1,175

Attachment Description(s): 11-0FP	Area: 100	Attachment Value: \$2,000
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Feature Description(s): Rec Room Condition:	Area: Rec Room Area: 0	Feature Value: Rec Room Value: \$0
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Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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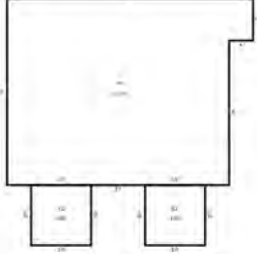
Permit / Construction History

Date of Permit: 4/9/2008	Permit Number: 658	Permit Amount: \$133,900.00	Details of Permit: AC/FURNACE
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Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
7/1/2010		\$2,598,774.00	Invalid		Land and Improvements		
10/22/2010		\$109,900.00	Invalid		Land and Improvements		
6/9/2010		\$3,500,000.00	Invalid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.000	Gross				\$18,000	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
0	0.000				\$18,000		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		
Valuation/Explanation							
Dwelling #				809 1108 000- 1			
Description				Area		Value Amount	
Living Area:							
First Story:				1,175		\$153,255.25	
Second Story:				0		\$0.00	
Additional Story:				0		\$0.00	
Attic/Finished Net:				0		\$0.00	
Half Story/Finished Net:				0		\$0.00	
Base Price						\$153,255.25	
Unfinished Living Area:							
Room/Unfinished:				0		\$0.00	
Unfinished Basement:				1,175		\$16,156.25	
Half Story/Unfinished:						\$0.00	
Structure Info, Features and Attachments:							
Heating/AC				Air Conditioning - Same Ducts		\$2,890.50	
Plumbing				0 - Half Bath 2 - Full Bath		\$7,322.00	
Finished Basement Living Area				0		\$0.00	
Features:							
Attachments:				100		\$2,000.00	
Adjusted Base Price						\$181,624.00	
Changes/Adjustments							
Grade Adjustment:				C+ 110%		\$197,586.40	
Market Adjustment:				-4%		\$189,682.94	
CDU Adjustment:				87		\$165,000.00	
Complete:				100		\$165,000.00	
Dollar Adjustments						(\$300.00)	
Dwelling Value						\$164,700.00	
Other Building Improvements				0		\$0.00	
Total Improvement Value						\$164,700.00	
Total Land Value						\$18,000.00	
Total Assessed Value						\$182,700.00	

Parcel Numbers: 809-1109-000 Property Address: 2849 DREXEL AVE #604 W Municipality: Franklin, City of

Owner Name: Sandra Van Zeeland Mailing Address: 2849 W. Drexel Ave #604 Franklin, WI 53132 Land Use: Residential

	Legal Description:	
	FRANKLIN OAKS CONDOMINIUMS NE 1/4 SEC 13-5-21	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1351-Franklin	

Building Description

Dwelling #	809 1109 000- 1		
Year Built:	1/1/2008	Exterior Wall:	09-Masonry/Frame
Year Remodeled:	1/1/2008	Bedrooms:	2
Remodeled/Effective Age:	-14	Full Baths:	2
Building Type/Style:	17-Condominium	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	C+	Room Count:	2
CDU/Overall Condition:	Good	Basement Description:	Partial
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
809 1109 000- 1	1,175	0	0	0	0	0	1,175

Attachment Description(s): 11-0FP	Area: 100	Attachment Value: \$2,000
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Feature Description(s): Rec Room Condition:	Area: Rec Room Area: 0	Feature Value: Rec Room Value: \$0
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Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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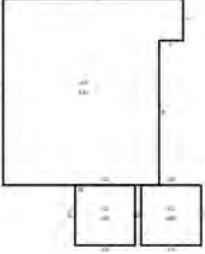
Permit / Construction History

Date of Permit: 4/9/2008	Permit Number: 658	Permit Amount: \$133,900.00	Details of Permit: AC/FURNACE
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Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
2/19/2009		\$138,000.00	Valid		Land and Improvements		
9/26/2022	11287618	\$195,000.00		O - Other	Other	Other	
	11287618						
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.000	Gross				\$18,000	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
0	0.000				\$18,000		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		
Valuation/Explanation							
Dwelling #				809 1109 000- 1			
Description				Area		Value Amount	
Living Area:							
First Story:				1,175		\$153,255.25	
Second Story:				0		\$0.00	
Additional Story:				0		\$0.00	
Attic/Finished Net:				0		\$0.00	
Half Story/Finished Net:				0		\$0.00	
Base Price						\$153,255.25	
Unfinished Living Area:							
Room/Unfinished:				0		\$0.00	
Unfinished Basement:				1,175		\$16,156.25	
Half Story/Unfinished:						\$0.00	
Structure Info, Features and Attachments:							
Heating/AC				Air Conditioning - Same Ducts		\$2,890.50	
Plumbing				0 - Half Bath 2 - Full Bath		\$7,322.00	
Finished Basement Living Area				0		\$0.00	
Features:							
Attachments:				100		\$2,000.00	
Adjusted Base Price						\$181,624.00	
Changes/Adjustments							
Grade Adjustment:				C+ 110%		\$197,586.40	
Market Adjustment:				-4%		\$189,682.94	
CDU Adjustment:				87		\$165,000.00	
Complete:				100		\$165,000.00	
Dollar Adjustments						(\$300.00)	
Dwelling Value						\$164,700.00	
Other Building Improvements				0		\$0.00	
Total Improvement Value						\$164,700.00	
Total Land Value						\$18,000.00	
Total Assessed Value						\$182,700.00	

Parcel Numbers: 809-1110-000	Property Address: 2849 DREXEL AVE #605 W	Municipality: Franklin, City of
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Owner Name: MORETTI, CARA A	Mailing Address: 2849 W DREXEL AVE #605 FRANKLIN, WI 53132	Land Use: Residential
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Property Photograph: 	Legal Description: FRANKLIN OAKS CONDOMINIUMS NE 1/4 SEC 13-5-21	Building Sketch: 
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1351-Franklin	

Building Description

Dwelling #	809 1110 000- 1		
Year Built:	1/1/2008	Exterior Wall:	09-Masonry/Frame
Year Remodeled:	1/1/2008	Bedrooms:	1
Remodeled/Effective Age:	-14	Full Baths:	1
Building Type/Style:	17-Condominium	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	C+	Room Count:	2
CDU/Overall Condition:	Very Good	Basement Description:	Partial
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
809 1110 000- 1	834	0	0	0	0	0	834

Attachment Description(s): 11-0FP	Area: 100	Attachment Value: \$2,000
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Feature Description(s): Rec Room Condition:	Area: Rec Room Area: 0	Feature Value: Rec Room Value: \$0
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Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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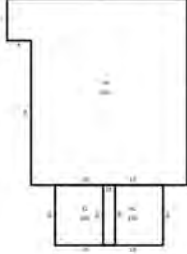
Permit / Construction History

Date of Permit: 4/9/2008	Permit Number: 658	Permit Amount: \$133,900.00	Details of Permit: AC/FURNACE
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Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
6/9/2010		\$3,500,000.00	Invalid		Land and Improvements		
7/1/2010		\$2,598,774.00	Invalid		Land and Improvements		
8/18/2011		\$79,900.00	Invalid		Land and Improvements		
4/12/2013		\$80,000.00	Valid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.000	Gross				\$18,000	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
0	0.000				\$18,000		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		
Valuation/Explanation							
Dwelling #	809 1110 000- 1						
Description	Area			Value Amount			
Living Area:							
First Story:	834			\$117,060.24			
Second Story:	0			\$0.00			
Additional Story:	0			\$0.00			
Attic/Finished Net:	0			\$0.00			
Half Story/Finished Net:	0			\$0.00			
Base Price				\$117,060.24			
Unfinished Living Area:							
Room/Unfinished:	0			\$0.00			
Unfinished Basement:	834			\$12,193.08			
Half Story/Unfinished:				\$0.00			
Structure Info, Features and Attachments:							
Heating/AC	Air Conditioning - Same Ducts			\$2,051.64			
Plumbing	0 - Half Bath 1 - Full Bath			\$0.00			
Finished Basement Living Area	0			\$0.00			
Features:							
Attachments:	100			\$2,000.00			
Adjusted Base Price				\$133,304.96			
Changes/Adjustments							
Grade Adjustment:	C+ 110%			\$144,435.46			
Market Adjustment:	-19%			\$116,992.72			
CDU Adjustment:	92			\$107,600.00			
Complete:	100			\$107,600.00			
Dollar Adjustments				(\$600.00)			
Dwelling Value				\$107,000.00			
Other Building Improvements	0			\$0.00			
Total Improvement Value				\$107,000.00			
Total Land Value				\$18,000.00			
Total Assessed Value				\$125,000.00			

Parcel Numbers: 809-1111-000 Property Address: 2849 DREXEL AVE #606 W Municipality: Franklin, City of

Owner Name: NAJIB, ABDUL RAHMAN Mailing Address: 2849 W DREXEL AVE #606 FRANKLIN, WI 53132 Land Use: Residential

Property Photograph:	Legal Description:	Building Sketch:
	FRANKLIN OAKS CONDOMINIUMS NE 1/4 SEC 13-5-21	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood:	
	1351-Franklin	

Building Description

Dwelling #	809 1111 000- 1		
Year Built:	1/1/2008	Exterior Wall:	09-Masonry/Frame
Year Remodeled:	1/1/2008	Bedrooms:	1
Remodeled/Effective Age:	-14	Full Baths:	1
Building Type/Style:	17-Condominium	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	C+	Room Count:	2
CDU/Overall Condition:	Good	Basement Description:	Partial
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
809 1111 000- 1	834	0	0	0	0	0	834

Attachment Description(s): 11-OFP Area: 100 Attachment Value: \$2,000

Feature Description(s): Rec Room Condition: Area: Rec Room Area: 0 Feature Value: Rec Room Value: \$0

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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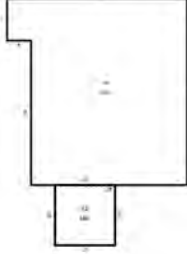
Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
4/9/2008	658	\$133,900.00	AC/FURNACE

Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
9/29/2015		\$70,000.00	Valid		Land and Improvements		
7/1/2010		\$4,598,774.00	Invalid		Land and Improvements		
6/9/2010		\$3,500,000.00	Invalid		Land and Improvements		
11/30/2010		\$78,900.00	Valid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.000	Gross				\$18,000	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
0	0.000				\$18,000		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		
Valuation/Explanation							
Dwelling #	809 1111 000- 1						
Description	Area			Value Amount			
Living Area:							
First Story:	834			\$117,060.24			
Second Story:	0			\$0.00			
Additional Story:	0			\$0.00			
Attic/Finished Net:	0			\$0.00			
Half Story/Finished Net:	0			\$0.00			
Base Price				\$117,060.24			
Unfinished Living Area:							
Room/Unfinished:	0			\$0.00			
Unfinished Basement:	834			\$12,193.08			
Half Story/Unfinished:				\$0.00			
Structure Info, Features and Attachments:							
Heating/AC	Air Conditioning - Same Ducts			\$2,051.64			
Plumbing	0 - Half Bath 1 - Full Bath			\$0.00			
Finished Basement Living Area	0			\$0.00			
Features:							
Attachments:	100			\$2,000.00			
Adjusted Base Price				\$133,304.96			
Changes/Adjustments							
Grade Adjustment:	C+ 110%			\$144,435.46			
Market Adjustment:	-15%			\$122,770.14			
CDU Adjustment:	87			\$106,800.00			
Complete:	100			\$106,800.00			
Dollar Adjustments				\$200.00			
Dwelling Value				\$107,000.00			
Other Building Improvements	0			\$0.00			
Total Improvement Value				\$107,000.00			
Total Land Value				\$18,000.00			
Total Assessed Value				\$125,000.00			

Parcel Numbers: 809-1112-000	Property Address: 2849 DREXEL AVE #607 W	Municipality: Franklin, City of
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Owner Name: Alaa Musa	Mailing Address: 2509 E Honeysuckle Dr Oak Creek, WI 53154	Land Use: Residential
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Property Photograph: 	Legal Description: FRANKLIN OAKS CONDOMINIUMS NE 1/4 SEC 13-5-21	Building Sketch: 
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1351-Franklin	

Building Description

Dwelling #	809 1112 000- 1		
Year Built:	1/1/2008	Exterior Wall:	09-Masonry/Frame
Year Remodeled:	1/1/2008	Bedrooms:	1
Remodeled/Effective Age:	-14	Full Baths:	1
Building Type/Style:	17-Condominium	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	C+	Room Count:	2
CDU/Overall Condition:	Good	Basement Description:	Partial
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
809 1112 000- 1	834	0	0	0	0	0	834

Attachment Description(s): 11-OFP	Area: 100	Attachment Value: \$2,000
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Feature Description(s): Rec Room Condition:	Area: Rec Room Area: 0	Feature Value: Rec Room Value: \$0
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Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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Permit / Construction History


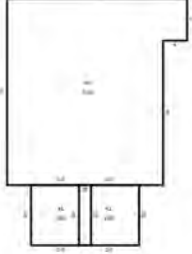
Date of Permit: 4/9/2008	Permit Number: 658	Permit Amount: \$133,900.00	Details of Permit: AC/FURNACE
10/3/2011	71895	\$100.00	RENEWAL

Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
1/22/2021		\$155,000.00	Invalid		Land and Improvements		
6/30/2009		\$124,900.00	Invalid		Land and Improvements		
6/9/2010		\$3,500,000.00	Invalid		Land and Improvements		
7/1/2010		\$2,598,774.00	Invalid		Land and Improvements		
4/22/2011		\$109,900.00	Invalid		Land and Improvements		
1/28/2022	11214375	\$140,000.00	Valid	W/C D - Warrant/Condo Deed	Other	Other	
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.000	Gross				\$18,000	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
0	0.000				\$18,000		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		
Valuation/Explanation							
Dwelling #				809 1112 000- 1			
Description				Area		Value Amount	
Living Area:							
First Story:				834		\$117,060.24	
Second Story:				0		\$0.00	
Additional Story:				0		\$0.00	
Attic/Finished Net:				0		\$0.00	
Half Story/Finished Net:				0		\$0.00	
Base Price						\$117,060.24	
Unfinished Living Area:							
Room/Unfinished:				0		\$0.00	
Unfinished Basement:				834		\$12,193.08	
Half Story/Unfinished:						\$0.00	
Structure Info, Features and Attachments:							
Heating/AC				Air Conditioning - Same Ducts		\$2,051.64	
Plumbing				0 - Half Bath 1 - Full Bath		\$0.00	
Finished Basement Living Area				0		\$0.00	
Features:							
Attachments:				100		\$2,000.00	
Adjusted Base Price						\$133,304.96	
Changes/Adjustments							
Grade Adjustment:				C+ 110%		\$144,435.46	
Market Adjustment:				-15%		\$122,770.14	
CDU Adjustment:				87		\$106,800.00	
Complete:				100		\$106,800.00	
Dollar Adjustments						\$200.00	
Dwelling Value						\$107,000.00	

Other Building Improvements	0	\$0.00
Total Improvement Value		\$107,000.00
Total Land Value		\$18,000.00
Total Assessed Value		\$125,000.00

Parcel Numbers: 809-1113-000	Property Address: 2849 DREXEL AVE #608 W	Municipality: Franklin, City of
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Owner Name: MARRS, KELLY	Mailing Address: 2849 W DREXEL AVE #608 FRANKLIN, WI 53132	Land Use: Residential
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Property Photograph: 	Legal Description: FRANKLIN OAKS CONDOMINIUMS NE 1/4 SEC 13-5-21	Building Sketch: 
Parcel Sketch and Site Map obtained from the County GIS		
Neighborhood: 1351-Franklin		

Building Description

Dwelling #	809 1113 000- 1		
Year Built:	1/1/2008	Exterior Wall:	09-Masonry/Frame
Year Remodeled:	1/1/2008	Bedrooms:	1
Remodeled/Effective Age:	-14	Full Baths:	1
Building Type/Style:	17-Condominium	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	C+	Room Count:	2
CDU/Overall Condition:	Good	Basement Description:	Partial
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
809 1113 000- 1	834	0	0	0	0	0	834

Attachment Description(s): 11-0FP	Area: 100	Attachment Value: \$2,000
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Feature Description(s): Rec Room Condition:	Area: Rec Room Area: 0	Feature Value: Rec Room Value: \$0
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Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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Permit / Construction History


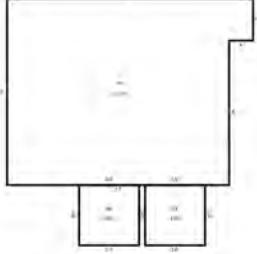
Date of Permit: 4/9/2008	Permit Number: 658	Permit Amount: \$133,900.00	Details of Permit: AC/FURNACE
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Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
6/24/2011		\$79,900.00	Valid		Land and Improvements		
7/1/2010		\$2,598,774.00	Invalid		Land and Improvements		
8/30/2021		\$134,500.00	Valid		Land and Improvements		
6/30/2009		\$119,900.00	Invalid		Land and Improvements		
6/9/2010		\$3,500,000.00	Invalid		Land and Improvements		
Land Breakdown							
Land Class:	Acres:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.000	Gross				\$18,000	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
0	0.000				\$18,000		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		
Valuation/Explanation							
Dwelling #				809 1113 000- 1			
Description				Area		Value Amount	
Living Area:							
First Story:				834			\$117,060.24
Second Story:				0			\$0.00
Additional Story:				0			\$0.00
Attic/Finished Net:				0			\$0.00
Half Story/Finished Net:				0			\$0.00
Base Price						\$117,060.24	
Unfinished Living Area:							
Room/Unfinished:				0			\$0.00
Unfinished Basement:				834			\$12,193.08
Half Story/Unfinished:							\$0.00
Structure Info, Features and Attachments:							
Heating/AC				Air Conditioning - Same Ducts		\$2,051.64	
Plumbing				0 - Half Bath 1 - Full Bath		\$0.00	
Finished Basement Living Area				0			\$0.00
Features:							
Attachments:				100			\$2,000.00
Adjusted Base Price						\$133,304.96	
Changes/Adjustments							
Grade Adjustment:				C+ 110%		\$144,435.46	
Market Adjustment:				-7%		\$134,324.97	
CDU Adjustment:				87		\$116,900.00	
Complete:				100		\$116,900.00	
Dollar Adjustments						(\$400.00)	
Dwelling Value						\$116,500.00	

Other Building Improvements	0	\$0.00
Total Improvement Value		\$116,500.00
Total Land Value		\$18,000.00
Total Assessed Value		\$134,500.00

Parcel Numbers: 809-1114-000	Property Address: 2849 DREXEL AVE #609 W	Municipality: Franklin, City of
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Owner Name: KRONENBERG, GARY R	Mailing Address: 2849 W DREXEL AVE #609 FRANKLIN, WI 53132	Land Use: Residential
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Property Photograph: 	Legal Description: FRANKLIN OAKS CONDOMINIUMS NE 1/4 SEC 13-5-21	Building Sketch: 
Parcel Sketch and Site Map obtained from the County GIS		
Neighborhood: 1351-Franklin		

Building Description

Dwelling #	809 1114 000- 1		
Year Built:	1/1/2008	Exterior Wall:	09-Masonry/Frame
Year Remodeled:	1/1/2008	Bedrooms:	2
Remodeled/Effective Age:	-14	Full Baths:	2
Building Type/Style:	17-Condominium	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	C+	Room Count:	2
CDU/Overall Condition:	Good	Basement Description:	Partial
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
809 1114 000- 1	1,175	0	0	0	0	0	1,175

Attachment Description(s): 11-OFP	Area: 100	Attachment Value: \$2,000
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Feature Description(s): Rec Room Condition:	Area: Rec Room Area: 0	Feature Value: Rec Room Value: \$0
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Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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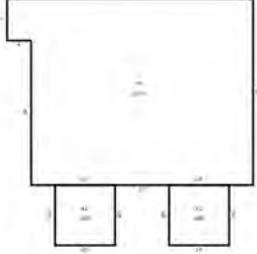
Permit / Construction History

Date of Permit: 4/9/2008	Permit Number: 658	Permit Amount: \$133,900.00	Details of Permit: AC/FURNACE
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Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
10/5/2011		\$113,800.00	Valid		Land and Improvements		
10/1/2014		\$113,000.00	Valid		Land and Improvements		
6/9/2010		\$3,500,000.00	Invalid		Land and Improvements		
7/1/2010		\$2,598,774.00	Invalid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.000	Gross				\$18,000	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:			
0	0.000			\$18,000			
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		
Valuation/Explanation							
Dwelling #	809 1114 000- 1						
Description	Area			Value Amount			
Living Area:							
First Story:	1,175			\$153,255.25			
Second Story:	0			\$0.00			
Additional Story:	0			\$0.00			
Attic/Finished Net:	0			\$0.00			
Half Story/Finished Net:	0			\$0.00			
Base Price				\$153,255.25			
Unfinished Living Area:							
Room/Unfinished:	0			\$0.00			
Unfinished Basement:	1,175			\$16,156.25			
Half Story/Unfinished:				\$0.00			
Structure Info, Features and Attachments:							
Heating/AC	Air Conditioning - Same Ducts			\$2,890.50			
Plumbing	0 - Half Bath 2 - Full Bath			\$7,322.00			
Finished Basement Living Area	0			\$0.00			
Features:							
Attachments:	100			\$2,000.00			
Adjusted Base Price				\$181,624.00			
Changes/Adjustments							
Grade Adjustment:	C+ 110%			\$197,586.40			
Market Adjustment:	-4%			\$189,682.94			
CDU Adjustment:	87			\$165,000.00			
Complete:	100			\$165,000.00			
Dollar Adjustments				(\$300.00)			
Dwelling Value				\$164,700.00			
Other Building Improvements	0			\$0.00			
Total Improvement Value				\$164,700.00			
Total Land Value				\$18,000.00			
Total Assessed Value				\$182,700.00			

Parcel Numbers: 809-1115-000	Property Address: 2849 DREXEL AVE #610 W	Municipality: Franklin, City of
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Owner Name: SCHWALBACH, BRIAN R	Mailing Address: 2849 W DREXEL AVE #610 FRANKLIN, WI 53132	Land Use: Residential
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Property Photograph: 	Legal Description: FRANKLIN OAKS CONDOMINIUMS NE 1/4 SEC 13-5-21	Building Sketch: 
Parcel Sketch and Site Map obtained from the County GIS		
Neighborhood: 1351-Franklin		

Building Description

Dwelling #	809 1115 000- 1		
Year Built:	1/1/2008	Exterior Wall:	09-Masonry/Frame
Year Remodeled:	1/1/2008	Bedrooms:	2
Remodeled/Effective Age:	-14	Full Baths:	2
Building Type/Style:	17-Condominium	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	C+	Room Count:	2
CDU/Overall Condition:	Good	Basement Description:	Partial
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
809 1115 000- 1	1,175	0	0	0	0	0	1,175

Attachment Description(s): 11-OFP	Area: 100	Attachment Value: \$2,000
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Feature Description(s): Rec Room Condition:	Area: Rec Room Area: 0	Feature Value: Rec Room Value: \$0
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Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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Permit / Construction History

Date of Permit: 4/9/2008	Permit Number: 658	Permit Amount: \$133,900.00	Details of Permit: AC/FURNACE
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Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
6/9/2010		\$3,500,000.00	Invalid		Land and Improvements		
7/1/2010		\$2,598,774.00	Invalid		Land and Improvements		
11/30/2010		\$105,900.00	Valid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.000	Gross				\$18,000	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
0	0.000				\$18,000		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		
Valuation/Explanation							
Dwelling #				809 1115 000- 1			
Description				Area		Value Amount	
Living Area:							
First Story:				1,175		\$153,255.25	
Second Story:				0		\$0.00	
Additional Story:				0		\$0.00	
Attic/Finished Net:				0		\$0.00	
Half Story/Finished Net:				0		\$0.00	
Base Price						\$153,255.25	
Unfinished Living Area:							
Room/Unfinished:				0		\$0.00	
Unfinished Basement:				1,175		\$16,156.25	
Half Story/Unfinished:						\$0.00	
Structure Info, Features and Attachments:							
Heating/AC				Air Conditioning - Same Ducts		\$2,890.50	
Plumbing				0 - Half Bath 2 - Full Bath		\$7,322.00	
Finished Basement Living Area				0		\$0.00	
Features:							
Attachments:				100		\$2,000.00	
Adjusted Base Price						\$181,624.00	
Changes/Adjustments							
Grade Adjustment:				C+ 110%		\$197,586.40	
Market Adjustment:				-4%		\$189,682.94	
CDU Adjustment:				87		\$165,000.00	
Complete:				100		\$165,000.00	
Dollar Adjustments						(\$300.00)	
Dwelling Value						\$164,700.00	
Other Building Improvements				0		\$0.00	
Total Improvement Value						\$164,700.00	
Total Land Value						\$18,000.00	
Total Assessed Value						\$182,700.00	

Parcel Numbers: 809-1116-000	Property Address: 2849 DREXEL AVE #611 W	Municipality: Franklin, City of
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Owner Name: MANSFIELD, LISA	Mailing Address: 2849 W DREXEL AVE #611 FRANKLIN, WI 53132	Land Use: Residential
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Property Photograph: 	Legal Description: FRANKLIN OAKS CONDOMINIUMS NE 1/4 SEC 13-5-21	Building Sketch: 
Parcel Sketch and Site Map obtained from the County GIS		
Neighborhood: 1351-Franklin		

Building Description

Dwelling #	809 1116 000- 1		
Year Built:	1/1/2008	Exterior Wall:	09-Masonry/Frame
Year Remodeled:	1/1/2008	Bedrooms:	2
Remodeled/Effective Age:	-14	Full Baths:	2
Building Type/Style:	17-Condominium	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	C+	Room Count:	2
CDU/Overall Condition:	Good	Basement Description:	Partial
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
809 1116 000- 1	1,065	0	0	0	0	0	1,065

Attachment Description(s): 11-OFP	Area: 100	Attachment Value: \$2,000
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Feature Description(s): Rec Room Condition:	Area: Rec Room Area: 0	Feature Value: Rec Room Value: \$0
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Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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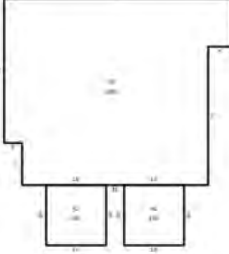
Permit / Construction History

Date of Permit: 4/9/2008	Permit Number: 658	Permit Amount: \$133,900.00	Details of Permit: AC/FURNACE
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Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
7/1/2010		\$2,598,774.00	Invalid		Land and Improvements		
6/5/2019		\$155,000.00	Valid		Land and Improvements		
6/9/2010		\$3,500,000.00	Invalid		Land and Improvements		
1/24/2012		\$99,000.00	Valid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.000	Gross				\$18,000	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
0	0.000				\$18,000		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		
Valuation/Explanation							
Dwelling #	809 1116 000- 1						
Description	Area			Value Amount			
Living Area:							
First Story:	1,065			\$140,505.45			
Second Story:	0			\$0.00			
Additional Story:	0			\$0.00			
Attic/Finished Net:	0			\$0.00			
Half Story/Finished Net:	0			\$0.00			
Base Price				\$140,505.45			
Unfinished Living Area:							
Room/Unfinished:	0			\$0.00			
Unfinished Basement:	1,065			\$14,878.05			
Half Story/Unfinished:				\$0.00			
Structure Info, Features and Attachments:							
Heating/AC	Air Conditioning - Same Ducts			\$2,619.90			
Plumbing	0 - Half Bath 2 - Full Bath			\$7,322.00			
Finished Basement Living Area	0			\$0.00			
Features:							
Attachments:	100			\$2,000.00			
Adjusted Base Price				\$167,325.40			
Changes/Adjustments							
Grade Adjustment:	C+ 110%			\$181,857.94			
Market Adjustment:	-4%			\$174,583.62			
CDU Adjustment:	87			\$151,900.00			
Complete:	100			\$151,900.00			
Dollar Adjustments				(\$100.00)			
Dwelling Value				\$151,800.00			
Other Building Improvements	0			\$0.00			
Total Improvement Value				\$151,800.00			
Total Land Value				\$18,000.00			
Total Assessed Value				\$169,800.00			

Parcel Numbers: 809-1117-000	Property Address: 2849 DREXEL AVE #612 W	Municipality: Franklin, City of
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Owner Name: VENTELA, KYLE J	Mailing Address: 8855 S BROOK CIR OAK CREEK, WI 53154	Land Use: Residential
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Property Photograph: 	Legal Description: FRANKLIN OAKS CONDOMINIUMS NE 1/4 SEC 13-5-21	Building Sketch: 
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1351-Franklin	

Building Description

Dwelling #	809 1117 000- 1		
Year Built:	1/1/2008	Exterior Wall:	09-Masonry/Frame
Year Remodeled:	1/1/2008	Bedrooms:	2
Remodeled/Effective Age:	-14	Full Baths:	2
Building Type/Style:	17-Condominium	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	C+	Room Count:	2
CDU/Overall Condition:	Good	Basement Description:	Partial
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
809 1117 000- 1	1,065	0	0	0	0	0	1,065

Attachment Description(s): 11-OFP	Area: 100	Attachment Value: \$2,000
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Feature Description(s): Rec Room Condition:	Area: Rec Room Area: 0	Feature Value: Rec Room Value: \$0
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Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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Permit / Construction History



Date of Permit: 4/9/2008	Permit Number: 658	Permit Amount: \$133,900.00	Details of Permit: AC/FURNACE
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Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
10/31/2019		\$150,000.00	Valid		Land and Improvements		
6/30/2009		\$139,900.00	Invalid		Land and Improvements		
6/9/2010		\$3,500,000.00	Invalid		Land and Improvements		
7/1/2010		\$2,598,774.00	Invalid		Land and Improvements		
6/13/2011		\$107,000.00	Valid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.000	Gross				\$18,000	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
0	0.000				\$18,000		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		
Valuation/Explanation							
Dwelling #				809 1117 000- 1			
Description				Area		Value Amount	
Living Area:							
First Story:				1,065			\$140,505.45
Second Story:				0			\$0.00
Additional Story:				0			\$0.00
Attic/Finished Net:				0			\$0.00
Half Story/Finished Net:				0			\$0.00
Base Price						\$140,505.45	
Unfinished Living Area:							
Room/Unfinished:				0			\$0.00
Unfinished Basement:				1,065			\$14,878.05
Half Story/Unfinished:							\$0.00
Structure Info, Features and Attachments:							
Heating/AC				Air Conditioning - Same Ducts		\$2,619.90	
Plumbing				0 - Half Bath 2 - Full Bath		\$7,322.00	
Finished Basement Living Area				0			\$0.00
Features:							
Attachments:				100			\$2,000.00
Adjusted Base Price						\$167,325.40	
Changes/Adjustments							
Grade Adjustment:				C+ 110%		\$181,857.94	
Market Adjustment:				-4%		\$174,583.62	
CDU Adjustment:				87		\$151,900.00	
Complete:				100		\$151,900.00	
Dollar Adjustments						(\$100.00)	
Dwelling Value						\$151,800.00	

Other Building Improvements	0	\$0.00
Total Improvement Value		\$151,800.00
Total Land Value		\$18,000.00
Total Assessed Value		\$169,800.00

Parcel Numbers: 809-1118-000	Property Address: 2849 DREXEL AVE #613 W	Municipality: Franklin, City of
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Owner Name: GARCIA, SHANNON C	Mailing Address: 2849 W DREXEL AVE #613 FRANKLIN, WI 53132	Land Use: Residential
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Property Photograph: 	Legal Description: FRANKLIN OAKS CONDOMINIUMS NE 1/4 SEC 13-5-21	Building Sketch: 
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1351-Franklin	

Building Description

Dwelling #	809 1118 000- 1		
Year Built:	1/1/2008	Exterior Wall:	09-Masonry/Frame
Year Remodeled:	1/1/2008	Bedrooms:	2
Remodeled/Effective Age:	-14	Full Baths:	2
Building Type/Style:	17-Condominium	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	C+	Room Count:	3
CDU/Overall Condition:	Average	Basement Description:	Partial
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:		Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
809 1118 000- 1	1,320	0	0	0	0	0	1,320

Attachment Description(s): 11-0FP	Area: 100	Attachment Value: \$2,000
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Feature Description(s): Rec Room Condition:	Area: Rec Room Area: 0	Feature Value: Rec Room Value: \$0
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Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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Permit / Construction History

Date of Permit: 4/9/2008	Permit Number: 658	Permit Amount: \$133,900.00	Details of Permit: AC/FURNACE
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Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
7/20/2010		\$151,000.00	Valid		Land and Improvements		
7/1/2010		\$2,598,774.00	Invalid		Land and Improvements		
6/9/2010		\$3,500,000.00	Invalid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.000	Gross				\$18,000	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
0	0.000				\$18,000		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		
Valuation/Explanation							
Dwelling #				809 1118 000- 1			
Description				Area		Value Amount	
Living Area:							
First Story:				1,320		\$169,197.60	
Second Story:				0		\$0.00	
Additional Story:				0		\$0.00	
Attic/Finished Net:				0		\$0.00	
Half Story/Finished Net:				0		\$0.00	
Base Price						\$169,197.60	
Unfinished Living Area:							
Room/Unfinished:				0		\$0.00	
Unfinished Basement:				1,320		\$17,622.00	
Half Story/Unfinished:						\$0.00	
Structure Info, Features and Attachments:							
Heating/AC				Air Conditioning - Same Ducts		\$3,247.20	
Plumbing				0 - Half Bath 2 - Full Bath		\$7,322.00	
Finished Basement Living Area				0		\$0.00	
Features:							
Attachments:				100		\$2,000.00	
Adjusted Base Price						\$199,388.80	
Changes/Adjustments							
Grade Adjustment:				C+ 110%		\$217,127.68	
Market Adjustment:				12%		\$243,183.00	
CDU Adjustment:				82		\$199,400.00	
Complete:				100		\$199,400.00	
Dollar Adjustments						(\$500.00)	
Dwelling Value						\$198,900.00	
Other Building Improvements				0		\$0.00	
Total Improvement Value						\$198,900.00	
Total Land Value						\$18,000.00	
Total Assessed Value						\$216,900.00	

Parcel Numbers: 809-1119-000 Property Address: 2849 DREXEL AVE #614 W Municipality: Franklin, City of

Owner Name: ROSALES PUAQUE, ADOLFO E Mailing Address: 2849 W DREXEL AVE #614 FRANKLIN, WI 53132 Land Use: Residential

Property Photograph:	Legal Description:	Building Sketch:
	FRANKLIN OAKS CONDOMINIUMS NE 1/4 SEC 13-5-21	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood:	
	1351-Franklin	

Building Description

Dwelling #	809 1119 000- 1		
Year Built:	1/1/2008	Exterior Wall:	09-Masonry/Frame
Year Remodeled:	1/1/2008	Bedrooms:	2
Remodeled/Effective Age:	-14	Full Baths:	2
Building Type/Style:	17-Condominium	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	C+	Room Count:	3
CDU/Overall Condition:	Average	Basement Description:	Partial
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:		Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
809 1119 000- 1	1,320	0	0	0	0	0	1,320

Attachment Description(s): 11-OFP	Area: 100	Attachment Value: \$2,000
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Feature Description(s): 05-Metal Fireplace	Area: 1	Feature Value: \$2,000
Rec Room Condition:	Rec Room Area: 0	Rec Room Value: \$0

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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Permit / Construction History



Date of Permit: 4/9/2008	Permit Number: 658	Permit Amount: \$133,900.00	Details of Permit: AC/FURNACE
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Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
2/10/2016		\$124,000.00	Valid		Land and Improvements		
6/9/2010		\$3,500,000.00	Invalid		Land and Improvements		
7/1/2010		\$2,598,774.00	Invalid		Land and Improvements		
1/19/2011		\$124,900.00	Valid		Land and Improvements		
7/8/2015		\$142,000.00	Invalid		Land and Improvements		
1/15/2021		\$192,400.00	Valid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.000	Gross				\$18,000	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
0	0.000				\$18,000		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		
Valuation/Explanation							
Dwelling #				809 1119 000- 1			
Description				Area		Value Amount	
Living Area:							
First Story:				1,320		\$169,197.60	
Second Story:				0		\$0.00	
Additional Story:				0		\$0.00	
Attic/Finished Net:				0		\$0.00	
Half Story/Finished Net:				0		\$0.00	
Base Price						\$169,197.60	
Unfinished Living Area:							
Room/Unfinished:				0		\$0.00	
Unfinished Basement:				1,320		\$17,622.00	
Half Story/Unfinished:						\$0.00	
Structure Info, Features and Attachments:							
Heating/AC				Air Conditioning - Same Ducts		\$3,247.20	
Plumbing				0 - Half Bath 2 - Full Bath		\$7,322.00	
Finished Basement Living Area				0		\$0.00	
Features:				1		\$2,000.00	
Attachments:				100		\$2,000.00	
Adjusted Base Price						\$201,388.80	
Changes/Adjustments							
Grade Adjustment:				C+ 110%		\$217,127.68	
Market Adjustment:				10%		\$238,840.45	
CDU Adjustment:				82		\$195,800.00	
Complete:				100		\$195,800.00	
Dollar Adjustments						(\$100.00)	
Dwelling Value						\$195,700.00	

Other Building Improvements	0	\$0.00
Total Improvement Value		\$195,700.00
Total Land Value		\$18,000.00
Total Assessed Value		\$213,700.00

Parcel Numbers: 809-1120-000	Property Address: 2849 DREXEL AVE #615 W	Municipality: Franklin, City of
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Owner Name: DUCKSON, MARK D	Mailing Address: 2849 W DREXEL AVE #615 FRANKLIN, WI 53132	Land Use: Residential
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Property Photograph: 	Legal Description: FRANKLIN OAKS CONDOMINIUMS NE 1/4 SEC 13-5-21	Building Sketch: 
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1351-Franklin	

Building Description

Dwelling #	809 1120 000- 1		
Year Built:	1/1/2008	Exterior Wall:	09-Masonry/Frame
Year Remodeled:	1/1/2008	Bedrooms:	2
Remodeled/Effective Age:	-14	Full Baths:	2
Building Type/Style:	17-Condominium	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	C+	Room Count:	4
CDU/Overall Condition:	Average	Basement Description:	Partial
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:		Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
809 1120 000- 1	1,379	0	0	0	0	0	1,379

Attachment Description(s): 11-0FP	Area: 100	Attachment Value: \$2,000
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Feature Description(s): Rec Room Condition:	Area: Rec Room Area: 0	Feature Value: Rec Room Value: \$0
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Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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Permit / Construction History

Date of Permit: 4/9/2008	Permit Number: 658	Permit Amount: \$133,900.00	Details of Permit: AC/FURNACE
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Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
10/31/2019		\$186,000.00	Valid		Land and Improvements		
6/9/2010		\$3,500,000.00	Invalid		Land and Improvements		
6/18/2010		\$160,000.00	Invalid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.000	Gross				\$18,000	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
0	0.000				\$18,000		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		
Valuation/Explanation							
Dwelling #				809 1120 000- 1			
Description				Area		Value Amount	
Living Area:							
First Story:				1,379		\$175,725.97	
Second Story:				0		\$0.00	
Additional Story:				0		\$0.00	
Attic/Finished Net:				0		\$0.00	
Half Story/Finished Net:				0		\$0.00	
Base Price						\$175,725.97	
Unfinished Living Area:							
Room/Unfinished:				0		\$0.00	
Unfinished Basement:				1,379		\$18,230.38	
Half Story/Unfinished:						\$0.00	
Structure Info, Features and Attachments:							
Heating/AC				Air Conditioning - Same Ducts		\$3,392.34	
Plumbing				0 - Half Bath 2 - Full Bath		\$7,322.00	
Finished Basement Living Area				0		\$0.00	
Features:							
Attachments:				100		\$2,000.00	
Adjusted Base Price						\$206,670.69	
Changes/Adjustments							
Grade Adjustment:				C+ 110%		\$225,137.76	
Market Adjustment:				13%		\$254,405.67	
CDU Adjustment:				82		\$208,600.00	
Complete:				100		\$208,600.00	
Dollar Adjustments						\$300.00	
Dwelling Value						\$208,900.00	
Other Building Improvements				0		\$0.00	
Total Improvement Value						\$208,900.00	
Total Land Value						\$18,000.00	
Total Assessed Value						\$226,900.00	

Parcel Numbers: 809-1121-000 Property Address: 2849 DREXEL AVE #616 W Municipality: Franklin, City of

Owner Name: ANNESSI, MICHAEL Mailing Address: 2849 W DREXEL AVE #616 FRANKLIN, WI 53132 Land Use: Residential

Property Photograph:	Legal Description:	Building Sketch:
	FRANKLIN OAKS CONDOMINIUMS NE 1/4 SEC 13-5-21	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood:	
	1351-Franklin	

Building Description

Dwelling #	809 1121 000- 1		
Year Built:	1/1/2008	Exterior Wall:	09-Masonry/Frame
Year Remodeled:	1/1/2008	Bedrooms:	2
Remodeled/Effective Age:	-14	Full Baths:	2
Building Type/Style:	17-Condominium	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	C+	Room Count:	4
CDU/Overall Condition:	Average	Basement Description:	Partial
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:		Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
809 1121 000- 1	1,379	0	0	0	0	0	1,379

Attachment Description(s): 11-OFP Area: 100 Attachment Value: \$2,000

Feature Description(s): Rec Room Condition: Area: Rec Room Area: 0 Feature Value: Rec Room Value: \$0

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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Permit / Construction History


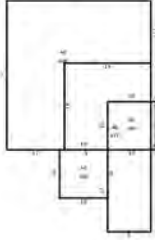
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
4/9/2008	658	\$133,900.00	AC/FURNACE

Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
3/7/2013		\$5,000.00	Invalid		Land and Improvements		
6/14/2011		\$119,000.00	Invalid		Land and Improvements		
12/15/2017		\$156,000.00	Valid		Land and Improvements		
6/9/2010		\$3,500,000.00	Invalid		Land and Improvements		
7/1/2010		\$2,598,774.00	Invalid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.000	Gross				\$18,000	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
0	0.000				\$18,000		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		
Valuation/Explanation							
Dwelling #				809 1121 000- 1			
Description				Area		Value Amount	
Living Area:							
First Story:				1,379			\$175,725.97
Second Story:				0			\$0.00
Additional Story:				0			\$0.00
Attic/Finished Net:				0			\$0.00
Half Story/Finished Net:				0			\$0.00
Base Price						\$175,725.97	
Unfinished Living Area:							
Room/Unfinished:				0			\$0.00
Unfinished Basement:				1,379			\$18,230.38
Half Story/Unfinished:							\$0.00
Structure Info, Features and Attachments:							
Heating/AC				Air Conditioning - Same Ducts			\$3,392.34
Plumbing				0 - Half Bath 2 - Full Bath			\$7,322.00
Finished Basement Living Area				0			\$0.00
Features:							
Attachments:				100			\$2,000.00
Adjusted Base Price						\$206,670.69	
Changes/Adjustments							
Grade Adjustment:				C+ 110%			\$225,137.76
Market Adjustment:				13%			\$254,405.67
CDU Adjustment:				82			\$208,600.00
Complete:				100			\$208,600.00
Dollar Adjustments							\$300.00
Dwelling Value						\$208,900.00	

Other Building Improvements	0	\$0.00
Total Improvement Value		\$208,900.00
Total Land Value		\$18,000.00
Total Assessed Value		\$226,900.00

Parcel Numbers: 809-1122-000 Property Address: 2849 DREXEL AVE #617 W Municipality: Franklin, City of

Owner Name: BURBACH, JODY L Mailing Address: 2849 W DREXEL AVE #617 FRANKLIN, WI 53132 Land Use: Residential

Property Photograph:	Legal Description:	Building Sketch:
	FRANKLIN OAKS CONDOMINIUMS NE 1/4 SEC 13-5-21	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood:	
	1351-Franklin	

Building Description

Dwelling #	809 1122 000- 1		
Year Built:	1/1/2008	Exterior Wall:	09-Masonry/Frame
Year Remodeled:	1/1/2008	Bedrooms:	2
Remodeled/Effective Age:	-14	Full Baths:	2
Building Type/Style:	17-Condominium	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	C+	Room Count:	3
CDU/Overall Condition:	Good	Basement Description:	Partial
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
809 1122 000- 1	1,083	0	0	0	0	0	1,083

Attachment Description(s): 11-OFP	Area: 100	Attachment Value: \$2,000
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Feature Description(s): Rec Room Condition:	Area: Rec Room Area: 0	Feature Value: Rec Room Value: \$0
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Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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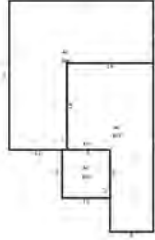
Permit / Construction History

Date of Permit: 4/9/2008	Permit Number: 658	Permit Amount: \$133,900.00	Details of Permit: AC/FURNACE
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Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
7/21/2011		\$146,900.00	Valid		Land and Improvements		
7/1/2010		\$2,598,774.00	Invalid		Land and Improvements		
6/9/2010		\$3,500,000.00	Invalid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.000	Gross				\$18,000	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
0	0.000				\$18,000		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		
Valuation/Explanation							
Dwelling #				809 1122 000- 1			
Description				Area		Value Amount	
Living Area:							
First Story:				1,083		\$142,880.19	
Second Story:				0		\$0.00	
Additional Story:				0		\$0.00	
Attic/Finished Net:				0		\$0.00	
Half Story/Finished Net:				0		\$0.00	
Base Price						\$142,880.19	
Unfinished Living Area:							
Room/Unfinished:				0		\$0.00	
Unfinished Basement:				1,083		\$15,129.51	
Half Story/Unfinished:						\$0.00	
Structure Info, Features and Attachments:							
Heating/AC				Air Conditioning - Same Ducts		\$2,664.18	
Plumbing				0 - Half Bath 2 - Full Bath		\$7,322.00	
Finished Basement Living Area				0		\$0.00	
Features:							
Attachments:				100		\$2,000.00	
Adjusted Base Price						\$169,995.88	
Changes/Adjustments							
Grade Adjustment:				C+ 110%		\$184,795.47	
Market Adjustment:				12%		\$206,970.92	
CDU Adjustment:				87		\$180,100.00	
Complete:				100		\$180,100.00	
Dollar Adjustments						(\$600.00)	
Dwelling Value						\$179,500.00	
Other Building Improvements				0		\$0.00	
Total Improvement Value						\$179,500.00	
Total Land Value						\$18,000.00	
Total Assessed Value						\$197,500.00	

Parcel Numbers: 809-1123-000 Property Address: 2849 DREXEL AVE #618 W Municipality: Franklin, City of

Owner Name: LEE, SEE Mailing Address: 2849 W DREXEL AVE #618 FRANKLIN, WI 53132 Land Use: Residential

Property Photograph:	Legal Description:	Building Sketch:
	FRANKLIN OAKS CONDOMINIUMS NE 1/4 SEC 13-5-21	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood:	
	1351-Franklin	

Building Description

Dwelling #	809 1123 000- 1		
Year Built:	1/1/2008	Exterior Wall:	09-Masonry/Frame
Year Remodeled:	1/1/2008	Bedrooms:	2
Remodeled/Effective Age:	-14	Full Baths:	2
Building Type/Style:	17-Condominium	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	C+	Room Count:	3
CDU/Overall Condition:	Good	Basement Description:	Partial
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
809 1123 000- 1	1,083	0	0	0	0	0	1,083

Attachment Description(s): 11-OFP Area: 100 Attachment Value: \$2,000

Feature Description(s): Rec Room Condition: Area: Rec Room Area: 0 Feature Value: Rec Room Value: \$0

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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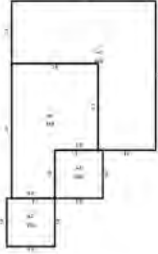
Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
4/9/2008	658	\$133,900.00	AC/FURNACE

Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
9/30/2008		\$175,000.00	Valid		Land and Improvements		
4/22/2013		\$135,000.00	Valid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.000	Gross				\$18,000	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
0	0.000				\$18,000		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		
Valuation/Explanation							
Dwelling #				809 1123 000- 1			
Description				Area		Value Amount	
Living Area:							
First Story:				1,083		\$142,880.19	
Second Story:				0		\$0.00	
Additional Story:				0		\$0.00	
Attic/Finished Net:				0		\$0.00	
Half Story/Finished Net:				0		\$0.00	
Base Price						\$142,880.19	
Unfinished Living Area:							
Room/Unfinished:				0		\$0.00	
Unfinished Basement:				1,083		\$15,129.51	
Half Story/Unfinished:						\$0.00	
Structure Info, Features and Attachments:							
Heating/AC				Air Conditioning - Same Ducts		\$2,664.18	
Plumbing				0 - Half Bath 2 - Full Bath		\$7,322.00	
Finished Basement Living Area				0		\$0.00	
Features:							
Attachments:				100		\$2,000.00	
Adjusted Base Price						\$169,995.88	
Changes/Adjustments							
Grade Adjustment:				C+ 110%		\$184,795.47	
Market Adjustment:				12%		\$206,970.92	
CDU Adjustment:				87		\$180,100.00	
Complete:				100		\$180,100.00	
Dollar Adjustments						(\$600.00)	
Dwelling Value						\$179,500.00	
Other Building Improvements				0		\$0.00	
Total Improvement Value						\$179,500.00	
Total Land Value						\$18,000.00	
Total Assessed Value						\$197,500.00	

Parcel Numbers: 809-1124-000	Property Address: 2849 DREXEL AVE #619 W	Municipality: Franklin, City of
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Owner Name: CHIN, JASON JEREMY	Mailing Address: 2849 W DREXEL AVE #619 FRANKLIN, WI 53132	Land Use: Residential
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Property Photograph: 	Legal Description: FRANKLIN OAKS CONDOMINIUMS NE 1/4 SEC 13-5-21	Building Sketch: 
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1351-Franklin	

Building Description

Dwelling #	809 1124 000- 1		
Year Built:	1/1/2008	Exterior Wall:	09-Masonry/Frame
Year Remodeled:	1/1/2008	Bedrooms:	2
Remodeled/Effective Age:	-14	Full Baths:	2
Building Type/Style:	17-Condominium	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	C+	Room Count:	3
CDU/Overall Condition:	Average	Basement Description:	Partial
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:		Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
809 1124 000- 1	1,020	0	0	0	0	0	1,020

Attachment Description(s): 11-OFP	Area: 100	Attachment Value: \$2,000
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Feature Description(s): Rec Room Condition:	Area: Rec Room Area: 0	Feature Value: Rec Room Value: \$0
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Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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Permit / Construction History

Date of Permit: 4/9/2008	Permit Number: 658	Permit Amount: \$133,900.00	Details of Permit: AC/FURNACE
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Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
6/9/2010		\$3,500,000.00	Invalid		Land and Improvements		
7/1/2010		\$2,598,774.00	Invalid		Land and Improvements		
3/10/2011		\$134,900.00	Valid		Land and Improvements		
9/2/2021		\$199,800.00	Valid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.000	Gross				\$18,000	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:			
0	0.000			\$18,000			
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		
Valuation/Explanation							
Dwelling #	809 1124 000- 1						
Description	Area			Value Amount			
Living Area:							
First Story:	1,020			\$135,333.60			
Second Story:	0			\$0.00			
Additional Story:	0			\$0.00			
Attic/Finished Net:	0			\$0.00			
Half Story/Finished Net:	0			\$0.00			
Base Price				\$135,333.60			
Unfinished Living Area:							
Room/Unfinished:	0			\$0.00			
Unfinished Basement:	1,020			\$14,351.40			
Half Story/Unfinished:				\$0.00			
Structure Info, Features and Attachments:							
Heating/AC	Air Conditioning - Same Ducts			\$2,509.20			
Plumbing	0 - Half Bath 2 - Full Bath			\$7,322.00			
Finished Basement Living Area	0			\$0.00			
Features:							
Attachments:	100			\$2,000.00			
Adjusted Base Price				\$161,516.20			
Changes/Adjustments							
Grade Adjustment:	C+ 110%			\$175,467.82			
Market Adjustment:	26%			\$221,089.45			
CDU Adjustment:	82			\$181,300.00			
Complete:	100			\$181,300.00			
Dollar Adjustments				\$500.00			
Dwelling Value				\$181,800.00			
Other Building Improvements	0			\$0.00			
Total Improvement Value				\$181,800.00			
Total Land Value				\$18,000.00			
Total Assessed Value				\$199,800.00			

Parcel Numbers: 809-1125-000	Property Address: 2849 DREXEL AVE #620 W	Municipality: Franklin, City of
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Owner Name: SCHIESSER, SCOTT M	Mailing Address: 2849 W DREXEL AVE #620 FRANKLIN, WI 53132	Land Use: Residential
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Property Photograph: 	Legal Description: FRANKLIN OAKS CONDOMINIUMS NE 1/4 SEC 13-5-21	Building Sketch: 
Parcel Sketch and Site Map obtained from the County GIS		
Neighborhood: 1351-Franklin		

Building Description

Dwelling #	809 1125 000- 1		
Year Built:	1/1/2008	Exterior Wall:	09-Masonry/Frame
Year Remodeled:	1/1/2008	Bedrooms:	2
Remodeled/Effective Age:	-14	Full Baths:	2
Building Type/Style:	17-Condominium	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	C+	Room Count:	4
CDU/Overall Condition:	Average	Basement Description:	Partial
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:		Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
809 1125 000- 1	1,020	0	0	0	0	0	1,020

Attachment Description(s):	Area:	Attachment Value:
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Feature Description(s):	Area:	Feature Value:
Rec Room Condition:	Rec Room Area: 0	Rec Room Value: \$0

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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Permit / Construction History

Date of Permit: 4/9/2008	Permit Number: 658	Permit Amount: \$133,900.00	Details of Permit: AC/FURNACE
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Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
1/30/2015		\$132,500.00	Valid		Land and Improvements		
2/28/2011		\$131,732.00	Valid		Land and Improvements		
6/9/2010		\$3,500,000.00	Invalid		Land and Improvements		
7/1/2010		\$2,598,774.00	Invalid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.000	Gross				\$18,000	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
0	0.000				\$18,000		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		
Valuation/Explanation							
Dwelling #	809 1125 000- 1						
Description	Area			Value Amount			
Living Area:							
First Story:	1,020			\$135,333.60			
Second Story:	0			\$0.00			
Additional Story:	0			\$0.00			
Attic/Finished Net:	0			\$0.00			
Half Story/Finished Net:	0			\$0.00			
Base Price				\$135,333.60			
Unfinished Living Area:							
Room/Unfinished:	0			\$0.00			
Unfinished Basement:	1,020			\$14,351.40			
Half Story/Unfinished:				\$0.00			
Structure Info, Features and Attachments:							
Heating/AC	Air Conditioning - Same Ducts			\$2,509.20			
Plumbing	0 - Half Bath 2 - Full Bath			\$7,322.00			
Finished Basement Living Area	0			\$0.00			
Features:							
Attachments:							
Adjusted Base Price				\$159,516.20			
Changes/Adjustments							
Grade Adjustment:	C+ 110%			\$175,467.82			
Market Adjustment:	31%			\$229,862.84			
CDU Adjustment:	82			\$188,500.00			
Complete:	100			\$188,500.00			
Dollar Adjustments				(\$600.00)			
Dwelling Value				\$187,900.00			
Other Building Improvements	0			\$0.00			
Total Improvement Value				\$187,900.00			
Total Land Value				\$18,000.00			
Total Assessed Value				\$205,900.00			

Parcel Numbers: 809-1126-000	Property Address: 2849 DREXEL AVE #621 W	Municipality: Franklin, City of
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Owner Name: KUKOWSKI, DAVID A	Mailing Address: 2849 W DREXEL AVE #621 FRANKLIN, WI 53132	Land Use: Residential
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Property Photograph: 	Legal Description: FRANKLIN OAKS CONDOMINIUMS NE 1/4 SEC 13-5-21	Building Sketch: 
Parcel Sketch and Site Map obtained from the County GIS		
Neighborhood: 1351-Franklin		

Building Description

Dwelling #	809 1126 000- 1		
Year Built:	1/1/2008	Exterior Wall:	09-Masonry/Frame
Year Remodeled:	1/1/2008	Bedrooms:	2
Remodeled/Effective Age:	-14	Full Baths:	2
Building Type/Style:	17-Condominium	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	C+	Room Count:	4
CDU/Overall Condition:	Average	Basement Description:	Partial
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:		Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
809 1126 000- 1	1,379	0	0	0	0	0	1,379

Attachment Description(s): 11-OFP	Area: 100	Attachment Value: \$2,000
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Feature Description(s): Rec Room Condition:	Area: Rec Room Area: 0	Feature Value: Rec Room Value: \$0
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Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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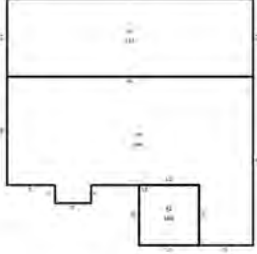
Permit / Construction History

Date of Permit: 4/9/2008	Permit Number: 658	Permit Amount: \$133,900.00	Details of Permit: AC/FURNACE
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Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
6/9/2010		\$3,500,000.00	Invalid		Land and Improvements		
7/1/2010		\$2,598,774.00	Invalid		Land and Improvements		
12/1/2010		\$137,900.00	Valid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.000	Gross				\$18,000	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
0	0.000				\$18,000		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		
Valuation/Explanation							
Dwelling #				809 1126 000- 1			
Description				Area		Value Amount	
Living Area:							
First Story:				1,379		\$175,725.97	
Second Story:				0		\$0.00	
Additional Story:				0		\$0.00	
Attic/Finished Net:				0		\$0.00	
Half Story/Finished Net:				0		\$0.00	
Base Price						\$175,725.97	
Unfinished Living Area:							
Room/Unfinished:				0		\$0.00	
Unfinished Basement:				1,379		\$18,230.38	
Half Story/Unfinished:						\$0.00	
Structure Info, Features and Attachments:							
Heating/AC				Air Conditioning - Same Ducts		\$3,392.34	
Plumbing				0 - Half Bath 2 - Full Bath		\$7,322.00	
Finished Basement Living Area				0		\$0.00	
Features:							
Attachments:				100		\$2,000.00	
Adjusted Base Price						\$206,670.69	
Changes/Adjustments							
Grade Adjustment:				C+ 110%		\$225,137.76	
Market Adjustment:				13%		\$254,405.67	
CDU Adjustment:				82		\$208,600.00	
Complete:				100		\$208,600.00	
Dollar Adjustments						\$300.00	
Dwelling Value						\$208,900.00	
Other Building Improvements				0		\$0.00	
Total Improvement Value						\$208,900.00	
Total Land Value						\$18,000.00	
Total Assessed Value						\$226,900.00	

Parcel Numbers: 809-1127-000 Property Address: 2849 DREXEL AVE #622 W Municipality: Franklin, City of

Owner Name: PRINGLE, LINDA J Mailing Address: 2849 W DREXEL AVE #622 FRANKLIN, WI 53132 Land Use: Residential

Property Photograph:	Legal Description:	Building Sketch:
	FRANKLIN OAKS CONDOMINIUMS NE 1/4 SEC 13-5-21	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood:	
	1351-Franklin	

Building Description

Dwelling #	809 1127 000- 1		
Year Built:	1/1/2008	Exterior Wall:	09-Masonry/Frame
Year Remodeled:	1/1/2008	Bedrooms:	2
Remodeled/Effective Age:	-14	Full Baths:	2
Building Type/Style:	17-Condominium	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	C+	Room Count:	4
CDU/Overall Condition:	Good	Basement Description:	Partial
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
809 1127 000- 1	1,379	0	0	0	0	0	1,379

Attachment Description(s): 11-OFP	Area: 100	Attachment Value: \$2,000
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Feature Description(s): 05-Metal Fireplace	Area: 1	Feature Value: \$2,000
Rec Room Condition:	Rec Room Area: 0	Rec Room Value: \$0

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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Permit / Construction History



Date of Permit: 4/9/2008	Permit Number: 658	Permit Amount: \$133,900.00	Details of Permit: AC/FURNACE
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Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
1/31/2020		\$185,900.00	Valid		Land and Improvements		
2/26/2019		\$165,000.00	Invalid		Land and Improvements		
7/1/2010		\$2,598,774.00	Invalid		Land and Improvements		
6/9/2010		\$3,500,000.00	Invalid		Land and Improvements		
10/1/2010		\$141,900.00	Valid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.000	Gross				\$18,000	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
0	0.000				\$18,000		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		
Valuation/Explanation							
Dwelling #				809 1127 000- 1			
Description				Area		Value Amount	
Living Area:							
First Story:				1,379			\$175,725.97
Second Story:				0			\$0.00
Additional Story:				0			\$0.00
Attic/Finished Net:				0			\$0.00
Half Story/Finished Net:				0			\$0.00
Base Price						\$175,725.97	
Unfinished Living Area:							
Room/Unfinished:				0			\$0.00
Unfinished Basement:				1,379			\$18,230.38
Half Story/Unfinished:							\$0.00
Structure Info, Features and Attachments:							
Heating/AC				Air Conditioning - Same Ducts		\$3,392.34	
Plumbing				0 - Half Bath 2 - Full Bath		\$7,322.00	
Finished Basement Living Area				0			\$0.00
Features:				1			\$2,000.00
Attachments:				100			\$2,000.00
Adjusted Base Price						\$208,670.69	
Changes/Adjustments							
Grade Adjustment:				C+ 110%		\$225,137.76	
Market Adjustment:				9%		\$245,400.16	
CDU Adjustment:				87		\$213,500.00	
Complete:				100		\$213,500.00	
Dollar Adjustments						(\$900.00)	
Dwelling Value						\$212,600.00	

Other Building Improvements	0	\$0.00
Total Improvement Value		\$212,600.00
Total Land Value		\$18,000.00
Total Assessed Value		\$230,600.00

Parcel Numbers: 809-1128-000 Property Address: 2849 DREXEL AVE #623 W Municipality: Franklin, City of

Owner Name: CHAVEZ, JULIO Mailing Address: 2849 W DREXEL AVE #623 FRANKLIN, WI 53132 Land Use: Residential

Property Photograph:	Legal Description:	Building Sketch:
	FRANKLIN OAKS CONDOMINIUMS NE 1/4 SEC 13-5-21	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood:	
	1351-Franklin	

Building Description

Dwelling #	809 1128 000- 1		
Year Built:	1/1/2008	Exterior Wall:	09-Masonry/Frame
Year Remodeled:	1/1/2008	Bedrooms:	2
Remodeled/Effective Age:	-14	Full Baths:	2
Building Type/Style:	17-Condominium	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	C+	Room Count:	4
CDU/Overall Condition:	Average	Basement Description:	Partial
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:		Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
809 1128 000- 1	1,320	0	0	0	0	0	1,320

Attachment Description(s): 11-OFP	Area: 100	Attachment Value: \$2,000
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Feature Description(s): Rec Room Condition:	Area: Rec Room Area: 0	Feature Value: Rec Room Value: \$0
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Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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Permit / Construction History


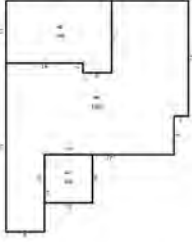
Date of Permit: 4/9/2008	Permit Number: 658	Permit Amount: \$133,900.00	Details of Permit: AC/FURNACE
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Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
2/26/2021		\$195,000.00	Valid		Land and Improvements		
6/9/2010		\$3,500,000.00	Invalid		Land and Improvements		
7/1/2010		\$2,598,774.00	Invalid		Land and Improvements		
5/27/2011		\$128,000.00	Valid		Land and Improvements		
9/20/2019		\$172,000.00	Valid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.000	Gross				\$18,000	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
0	0.000				\$18,000		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		
Valuation/Explanation							
Dwelling #				809 1128 000- 1			
Description				Area		Value Amount	
Living Area:							
First Story:				1,320			\$169,197.60
Second Story:				0			\$0.00
Additional Story:				0			\$0.00
Attic/Finished Net:				0			\$0.00
Half Story/Finished Net:				0			\$0.00
Base Price						\$169,197.60	
Unfinished Living Area:							
Room/Unfinished:				0			\$0.00
Unfinished Basement:				1,320			\$17,622.00
Half Story/Unfinished:							\$0.00
Structure Info, Features and Attachments:							
Heating/AC				Air Conditioning - Same Ducts		\$3,247.20	
Plumbing				0 - Half Bath 2 - Full Bath		\$7,322.00	
Finished Basement Living Area				0			\$0.00
Features:							
Attachments:				100			\$2,000.00
Adjusted Base Price						\$199,388.80	
Changes/Adjustments							
Grade Adjustment:				C+ 110%		\$217,127.68	
Market Adjustment:				10%		\$238,840.45	
CDU Adjustment:				82		\$195,800.00	
Complete:				100		\$195,800.00	
Dollar Adjustments						(\$100.00)	
Dwelling Value						\$195,700.00	

Other Building Improvements	0	\$0.00
Total Improvement Value		\$195,700.00
Total Land Value		\$18,000.00
Total Assessed Value		\$213,700.00

Parcel Numbers: 809-1129-000	Property Address: 2849 DREXEL AVE #624 W	Municipality: Franklin, City of
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Owner Name: OLSON, ROBERT C	Mailing Address: 2849 W DREXEL AVE #624 FRANKLIN, WI 53132	Land Use: Residential
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Property Photograph: 	Legal Description: FRANKLIN OAKS CONDOMINIUMS NE 1/4 SEC 13-5-21	Building Sketch: 
Parcel Sketch and Site Map obtained from the County GIS		
Neighborhood: 1351-Franklin		

Building Description

Dwelling #	809 1129 000- 1		
Year Built:	1/1/2008	Exterior Wall:	09-Masonry/Frame
Year Remodeled:	1/1/2008	Bedrooms:	2
Remodeled/Effective Age:	-14	Full Baths:	2
Building Type/Style:	17-Condominium	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	C+	Room Count:	4
CDU/Overall Condition:	Average	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:		Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
809 1129 000- 1	1,320	0	0	0	0	0	1,320

Attachment Description(s): 11-OFP	Area: 100	Attachment Value: \$2,000
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Feature Description(s): Rec Room Condition:	Area: Rec Room Area: 0	Feature Value: Rec Room Value: \$0
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Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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Permit / Construction History

Date of Permit: 4/9/2008	Permit Number: 658	Permit Amount: \$133,900.00	Details of Permit: AC/FURNACE
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Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
6/9/2010		\$3,500,000.00	Invalid		Land and Improvements		
7/1/2010		\$2,598,774.00	Invalid		Land and Improvements		
12/10/2010		\$130,900.00	Valid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.000	Gross				\$18,000	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
0	0.000				\$18,000		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		
Valuation/Explanation							
Dwelling #				809 1129 000- 1			
Description				Area		Value Amount	
Living Area:							
First Story:				1,320		\$169,197.60	
Second Story:				0		\$0.00	
Additional Story:				0		\$0.00	
Attic/Finished Net:				0		\$0.00	
Half Story/Finished Net:				0		\$0.00	
Base Price						\$169,197.60	
Unfinished Living Area:							
Room/Unfinished:				0		\$0.00	
Unfinished Basement:				1,320		\$30,927.60	
Half Story/Unfinished:						\$0.00	
Structure Info, Features and Attachments:							
Heating/AC				Air Conditioning - Same Ducts		\$3,247.20	
Plumbing				0 - Half Bath 2 - Full Bath		\$7,322.00	
Finished Basement Living Area				0		\$0.00	
Features:							
Attachments:				100		\$2,000.00	
Adjusted Base Price						\$212,694.40	
Changes/Adjustments							
Grade Adjustment:				C+ 110%		\$231,763.84	
Market Adjustment:				4%		\$241,034.39	
CDU Adjustment:				82		\$197,600.00	
Complete:				100		\$197,600.00	
Dollar Adjustments						(\$500.00)	
Dwelling Value						\$197,100.00	
Other Building Improvements				0		\$0.00	
Total Improvement Value						\$197,100.00	
Total Land Value						\$18,000.00	
Total Assessed Value						\$215,100.00	

Parcel Numbers: 809-1130-000	Property Address: 2827 DREXEL AVE #701 W	Municipality: Franklin, City of
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Owner Name: 2400 REAL ESTATE LLC	Mailing Address: 2400 N PROSPECT AVENUE MILWAUKEE, WI 53211	Land Use: Residential
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Property Photograph:	Legal Description: FRANKLIN OAKS CONDOMINIUMS NE 1/4 SEC 13-5-21	Building Sketch:
<small>Describe/Map</small>	<small>Describe/Map</small>	<small>Describe/Map</small>
Parcel Sketch and Site Map obtained from the County GIS		
Neighborhood: 1351-Franklin		

Building Description

Dwelling # Year Built: Year Remodeled: Remodeled/Effective Age: Building Type/Style: Story: Grade: CDU/Overall Condition: Interior Condition: Kitchen Condition: Bath Condition:	Exterior Wall: Bedrooms: Full Baths: Half Baths: Rough-in: 0 Room Count: Basement Description: Heating: Type of Fuel: Type of System:
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Square Footage / Attachments

First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
						0

Attachment Description(s):	Area:	Attachment Value:
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Feature Description(s):	Area:	Feature Value:
Rec Room Condition:	Rec Room Area:	Rec Room Value:

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
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Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
7/1/2010		\$2,598,774.00	Invalid		Land		
1/22/2021		\$155,000.00	Invalid		Land		
6/9/2010		\$3,500,000.00	Invalid		Land		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.000	Gross				\$7,500	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
0	0.000				\$7,500		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		
Valuation/Explanation							
Dwelling #							
Description				Area			Value Amount
Living Area:							
First Story:							
Second Story:							
Additional Story:							
Attic/Finished Net:							
Half Story/Finished Net:							
Base Price							
Unfinished Living Area:							
Room/Unfinished:							
Unfinished Basement:							
Half Story/Unfinished:							
Structure Info, Features and Attachments:							
Heating/AC							
Plumbing				- Half Bath - Full Bath			
Finished Basement Living Area							
Features:							
Attachments:							
Adjusted Base Price						\$0.00	
Changes/Adjustments							
Grade Adjustment:				%			
Market Adjustment:							
CDU Adjustment:							
Complete:				100%			
Dollar Adjustments							
Dwelling Value							
Other Building Improvements				0		\$0.00	
Total Improvement Value						\$0.00	
Total Land Value						\$7,500.00	
Total Assessed Value						\$7,500.00	

Parcel Numbers: 809-1131-000	Property Address: 2827 DREXEL AVE #702 W	Municipality: Franklin, City of
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Owner Name: 2400 REAL ESTATE LLC	Mailing Address: 2400 N PROSPECT AVENUE MILWAUKEE, WI 53211	Land Use: Residential
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Property Photograph:	Legal Description: FRANKLIN OAKS CONDOMINIUMS NE 1/4 SEC 13-5-21	Building Sketch:
<small>Describe/Map</small>	Parcel Sketch and Site Map obtained from the County GIS Neighborhood: 1351-Franklin	<small>Describe/Map</small>

Building Description

Dwelling #	
Year Built:	Exterior Wall:
Year Remodeled:	Bedrooms:
Remodeled/Effective Age:	Full Baths:
Building Type/Style:	Half Baths:
Story:	Rough-in: 0
Grade:	Room Count:
CDU/Overall Condition:	Basement Description:
Interior Condition:	Heating:
Kitchen Condition:	Type of Fuel:
Bath Condition:	Type of System:

Square Footage / Attachments

First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
						0

Attachment Description(s):	Area:	Attachment Value:
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Feature Description(s):	Area:	Feature Value:
Rec Room Condition:	Rec Room Area:	Rec Room Value:

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
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Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
1/22/2021		\$155,000.00	Invalid		Land		
6/9/2010		\$3,500,000.00	Invalid		Land		
7/1/2010		\$2,598,774.00	Invalid		Land		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.000	Gross				\$7,500	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
0	0.000				\$7,500		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		
Valuation/Explanation							
Dwelling #							
Description	Area					Value Amount	
Living Area:							
First Story:							
Second Story:							
Additional Story:							
Attic/Finished Net:							
Half Story/Finished Net:							
Base Price							
Unfinished Living Area:							
Room/Unfinished:							
Unfinished Basement:							
Half Story/Unfinished:							
Structure Info, Features and Attachments:							
Heating/AC							
Plumbing				- Half Bath - Full Bath			
Finished Basement Living Area							
Features:							
Attachments:							
Adjusted Base Price							
						\$0.00	
Changes/Adjustments							
Grade Adjustment:				%			
Market Adjustment:							
CDU Adjustment:							
Complete:				100%			
Dollar Adjustments							
Dwelling Value							
Other Building Improvements	0					\$0.00	
Total Improvement Value							
						\$0.00	
Total Land Value							
						\$7,500.00	
Total Assessed Value							
						\$7,500.00	

Parcel Numbers: 809-1132-000	Property Address: 2827 DREXEL AVE #703 W	Municipality: Franklin, City of
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Owner Name: 2400 REAL ESTATE LLC	Mailing Address: 2400 N PROSPECT AVENUE MILWAUKEE, WI 53211	Land Use: Residential
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Property Photograph:	Legal Description: FRANKLIN OAKS CONDOMINIUMS NE 1/4 SEC 13-5-21	Building Sketch:
<small>Describe/Map</small>	<small>Describe/Map</small>	<small>Describe/Map</small>
Parcel Sketch and Site Map obtained from the County GIS		
Neighborhood: 1351-Franklin		

Building Description

Dwelling #	
Year Built:	Exterior Wall:
Year Remodeled:	Bedrooms:
Remodeled/Effective Age:	Full Baths:
Building Type/Style:	Half Baths:
Story:	Rough-in: 0
Grade:	Room Count:
CDU/Overall Condition:	Basement Description:
Interior Condition:	Heating:
Kitchen Condition:	Type of Fuel:
Bath Condition:	Type of System:

Square Footage / Attachments

First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
						0

Attachment Description(s):	Area:	Attachment Value:
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Feature Description(s):	Area:	Feature Value:
Rec Room Condition:	Rec Room Area:	Rec Room Value:

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
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Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
6/9/2010		\$3,500,000.00	Invalid		Land		
7/1/2010		\$2,598,774.00	Invalid		Land		
1/22/2021		\$155,000.00	Invalid		Land		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.000	Gross				\$7,500	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
0	0.000				\$7,500		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		
Valuation/Explanation							
Dwelling #							
Description				Area			Value Amount
Living Area:							
First Story:							
Second Story:							
Additional Story:							
Attic/Finished Net:							
Half Story/Finished Net:							
Base Price							
Unfinished Living Area:							
Room/Unfinished:							
Unfinished Basement:							
Half Story/Unfinished:							
Structure Info, Features and Attachments:							
Heating/AC							
Plumbing				- Half Bath - Full Bath			
Finished Basement Living Area							
Features:							
Attachments:							
Adjusted Base Price						\$0.00	
Changes/Adjustments							
Grade Adjustment:				%			
Market Adjustment:							
CDU Adjustment:							
Complete:				100%			
Dollar Adjustments							
Dwelling Value							
Other Building Improvements				0		\$0.00	
Total Improvement Value						\$0.00	
Total Land Value						\$7,500.00	
Total Assessed Value						\$7,500.00	

Parcel Numbers: 809-1133-000	Property Address: 2827 DREXEL AVE #704 W	Municipality: Franklin, City of
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Owner Name: 2400 REAL ESTATE LLC	Mailing Address: 2400 N PROSPECT AVENUE MILWAUKEE, WI 53211	Land Use: Residential
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Property Photograph:	Legal Description: FRANKLIN OAKS CONDOMINIUMS NE 1/4 SEC 13-5-21	Building Sketch:
<small>Describe/Map</small>	<small>Describe/Map</small>	<small>Describe/Map</small>
<small>Parcel Sketch and Site Map obtained from the County GIS</small>		
<small>Neighborhood: 1351-Franklin</small>		

Building Description

Dwelling #	
Year Built:	Exterior Wall:
Year Remodeled:	Bedrooms:
Remodeled/Effective Age:	Full Baths:
Building Type/Style:	Half Baths:
Story:	Rough-in: 0
Grade:	Room Count:
CDU/Overall Condition:	Basement Description:
Interior Condition:	Heating:
Kitchen Condition:	Type of Fuel:
Bath Condition:	Type of System:

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
							0

Attachment Description(s):	Area:	Attachment Value:
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Feature Description(s):	Area:	Feature Value:
Rec Room Condition:	Rec Room Area:	Rec Room Value:

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
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Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
7/1/2010		\$2,598,774.00	Invalid		Land		
1/22/2021		\$155,000.00	Invalid		Land		
6/9/2010		\$3,500,000.00	Invalid		Land		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.000	Gross				\$7,500	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
0	0.000				\$7,500		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		
Valuation/Explanation							
Dwelling #							
Description				Area			Value Amount
Living Area:							
First Story:							
Second Story:							
Additional Story:							
Attic/Finished Net:							
Half Story/Finished Net:							
Base Price							
Unfinished Living Area:							
Room/Unfinished:							
Unfinished Basement:							
Half Story/Unfinished:							
Structure Info, Features and Attachments:							
Heating/AC							
Plumbing				- Half Bath - Full Bath			
Finished Basement Living Area							
Features:							
Attachments:							
Adjusted Base Price						\$0.00	
Changes/Adjustments							
Grade Adjustment:				%			
Market Adjustment:							
CDU Adjustment:							
Complete:				100%			
Dollar Adjustments							
Dwelling Value							
Other Building Improvements				0		\$0.00	
Total Improvement Value						\$0.00	
Total Land Value						\$7,500.00	
Total Assessed Value						\$7,500.00	

Parcel Numbers: 809-1134-000	Property Address: 2827 DREXEL AVE #705 W	Municipality: Franklin, City of
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Owner Name: 2400 REAL ESTATE LLC	Mailing Address: 2400 N PROSPECT AVENUE MILWAUKEE, WI 53211	Land Use: Residential
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Property Photograph:	Legal Description: FRANKLIN OAKS CONDOMINIUMS NE 1/4 SEC 13-5-21	Building Sketch:
<small>Describe/Map</small>	<p>Parcel Sketch and Site Map obtained from the County GIS</p> <p>Neighborhood: 1351-Franklin</p>	<small>Describe/Map</small>

Building Description

Dwelling # Year Built: Year Remodeled: Remodeled/Effective Age: Building Type/Style: Story: Grade: CDU/Overall Condition: Interior Condition: Kitchen Condition: Bath Condition:	Exterior Wall: Bedrooms: Full Baths: Half Baths: Rough-in: 0 Room Count: Basement Description: Heating: Type of Fuel: Type of System:
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Square Footage / Attachments

First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
						0

Attachment Description(s):	Area:	Attachment Value:
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Feature Description(s):	Area:	Feature Value:
Rec Room Condition:	Rec Room Area:	Rec Room Value:

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
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Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
6/9/2010		\$3,500,000.00	Invalid		Land		
7/1/2010		\$2,598,774.00	Invalid		Land		
1/22/2021		\$155,000.00	Invalid		Land		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.000	Gross				\$7,500	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
0	0.000				\$7,500		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		
Valuation/Explanation							
Dwelling #							
Description	Area					Value Amount	
Living Area:							
First Story:							
Second Story:							
Additional Story:							
Attic/Finished Net:							
Half Story/Finished Net:							
Base Price							
Unfinished Living Area:							
Room/Unfinished:							
Unfinished Basement:							
Half Story/Unfinished:							
Structure Info, Features and Attachments:							
Heating/AC							
Plumbing				- Half Bath - Full Bath			
Finished Basement Living Area							
Features:							
Attachments:							
Adjusted Base Price							
						\$0.00	
Changes/Adjustments							
Grade Adjustment:				%			
Market Adjustment:							
CDU Adjustment:							
Complete:				100%			
Dollar Adjustments							
Dwelling Value							
Other Building Improvements	0					\$0.00	
Total Improvement Value							
						\$0.00	
Total Land Value							
						\$7,500.00	
Total Assessed Value							
						\$7,500.00	

Parcel Numbers: 809-1135-000	Property Address: 2827 DREXEL AVE #706 W	Municipality: Franklin, City of
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Owner Name: 2400 REAL ESTATE LLC	Mailing Address: 2400 N PROSPECT AVENUE MILWAUKEE, WI 53211	Land Use: Residential
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Property Photograph:	Legal Description: FRANKLIN OAKS CONDOMINIUMS NE 1/4 SEC 13-5-21	Building Sketch:
<small>Describe/Map</small>	<p>Parcel Sketch and Site Map obtained from the County GIS</p> <p>Neighborhood: 1351-Franklin</p>	<small>Describe/Map</small>

Building Description

Dwelling # Year Built: Year Remodeled: Remodeled/Effective Age: Building Type/Style: Story: Grade: CDU/Overall Condition: Interior Condition: Kitchen Condition: Bath Condition:	Exterior Wall: Bedrooms: Full Baths: Half Baths: Rough-in: 0 Room Count: Basement Description: Heating: Type of Fuel: Type of System:
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Square Footage / Attachments

First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
						0

Attachment Description(s):	Area:	Attachment Value:
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Feature Description(s):	Area:	Feature Value:
Rec Room Condition:	Rec Room Area:	Rec Room Value:

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
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Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
6/9/2010		\$3,500,000.00	Invalid		Land		
7/1/2010		\$2,598,774.00	Invalid		Land		
1/22/2021		\$155,000.00	Invalid		Land		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.000	Gross				\$7,500	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
0	0.000				\$7,500		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		
Valuation/Explanation							
Dwelling #							
Description	Area					Value Amount	
Living Area:							
First Story:							
Second Story:							
Additional Story:							
Attic/Finished Net:							
Half Story/Finished Net:							
Base Price							
Unfinished Living Area:							
Room/Unfinished:							
Unfinished Basement:							
Half Story/Unfinished:							
Structure Info, Features and Attachments:							
Heating/AC							
Plumbing				- Half Bath - Full Bath			
Finished Basement Living Area							
Features:							
Attachments:							
Adjusted Base Price						\$0.00	
Changes/Adjustments							
Grade Adjustment:				%			
Market Adjustment:							
CDU Adjustment:							
Complete:				100%			
Dollar Adjustments							
Dwelling Value							
Other Building Improvements				0		\$0.00	
Total Improvement Value						\$0.00	
Total Land Value						\$7,500.00	
Total Assessed Value						\$7,500.00	

Parcel Numbers: 809-1136-000	Property Address: 2827 DREXEL AVE #707 W	Municipality: Franklin, City of
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Owner Name: 2400 REAL ESTATE LLC	Mailing Address: 2400 PROSPECT AVE MILWAUKEE, WI 53211	Land Use: Residential
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Property Photograph:	Legal Description: FRANKLIN OAKS CONDOMINIUMS NE 1/4 SEC 13-5-21	Building Sketch:
<small>Describe/Map</small>	<small>Describe/Map</small>	<small>Describe/Map</small>
Parcel Sketch and Site Map obtained from the County GIS		
Neighborhood: 1351-Franklin		

Building Description

Dwelling # Year Built: Year Remodeled: Remodeled/Effective Age: Building Type/Style: Story: Grade: CDU/Overall Condition: Interior Condition: Kitchen Condition: Bath Condition:	Exterior Wall: Bedrooms: Full Baths: Half Baths: Rough-in: 0 Room Count: Basement Description: Heating: Type of Fuel: Type of System:
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Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished: 0
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Attachment Description(s):	Area:	Attachment Value:
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Feature Description(s):	Area:	Feature Value:
Rec Room Condition:	Rec Room Area:	Rec Room Value:

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
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Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
1/22/2021		\$155,000.00	Invalid		Land		
7/1/2010		\$2,598,774.00	Invalid		Land		
6/9/2010		\$3,500,000.00	Invalid		Land		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.000	Gross				\$7,500	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
0	0.000				\$7,500		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		
Valuation/Explanation							
Dwelling #							
Description	Area					Value Amount	
Living Area:							
First Story:							
Second Story:							
Additional Story:							
Attic/Finished Net:							
Half Story/Finished Net:							
Base Price							
Unfinished Living Area:							
Room/Unfinished:							
Unfinished Basement:							
Half Story/Unfinished:							
Structure Info, Features and Attachments:							
Heating/AC							
Plumbing				- Half Bath - Full Bath			
Finished Basement Living Area							
Features:							
Attachments:							
Adjusted Base Price						\$0.00	
Changes/Adjustments							
Grade Adjustment:				%			
Market Adjustment:							
CDU Adjustment:							
Complete:				100%			
Dollar Adjustments							
Dwelling Value							
Other Building Improvements	0					\$0.00	
Total Improvement Value						\$0.00	
Total Land Value						\$7,500.00	
Total Assessed Value						\$7,500.00	

Parcel Numbers: 809-1137-000	Property Address: 2827 DREXEL AVE #708 W	Municipality: Franklin, City of
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Owner Name: 2400 REAL ESTATE LLC	Mailing Address: 2400 N PROSPECT AVENUE MILWAUKEE, WI 53211	Land Use: Residential
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Property Photograph:	Legal Description: FRANKLIN OAKS CONDOMINIUMS NE 1/4 SEC 13-5-21	Building Sketch:
<small>Describe/Map</small>	<small>Describe/Map</small>	<small>Describe/Map</small>
<small>Parcel Sketch and Site Map obtained from the County GIS</small>		
<small>Neighborhood: 1351-Franklin</small>		

Building Description

Dwelling # Year Built: Year Remodeled: Remodeled/Effective Age: Building Type/Style: Story: Grade: CDU/Overall Condition: Interior Condition: Kitchen Condition: Bath Condition:	Exterior Wall: Bedrooms: Full Baths: Half Baths: Rough-in: 0 Room Count: Basement Description: Heating: Type of Fuel: Type of System:
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Square Footage / Attachments

First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
						0

Attachment Description(s):	Area:	Attachment Value:
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Feature Description(s):	Area:	Feature Value:
Rec Room Condition:	Rec Room Area:	Rec Room Value:

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
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Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
6/9/2010		\$3,500,000.00	Invalid		Land		
7/1/2010		\$2,598,774.00	Invalid		Land		
1/22/2021		\$155,000.00	Invalid		Land		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.000	Gross				\$7,500	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
0	0.000				\$7,500		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		
Valuation/Explanation							
Dwelling #							
Description	Area					Value Amount	
Living Area:							
First Story:							
Second Story:							
Additional Story:							
Attic/Finished Net:							
Half Story/Finished Net:							
Base Price							
Unfinished Living Area:							
Room/Unfinished:							
Unfinished Basement:							
Half Story/Unfinished:							
Structure Info, Features and Attachments:							
Heating/AC							
Plumbing				- Half Bath - Full Bath			
Finished Basement Living Area							
Features:							
Attachments:							
Adjusted Base Price						\$0.00	
Changes/Adjustments							
Grade Adjustment:				%			
Market Adjustment:							
CDU Adjustment:							
Complete:				100%			
Dollar Adjustments							
Dwelling Value							
Other Building Improvements				0		\$0.00	
Total Improvement Value						\$0.00	
Total Land Value						\$7,500.00	
Total Assessed Value						\$7,500.00	

Parcel Numbers: 809-1138-000	Property Address: 2827 DREXEL AVE #709 W	Municipality: Franklin, City of
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Owner Name: 2400 REAL ESTATE LLC	Mailing Address: 2400 N PROSPECT AVENUE MILWAUKEE, WI 53211	Land Use: Residential
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Property Photograph:	Legal Description: FRANKLIN OAKS CONDOMINIUMS NE 1/4 SEC 13-5-21	Building Sketch:
<small>Describe/Map</small>	FRANKLIN OAKS CONDOMINIUMS NE 1/4 SEC 13-5-21 Parcel Sketch and Site Map obtained from the County GIS Neighborhood: 1351-Franklin	<small>Describe/Map</small>

Building Description

Dwelling # Year Built: Year Remodeled: Remodeled/Effective Age: Building Type/Style: Story: Grade: CDU/Overall Condition: Interior Condition: Kitchen Condition: Bath Condition:	Exterior Wall: Bedrooms: Full Baths: Half Baths: Rough-in: 0 Room Count: Basement Description: Heating: Type of Fuel: Type of System:
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Square Footage / Attachments

First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
						0

Attachment Description(s):	Area:	Attachment Value:
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Feature Description(s):	Area:	Feature Value:
Rec Room Condition:	Rec Room Area:	Rec Room Value:

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
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Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
6/9/2010		\$3,500,000.00	Invalid		Land		
7/1/2010		\$2,598,774.00	Invalid		Land		
1/22/2021		\$155,000.00	Invalid		Land		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.000	Gross				\$7,500	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
0	0.000				\$7,500		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		
Valuation/Explanation							
Dwelling #							
Description				Area			Value Amount
Living Area:							
First Story:							
Second Story:							
Additional Story:							
Attic/Finished Net:							
Half Story/Finished Net:							
Base Price							
Unfinished Living Area:							
Room/Unfinished:							
Unfinished Basement:							
Half Story/Unfinished:							
Structure Info, Features and Attachments:							
Heating/AC							
Plumbing				- Half Bath - Full Bath			
Finished Basement Living Area							
Features:							
Attachments:							
Adjusted Base Price						\$0.00	
Changes/Adjustments							
Grade Adjustment:				%			
Market Adjustment:							
CDU Adjustment:							
Complete:				100%			
Dollar Adjustments							
Dwelling Value							
Other Building Improvements				0		\$0.00	
Total Improvement Value						\$0.00	
Total Land Value						\$7,500.00	
Total Assessed Value						\$7,500.00	

Parcel Numbers: 809-1139-000	Property Address: 2827 DREXEL AVE #710 W	Municipality: Franklin, City of
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Owner Name: 2400 REAL ESTATE LLC	Mailing Address: 2400 N PROSPECT AVENUE MILWAUKEE, WI 53211	Land Use: Residential
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Property Photograph:	Legal Description: FRANKLIN OAKS CONDOMINIUMS NE 1/4 SEC 13-5-21	Building Sketch:
<small>Describe/Map</small>	<small>Describe/Map</small>	<small>Describe/Map</small>
Parcel Sketch and Site Map obtained from the County GIS		
Neighborhood: 1351-Franklin		

Building Description

Dwelling # Year Built: Year Remodeled: Remodeled/Effective Age: Building Type/Style: Story: Grade: CDU/Overall Condition: Interior Condition: Kitchen Condition: Bath Condition:	Exterior Wall: Bedrooms: Full Baths: Half Baths: Rough-in: 0 Room Count: Basement Description: Heating: Type of Fuel: Type of System:
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Square Footage / Attachments

First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
						0

Attachment Description(s):	Area:	Attachment Value:
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Feature Description(s):	Area:	Feature Value:
Rec Room Condition:	Rec Room Area:	Rec Room Value:

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
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Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
1/22/2021		\$155,000.00	Invalid		Land		
6/9/2010		\$3,500,000.00	Invalid		Land		
7/1/2010		\$2,598,774.00	Invalid		Land		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.000	Gross				\$7,500	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
0	0.000				\$7,500		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		
Valuation/Explanation							
Dwelling #							
Description				Area			Value Amount
Living Area:							
First Story:							
Second Story:							
Additional Story:							
Attic/Finished Net:							
Half Story/Finished Net:							
Base Price							
Unfinished Living Area:							
Room/Unfinished:							
Unfinished Basement:							
Half Story/Unfinished:							
Structure Info, Features and Attachments:							
Heating/AC							
Plumbing				- Half Bath - Full Bath			
Finished Basement Living Area							
Features:							
Attachments:							
Adjusted Base Price						\$0.00	
Changes/Adjustments							
Grade Adjustment:				%			
Market Adjustment:							
CDU Adjustment:							
Complete:				100%			
Dollar Adjustments							
Dwelling Value							
Other Building Improvements				0		\$0.00	
Total Improvement Value						\$0.00	
Total Land Value						\$7,500.00	
Total Assessed Value						\$7,500.00	

Parcel Numbers: 809-1140-000	Property Address: 2827 DREXEL AVE #711 W	Municipality: Franklin, City of
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Owner Name: 2400 REAL ESTATE LLC	Mailing Address: 2400 N PROSPECT AVENUE MILWAUKEE, WI 53211	Land Use: Residential
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Property Photograph:	Legal Description: FRANKLIN OAKS CONDOMINIUMS NE 1/4 SEC 13-5-21	Building Sketch:
<small>Describe/Map</small>	<small>Describe/Map</small>	<small>Describe/Map</small>
Parcel Sketch and Site Map obtained from the County GIS		
Neighborhood: 1351-Franklin		

Building Description

Dwelling # Year Built: Year Remodeled: Remodeled/Effective Age: Building Type/Style: Story: Grade: CDU/Overall Condition: Interior Condition: Kitchen Condition: Bath Condition:	Exterior Wall: Bedrooms: Full Baths: Half Baths: Rough-in: 0 Room Count: Basement Description: Heating: Type of Fuel: Type of System:
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Square Footage / Attachments

First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
						0

Attachment Description(s):	Area:	Attachment Value:
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Feature Description(s):	Area:	Feature Value:
Rec Room Condition:	Rec Room Area:	Rec Room Value:

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
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Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
7/1/2010		\$2,598,774.00	Invalid		Land		
1/22/2021		\$155,000.00	Invalid		Land		
6/9/2010		\$3,500,000.00	Invalid		Land		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.000	Gross				\$7,500	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
0	0.000				\$7,500		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		
Valuation/Explanation							
Dwelling #							
Description		Area			Value Amount		
Living Area:							
First Story:							
Second Story:							
Additional Story:							
Attic/Finished Net:							
Half Story/Finished Net:							
Base Price							
Unfinished Living Area:							
Room/Unfinished:							
Unfinished Basement:							
Half Story/Unfinished:							
Structure Info, Features and Attachments:							
Heating/AC							
Plumbing					- Half Bath - Full Bath		
Finished Basement Living Area							
Features:							
Attachments:							
Adjusted Base Price					\$0.00		
Changes/Adjustments							
Grade Adjustment:					%		
Market Adjustment:							
CDU Adjustment:							
Complete:					100%		
Dollar Adjustments							
Dwelling Value							
Other Building Improvements		0			\$0.00		
Total Improvement Value					\$0.00		
Total Land Value					\$7,500.00		
Total Assessed Value					\$7,500.00		

Parcel Numbers: 809-1141-000	Property Address: 2827 DREXEL AVE #712 W	Municipality: Franklin, City of
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Owner Name: 2400 REAL ESTATE LLC	Mailing Address: 2400 N PROSPECT AVENUE MILWAUKEE, WI 53211	Land Use: Residential
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Property Photograph:	Legal Description: FRANKLIN OAKS CONDOMINIUMS NE 1/4 SEC 13-5-21	Building Sketch:
<small>Describe/Map</small>	<small>Describe/Map</small>	<small>Describe/Map</small>
Parcel Sketch and Site Map obtained from the County GIS		
Neighborhood: 1351-Franklin		

Building Description

Dwelling # Year Built: Year Remodeled: Remodeled/Effective Age: Building Type/Style: Story: Grade: CDU/Overall Condition: Interior Condition: Kitchen Condition: Bath Condition:	Exterior Wall: Bedrooms: Full Baths: Half Baths: Rough-in: 0 Room Count: Basement Description: Heating: Type of Fuel: Type of System:
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Square Footage / Attachments

First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
						0

Attachment Description(s):	Area:	Attachment Value:
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Feature Description(s):	Area:	Feature Value:
Rec Room Condition:	Rec Room Area:	Rec Room Value:

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
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Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
7/1/2010		\$2,598,774.00	Invalid		Land		
1/22/2021		\$155,000.00	Invalid		Land		
6/9/2010		\$3,500,000.00	Invalid		Land		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.000	Gross				\$7,500	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
0	0.000				\$7,500		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		
Valuation/Explanation							
Dwelling #							
Description	Area					Value Amount	
Living Area:							
First Story:							
Second Story:							
Additional Story:							
Attic/Finished Net:							
Half Story/Finished Net:							
Base Price							
Unfinished Living Area:							
Room/Unfinished:							
Unfinished Basement:							
Half Story/Unfinished:							
Structure Info, Features and Attachments:							
Heating/AC							
Plumbing				- Half Bath - Full Bath			
Finished Basement Living Area							
Features:							
Attachments:							
Adjusted Base Price						\$0.00	
Changes/Adjustments							
Grade Adjustment:				%			
Market Adjustment:							
CDU Adjustment:							
Complete:				100%			
Dollar Adjustments							
Dwelling Value							
Other Building Improvements	0					\$0.00	
Total Improvement Value						\$0.00	
Total Land Value						\$7,500.00	
Total Assessed Value						\$7,500.00	

Parcel Numbers: 809-1142-000	Property Address: 2827 DREXEL AVE #713 W	Municipality: Franklin, City of
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Owner Name: 2400 REAL ESTATE LLC	Mailing Address: 2400 N PROSPECT AVENUE MILWAUKEE, WI 53211	Land Use: Residential
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Property Photograph:	Legal Description: FRANKLIN OAKS CONDOMINIUMS NE 1/4 SEC 13-5-21	Building Sketch:
<small>Describe/Map</small>	<small>Describe/Map</small>	<small>Describe/Map</small>
Parcel Sketch and Site Map obtained from the County GIS		
Neighborhood: 1351-Franklin		

Building Description

Dwelling #	
Year Built:	Exterior Wall:
Year Remodeled:	Bedrooms:
Remodeled/Effective Age:	Full Baths:
Building Type/Style:	Half Baths:
Story:	Rough-in: 0
Grade:	Room Count:
CDU/Overall Condition:	Basement Description:
Interior Condition:	Heating:
Kitchen Condition:	Type of Fuel:
Bath Condition:	Type of System:

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished: 0
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Attachment Description(s):	Area:	Attachment Value:
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Feature Description(s):	Area:	Feature Value:
Rec Room Condition:	Rec Room Area:	Rec Room Value:

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
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Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
6/9/2010		\$3,500,000.00	Invalid		Land		
7/1/2010		\$2,598,774.00	Invalid		Land		
1/22/2021		\$155,000.00	Invalid		Land		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.000	Gross				\$7,500	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
0	0.000				\$7,500		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		
Valuation/Explanation							
Dwelling #							
Description	Area					Value Amount	
Living Area:							
First Story:							
Second Story:							
Additional Story:							
Attic/Finished Net:							
Half Story/Finished Net:							
Base Price							
Unfinished Living Area:							
Room/Unfinished:							
Unfinished Basement:							
Half Story/Unfinished:							
Structure Info, Features and Attachments:							
Heating/AC							
Plumbing				- Half Bath - Full Bath			
Finished Basement Living Area							
Features:							
Attachments:							
Adjusted Base Price						\$0.00	
Changes/Adjustments							
Grade Adjustment:				%			
Market Adjustment:							
CDU Adjustment:							
Complete:				100%			
Dollar Adjustments							
Dwelling Value							
Other Building Improvements				0		\$0.00	
Total Improvement Value						\$0.00	
Total Land Value						\$7,500.00	
Total Assessed Value						\$7,500.00	

Parcel Numbers: 809-1143-000	Property Address: 2827 DREXEL AVE #714 W	Municipality: Franklin, City of
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Owner Name: 2400 REAL ESTATE LLC	Mailing Address: 2400 N PROSPECT AVENUE MILWAUKEE, WI 53211	Land Use: Residential
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Property Photograph:	Legal Description: FRANKLIN OAKS CONDOMINIUMS NE 1/4 SEC 13-5-21	Building Sketch:		
<small>Describe/Map</small>	<table border="1" style="width:100%"> <tr><td>Parcel Sketch and Site Map obtained from the County GIS</td></tr> <tr><td>Neighborhood: 1351-Franklin</td></tr> </table>	Parcel Sketch and Site Map obtained from the County GIS	Neighborhood: 1351-Franklin	<small>Describe/Map</small>
Parcel Sketch and Site Map obtained from the County GIS				
Neighborhood: 1351-Franklin				

Building Description

Dwelling # Year Built: Year Remodeled: Remodeled/Effective Age: Building Type/Style: Story: Grade: CDU/Overall Condition: Interior Condition: Kitchen Condition: Bath Condition:	Exterior Wall: Bedrooms: Full Baths: Half Baths: Rough-in: 0 Room Count: Basement Description: Heating: Type of Fuel: Type of System:
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Square Footage / Attachments

First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
						0

Attachment Description(s):	Area:	Attachment Value:
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Feature Description(s):	Area:	Feature Value:
Rec Room Condition:	Rec Room Area:	Rec Room Value:

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
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Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
1/22/2021		\$155,000.00	Invalid		Land		
6/9/2010		\$3,500,000.00	Invalid		Land		
7/1/2010		\$2,598,774.00	Invalid		Land		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.000	Gross				\$7,500	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
0	0.000				\$7,500		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		
Valuation/Explanation							
Dwelling #							
Description	Area					Value Amount	
Living Area:							
First Story:							
Second Story:							
Additional Story:							
Attic/Finished Net:							
Half Story/Finished Net:							
Base Price							
Unfinished Living Area:							
Room/Unfinished:							
Unfinished Basement:							
Half Story/Unfinished:							
Structure Info, Features and Attachments:							
Heating/AC							
Plumbing				- Half Bath - Full Bath			
Finished Basement Living Area							
Features:							
Attachments:							
Adjusted Base Price							
						\$0.00	
Changes/Adjustments							
Grade Adjustment:				%			
Market Adjustment:							
CDU Adjustment:							
Complete:				100%			
Dollar Adjustments							
Dwelling Value							
Other Building Improvements				0		\$0.00	
Total Improvement Value						\$0.00	
Total Land Value						\$7,500.00	
Total Assessed Value						\$7,500.00	

Parcel Numbers: 809-1144-000	Property Address: 2827 DREXEL AVE #715 W	Municipality: Franklin, City of
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Owner Name: 2400 REAL ESTATE LLC	Mailing Address: 2400 N PROSPECT AVENUE MILWAUKEE, WI 53211	Land Use: Residential
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Property Photograph:	Legal Description: FRANKLIN OAKS CONDOMINIUMS NE 1/4 SEC 13-5-21	Building Sketch:
<small>Describe/Map</small>	<small>Describe/Map</small>	<small>Describe/Map</small>
Parcel Sketch and Site Map obtained from the County GIS		
Neighborhood: 1351-Franklin		

Building Description

Dwelling #	
Year Built:	Exterior Wall:
Year Remodeled:	Bedrooms:
Remodeled/Effective Age:	Full Baths:
Building Type/Style:	Half Baths:
Story:	Rough-in: 0
Grade:	Room Count:
CDU/Overall Condition:	Basement Description:
Interior Condition:	Heating:
Kitchen Condition:	Type of Fuel:
Bath Condition:	Type of System:

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished: 0
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Attachment Description(s):	Area:	Attachment Value:
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Feature Description(s):	Area:	Feature Value:
Rec Room Condition:	Rec Room Area:	Rec Room Value:

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
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Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
1/22/2021		\$155,000.00	Invalid		Land		
7/1/2010		\$2,598,774.00	Invalid		Land		
6/9/2010		\$3,500,000.00	Invalid		Land		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.000	Gross				\$7,500	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
0	0.000				\$7,500		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		
Valuation/Explanation							
Dwelling #							
Description	Area					Value Amount	
Living Area:							
First Story:							
Second Story:							
Additional Story:							
Attic/Finished Net:							
Half Story/Finished Net:							
Base Price							
Unfinished Living Area:							
Room/Unfinished:							
Unfinished Basement:							
Half Story/Unfinished:							
Structure Info, Features and Attachments:							
Heating/AC							
Plumbing				- Half Bath - Full Bath			
Finished Basement Living Area							
Features:							
Attachments:							
Adjusted Base Price							
						\$0.00	
Changes/Adjustments							
Grade Adjustment:				%			
Market Adjustment:							
CDU Adjustment:							
Complete:				100%			
Dollar Adjustments							
Dwelling Value							
Other Building Improvements	0					\$0.00	
Total Improvement Value							
						\$0.00	
Total Land Value							
						\$7,500.00	
Total Assessed Value							
						\$7,500.00	

Parcel Numbers: 809-1145-000	Property Address: 2827 DREXEL AVE #716 W	Municipality: Franklin, City of
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Owner Name: 2400 REAL ESTATE LLC	Mailing Address: 2400 N PROSPECT AVENUE MILWAUKEE, WI 53211	Land Use: Residential
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Property Photograph:	Legal Description: FRANKLIN OAKS CONDOMINIUMS NE 1/4 SEC 13-5-21	Building Sketch:
<small>Describe/Map</small>	<small>Describe/Map</small>	<small>Describe/Map</small>
Parcel Sketch and Site Map obtained from the County GIS		
Neighborhood: 1351-Franklin		

Building Description

Dwelling # Year Built: Year Remodeled: Remodeled/Effective Age: Building Type/Style: Story: Grade: CDU/Overall Condition: Interior Condition: Kitchen Condition: Bath Condition:	Exterior Wall: Bedrooms: Full Baths: Half Baths: Rough-in: 0 Room Count: Basement Description: Heating: Type of Fuel: Type of System:
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Square Footage / Attachments

First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
						0

Attachment Description(s):	Area:	Attachment Value:
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Feature Description(s):	Area:	Feature Value:
Rec Room Condition:	Rec Room Area:	Rec Room Value:

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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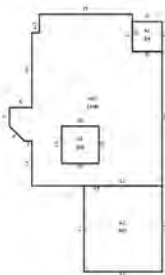
Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
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Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
7/1/2010		\$2,598,774.00	Invalid		Land		
6/9/2010		\$3,500,000.00	Invalid		Land		
1/22/2021		\$155,000.00	Invalid		Land		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.000	Gross				\$7,500	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
0	0.000				\$7,500		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		
Valuation/Explanation							
Dwelling #							
Description	Area					Value Amount	
Living Area:							
First Story:							
Second Story:							
Additional Story:							
Attic/Finished Net:							
Half Story/Finished Net:							
Base Price							
Unfinished Living Area:							
Room/Unfinished:							
Unfinished Basement:							
Half Story/Unfinished:							
Structure Info, Features and Attachments:							
Heating/AC							
Plumbing				- Half Bath - Full Bath			
Finished Basement Living Area							
Features:							
Attachments:							
Adjusted Base Price							
						\$0.00	
Changes/Adjustments							
Grade Adjustment:				%			
Market Adjustment:							
CDU Adjustment:							
Complete:				100%			
Dollar Adjustments							
Dwelling Value							
Other Building Improvements	0					\$0.00	
Total Improvement Value							
						\$0.00	
Total Land Value							
						\$7,500.00	
Total Assessed Value							
						\$7,500.00	

Parcel Numbers: 809-1146-000 Property Address: 3262 VILLA DR W Municipality: Franklin, City of

Owner Name: SOBCZAK CAROL A Mailing Address: 3262 W VILLA DR FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	
	THE VILLAS CONDOMINIUM 1ST AMND NE 13-5-31 BLDG 14 UNIT 27	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1352-Franklin	

Building Description

Dwelling #	809 1146 000- 1		
Year Built:	1/1/2007	Exterior Wall:	01-Wood
Year Remodeled:	1/1/2007	Bedrooms:	3
Remodeled/Effective Age:	-15	Full Baths:	3
Building Type/Style:	17-Condominium	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	B+	Room Count:	5
CDU/Overall Condition:	Average	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:		Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
809 1146 000- 1	1,566	0	0	0	0	984	2,550

Attachment Description(s):	Area:	Attachment Value:
13-AFG	483	\$14,500
31-WD	64	\$600

Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	2	\$600
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0



Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:

Permit / Construction History							
Date of Permit: 10/12/2007	Permit Number: 2466	Permit Amount: \$14,871.00	Details of Permit: FBLA				
Ownership/Sales History							
Date of Sale: 2/29/2008	Sale Document:	Purchase Amount: \$328,410.00	Sale Validity: Valid	Conveyance Type:	Sale Type: Land and Improvements	Sale Validation Source:	
Land Breakdown							
Land Class: A-Residential Primary Site	Acreage: 0.000	Unit of Measure: Gross	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value: \$38,000	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage: 0	Total Acreage: 0.000	Depth:	Act. Frontage:	Assessed Land Value: \$38,000			
General Information							
Topography: Level	Street/Road: Paved	Fronting Traffic: Light	Inspected By:	Inspected On:	Utilities: All Public		
Valuation/Explanation							
Dwelling #	809 1146 000- 1						
Description	Area					Value Amount	
Living Area:							
First Story:	1,566					\$177,975.90	
Second Story:	0					\$0.00	
Additional Story:	0					\$0.00	
Attic/Finished Net:	0					\$0.00	
Half Story/Finished Net:	0					\$0.00	
Base Price						\$177,975.90	
Unfinished Living Area:							
Room/Unfinished:	0					\$0.00	
Unfinished Basement:	582					\$18,100.20	
Half Story/Unfinished:						\$0.00	
Structure Info, Features and Attachments:							
Heating/AC	Air Conditioning - Same Ducts					\$6,273.00	
Plumbing	0 - Half Bath 3 - Full Bath					\$14,644.00	
Finished Basement Living Area	984					\$26,558.16	
Features:	3					\$2,600.00	
Attachments:	547					\$15,100.00	
Adjusted Base Price						\$261,251.26	
Changes/Adjustments							
Grade Adjustment:	B+ 135%					\$328,794.20	
Market Adjustment:	41%					\$463,599.82	
CDU Adjustment:	81					\$375,500.00	
Complete:	100					\$375,500.00	
Dollar Adjustments						(\$100.00)	
Dwelling Value						\$375,400.00	
Other Building Improvements	0					\$0.00	
Total Improvement Value						\$375,400.00	
Total Land Value						\$38,000.00	
Total Assessed Value						\$413,400.00	

Parcel Numbers: 809-1147-000 Property Address: 3260 VILLA DR W Municipality: Franklin, City of

Owner Name: BURRMANN, DARLENE Mailing Address: 3260 W VILLA DR FRANKLIN, WI 53132 Land Use: Residential

Property Photograph:	Legal Description:	Building Sketch:
	THE VILLAS CONDOMINIUM 1ST AMND NE 13-5-21 BLDG 14 UNIT 28	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood:	
	1352-Franklin	

Building Description

Dwelling #	809 1147 000- 1		
Year Built:	1/1/2007	Exterior Wall:	01-Wood
Year Remodeled:	1/1/2007	Bedrooms:	3
Remodeled/Effective Age:	-15	Full Baths:	3
Building Type/Style:	17-Condominium	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	B	Room Count:	4
CDU/Overall Condition:	Average	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:		Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
809 1147 000- 1	1,566	0	0	0	0	1,000	2,566

Attachment Description(s):	Area:	Attachment Value:
31-WD	64	\$600
13-AFG	483	\$14,500

Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	1	\$300
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements


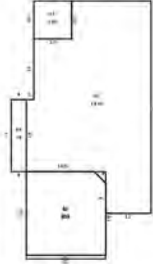
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:

Permit / Construction History							
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:				
9/7/2007	2151	\$12,100.00	AC & FURREPLAC				
10/18/2012	183688	\$30,000.00	BSMTREMOD				
10/31/2012	221308	\$1,500.00	DUCTWORK				
3/14/2006	744	\$250,000.00	NEW DWLG				
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
7/31/2008		\$270,100.00	Invalid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.000	Gross				\$38,000	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
0	0.000				\$38,000		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		
Valuation/Explanation							
Dwelling #				809 1147 000- 1			
Description				Area		Value Amount	
Living Area:							
First Story:				1,566	\$177,975.90		
Second Story:				0	\$0.00		
Additional Story:				0	\$0.00		
Attic/Finished Net:				0	\$0.00		
Half Story/Finished Net:				0	\$0.00		
Base Price						\$177,975.90	
Unfinished Living Area:							
Room/Unfinished:				0	\$0.00		
Unfinished Basement:				566	\$17,602.60		
Half Story/Unfinished:					\$0.00		
Structure Info, Features and Attachments:							
Heating/AC				Air Conditioning - Same Ducts		\$6,312.36	
Plumbing				0 - Half Bath 3 - Full Bath		\$14,644.00	
Finished Basement Living Area				1,000	\$26,990.00		
Features:				2	\$2,300.00		
Attachments:				547	\$15,100.00		
Adjusted Base Price						\$260,924.86	
Changes/Adjustments							
Grade Adjustment:				B 128%		\$311,711.82	
Market Adjustment:				37%		\$427,045.19	
CDU Adjustment:				81		\$345,900.00	
Complete:				100		\$345,900.00	
Dollar Adjustments						(\$1,200.00)	
Dwelling Value						\$344,700.00	

Other Building Improvements	0	\$0.00
Total Improvement Value		\$344,700.00
Total Land Value		\$38,000.00
Total Assessed Value		\$382,700.00

Parcel Numbers: 809-1148-000 Property Address: 3228 VILLA DR W Municipality: Franklin, City of

Owner Name: Carol Hinshaw Mailing Address: 3228 West Villa Drive Franklin, WI 53132 Land Use: Residential

	Legal Description:	
	THE VILLAS CONDOMINIUM 1ST AMND NE 13-5-21 BLDG 15 UNIT 29	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1352-Franklin	

Building Description

Dwelling #	809 1148 000- 1		
Year Built:	1/1/2014	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/2014	Bedrooms:	3
Remodeled/Effective Age:	-8	Full Baths:	3
Building Type/Style:	17-Condominium	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	A-	Room Count:	4
CDU/Overall Condition:	Average	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:		Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
809 1148 000- 1	1,469	0	0	0	0	696	2,165

Attachment Description(s):	Area:	Attachment Value:
11-OFP	100	\$2,000
13-AFG	457	\$13,700
11-OFP	76	\$1,500



Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	2	\$600
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements							
Structure Type:		Year Built:	Area:	Construction:	Condition:	Value:	
Permit / Construction History							
Date of Permit:		Permit Number:	Permit Amount:		Details of Permit:		
4/23/2014		14-0812	\$395,000.00		NEW DWLG-2 UNIT		
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
6/29/2022	11261126	\$425,000.00	Valid	O - Other	Other	Other	
5/4/2016		\$285,000.00	Invalid		Land and Improvements		
10/30/2014		\$283,840.00	Invalid		Land and Improvements		
12/29/2009		\$2,230,020.00	Invalid		Land		
11/26/2013		\$420,000.00	Invalid		Land		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.000	Gross				\$38,000	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
0	0.000				\$38,000		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		

Valuation/Explanation		
Dwelling #	809 1148 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,469	\$169,052.52
Second Story:	0	\$0.00
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$169,052.52
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	773	\$0.00
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$5,325.90
Plumbing	0 - Half Bath 3 - Full Bath	\$14,644.00
Finished Basement Living Area	696	\$18,785.04
Features:	3	\$2,600.00
Attachments:	633	\$17,200.00
Adjusted Base Price		\$227,607.46
Changes/Adjustments		
Grade Adjustment:	A- 145%	\$301,320.82
Market Adjustment:	28%	\$385,690.65
CDU Adjustment:	88	\$339,400.00
Complete:	100	\$339,400.00
Dollar Adjustments		(\$900.00)
Dwelling Value		\$338,500.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$338,500.00
Total Land Value		\$38,000.00
Total Assessed Value		\$376,500.00

Parcel Numbers: 809-1149-000 Property Address: 3226 VILLA DR W Municipality: Franklin, City of

Owner Name: EHREN, MICHAEL J REVOCABLE TRUST DTD 7/3 Mailing Address: 3226 W VILLA DR FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	
	THE VILLAS CONDOMINIUM 1ST AMND NE 13-5-21 BLDG 15 UNIT 30	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1352-Franklin	

Building Description

Dwelling #	809 1149 000- 1		
Year Built:	1/1/2014	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/2014	Bedrooms:	3
Remodeled/Effective Age:	-8	Full Baths:	3
Building Type/Style:	17-Condominium	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	A	Room Count:	4
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
809 1149 000- 1	1,580	0	0	0	0	696	2,276

Attachment Description(s):	Area:	Attachment Value:
31-WD	320	\$3,200
11-OPF	30	\$600
13-AFG	714	\$21,400



Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	2	\$600
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements							
Structure Type:		Year Built:	Area:	Construction:	Condition:	Value:	
Permit / Construction History							
Date of Permit:		Permit Number:	Permit Amount:		Details of Permit:		
4/23/2014		14-0812	\$395,000.00		NEW DWELLING 2-		
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
12/29/2009		\$2,230,020.00	Invalid		Land		
11/26/2013		\$420,000.00	Invalid		Land		
11/5/2014		\$314,900.00	Invalid		Land and Improvements		
Land Breakdown							
Land Class:		Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site		0.000	Gross				\$38,000
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:		Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:	
0		0.000				\$38,000	
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		

Valuation/Explanation		
Dwelling #	809 1149 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,580	\$179,567.00
Second Story:	0	\$0.00
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$179,567.00
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	884	\$23,708.88
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$5,598.96
Plumbing	0 - Half Bath 3 - Full Bath	\$14,644.00
Finished Basement Living Area	696	\$18,785.04
Features:	3	\$2,600.00
Attachments:	1,064	\$25,200.00
Adjusted Base Price		\$270,103.88
Changes/Adjustments		
Grade Adjustment:	A 155%	\$375,571.01
Market Adjustment:	8%	\$405,616.70
CDU Adjustment:	93	\$377,200.00
Complete:	100	\$377,200.00
Dollar Adjustments		(\$100.00)
Dwelling Value		\$377,100.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$377,100.00
Total Land Value		\$38,000.00
Total Assessed Value		\$415,100.00

Parcel Numbers: 809-1150-000 Property Address: 8037 SUSANNA CT S Municipality: Franklin, City of

Owner Name: LISOWSKI, MICHAEL J Mailing Address: 8037 S SUSANNA CT FRANKLIN, WI 53132 Land Use: Residential

Property Photograph:	Legal Description:	Building Sketch:
	THE VILLAS CONDOMINIUM 1ST AMND NE 13-5-21 BLDG 16 UNIT 31	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood:	
	1352-Franklin	

Building Description

Dwelling #	809 1150 000- 1		
Year Built:	1/1/2006	Exterior Wall:	01-Wood
Year Remodeled:	1/1/2006	Bedrooms:	2
Remodeled/Effective Age:	-16	Full Baths:	2
Building Type/Style:	17-Condominium	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	B	Room Count:	3
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
809 1150 000- 1	1,659	0	0	0	0	0	1,659

Attachment Description(s):	Area:	Attachment Value:
11-OFP	42	\$800
11-OFP	100	\$2,000
31-WD	224	\$2,200
13-AFG	712	\$21,400



Feature Description(s):	Area:	Feature Value:
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
Very Good	520	\$3,640
22-Additional Fixture	5	\$1,500
Rec Room Condition:	Rec Room Area:	Rec Room Value:
Very Good	520	\$3,640

Other Building Improvements							
Structure Type:		Year Built:	Area:	Construction:	Condition:	Value:	
Permit / Construction History							
Date of Permit:		Permit Number:	Permit Amount:		Details of Permit:		
3/13/2006		726	\$250,000.00		NEWDWLG		
7/11/2006		2248	\$11,510.00		AC & FURNACE		
11/14/2011		2435	\$21,070.00		BSMTREMOD		
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
2/27/2013		\$218,600.00	Invalid		Land and Improvements		
11/4/2016		\$295,000.00	Valid		Land and Improvements		
12/29/2009		\$2,230,020.00	Invalid		Land and Improvements		
9/16/2010		\$225,000.00	Invalid		Land and Improvements		
Land Breakdown							
Land Class:		Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site		0.000	Gross				\$38,000
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:		Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:	
0		0.000				\$38,000	
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		

Valuation/Explanation		
Dwelling #	809 1150 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,659	\$186,438.42
Second Story:	0	\$0.00
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$186,438.42
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	1,659	\$36,647.31
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$4,081.14
Plumbing	0 - Half Bath 2 - Full Bath	\$7,322.00
Finished Basement Living Area	0	\$0.00
Features:	6	\$3,500.00
Attachments:	1,078	\$26,400.00
Adjusted Base Price		\$264,388.87
Changes/Adjustments		
Grade Adjustment:	B 128%	\$300,145.75
Market Adjustment:	28%	\$384,186.57
CDU Adjustment:	85	\$326,600.00
Complete:	100	\$326,600.00
Dollar Adjustments		(\$500.00)
Dwelling Value		\$326,100.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$326,100.00
Total Land Value		\$38,000.00
Total Assessed Value		\$364,100.00

Parcel Numbers: 809-1151-000 Property Address: 8035 SUSANNA CT S Municipality: Franklin, City of

Owner Name: SHORT, NANCY J - LIVING TRUST Mailing Address: 8035 S SUSANNA CT FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	
	THE VILLAS CONDOMINIUM 1ST AMND NE 13-5-21 BLDG 16 UNIT 32	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1352-Franklin	

Building Description

Dwelling #	809 1151 000- 1		
Year Built:	1/1/2006	Exterior Wall:	01-Wood
Year Remodeled:	1/1/2006	Bedrooms:	2
Remodeled/Effective Age:	-16	Full Baths:	2
Building Type/Style:	17-Condominium	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	B	Room Count:	2
CDU/Overall Condition:	Average	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:		Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
809 1151 000- 1	1,530	0	0	0	0	0	1,530

Attachment Description(s):	Area:	Attachment Value:
11-OFP	99	\$2,000
13-AFG	438	\$13,100
11-OFP	90	\$1,800


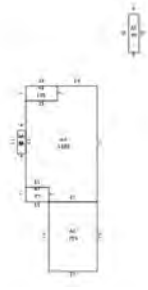
Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	2	\$600
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements							
Structure Type:		Year Built:	Area:	Construction:	Condition:	Value:	
Permit / Construction History							
Date of Permit:		Permit Number:	Permit Amount:		Details of Permit:		
7/11/2006		2248	\$11,510.00		AC & FURNACE		
3/13/2006		726	\$250,000.00		NEWBLDG		
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
7/17/2018		\$252,500.00	Invalid		Land and Improvements		
5/8/2020		\$319,000.00	Valid		Land and Improvements		
11/3/2006		\$264,800.00	Valid		Land and Improvements		
4/28/2009		\$209,000.00	Valid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.000	Gross				\$38,000	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
0	0.000				\$38,000		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		

Valuation/Explanation		
Dwelling #	809 1151 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,530	\$174,909.60
Second Story:	0	\$0.00
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$174,909.60
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	1,530	\$34,516.80
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$3,763.80
Plumbing	0 - Half Bath 2 - Full Bath	\$7,322.00
Finished Basement Living Area	0	\$0.00
Features:	3	\$2,600.00
Attachments:	627	\$16,900.00
Adjusted Base Price		\$240,012.20
Changes/Adjustments		
Grade Adjustment:	B 128%	\$282,255.62
Market Adjustment:	31%	\$369,754.86
CDU Adjustment:	80	\$295,800.00
Complete:	100	\$295,800.00
Dollar Adjustments		\$500.00
Dwelling Value		\$296,300.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$296,300.00
Total Land Value		\$38,000.00
Total Assessed Value		\$334,300.00

Parcel Numbers: 809-1152-000 Property Address: 8013 SUSANNA CT S Municipality: Franklin, City of

Owner Name: GALEZEWSKI, JAMES & KRISTEN - TRUST Mailing Address: 8013 S SUSANNA CT FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	Building Sketch:
	THE VILLAS CONDOMINIUM 1ST AMND NE 13-5-21 BLDG 17 UNIT 33	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1352-Franklin	

Building Description

Dwelling #	809 1152 000- 1		
Year Built:	1/1/2015	Exterior Wall:	01-Wood
Year Remodeled:	1/1/2015	Bedrooms:	3
Remodeled/Effective Age:	-7	Full Baths:	3
Building Type/Style:	17-Condominium	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	A-	Room Count:	3
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
809 1152 000- 1	1,688	0	0	0	0	762	2,450

Attachment Description(s):	Area:	Attachment Value:
11-OFP	105	\$2,100
13-AFG	759	\$22,800
11-OFP	77	\$1,500
11-OFP	44	\$900


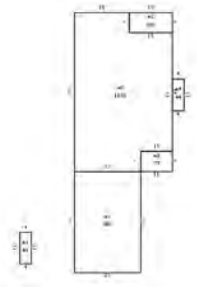
Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	2	\$600
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements							
Structure Type:		Year Built:	Area:	Construction:	Condition:	Value:	
Permit / Construction History							
Date of Permit:		Permit Number:	Permit Amount:		Details of Permit:		
5/6/2015		15-0934	\$0.00		NEWDWLG		
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
6/23/2020		\$402,000.00	Valid		Land and Improvements		
1/25/2017		\$342,000.00	Valid		Land and Improvements		
12/29/2009		\$2,230,020.00	Invalid		Land		
11/26/2013		\$420,000.00	Invalid		Land		
2/29/2016		\$340,000.00	Valid		Land and Improvements		
Land Breakdown							
Land Class:		Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site		0.000	Gross				\$38,000
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:		Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:	
0		0.000				\$38,000	
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		

Valuation/Explanation		
Dwelling #	809 1152 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,688	\$189,697.44
Second Story:	0	\$0.00
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$189,697.44
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	926	\$24,372.32
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$6,027.00
Plumbing	0 - Half Bath 3 - Full Bath	\$14,644.00
Finished Basement Living Area	762	\$20,566.38
Features:	3	\$2,600.00
Attachments:	985	\$27,300.00
Adjusted Base Price		\$285,207.14
Changes/Adjustments		
Grade Adjustment:	A- 145%	\$370,195.35
Market Adjustment:	15%	\$425,724.66
CDU Adjustment:	94	\$400,200.00
Complete:	100	\$400,200.00
Dollar Adjustments		(\$1,700.00)
Dwelling Value		\$398,500.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$398,500.00
Total Land Value		\$38,000.00
Total Assessed Value		\$436,500.00

Parcel Numbers: 809-1153-000 Property Address: 8011 SUSANNA CT S Municipality: Franklin, City of

Owner Name: PARK, RICHARD W Mailing Address: 8011 S SUSANNA CT FRANKLIN, WI 53132 Land Use: Residential

Property Photograph:	Legal Description:	Building Sketch:
	THE VILLAS CONDOMINIUM 1ST AMND NE 13-5-21 BLDG 17 UNIT 34	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood:	
	1352-Franklin	

Building Description

Dwelling #	809 1153 000- 1		
Year Built:	1/1/2015	Exterior Wall:	01-Wood
Year Remodeled:	1/1/2015	Bedrooms:	3
Remodeled/Effective Age:	-7	Full Baths:	3
Building Type/Style:	17-Condominium	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	A-	Room Count:	4
CDU/Overall Condition:	Average	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:		Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
809 1153 000- 1	1,688	0	0	0	0	740	2,428

Attachment Description(s):	Area:	Attachment Value:
11-OFP	105	\$2,100
13-AFG	805	\$24,200
11-OFP	77	\$1,500
11-OFP	44	\$900


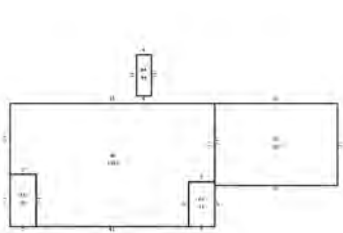
Feature Description(s):	Area:	Feature Value:
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
22-Additional Fixture	2	\$600
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements							
Structure Type:		Year Built:	Area:	Construction:	Condition:	Value:	
Permit / Construction History							
Date of Permit:		Permit Number:	Permit Amount:		Details of Permit:		
5/6/2015		15-0934	\$0.00		NEWDWLG		
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
12/29/2009		\$2,230,020.00	Invalid		Land		
11/26/2013		\$420,000.00	Invalid		Land		
3/15/2016		\$339,000.00	Valid		Land and Improvements		
Land Breakdown							
Land Class:		Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site		0.000	Gross				\$38,000
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:		Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:	
0		0.000				\$38,000	
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		

Valuation/Explanation		
Dwelling #	809 1153 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,688	\$189,697.44
Second Story:	0	\$0.00
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$189,697.44
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	948	\$24,951.36
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$5,972.88
Plumbing	0 - Half Bath 3 - Full Bath	\$14,644.00
Finished Basement Living Area	740	\$19,972.60
Features:	3	\$2,600.00
Attachments:	1,031	\$28,700.00
Adjusted Base Price		\$286,538.28
Changes/Adjustments		
Grade Adjustment:	A- 145%	\$370,095.51
Market Adjustment:	21%	\$447,815.56
CDU Adjustment:	89	\$398,600.00
Complete:	100	\$398,600.00
Dollar Adjustments		\$300.00
Dwelling Value		\$398,900.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$398,900.00
Total Land Value		\$38,000.00
Total Assessed Value		\$436,900.00

Parcel Numbers: 809-1154-000 Property Address: 8009 SUSANNA CT S Municipality: Franklin, City of

Owner Name: MILLER, DENNIS J Mailing Address: 8009 S SUSANNA CT FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	
	THE VILLAS CONDOMINIUM 1ST AMND NE 13-5-21 BLDG 18 UNIT 35	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1352-Franklin	

Building Description

Dwelling #	809 1154 000- 1		
Year Built:	1/1/2006	Exterior Wall:	01-Wood
Year Remodeled:	1/1/2006	Bedrooms:	3
Remodeled/Effective Age:	-16	Full Baths:	3
Building Type/Style:	17-Condominium	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	B+	Room Count:	4
CDU/Overall Condition:	Average	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:		Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
809 1154 000- 1	1,633	0	0	0	0	800	2,433

Attachment Description(s):	Area:	Attachment Value:
11-OFP	98	\$2,000
11-OFP	84	\$1,700
13-AFG	726	\$21,800

Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	2	\$600
Rec Room Condition:	Rec Room Area: 0	Rec Room Value: \$0

Other Building Improvements


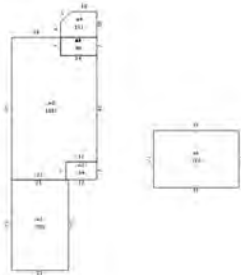
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:

Permit / Construction History							
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:				
9/14/2006	3122	\$11,690.00	AC & FURNACE				
3/13/2006	728	\$250,000.00	NEWBLDG				
7/16/2007	1661	\$5,000.00	FBLA				
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
6/9/2020		\$359,900.00	Valid		Land and Improvements		
12/15/2006		\$332,800.00	Invalid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.000	Gross				\$38,000	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:			
0	0.000			\$38,000			
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		
Valuation/Explanation							
Dwelling #				809 1154 000- 1			
Description				Area		Value Amount	
Living Area:							
First Story:				1,633	\$184,480.01		
Second Story:				0	\$0.00		
Additional Story:				0	\$0.00		
Attic/Finished Net:				0	\$0.00		
Half Story/Finished Net:				0	\$0.00		
Base Price						\$184,480.01	
Unfinished Living Area:							
Room/Unfinished:				0	\$0.00		
Unfinished Basement:				833	\$22,790.88		
Half Story/Unfinished:					\$0.00		
Structure Info, Features and Attachments:							
Heating/AC				Air Conditioning - Same Ducts	\$5,985.18		
Plumbing				0 - Half Bath 3 - Full Bath	\$14,644.00		
Finished Basement Living Area				800	\$21,592.00		
Features:				2	\$600.00		
Attachments:				908	\$25,500.00		
Adjusted Base Price						\$275,592.07	
Changes/Adjustments							
Grade Adjustment:				B+ 135%	\$336,814.30		
Market Adjustment:				27%	\$427,754.15		
CDU Adjustment:				80	\$342,200.00		
Complete:				100	\$342,200.00		
Dollar Adjustments					\$1,000.00		
Dwelling Value						\$343,200.00	

Other Building Improvements	0	\$0.00
Total Improvement Value		\$343,200.00
Total Land Value		\$38,000.00
Total Assessed Value		\$381,200.00

Parcel Numbers: 809-1155-000 Property Address: 8007 SUSANNA CT S Municipality: Franklin, City of

Owner Name: BEHLING JAY & TAMMY Mailing Address: 8007 S SUSANNA CT FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	
	THE VILLAS CONDOMINIUM 1ST AMND NE 13-5-21 BLDG 18 UNIT 36	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1352-Franklin	

Building Description

Dwelling #	809 1155 000- 1		
Year Built:	1/1/2006	Exterior Wall:	01-Wood
Year Remodeled:	1/1/2006	Bedrooms:	2
Remodeled/Effective Age:	-16	Full Baths:	2
Building Type/Style:	17-Condominium	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	B	Room Count:	3
CDU/Overall Condition:	Average	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:		Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
809 1155 000- 1	1,633	0	0	0	0	0	1,633

Attachment Description(s):	Area:	Attachment Value:
11-OFP	98	\$2,000
11-OFP	84	\$1,700
13-AFG	770	\$23,100
31-WD	132	\$1,300


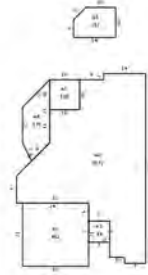
Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	5	\$1,500
Rec Room Condition:	Rec Room Area:	Rec Room Value:
Very Good	750	\$5,250
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
Very Good	750	\$5,250

Other Building Improvements						
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:	
Permit / Construction History						
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:			
9/14/2006	3122	\$11,690.00	AC & FURNACE			
3/13/2006	728	\$250,000.00	NEWBLDG			
10/18/2010	2209	\$100.00	OCCUPANCY			
11/8/2012	249797	\$8,800.00	WDDK			
4/25/2014	14-0847	\$21,000.00	BSMT FINISH			
Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
12/29/2009		\$2,230,020.00	Invalid		Land and Improvements	
8/5/2010		\$147,000.00	Invalid		Land and Improvements	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	0.000	Gross				\$38,000
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
0	0.000			\$38,000		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Paved	Light			All Public	

Valuation/Explanation		
Dwelling #	809 1155 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,633	\$184,480.01
Second Story:	0	\$0.00
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$184,480.01
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	1,633	\$36,236.27
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$4,017.18
Plumbing	0 - Half Bath 2 - Full Bath	\$7,322.00
Finished Basement Living Area	0	\$0.00
Features:	6	\$3,500.00
Attachments:	1,084	\$28,100.00
Adjusted Base Price		\$263,655.46
Changes/Adjustments		
Grade Adjustment:	B 128%	\$297,030.99
Market Adjustment:	41%	\$418,813.69
CDU Adjustment:	80	\$335,100.00
Complete:	100	\$335,100.00
Dollar Adjustments		\$1,000.00
Dwelling Value		\$336,100.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$336,100.00
Total Land Value		\$38,000.00
Total Assessed Value		\$374,100.00

Parcel Numbers: 809-1156-000 Property Address: 7989 SUSANNA CT S Municipality: Franklin, City of

Owner Name: WARREN KENNETH M & ALICE J Mailing Address: 7989 S SUSANNA CT FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	
	THE VILLAS CONDOMINIUM 1ST AMND EN 13-5-21 BLDG 19 UNIT 37	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1352-Franklin	

Building Description

Dwelling #	809 1156 000- 1		
Year Built:	1/1/2006	Exterior Wall:	01-Wood
Year Remodeled:	1/1/2006	Bedrooms:	3
Remodeled/Effective Age:	-16	Full Baths:	3
Building Type/Style:	17-Condominium	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	B+	Room Count:	4
CDU/Overall Condition:	Average	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:		Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
809 1156 000- 1	1,671	0	0	0	0	595	2,266

Attachment Description(s):	Area:	Attachment Value:
13-AFG	462	\$13,900
11-OFP	49	\$1,000
11-OFP	100	\$2,000
31-WD	175	\$1,800



Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	2	\$600
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements						
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:	
Permit / Construction History						
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:			
5/25/2006	1702	\$11,510.00	AC & FURNACE			
7/14/2006	2306	\$12,000.00	RECROOM			
2/21/2006	518	\$250,000.00	NEWBLDG			
Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
10/17/2006		\$344,000.00	Valid		Land and Improvements	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	0.000	Gross				\$38,000
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
0	0.000			\$38,000		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Paved	Light			All Public	

Valuation/Explanation		
Dwelling #	809 1156 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,671	\$187,786.98
Second Story:	0	\$0.00
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$187,786.98
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	1,076	\$26,910.76
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$5,574.36
Plumbing	0 - Half Bath 3 - Full Bath	\$14,644.00
Finished Basement Living Area	595	\$16,059.05
Features:	3	\$2,600.00
Attachments:	786	\$18,700.00
Adjusted Base Price		\$272,275.15
Changes/Adjustments		
Grade Adjustment:	B+ 135%	\$338,816.45
Market Adjustment:	40%	\$474,343.03
CDU Adjustment:	80	\$379,500.00
Complete:	100	\$379,500.00
Dollar Adjustments		\$0.00
Dwelling Value		\$379,500.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$379,500.00
Total Land Value		\$38,000.00
Total Assessed Value		\$417,500.00

Parcel Numbers: 809-1157-000 Property Address: 7987 SUSANNA CT S Municipality: Franklin, City of

Owner Name: HAUERWAS, KEITH D & JUDITH E Mailing Address: 7987 S SUSANNA CT FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	
	THE VILLAS CONDOMINIUM 1ST AMND NE 13-5-21 BLDG 19 UNIT 38	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1352-Franklin	

Building Description

Dwelling #	809 1157 000- 1		
Year Built:	1/1/2006	Exterior Wall:	01-Wood
Year Remodeled:	1/1/2006	Bedrooms:	3
Remodeled/Effective Age:	-16	Full Baths:	3
Building Type/Style:	17-Condominium	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	B+	Room Count:	4
CDU/Overall Condition:	Average	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:		Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
809 1157 000- 1	1,544	0	0	0	0	600	2,144

Attachment Description(s):	Area:	Attachment Value:
11-OFP	99	\$2,000
11-OFP	90	\$1,800
13-AFG	457	\$13,700



Feature Description(s):	Area:	Feature Value:
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
22-Additional Fixture	3	\$900
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements						
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:	
Permit / Construction History						
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:			
5/25/2006	1702	\$11,510.00	AC & FURNACE			
2/21/2006	518	\$250,000.00	NEWBLDG			
4/11/2007	748	\$25,000.00	BSMT ALTER			
Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
10/18/2006		\$283,800.00	Invalid		Land and Improvements	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	0.000	Gross				\$38,000
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
0	0.000			\$38,000		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Paved	Light			All Public	

Valuation/Explanation		
Dwelling #	809 1157 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,544	\$176,510.08
Second Story:	0	\$0.00
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$176,510.08
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	944	\$24,846.08
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$5,274.24
Plumbing	0 - Half Bath 3 - Full Bath	\$14,644.00
Finished Basement Living Area	600	\$16,194.00
Features:	4	\$2,900.00
Attachments:	646	\$17,500.00
Adjusted Base Price		\$257,868.40
Changes/Adjustments		
Grade Adjustment:	B+ 135%	\$320,582.34
Market Adjustment:	40%	\$448,815.28
CDU Adjustment:	80	\$359,100.00
Complete:	100	\$359,100.00
Dollar Adjustments		(\$600.00)
Dwelling Value		\$358,500.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$358,500.00
Total Land Value		\$38,000.00
Total Assessed Value		\$396,500.00

Parcel Numbers: 809-1158-000	Property Address: 7975 SUSANNA CT S	Municipality: Franklin, City of
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Owner Name: GENGLER, JAN	Mailing Address: 7975 S SUSANNA CT FRANKLIN, WI 53132	Land Use: Residential
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Property Photograph:	Legal Description:	Building Sketch:
	THE VILLAS CONDOMINIUM 1ST AMND NE 13-5-21 BLDG 20 UNIT 39	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1352-Franklin	

Building Description

Dwelling #	809 1158 000- 1		
Year Built:	1/1/2006	Exterior Wall:	01-Wood
Year Remodeled:	1/1/2006	Bedrooms:	3
Remodeled/Effective Age:	-16	Full Baths:	3
Building Type/Style:	17-Condominium	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	B+	Room Count:	4
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
809 1158 000- 1	1,688	0	0	0	0	699	2,387

Attachment Description(s):	Area:	Attachment Value:
13-AFG	506	\$15,200
11-OPF	84	\$1,700
11-OPF	98	\$2,000


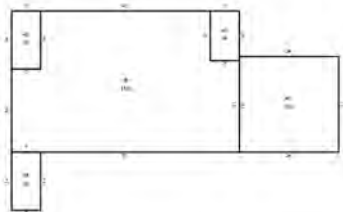
Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	2	\$600
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements							
Structure Type:		Year Built:	Area:	Construction:	Condition:	Value:	
Permit / Construction History							
Date of Permit:		Permit Number:	Permit Amount:		Details of Permit:		
5/25/2006		1703	\$11,690.00		AC & FURNACE		
7/14/2006		2307	\$11,000.00		RECROOM		
2/20/2006		505	\$250,000.00		NEWBLDG		
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
10/12/2017		\$360,000.00	Valid		Land and Improvements		
3/2/2007		\$353,400.00	Invalid		Land and Improvements		
9/22/2006		\$353,500.00	Valid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.000	Gross				\$38,000	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
0	0.000				\$38,000		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		

Valuation/Explanation		
Dwelling #	809 1158 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,688	\$189,697.44
Second Story:	0	\$0.00
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$189,697.44
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	989	\$25,575.54
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$5,872.02
Plumbing	0 - Half Bath 3 - Full Bath	\$14,644.00
Finished Basement Living Area	699	\$18,866.01
Features:	3	\$2,600.00
Attachments:	688	\$18,900.00
Adjusted Base Price		\$276,155.01
Changes/Adjustments		
Grade Adjustment:	B+ 135%	\$343,784.26
Market Adjustment:	33%	\$457,233.07
CDU Adjustment:	85	\$388,600.00
Complete:	100	\$388,600.00
Dollar Adjustments		(\$1,300.00)
Dwelling Value		\$387,300.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$387,300.00
Total Land Value		\$38,000.00
Total Assessed Value		\$425,300.00

Parcel Numbers: 809-1159-000 Property Address: 7973 SUSANNA CT S Municipality: Franklin, City of

Owner Name: JASNA, ROBERT & JUDITH - LIVING TRUST Mailing Address: 7973 S SUSANNA CT FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	
	THE VILLAS CONDOMINIUM 1ST AMND NE 13-5-21 BLDG 20 UNIT 40	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1352-Franklin	

Building Description

Dwelling #	809 1159 000- 1		
Year Built:	1/1/2006	Exterior Wall:	01-Wood
Year Remodeled:	1/1/2006	Bedrooms:	2
Remodeled/Effective Age:	-16	Full Baths:	2
Building Type/Style:	17-Condominium	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	B+	Room Count:	2
CDU/Overall Condition:	Average	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:		Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
809 1159 000- 1	1,688	0	0	0	0	1,266	2,954

Attachment Description(s):	Area:	Attachment Value:
11-OFP	98	\$2,000
11-OFP	84	\$1,700
13-AFG	552	\$16,600


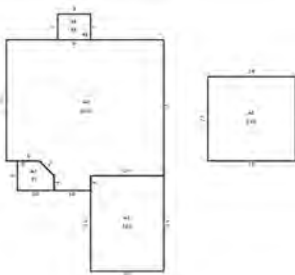
Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	2	\$600
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements						
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:	
Permit / Construction History						
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:			
5/25/2006	1703	\$11,690.00	AC & FURNACE			
2/20/2006	505	\$250,000.00	NEWBLDG			
8/6/2019	19-1982	\$4,450.00	ACREPLACE			
7/14/2006	2308	\$11,000.00	RECROOM			
Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
10/4/2006		\$371,200.00	Valid		Land and Improvements	
10/10/2012		\$298,000.00	Invalid		Land and Improvements	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	0.000	Gross				\$38,000
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
0	0.000			\$38,000		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Paved	Light			All Public	

Valuation/Explanation		
Dwelling #	809 1159 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,688	\$189,697.44
Second Story:	0	\$0.00
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$189,697.44
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	422	\$14,580.10
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$7,266.84
Plumbing	0 - Half Bath 2 - Full Bath	\$7,322.00
Finished Basement Living Area	1,266	\$34,169.34
Features:	3	\$2,600.00
Attachments:	734	\$20,300.00
Adjusted Base Price		\$275,935.72
Changes/Adjustments		
Grade Adjustment:	B+ 135%	\$341,598.22
Market Adjustment:	49%	\$508,981.35
CDU Adjustment:	80	\$407,200.00
Complete:	100	\$407,200.00
Dollar Adjustments		(\$400.00)
Dwelling Value		\$406,800.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$406,800.00
Total Land Value		\$38,000.00
Total Assessed Value		\$444,800.00

Parcel Numbers: 809-1160-000 Property Address: 7970 SUSANNA CT S Municipality: Franklin, City of

Owner Name: PIZZO, CHERI A Mailing Address: 7970 S SUSANNA CT FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	
	THE VILLAS CONDOMINIUM 1ST AMND NE 13-5-21 BLDG 21 UNIT 41	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1352-Franklin	

Building Description

Dwelling #	809 1160 000- 1		
Year Built:	1/1/2006	Exterior Wall:	01-Wood
Year Remodeled:	1/1/2006	Bedrooms:	3
Remodeled/Effective Age:	-16	Full Baths:	3
Building Type/Style:	17-Condominium	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	B+	Room Count:	4
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
809 1160 000- 1	1,587	0	0	0	0	1,100	2,687

Attachment Description(s):	Area:	Attachment Value:
13-AFG	520	\$15,600
11-OPF	63	\$1,300
31-WD	72	\$700



Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	2	\$600
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements						
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:	
Permit / Construction History						
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:			
6/13/2006	1942	\$11,690.00	AC & FURNACE			
2/20/2006	511	\$250,000.00	NEWDWLG			
7/13/2006	2278	\$12,000.00	RECROOM			
9/26/2006	3288	\$1,500.00	FP			
Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
11/30/2006		\$369,000.00	Valid		Land and Improvements	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	0.000	Gross				\$38,000
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
0	0.000			\$38,000		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Paved	Light			All Public	

Valuation/Explanation		
Dwelling #	809 1160 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,587	\$180,362.55
Second Story:	0	\$0.00
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$180,362.55
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	487	\$16,173.27
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$6,610.02
Plumbing	0 - Half Bath 3 - Full Bath	\$14,644.00
Finished Basement Living Area	1,100	\$29,689.00
Features:	3	\$2,600.00
Attachments:	655	\$17,600.00
Adjusted Base Price		\$267,678.84
Changes/Adjustments		
Grade Adjustment:	B+ 135%	\$334,096.43
Market Adjustment:	35%	\$451,030.19
CDU Adjustment:	85	\$383,400.00
Complete:	100	\$383,400.00
Dollar Adjustments		(\$500.00)
Dwelling Value		\$382,900.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$382,900.00
Total Land Value		\$38,000.00
Total Assessed Value		\$420,900.00

Parcel Numbers: 809-1161-000 Property Address: 7972 SUSANNA CT S Municipality: Franklin, City of

Owner Name: FEEST, GERALD Mailing Address: 7972 S SUSANNA CT FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	Building Sketch:
	THE VILLAS CONDOMINIUM 1ST AMND NE 13-5-21 BLDG 21 UNIT 42	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1352-Franklin	

Building Description

Dwelling #	809 1161 000- 1		
Year Built:	1/1/2006	Exterior Wall:	01-Wood
Year Remodeled:	1/1/2006	Bedrooms:	2
Remodeled/Effective Age:	-16	Full Baths:	2
Building Type/Style:	17-Condominium	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	B+	Room Count:	5
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
809 1161 000- 1	1,587	0	0	0	0	0	1,587

Attachment Description(s):	Area:	Attachment Value:
31-WD	63	\$600
11-OPF	80	\$1,600
13-AFG	740	\$22,200

Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	2	\$600
Rec Room Condition: Average	Rec Room Area: 753	Rec Room Value: \$3,765
05-Metal Fireplace	2	\$4,000
Rec Room Condition: Average	Rec Room Area: 753	Rec Room Value: \$3,765

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
6/13/2006	1942	\$11,690.00	AC & FURNACE
9/14/2010	1891	\$100.00	FBLA
2/5/2014	14-0232	\$8,000.00	BSMT FINISH
10/20/2010	2237	\$100.00	RENEWAL
1/30/2014	14-0200	\$4,105.00	FIREPLACE
2/20/2006	511	\$250,000.00	NEWDWLG

Ownership/Sales History

Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
12/29/2009		\$2,230,020.00	Invalid		Land and Improvements	
5/18/2010		\$160,000.00	Invalid		Land and Improvements	

Land Breakdown

Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	0.000	Gross				\$38,000

Acreage/Squarefoot Variables

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Land Data & Computations

Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:
0	0.000			\$38,000



General Information

Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:
Level	Paved	Light			All Public

Valuation/Explanation		
Dwelling #	809 1161 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,587	\$180,362.55
Second Story:	0	\$0.00
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$180,362.55
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	1,587	\$35,501.19
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$3,904.02
Plumbing	0 - Half Bath 2 - Full Bath	\$7,322.00
Finished Basement Living Area	0	\$0.00
Features:	4	\$4,600.00
Attachments:	883	\$24,400.00
Adjusted Base Price		\$256,089.76
Changes/Adjustments		
Grade Adjustment:	B+ 135%	\$306,571.18
Market Adjustment:	34%	\$410,805.38
CDU Adjustment:	85	\$349,200.00
Complete:	100	\$349,200.00
Dollar Adjustments		\$900.00
Dwelling Value		\$350,100.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$350,100.00
Total Land Value		\$38,000.00
Total Assessed Value		\$388,100.00

Parcel Numbers: 809-1162-000	Property Address: 7994 SUSANNA CT S	Municipality: Franklin, City of
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Owner Name: MONTOTO, GREGORIO & CAROL E - REV LIV TR	Mailing Address: 7994 S SUSANNA CT FRANKLIN, WI 53132	Land Use: Residential
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Property Photograph:	Legal Description:	Building Sketch:
	THE VILLAS CONDOMINIUM 1ST AMND NE 13-5-21 BLDG 22 UNIT 43	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1352-Franklin	

Building Description

Dwelling #	809 1162 000- 1		
Year Built:	1/1/2006	Exterior Wall:	01-Wood
Year Remodeled:	1/1/2006	Bedrooms:	2
Remodeled/Effective Age:	-16	Full Baths:	2
Building Type/Style:	17-Condominium	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	A-	Room Count:	2
CDU/Overall Condition:	Average	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:		Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
809 1162 000- 1	1,688	0	0	0	0	0	1,688

Attachment Description(s):	Area:	Attachment Value:
11-OFP	98	\$2,000
11-OFP	84	\$1,700
13-AFG	759	\$22,800


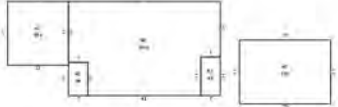
Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	2	\$600
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements						
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:	
Permit / Construction History						
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:			
3/24/2006	840	\$250,000.00	NEWBLDG			
7/11/2006	2249	\$11,690.00	AC & FURNACE			
Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
11/30/2006		\$316,500.00	Valid		Land and Improvements	
7/13/2017		\$267,100.00	Invalid		Land and Improvements	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	0.000	Gross				\$38,000
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
0	0.000			\$38,000		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Paved	Light			All Public	

Valuation/Explanation		
Dwelling #	809 1162 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,688	\$189,697.44
Second Story:	0	\$0.00
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$189,697.44
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	1,688	\$37,287.92
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$4,152.48
Plumbing	0 - Half Bath 2 - Full Bath	\$7,322.00
Finished Basement Living Area	0	\$0.00
Features:	3	\$2,600.00
Attachments:	941	\$26,500.00
Adjusted Base Price		\$267,559.84
Changes/Adjustments		
Grade Adjustment:	A- 145%	\$345,766.77
Market Adjustment:	12%	\$387,258.78
CDU Adjustment:	80	\$309,800.00
Complete:	100	\$309,800.00
Dollar Adjustments		\$0.00
Dwelling Value		\$309,800.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$309,800.00
Total Land Value		\$38,000.00
Total Assessed Value		\$347,800.00

Parcel Numbers: 809-1163-000 Property Address: 7996 SUSANNA CT S Municipality: Franklin, City of

Owner Name: Debra Beres Mailing Address: 7996 S Susanna Ct Franklin, WI 53132 Land Use: Residential

	Legal Description:	Building Sketch:
	THE VILLAS CONDOMINIUM 1ST AMND NE 13-5-21 BLDG 22 UNIT 44	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1352-Franklin	

Building Description

Dwelling #	809 1163 000- 1		
Year Built:	1/1/2006	Exterior Wall:	01-Wood
Year Remodeled:	1/1/2006	Bedrooms:	3
Remodeled/Effective Age:	-16	Full Baths:	3
Building Type/Style:	17-Condominium	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	B+	Room Count:	4
CDU/Overall Condition:	Average	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:		Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
809 1163 000- 1	1,688	0	0	0	0	888	2,576

Attachment Description(s):	Area:	Attachment Value:
11-OFP	84	\$1,700
13-AFG	506	\$15,200
11-OFP	98	\$2,000



Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	2	\$600
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements							
Structure Type:		Year Built:	Area:	Construction:	Condition:	Value:	
Permit / Construction History							
Date of Permit:		Permit Number:	Permit Amount:		Details of Permit:		
7/11/2006		2249	\$11,690.00		AC & FURNACE		
7/2/2008		1461	\$31,500.00		FBLA		
3/24/2006		840	\$250,000.00		NEWDWLG		
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
7/15/2009		\$210,000.00	Invalid		Land and Improvements		
7/29/2011		\$280,000.00	Valid		Land and Improvements		
7/5/2022	11263035 11263035	\$450,000.00	Valid	O - Other	Other	Other	
Land Breakdown							
Land Class:		Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site		0.000	Gross				\$38,000
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:		Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:	
0		0.000				\$38,000	
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		

Valuation/Explanation		
Dwelling #	809 1163 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,688	\$189,697.44
Second Story:	0	\$0.00
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$189,697.44
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	800	\$24,661.84
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$5,999.94
Plumbing	0 - Half Bath 3 - Full Bath	\$14,644.00
Finished Basement Living Area	888	\$20,269.49
Features:	3	\$2,600.00
Attachments:	688	\$18,900.00
Adjusted Base Price		\$276,772.71
Changes/Adjustments		
Grade Adjustment:	B+ 135%	\$344,618.16
Market Adjustment:	39%	\$479,019.24
CDU Adjustment:	80	\$383,200.00
Complete:	100	\$383,200.00
Dollar Adjustments		(\$800.00)
Dwelling Value		\$382,400.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$382,400.00
Total Land Value		\$38,000.00
Total Assessed Value		\$420,400.00

Parcel Numbers: 809-1164-000 Property Address: 8022 SUSANNA CT S Municipality: Franklin, City of

Owner Name: KENT, PETER J REVOCABLE TRUST Mailing Address: 8022 S SUSANNA CT FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	
	THE VILLAS CONDOMINIUM 1ST AMND NE 13-5-21 BLDG 23 UNIT 45	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1352-Franklin	

Building Description

Dwelling #	809 1164 000- 1		
Year Built:	1/1/2006	Exterior Wall:	01-Wood
Year Remodeled:	1/1/2006	Bedrooms:	2
Remodeled/Effective Age:	-16	Full Baths:	2
Building Type/Style:	17-Condominium	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	B	Room Count:	3
CDU/Overall Condition:	Average	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:		Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
809 1164 000- 1	1,659	0	0	0	0	0	1,659

Attachment Description(s):	Area:	Attachment Value:
11-OFP	49	\$1,000
11-OFP	100	\$2,000
13-AFG	712	\$21,400
31-WD	215	\$2,200



Feature Description(s):	Area:	Feature Value:
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
22-Additional Fixture	2	\$600
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements						
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:	
Permit / Construction History						
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:			
2/22/2007	397	\$12,000.00	AC/FURREPLAC			
3/13/2006	727	\$250,000.00	NEWBLDG			
Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
8/18/2010		\$260,000.00	Invalid		Land and Improvements	
12/29/2009		\$2,300,200.00	Invalid		Land and Improvements	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	0.000	Gross				\$38,000
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
0	0.000			\$38,000		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Paved	Light			All Public	

Valuation/Explanation		
Dwelling #	809 1164 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,659	\$186,438.42
Second Story:	0	\$0.00
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$186,438.42
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	1,659	\$36,647.31
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$4,081.14
Plumbing	0 - Half Bath 2 - Full Bath	\$7,322.00
Finished Basement Living Area	0	\$0.00
Features:	3	\$2,600.00
Attachments:	1,076	\$26,600.00
Adjusted Base Price		\$263,688.87
Changes/Adjustments		
Grade Adjustment:	B 128%	\$300,145.75
Market Adjustment:	30%	\$390,189.48
CDU Adjustment:	80	\$312,200.00
Complete:	100	\$312,200.00
Dollar Adjustments		(\$1,000.00)
Dwelling Value		\$311,200.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$311,200.00
Total Land Value		\$38,000.00
Total Assessed Value		\$349,200.00

Parcel Numbers: 809-1165-000 Property Address: 8024 SUSANNA CT S Municipality: Franklin, City of

Owner Name: LUETTGEN GERALD R & JOAN I JT REVOC LIVI Mailing Address: 8024 S SUSANNA CT FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	Building Sketch:
	THE VILLAS CONDOMINIUM 1ST AMND NE 13-5-21 BLDG 23 UNIT 46	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1352-Franklin	

Building Description

Dwelling #	809 1165 000- 1		
Year Built:	1/1/2006	Exterior Wall:	01-Wood
Year Remodeled:	1/1/2006	Bedrooms:	3
Remodeled/Effective Age:	-16	Full Baths:	3
Building Type/Style:	17-Condominium	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	B+	Room Count:	4
CDU/Overall Condition:	Average	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:		Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
809 1165 000- 1	1,544	0	0	0	0	965	2,509

Attachment Description(s):	Area:	Attachment Value:
11-OFP	99	\$2,000
11-OFP	90	\$1,800
13-AFG	457	\$13,700

Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	2	\$600
Rec Room Condition:	Rec Room Area: 0	Rec Room Value: \$0

Other Building Improvements



Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:

Permit / Construction History							
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:				
4/3/2007	665	\$14,374.00	BSMT ALTER				
3/13/2006	727	\$250,000.00	NEWBLDG				
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
6/8/2007		\$333,290.00	Valid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.000	Gross				\$38,000	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:			
0	0.000			\$38,000			
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		
Valuation/Explanation							
Dwelling #				809 1165 000- 1			
Description				Area		Value Amount	
Living Area:							
First Story:				1,544		\$176,510.08	
Second Story:				0		\$0.00	
Additional Story:				0		\$0.00	
Attic/Finished Net:				0		\$0.00	
Half Story/Finished Net:				0		\$0.00	
Base Price						\$176,510.08	
Unfinished Living Area:							
Room/Unfinished:				0		\$0.00	
Unfinished Basement:				579		\$18,006.90	
Half Story/Unfinished:						\$0.00	
Structure Info, Features and Attachments:							
Heating/AC				Air Conditioning - Same Ducts		\$6,172.14	
Plumbing				0 - Half Bath 3 - Full Bath		\$14,644.00	
Finished Basement Living Area				965		\$26,045.35	
Features:				2		\$600.00	
Attachments:				646		\$17,500.00	
Adjusted Base Price						\$259,478.47	
Changes/Adjustments							
Grade Adjustment:				B+ 135%		\$325,860.94	
Market Adjustment:				41%		\$459,463.92	
CDU Adjustment:				80		\$367,600.00	
Complete:				100		\$367,600.00	
Dollar Adjustments						(\$1,100.00)	
Dwelling Value						\$366,500.00	

Other Building Improvements	0	\$0.00
Total Improvement Value		\$366,500.00
Total Land Value		\$38,000.00
Total Assessed Value		\$404,500.00

Parcel Numbers: 809-1166-000 Property Address: 8046 SUSANNA CT S Municipality: Franklin, City of

Owner Name: GMEINDL, JOHN R & JEAN D (L/E) Mailing Address: 8046 S SUZANNA CT FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	Building Sketch:
	THE VILLAS CONDOMINIUM 1ST AMND NE 13-5-21 BLDG 24 UNIT 47	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1352-Franklin	

Building Description

Dwelling #	809 1166 000- 1		
Year Built:	1/1/2015	Exterior Wall:	01-Wood
Year Remodeled:	1/1/2015	Bedrooms:	3
Remodeled/Effective Age:	-7	Full Baths:	3
Building Type/Style:	17-Condominium	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	A-	Room Count:	4
CDU/Overall Condition:	Average	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:		Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
809 1166 000- 1	1,540	0	0	0	0	630	2,170

Attachment Description(s):	Area:	Attachment Value:
13-AFG	457	\$13,700
11-OFP	90	\$1,800
11-OFP	90	\$1,800



Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	2	\$600
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements							
Structure Type:		Year Built:	Area:	Construction:	Condition:	Value:	
Permit / Construction History							
Date of Permit:		Permit Number:	Permit Amount:		Details of Permit:		
2/19/2015		15-0332	\$15,200.00		AC (+FURN)		
11/14/2014		14-2772	\$405,000.00		NEWDWLG-(1/2 CO		
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
9/14/2015		\$189,691.00	Invalid		Land and Improvements		
5/20/2015		\$294,900.00	Valid		Land and Improvements		
11/26/2013		\$420,000.00	Invalid		Land		
12/29/2009		\$2,230,020.00	Invalid		Land		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.000	Gross				\$38,000	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
0	0.000				\$38,000		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		

Valuation/Explanation		
Dwelling #	809 1166 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,540	\$176,052.80
Second Story:	0	\$0.00
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$176,052.80
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	910	\$23,951.20
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$5,338.20
Plumbing	0 - Half Bath 3 - Full Bath	\$14,644.00
Finished Basement Living Area	630	\$17,003.70
Features:	3	\$2,600.00
Attachments:	637	\$17,300.00
Adjusted Base Price		\$256,889.90
Changes/Adjustments		
Grade Adjustment:	A- 145%	\$343,635.36
Market Adjustment:	13%	\$388,307.95
CDU Adjustment:	89	\$345,600.00
Complete:	100	\$345,600.00
Dollar Adjustments		\$1,500.00
Dwelling Value		\$347,100.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$347,100.00
Total Land Value		\$38,000.00
Total Assessed Value		\$385,100.00

Parcel Numbers: 809-1167-000 Property Address: 8048 SUSANNA CT S Municipality: Franklin, City of

Owner Name: HIMSEL, DANIEL J Mailing Address: 8048 S SUSANNA CT FRANKLIN, WI 53132 Land Use: Residential

Property Photograph:	Legal Description:	Building Sketch:
	THE VILLAS CONDOMINIUM 1ST AMND NE 13-5-21 BLDG 24 UNIT 48	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood:	
	1352-Franklin	

Building Description

Dwelling #	809 1167 000- 1		
Year Built:	1/1/2015	Exterior Wall:	01-Wood
Year Remodeled:	1/1/2015	Bedrooms:	3
Remodeled/Effective Age:	-7	Full Baths:	3
Building Type/Style:	17-Condominium	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	A-	Room Count:	4
CDU/Overall Condition:	Average	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:		Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
809 1167 000- 1	1,657	0	0	0	0	582	2,239

Attachment Description(s):	Area:	Attachment Value:
11-OFP	342	\$6,800
13-AFG	712	\$21,400
11-OFP	35	\$700


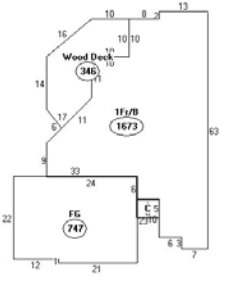
Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	2	\$600
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements						
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:	
Permit / Construction History						
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:			
11/14/2014	14-2772	\$405,000.00	NEWDWLG-(1/2 CO			
2/19/2015	15-0332	\$15,200.00	AC (+FURN)			
Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
12/29/2009		\$2,230,020.00	Invalid		Land	
11/26/2013		\$420,000.00	Invalid		Land	
5/22/2015		\$324,900.00	Valid		Land and Improvements	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	0.000	Gross				\$38,000
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
0	0.000			\$38,000		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Paved	Light			All Public	

Valuation/Explanation		
Dwelling #	809 1167 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,657	\$186,213.66
Second Story:	0	\$0.00
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$186,213.66
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	1,075	\$26,885.75
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$5,507.94
Plumbing	0 - Half Bath 3 - Full Bath	\$14,644.00
Finished Basement Living Area	582	\$15,708.18
Features:	3	\$2,600.00
Attachments:	1,089	\$28,900.00
Adjusted Base Price		\$280,459.53
Changes/Adjustments		
Grade Adjustment:	A- 145%	\$360,991.32
Market Adjustment:	14%	\$411,530.10
CDU Adjustment:	89	\$366,300.00
Complete:	100	\$366,300.00
Dollar Adjustments		\$200.00
Dwelling Value		\$366,500.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$366,500.00
Total Land Value		\$38,000.00
Total Assessed Value		\$404,500.00

Parcel Numbers: 809-1168-000 Property Address: 3126 VILLA DR W Municipality: Franklin, City of

Owner Name: LLANAS, GILBERT Mailing Address: 3126 W VILLA DR FRANKLIN, WI 53132 Land Use: Residential

	Legal Description: THE VILLAS CONDOMINIUM 1ST AMND NE 13-5-21 BLDG 25 UNIT 49	Building Sketch: 
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1352-Franklin	

Building Description

Dwelling #	809 1168 000- 1		
Year Built:	1/1/2016	Exterior Wall:	01-Wood
Year Remodeled:	1/1/2016	Bedrooms:	3
Remodeled/Effective Age:	-6	Full Baths:	3
Building Type/Style:	17-Condominium	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	A-	Room Count:	4
CDU/Overall Condition:	Average	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:		Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
809 1168 000- 1	1,673	0	0	0	0	642	2,315

Attachment Description(s):	Area:	Attachment Value:
13-AFG	747	\$22,400
11-OFP	30	\$600
31-WD	346	\$3,500



Feature Description(s):	Area:	Feature Value:
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
22-Additional Fixture	2	\$600
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements						
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:	
Permit / Construction History						
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:			
3/3/2016	16-0378	\$15,200.00	NEW FURN+AC			
10/19/2015	15-2548	\$455,000.00	NEW DWLG			
Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
12/29/2009		\$22,300,200.00	Invalid		Land	
11/26/2013		\$420,000.00	Invalid		Land	
5/6/2016		\$348,083.00	Valid		Land and Improvements	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	0.000	Gross				\$38,000
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
0	0.000			\$38,000		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Paved	Light			All Public	

Valuation/Explanation		
Dwelling #	809 1168 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,673	\$188,011.74
Second Story:	0	\$0.00
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$188,011.74
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	1,031	\$26,208.02
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$5,694.90
Plumbing	0 - Half Bath 3 - Full Bath	\$14,644.00
Finished Basement Living Area	642	\$17,327.58
Features:	3	\$2,600.00
Attachments:	1,123	\$26,500.00
Adjusted Base Price		\$280,986.24
Changes/Adjustments		
Grade Adjustment:	A- 145%	\$365,235.05
Market Adjustment:	17%	\$427,325.01
CDU Adjustment:	90	\$384,600.00
Complete:	100	\$384,600.00
Dollar Adjustments		\$900.00
Dwelling Value		\$385,500.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$385,500.00
Total Land Value		\$38,000.00
Total Assessed Value		\$423,500.00

Parcel Numbers: 809-1169-000 Property Address: 3124 VILLA DR W Municipality: Franklin, City of

Owner Name: RENOCK, JAMES D Mailing Address: 3124 W VILLA DR #50 FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	
	THE VILLAS CONDOMINIUM 1ST AMND NE 13-5-21 BLDG 25 UNIT 50	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1352-Franklin	

Building Description

Dwelling #	809 1169 000- 1		
Year Built:	1/1/2016	Exterior Wall:	01-Wood
Year Remodeled:	1/1/2016	Bedrooms:	3
Remodeled/Effective Age:	-6	Full Baths:	3
Building Type/Style:	17-Condominium	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	A-	Room Count:	4
CDU/Overall Condition:	Average	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:		Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
809 1169 000- 1	1,508	0	0	0	0	607	2,115

Attachment Description(s):	Area:	Attachment Value:
13-AFG	479	\$14,400
11-OPF	95	\$1,900
31-WD	90	\$900


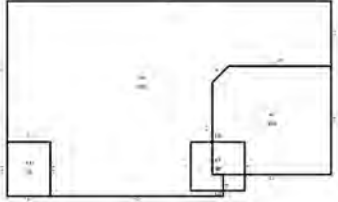
Feature Description(s):	Area:	Feature Value:
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
22-Additional Fixture	1	\$300
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements						
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:	
Permit / Construction History						
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:			
10/19/2015	15-2548	\$455,000.00	NEW DWLG			
3/3/2016	16-0378	\$15,200.00	NEW FUR+AC			
Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
6/30/2016		\$319,900.00	Valid		Land and Improvements	
12/29/2009		\$2,230,020.00	Invalid		Land	
11/26/2013		\$420,000.00	Invalid		Land	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	0.000	Gross				\$38,000
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
0	0.000			\$38,000		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Paved	Light			All Public	

Valuation/Explanation		
Dwelling #	809 1169 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,508	\$172,394.56
Second Story:	0	\$0.00
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$172,394.56
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	901	\$23,714.32
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$5,202.90
Plumbing	0 - Half Bath 3 - Full Bath	\$14,644.00
Finished Basement Living Area	607	\$16,382.93
Features:	2	\$2,300.00
Attachments:	664	\$17,200.00
Adjusted Base Price		\$251,838.71
Changes/Adjustments		
Grade Adjustment:	A- 145%	\$336,891.13
Market Adjustment:	16%	\$390,793.71
CDU Adjustment:	90	\$351,700.00
Complete:	100	\$351,700.00
Dollar Adjustments		(\$800.00)
Dwelling Value		\$350,900.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$350,900.00
Total Land Value		\$38,000.00
Total Assessed Value		\$388,900.00

Parcel Numbers: 809-1170-000 Property Address: 3187 VILLA DR W Municipality: Franklin, City of

Owner Name: PATRICIA WIERZBICKI Mailing Address: 3187 WEST VILLA DRIVE, UNIT 79 FRANKLIN, WI 53132 Land Use: Residential

Property Photograph:	Legal Description:	Building Sketch:
	THE VILLAS CONDOMINIUM 1ST AMND NE 13-5-21 BLDG 40 UNIT 79	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood:	
	1352-Franklin	

Building Description

Dwelling #	809 1170 000- 1		
Year Built:	1/1/2006	Exterior Wall:	01-Wood
Year Remodeled:	1/1/2006	Bedrooms:	2
Remodeled/Effective Age:	-16	Full Baths:	2
Building Type/Style:	17-Condominium	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	B	Room Count:	3
CDU/Overall Condition:	Average	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:		Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
809 1170 000- 1	1,564	0	0	0	0	0	1,564

Attachment Description(s):	Area:	Attachment Value:
11-OFP	80	\$1,600
13-AFG	435	\$13,100

Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	1	\$300
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements


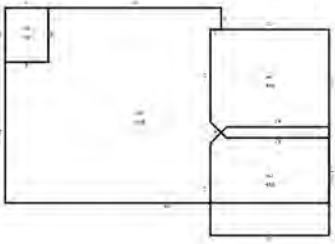
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:

Permit / Construction History							
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:				
6/7/2006	1855	\$250,000.00	NEWBLDG				
11/14/2006	3872	\$11,690.00	AC & FURNACE				
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
3/29/2007	11269412	\$280,273.00	Valid		Land and Improvements		
7/22/2022	11269412	\$349,000.00	Valid	W/C D - Warrant/Condo Deed	Other	Other	
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.000	Gross				\$38,000	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:			
0	0.000			\$38,000			
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		
Valuation/Explanation							
Dwelling #				809 1170 000- 1			
Description				Area		Value Amount	
Living Area:							
First Story:				1,564		\$177,748.60	
Second Story:				0		\$0.00	
Additional Story:				0		\$0.00	
Attic/Finished Net:				0		\$0.00	
Half Story/Finished Net:				0		\$0.00	
Base Price						\$177,748.60	
Unfinished Living Area:							
Room/Unfinished:				0		\$0.00	
Unfinished Basement:				1,564		\$34,986.68	
Half Story/Unfinished:						\$0.00	
Structure Info, Features and Attachments:							
Heating/AC				Air Conditioning - Same Ducts		\$3,847.44	
Plumbing				0 - Half Bath 2 - Full Bath		\$7,322.00	
Finished Basement Living Area				0		\$0.00	
Features:				2		\$2,300.00	
Attachments:				515		\$14,700.00	
Adjusted Base Price						\$240,904.72	
Changes/Adjustments							
Grade Adjustment:				B 128%		\$286,598.04	
Market Adjustment:				30%		\$372,577.45	
CDU Adjustment:				80		\$298,100.00	
Complete:				100		\$298,100.00	
Dollar Adjustments						(\$100.00)	
Dwelling Value						\$298,000.00	

Other Building Improvements	0	\$0.00
Total Improvement Value		\$298,000.00
Total Land Value		\$38,000.00
Total Assessed Value		\$336,000.00

Parcel Numbers: 809-1171-000 Property Address: 3189 VILLA DR W Municipality: Franklin, City of

Owner Name: SOO HOO, MELVIN J & TERESA JD - REV TR Mailing Address: 3189 W VILLA DR FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	
	THE VILLAS CONDOMINIUM 1ST AMND NE 13-5-21 BLDG 40 UNIT 80	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1352-Franklin	

Building Description

Dwelling #	809 1171 000- 1		
Year Built:	1/1/2006	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/2006	Bedrooms:	3
Remodeled/Effective Age:	-16	Full Baths:	3
Building Type/Style:	17-Condominium	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	B	Room Count:	4
CDU/Overall Condition:	Average	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:		Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
809 1171 000- 1	1,564	0	0	0	0	900	2,464

Attachment Description(s):	Area:	Attachment Value:
13-AFG	435	\$13,100
11-OFP	80	\$1,600

Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	2	\$600
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements



Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:

Permit / Construction History							
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:				
11/14/2006	3872	\$11,690.00	AC & FURNACE				
8/10/2020	20-2135	\$26,500.00	INTREMOD-BSMST				
8/27/2020	20-2416	\$3,065.00	DUCTWK/BSMT				
6/7/2006	1855	\$250,000.00	NEWBLDG				
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
2/5/2007		\$273,400.00	Valid		Land and Improvements		
5/30/2018		\$292,000.00	Valid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.000	Gross				\$38,000	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:			
0	0.000			\$38,000			
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		
Valuation/Explanation							
Dwelling #	809 1171 000- 1						
Description	Area				Value Amount		
Living Area:							
First Story:	1,564				\$177,748.60		
Second Story:	0				\$0.00		
Additional Story:	0				\$0.00		
Attic/Finished Net:	0				\$0.00		
Half Story/Finished Net:	0				\$0.00		
Base Price					\$177,748.60		
Unfinished Living Area:							
Room/Unfinished:	0				\$0.00		
Unfinished Basement:	664				\$19,481.76		
Half Story/Unfinished:					\$0.00		
Structure Info, Features and Attachments:							
Heating/AC	Air Conditioning - Same Ducts				\$6,061.44		
Plumbing	0 - Half Bath 3 - Full Bath				\$14,644.00		
Finished Basement Living Area	900				\$24,291.00		
Features:	3				\$2,600.00		
Attachments:	515				\$14,700.00		
Adjusted Base Price					\$259,526.80		
Changes/Adjustments							
Grade Adjustment:	B 128%				\$310,050.30		
Market Adjustment:	34%				\$415,467.41		
CDU Adjustment:	80				\$332,400.00		
Complete:	100				\$332,400.00		
Dollar Adjustments					(\$1,100.00)		
Dwelling Value					\$331,300.00		

Other Building Improvements	0	\$0.00
Total Improvement Value		\$331,300.00
Total Land Value		\$38,000.00
Total Assessed Value		\$369,300.00

Parcel Numbers: 809-1172-000 Property Address: 3221 VILLA DR W Municipality: Franklin, City of

Owner Name: KAUPLA, EDWARD G & MARILYN J - JT R L TR Mailing Address: 3221 W VILLA DR FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	Building Sketch:
	THE VILLAS CONDOMINIUM 1ST AMND NE 13-5-21 BLDG 41 UNIT 81	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1352-Franklin	

Building Description

Dwelling #	809 1172 000- 1		
Year Built:	1/1/2006	Exterior Wall:	01-Wood
Year Remodeled:	1/1/2006	Bedrooms:	2
Remodeled/Effective Age:	-16	Full Baths:	2
Building Type/Style:	17-Condominium	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	B	Room Count:	4
CDU/Overall Condition:	Average	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:		Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
809 1172 000- 1	1,601	0	0	0	0	0	1,601

Attachment Description(s):	Area:	Attachment Value:
13-AFG	735	\$22,100
11-OFP	80	\$1,600

Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	5	\$1,500
Rec Room Condition:		
Average	946	\$4,730
05-Metal Fireplace	1	\$2,000
Rec Room Condition:		
Average	946	\$4,730

Other Building Improvements



Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:

Permit / Construction History							
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:				
8/10/2006	2681	\$11,690.00	AC & FURNACE				
11/9/2018	18-2825	\$18,400.00	FBLA				
5/25/2006	1707	\$250,000.00	NEWBLDG				
1/11/2019	19-0081	\$2,130.00	DUCTWK				
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
7/24/2020		\$363,500.00	Valid		Land and Improvements		
7/23/2020		\$363,500.00	Valid		Land and Improvements		
4/30/2010		\$225,000.00	Invalid		Land and Improvements		
12/29/2009		\$2,230,020.00	Invalid		Land		
2/6/2020		\$274,700.00	Invalid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.000	Gross				\$38,000	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
0	0.000				\$38,000		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		

Valuation/Explanation		
Dwelling #	809 1172 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,601	\$180,864.97
Second Story:	0	\$0.00
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$180,864.97
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	1,601	\$35,526.19
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$3,938.46
Plumbing	0 - Half Bath 2 - Full Bath	\$7,322.00
Finished Basement Living Area	0	\$0.00
Features:	6	\$3,500.00
Attachments:	815	\$23,700.00
Adjusted Base Price		\$254,851.62
Changes/Adjustments		
Grade Adjustment:	B 128%	\$291,394.07
Market Adjustment:	41%	\$410,865.64
CDU Adjustment:	80	\$328,700.00
Complete:	100	\$328,700.00
Dollar Adjustments		\$0.00
Dwelling Value		\$328,700.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$328,700.00
Total Land Value		\$38,000.00
Total Assessed Value		\$366,700.00

Parcel Numbers: 809-1173-000 Property Address: 3223 VILLA DR W Municipality: Franklin, City of

Owner Name: ZIINO MARIO J & PATRICIA K Mailing Address: 3223 W VILLA DR FRANKLIN, WI 53132 Land Use: Residential

Property Photograph:	Legal Description:	Building Sketch:
	THE VILLAS CONDOMINIUM 1ST AMND NE 13-5-21 BLDG 41 UNIT 82	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood:	
	1352-Franklin	

Building Description

Dwelling #	809 1173 000- 1		
Year Built:	1/1/2006	Exterior Wall:	09-Masonry/Frame
Year Remodeled:	1/1/2006	Bedrooms:	2
Remodeled/Effective Age:	-16	Full Baths:	2
Building Type/Style:	17-Condominium	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	B	Room Count:	2
CDU/Overall Condition:	Average	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:		Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
809 1173 000- 1	1,604	0	0	0	0	0	1,604

Attachment Description(s):	Area:	Attachment Value:
13-AFG	660	\$19,800
11-OFP	72	\$1,400

Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	2	\$600
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements


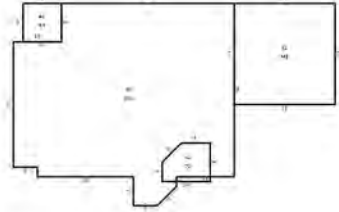
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:

Permit / Construction History							
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:				
8/10/2006	2681	\$11,690.00	AC & FURNACE				
5/25/2006	1707	\$250,000.00	NEWBLDG				
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
11/30/2006		\$268,000.00	Valid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.000	Gross				\$38,000	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:			
0	0.000			\$38,000			
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		
Valuation/Explanation							
Dwelling #				809 1173 000- 1			
Description				Area		Value Amount	
Living Area:							
First Story:				1,604		\$198,382.72	
Second Story:				0		\$0.00	
Additional Story:				0		\$0.00	
Attic/Finished Net:				0		\$0.00	
Half Story/Finished Net:				0		\$0.00	
Base Price						\$198,382.72	
Unfinished Living Area:							
Room/Unfinished:				0		\$0.00	
Unfinished Basement:				1,604		\$35,592.76	
Half Story/Unfinished:						\$0.00	
Structure Info, Features and Attachments:							
Heating/AC				Air Conditioning - Same Ducts		\$3,945.84	
Plumbing				0 - Half Bath 2 - Full Bath		\$7,322.00	
Finished Basement Living Area				0		\$0.00	
Features:				3		\$2,600.00	
Attachments:				732		\$21,200.00	
Adjusted Base Price						\$269,043.32	
Changes/Adjustments							
Grade Adjustment:				B 128%		\$313,911.45	
Market Adjustment:				20%		\$376,693.74	
CDU Adjustment:				80		\$301,400.00	
Complete:				100		\$301,400.00	
Dollar Adjustments						(\$700.00)	
Dwelling Value						\$300,700.00	

Other Building Improvements	0	\$0.00
Total Improvement Value		\$300,700.00
Total Land Value		\$38,000.00
Total Assessed Value		\$338,700.00

Parcel Numbers: 809-1174-000 Property Address: 3255 VILLA DR W Municipality: Franklin, City of

Owner Name: STANIC, ELIZABETH M (L/E) Mailing Address: 3255 W VILLA DR FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	
	THE VILLAS CONDOMINIUM 1ST AMND NE 13-5-21 BLDG 42 UNIT 83	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1352-Franklin	

Building Description

Dwelling #	809 1174 000- 1		
Year Built:	1/1/2015	Exterior Wall:	01-Wood
Year Remodeled:	1/1/2015	Bedrooms:	3
Remodeled/Effective Age:	-7	Full Baths:	3
Building Type/Style:	17-Condominium	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	A-	Room Count:	4
CDU/Overall Condition:	Average	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:		Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
809 1174 000- 1	1,612	0	0	0	0	850	2,462

Attachment Description(s):	Area:	Attachment Value:
11-OFP	64	\$1,300
13-AFG	441	\$13,200

Feature Description(s):	Area:	Feature Value:
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
22-Additional Fixture	2	\$600
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements


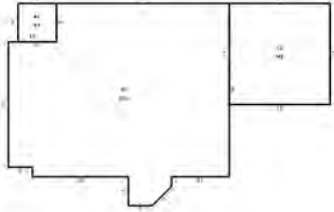
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:

Permit / Construction History							
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:				
5/21/2015	15-1085	\$16,000.00	AC (+FURN)				
2/23/2015	15-0346	\$420,000.00	NEWDWLG				
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
2/5/2019		\$0.00	Invalid		Land and Improvements		
12/29/2009		\$2,230,020.00	Invalid		Land		
11/26/2013		\$420,000.00	Invalid		Land		
7/30/2015		\$304,900.00	Invalid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.000	Gross				\$38,000	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:			
0	0.000			\$38,000			
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		
Valuation/Explanation							
Dwelling #	809 1174 000- 1						
Description	Area					Value Amount	
Living Area:							
First Story:	1,612					\$182,107.64	
Second Story:	0					\$0.00	
Additional Story:	0					\$0.00	
Attic/Finished Net:	0					\$0.00	
Half Story/Finished Net:	0					\$0.00	
Base Price						\$182,107.64	
Unfinished Living Area:							
Room/Unfinished:	0					\$0.00	
Unfinished Basement:	762					\$0.00	
Half Story/Unfinished:						\$0.00	
Structure Info, Features and Attachments:							
Heating/AC	Air Conditioning - Same Ducts					\$6,056.52	
Plumbing	0 - Half Bath 3 - Full Bath					\$14,644.00	
Finished Basement Living Area	850					\$22,941.50	
Features:	3					\$2,600.00	
Attachments:	505					\$14,500.00	
Adjusted Base Price						\$242,849.66	
Changes/Adjustments							
Grade Adjustment:	A- 145%					\$327,337.01	
Market Adjustment:	24%					\$405,897.89	
CDU Adjustment:	89					\$361,200.00	
Complete:	100					\$361,200.00	
Dollar Adjustments						\$1,100.00	
Dwelling Value						\$362,300.00	

Other Building Improvements	0	\$0.00
Total Improvement Value		\$362,300.00
Total Land Value		\$38,000.00
Total Assessed Value		\$400,300.00

Parcel Numbers: 809-1175-000 Property Address: 3257 VILLA DR W Municipality: Franklin, City of

Owner Name: REIDY, JAMES F Mailing Address: 3257 W VILLA DR FRANKLIN, WI 53132 Land Use: Residential

Property Photograph:	Legal Description:	Building Sketch:
	THE VILLAS CONDOMINIUM 1ST AMND NE 13-5-21 BLDG 42 UNIT 84	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood:	
	1352-Franklin	

Building Description

Dwelling #	809 1175 000- 1		
Year Built:	1/1/2015	Exterior Wall:	01-Wood
Year Remodeled:	1/1/2015	Bedrooms:	3
Remodeled/Effective Age:	-7	Full Baths:	3
Building Type/Style:	17-Condominium	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	A-	Room Count:	3
CDU/Overall Condition:	Average	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:		Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
809 1175 000- 1	1,612	0	0	0	0	850	2,462

Attachment Description(s):	Area:	Attachment Value:
11-OFP	64	\$1,300
13-AFG	441	\$13,200

Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	2	\$600
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements


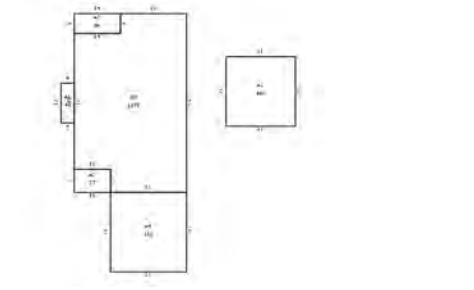
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:

Permit / Construction History							
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:				
5/21/2015	15-1085	\$16,000.00	AC (+FURN)				
2/23/2015	15-0346	\$420,000.00	NEWDWLG				
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
12/29/2009		\$2,230,020.00	Invalid		Land		
11/26/2013		\$420,000.00	Invalid		Land		
7/24/2015		\$304,900.00	Valid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.000	Gross				\$38,000	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:			
0	0.000			\$38,000			
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		
Valuation/Explanation							
Dwelling #	809 1175 000- 1						
Description	Area				Value Amount		
Living Area:							
First Story:	1,612				\$182,107.64		
Second Story:	0				\$0.00		
Additional Story:	0				\$0.00		
Attic/Finished Net:	0				\$0.00		
Half Story/Finished Net:	0				\$0.00		
Base Price	\$182,107.64						
Unfinished Living Area:							
Room/Unfinished:	0				\$0.00		
Unfinished Basement:	762				\$0.00		
Half Story/Unfinished:					\$0.00		
Structure Info, Features and Attachments:							
Heating/AC	Air Conditioning - Same Ducts				\$6,056.52		
Plumbing	0 - Half Bath 3 - Full Bath				\$14,644.00		
Finished Basement Living Area	850				\$22,941.50		
Features:	3				\$2,600.00		
Attachments:	505				\$14,500.00		
Adjusted Base Price	\$242,849.66						
Changes/Adjustments							
Grade Adjustment:	A- 145%				\$327,337.01		
Market Adjustment:	24%				\$405,897.89		
CDU Adjustment:	89				\$361,200.00		
Complete:	100				\$361,200.00		
Dollar Adjustments					\$1,100.00		
Dwelling Value	\$362,300.00						

Other Building Improvements	0	\$0.00
Total Improvement Value		\$362,300.00
Total Land Value		\$38,000.00
Total Assessed Value		\$400,300.00

Parcel Numbers: 809-1176-000 Property Address: 3088 VILLA DR W Municipality: Franklin, City of

Owner Name: MILLER, KURT R & PAMELA J Mailing Address: 3088 W VILLA DR FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	
	THE VILLAS CONDOMINIUM 1ST AMND NE 13-5-21 BLDG 26 UNIT 51	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1352-Franklin	

Building Description

Dwelling #	809 1176 000- 1		
Year Built:	1/1/2016	Exterior Wall:	01-Wood
Year Remodeled:	1/1/2016	Bedrooms:	3
Remodeled/Effective Age:	-6	Full Baths:	3
Building Type/Style:	17-Condominium	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	A-	Room Count:	4
CDU/Overall Condition:	Average	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:		Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
809 1176 000- 1	1,675	0	0	0	0	748	2,423

Attachment Description(s):	Area:	Attachment Value:
11-OFP	48	\$1,000
11-OFP	77	\$1,500
31-WD	84	\$800
13-AFG	552	\$16,600


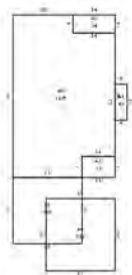
Feature Description(s):	Area:	Feature Value:
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
22-Additional Fixture	2	\$600
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements						
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:	
Permit / Construction History						
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:			
5/3/2016	16-0960	\$15,200.00	HVAC & DUCTWK			
2/16/2016	16-0268	\$490,000.00	NEWDWLG			
Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
8/11/2016		\$346,000.00	Valid		Land and Improvements	
12/29/2009		\$2,230,020.00	Invalid		Land	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	0.000	Gross				\$38,000
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
0	0.000			\$38,000		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Paved	Light			All Public	

Valuation/Explanation		
Dwelling #	809 1176 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,675	\$188,236.50
Second Story:	0	\$0.00
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$188,236.50
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	927	\$24,398.64
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$5,960.58
Plumbing	0 - Half Bath 3 - Full Bath	\$14,644.00
Finished Basement Living Area	748	\$20,188.52
Features:	3	\$2,600.00
Attachments:	761	\$19,900.00
Adjusted Base Price		\$275,928.24
Changes/Adjustments		
Grade Adjustment:	A- 145%	\$367,470.95
Market Adjustment:	16%	\$426,266.30
CDU Adjustment:	90	\$383,600.00
Complete:	100	\$383,600.00
Dollar Adjustments		\$700.00
Dwelling Value		\$384,300.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$384,300.00
Total Land Value		\$38,000.00
Total Assessed Value		\$422,300.00

Parcel Numbers: 809-1177-000 Property Address: 3086 VILLA DR W Municipality: Franklin, City of

Owner Name: Richard Beckman Trust dated 02/07/2022 Mailing Address: 1224 Dahlia Lane Grafton, WI 53024 Land Use: Residential

Property Photograph:	Legal Description:	Building Sketch:
	THE VILLAS CONDOMINIUM 1ST AMND NE 13-5-21 BLDG 26 UNIT 52	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood:	
	1352-Franklin	

Building Description

Dwelling #	809 1177 000- 1		
Year Built:	1/1/2016	Exterior Wall:	01-Wood
Year Remodeled:	1/1/2016	Bedrooms:	3
Remodeled/Effective Age:	-6	Full Baths:	3
Building Type/Style:	17-Condominium	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	A-	Room Count:	4
CDU/Overall Condition:	Average	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:		Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
809 1177 000- 1	1,675	0	0	0	0	794	2,469

Attachment Description(s):	Area:	Attachment Value:
31-WD	84	\$800
11-OFP	77	\$1,500
13-AFG	506	\$15,200
11-OFP	48	\$1,000



Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	2	\$600
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements							
Structure Type:		Year Built:	Area:	Construction:	Condition:	Value:	
Permit / Construction History							
Date of Permit:		Permit Number:	Permit Amount:		Details of Permit:		
5/3/2016		16-0960	\$15,200.00		HVAC & DUCTWK		
2/16/2016		16-0268	\$490,000.00		NEWDWLG		
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
8/10/2016		\$355,880.00	Valid		Land and Improvements		
11/26/2013		\$420,000.00	Invalid		Land		
12/29/2009		\$2,230,020.00	Invalid		Land		
4/26/2022	11240798	\$402,900.00	Invalid	O - Other	Other	Other	
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.000	Gross				\$38,000	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
0	0.000				\$38,000		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		

Valuation/Explanation		
Dwelling #	809 1177 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,675	\$188,236.50
Second Story:	0	\$0.00
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$188,236.50
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	881	\$23,628.42
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$6,073.74
Plumbing	0 - Half Bath 3 - Full Bath	\$14,644.00
Finished Basement Living Area	794	\$21,430.06
Features:	3	\$2,600.00
Attachments:	715	\$18,500.00
Adjusted Base Price		\$275,112.72
Changes/Adjustments		
Grade Adjustment:	A- 145%	\$368,318.44
Market Adjustment:	16%	\$427,249.40
CDU Adjustment:	90	\$384,500.00
Complete:	100	\$384,500.00
Dollar Adjustments		\$500.00
Dwelling Value		\$385,000.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$385,000.00
Total Land Value		\$38,000.00
Total Assessed Value		\$423,000.00

Parcel Numbers: 809-1178-000 Property Address: 3042 VILLA DR W Municipality: Franklin, City of

Owner Name: ARNDT, BERTHOLD & SHARON M Mailing Address: 3042 W VILLA DR FRANKLIN, WI 53132 Land Use: Residential

Property Photograph:	Legal Description:	Building Sketch:
	THE VILLAS CONDOMINIUM 1ST AMND NE 13-5-21 BLDG 27 UNIT 53	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood:	
	1352-Franklin	

Building Description

Dwelling #	809 1178 000- 1		
Year Built:	1/1/2016	Exterior Wall:	01-Wood
Year Remodeled:	1/1/2016	Bedrooms:	3
Remodeled/Effective Age:	-6	Full Baths:	3
Building Type/Style:	17-Condominium	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	A-	Room Count:	4
CDU/Overall Condition:	Average	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:		Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
809 1178 000- 1	1,675	0	0	0	0	702	2,377

Attachment Description(s):	Area:	Attachment Value:
13-AFG	506	\$15,200
11-OFP	77	\$1,500
31-WD	112	\$1,100
11-OFP	48	\$1,000


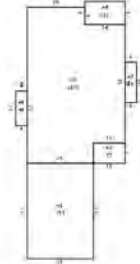
Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	4	\$1,200
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements						
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:	
Permit / Construction History						
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:			
8/19/2016	16-2061	\$15,200.00	NEW FURN+AC+DUC			
5/31/2016	16-1206	\$455,000.00	NEW DWLG			
Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
12/29/2009		\$2,230,020.00	Invalid		Land	
11/26/2013		\$420,000.00	Invalid		Land	
12/2/2016		\$342,500.00	Valid		Land and Improvements	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	0.000	Gross				\$38,000
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
0	0.000			\$38,000		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Paved	Light			All Public	

Valuation/Explanation		
Dwelling #	809 1178 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,675	\$188,236.50
Second Story:	0	\$0.00
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$188,236.50
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	973	\$25,161.78
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$5,847.42
Plumbing	0 - Half Bath 3 - Full Bath	\$14,644.00
Finished Basement Living Area	702	\$18,946.98
Features:	5	\$3,200.00
Attachments:	743	\$18,800.00
Adjusted Base Price		\$274,836.68
Changes/Adjustments		
Grade Adjustment:	A- 145%	\$366,613.19
Market Adjustment:	17%	\$428,937.43
CDU Adjustment:	90	\$386,000.00
Complete:	100	\$386,000.00
Dollar Adjustments		(\$500.00)
Dwelling Value		\$385,500.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$385,500.00
Total Land Value		\$38,000.00
Total Assessed Value		\$423,500.00

Parcel Numbers: 809-1179-000 Property Address: 3040 VILLA DR W Municipality: Franklin, City of

Owner Name: OBRENSKI LIVING TRUST Mailing Address: 5376 COLONY CT CAPE CORAL, FL 33904 Land Use: Residential

	Legal Description:	
	THE VILLAS CONDOMINIUM 1ST AMND NE 13-5-21 BLDG 27 UNIT 54	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1352-Franklin	

Building Description

Dwelling #	809 1179 000- 1		
Year Built:	1/1/2016	Exterior Wall:	01-Wood
Year Remodeled:	1/1/2016	Bedrooms:	3
Remodeled/Effective Age:	-6	Full Baths:	3
Building Type/Style:	17-Condominium	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	A-	Room Count:	4
CDU/Overall Condition:	Average	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:		Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
809 1179 000- 1	1,675	0	0	0	0	767	2,442

Attachment Description(s):	Area:	Attachment Value:
13-AFG	759	\$22,800
11-OFP	77	\$1,500
11-OFP	56	\$1,100
31-WD	112	\$1,100

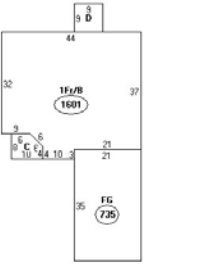
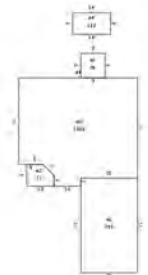
Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	2	\$600
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements						
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:	
Permit / Construction History						
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:			
8/19/2016	16-2061	\$15,200.00	NEW FURN+AC+DUC			
5/31/2016	16-1206	\$455,000.00	NEWDWLG			
Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
12/29/2009		\$2,230,020.00	Invalid		Land	
11/26/2013		\$420,000.00	Invalid		Land	
12/1/2016		\$349,900.00	Valid		Land and Improvements	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	0.000	Gross				\$38,000
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
0	0.000			\$38,000		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Paved	Light			All Public	

Valuation/Explanation		
Dwelling #	809 1179 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,675	\$188,236.50
Second Story:	0	\$0.00
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$188,236.50
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	908	\$23,898.56
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$6,007.32
Plumbing	0 - Half Bath 3 - Full Bath	\$14,644.00
Finished Basement Living Area	767	\$20,701.33
Features:	3	\$2,600.00
Attachments:	1,004	\$26,500.00
Adjusted Base Price		\$282,587.71
Changes/Adjustments		
Grade Adjustment:	A- 145%	\$367,557.18
Market Adjustment:	18%	\$433,717.47
CDU Adjustment:	90	\$390,300.00
Complete:	100	\$390,300.00
Dollar Adjustments		\$400.00
Dwelling Value		\$390,700.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$390,700.00
Total Land Value		\$38,000.00
Total Assessed Value		\$428,700.00

Parcel Numbers: 809-1180-000 Property Address: 2996 VILLA DR W Municipality: Franklin, City of

Owner Name: Denise M. Breier Revocable Trust Mailing Address: 2996 W. Villa Drive Franklin, WI 53132 Land Use: Residential

Property Photograph:	Legal Description:	Building Sketch:
 <p>Descriptor/Usage A: 1FA/B 1601 sqft B: FG 735 sqft C: OFP 72 sqft D: Wood Deck 81 sqft</p>	THE VILLAS CONDOMINIUM 1ST AMND NE 13-5-21 BLDG 28 UNIT 55 Parcel Sketch and Site Map obtained from the County GIS Neighborhood: 1352-Franklin	

Building Description

Dwelling #	809 1180 000- 1		
Year Built:	1/1/2017	Exterior Wall:	01-Wood
Year Remodeled:	1/1/2017	Bedrooms:	3
Remodeled/Effective Age:	-5	Full Baths:	3
Building Type/Style:	17-Condominium	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	A-	Room Count:	4
CDU/Overall Condition:	Average	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:		Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
809 1180 000- 1	1,601	0	0	0	0	716	2,317

Attachment Description(s):	Area:	Attachment Value:
13-AFG	735	\$22,100
11-OFP	72	\$1,400
31-WD	81	\$800

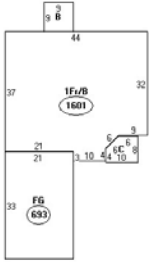
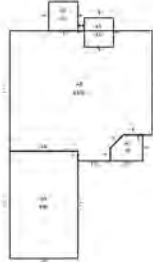
Feature Description(s):	Area:	Feature Value:
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
22-Additional Fixture	2	\$600
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements							
Structure Type:		Year Built:	Area:	Construction:	Condition:	Value:	
Permit / Construction History							
Date of Permit:		Permit Number:	Permit Amount:		Details of Permit:		
8/17/2017		17-1960	\$17,000.00		FURN + AC		
5/15/2017		17-1057	\$445,000.00		NEW DWLG X2		
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
12/15/2017		\$350,900.00	Valid		Land and Improvements		
12/29/2009		\$2,230,020.00	Invalid		Land		
11/26/2013		\$420,000.00	Invalid		Land		
1/11/2022	11208488	\$395,100.00	Invalid	QCD - Quit Claim Deed	Other	Other	
1/11/2022	11207978	\$395,100.00	Invalid	O - Other	Land and Improvements	Other	
Land Breakdown							
Land Class:		Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site		0.000	Gross				\$38,000
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:		Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:	
0		0.000				\$38,000	
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		

Valuation/Explanation		
Dwelling #	809 1180 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,601	\$180,864.97
Second Story:	0	\$0.00
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$180,864.97
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	885	\$23,735.70
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$5,699.82
Plumbing	0 - Half Bath 3 - Full Bath	\$14,644.00
Finished Basement Living Area	716	\$19,324.84
Features:	3	\$2,600.00
Attachments:	888	\$24,300.00
Adjusted Base Price		\$271,169.33
Changes/Adjustments		
Grade Adjustment:	A- 145%	\$354,190.53
Market Adjustment:	16%	\$410,861.01
CDU Adjustment:	92	\$378,000.00
Complete:	100	\$378,000.00
Dollar Adjustments		(\$900.00)
Dwelling Value		\$377,100.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$377,100.00
Total Land Value		\$38,000.00
Total Assessed Value		\$415,100.00

Parcel Numbers: 809-1181-000 Property Address: 2994 VILLA DR W Municipality: Franklin, City of

Owner Name: GINTHER, JACK C Mailing Address: 2994 W VILLA DR FRANKLIN, WI 53132 Land Use: Residential

Property Photograph:	Legal Description:	Building Sketch:
	THE VILLAS CONDOMINIUM 1ST AMND NE 13-5-21 BLDG 28 UNIT 56 Parcel Sketch and Site Map obtained from the County GIS Neighborhood: 1352-Franklin	

Building Description

Dwelling #	809 1181 000- 1		
Year Built:	1/1/2017	Exterior Wall:	01-Wood
Year Remodeled:	1/1/2017	Bedrooms:	3
Remodeled/Effective Age:	-5	Full Baths:	3
Building Type/Style:	17-Condominium	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	A-	Room Count:	3
CDU/Overall Condition:	Average	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:		Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
809 1181 000- 1	1,601	0	0	0	0	665	2,266

Attachment Description(s):	Area:	Attachment Value:
31-WD	81	\$800
11-OFP	72	\$1,400
13-AFG	693	\$20,800


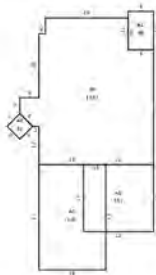
Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	2	\$600
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements							
Structure Type:		Year Built:	Area:	Construction:	Condition:	Value:	
Permit / Construction History							
Date of Permit:		Permit Number:	Permit Amount:		Details of Permit:		
8/17/2017		17-1960	\$17,000.00		FURN + AC		
5/15/2017		17-1057	\$445,000.00		NEW DWLG X2		
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
8/13/2021		\$403,000.00	Valid		Land and Improvements		
12/29/2009		\$2,230,020.00	Invalid		Land		
11/26/2013		\$420,000.00	Invalid		Land		
12/12/2017		\$349,900.00	Valid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.000	Gross				\$38,000	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
0	0.000				\$38,000		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		

Valuation/Explanation		
Dwelling #	809 1181 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,601	\$180,864.97
Second Story:	0	\$0.00
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$180,864.97
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	936	\$24,635.52
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$5,574.36
Plumbing	0 - Half Bath 3 - Full Bath	\$14,644.00
Finished Basement Living Area	665	\$17,948.35
Features:	3	\$2,600.00
Attachments:	846	\$23,000.00
Adjusted Base Price		\$269,267.20
Changes/Adjustments		
Grade Adjustment:	A- 145%	\$353,317.44
Market Adjustment:	12%	\$395,715.53
CDU Adjustment:	92	\$364,100.00
Complete:	100	\$364,100.00
Dollar Adjustments		\$900.00
Dwelling Value		\$365,000.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$365,000.00
Total Land Value		\$38,000.00
Total Assessed Value		\$403,000.00

Parcel Numbers: 809-1182-000 Property Address: 2952 VILLA DR W Municipality: Franklin, City of

Owner Name: STARK, CRAIG P & GAIL R Mailing Address: 2952 W VILLA DR FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	
	THE VILLAS CONDOMINIUM 1ST AMND NE 13-5-21 BLDG 29 UNIT 57	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1352-Franklin	

Building Description

Dwelling #	809 1182 000- 1		
Year Built:	1/1/2018	Exterior Wall:	01-Wood
Year Remodeled:	1/1/2018	Bedrooms:	3
Remodeled/Effective Age:	-4	Full Baths:	3
Building Type/Style:	17-Condominium	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	A-	Room Count:	4
CDU/Overall Condition:	Average	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:		Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
809 1182 000- 1	1,612	0	0	0	0	942	2,554

Attachment Description(s):	Area:	Attachment Value:
13-AFG	462	\$13,900
31-WD	96	\$1,000
35-Ms/Terrace	32	\$0



Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	2	\$600
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements						
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:	
Permit / Construction History						
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:			
9/28/2018	18-2426	\$18,990.00	HVAC X2			
6/5/2018	18-1373	\$260,000.00	NEWDWLG			
Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
3/22/2019		\$367,900.00	Valid		Land and Improvements	
12/29/2009		\$2,230,020.00	Invalid		Land	
11/26/2013		\$420,000.00	Invalid		Land	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	0.000	Gross				\$38,000
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
0	0.000			\$38,000		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Paved	Light			All Public	

Valuation/Explanation		
Dwelling #	809 1182 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,612	\$182,107.64
Second Story:	0	\$0.00
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$182,107.64
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	670	\$19,657.80
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$6,282.84
Plumbing	0 - Half Bath 3 - Full Bath	\$14,644.00
Finished Basement Living Area	942	\$25,424.58
Features:	3	\$2,600.00
Attachments:	590	\$14,900.00
Adjusted Base Price		\$265,616.86
Changes/Adjustments		
Grade Adjustment:	A- 145%	\$359,769.45
Market Adjustment:	15%	\$413,734.86
CDU Adjustment:	92	\$380,600.00
Complete:	100	\$380,600.00
Dollar Adjustments		\$1,300.00
Dwelling Value		\$381,900.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$381,900.00
Total Land Value		\$38,000.00
Total Assessed Value		\$419,900.00

Parcel Numbers: 809-1183-000 Property Address: 2950 VILLA DR W Municipality: Franklin, City of

Owner Name: ARNDT, MARK C Mailing Address: 2950 W VILLA DR FRANKLIN, WI 53132 Land Use: Residential

Property Photograph:	Legal Description:	Building Sketch:
	THE VILLAS CONDOMINIUM 1ST AMND NE 13-5-21 BLDG 29 UNIT 58	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood:	
	1352-Franklin	

Building Description

Dwelling #	809 1183 000- 1		
Year Built:	1/1/2018	Exterior Wall:	01-Wood
Year Remodeled:	1/1/2018	Bedrooms:	3
Remodeled/Effective Age:	-4	Full Baths:	3
Building Type/Style:	17-Condominium	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	A-	Room Count:	4
CDU/Overall Condition:	Average	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:		Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
809 1183 000- 1	1,612	0	0	0	0	942	2,554

Attachment Description(s):	Area:	Attachment Value:
13-AFG	462	\$13,900
31-WD	96	\$1,000
35-Ms/Terrace	32	\$0

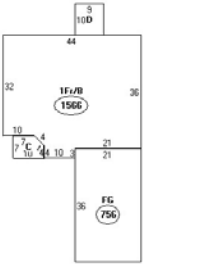

Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	2	\$600
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements						
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:	
Permit / Construction History						
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:			
9/28/2018	18-2426	\$18,990.00	HVAC X2			
6/5/2018	18-1373	\$260,000.00	NEWDWLG			
Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
12/29/2009		\$2,230,020.00	Invalid		Land	
11/26/2013		\$420,000.00	Invalid		Land	
1/14/2019		\$367,955.00	Valid		Land and Improvements	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	0.000	Gross				\$38,000
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
0	0.000			\$38,000		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Paved	Light			All Public	

Valuation/Explanation		
Dwelling #	809 1183 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,612	\$182,107.64
Second Story:	0	\$0.00
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$182,107.64
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	670	\$19,657.80
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$6,282.84
Plumbing	0 - Half Bath 3 - Full Bath	\$14,644.00
Finished Basement Living Area	942	\$25,424.58
Features:	3	\$2,600.00
Attachments:	590	\$14,900.00
Adjusted Base Price		\$265,616.86
Changes/Adjustments		
Grade Adjustment:	A- 145%	\$359,769.45
Market Adjustment:	15%	\$413,734.86
CDU Adjustment:	92	\$380,600.00
Complete:	100	\$380,600.00
Dollar Adjustments		\$1,300.00
Dwelling Value		\$381,900.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$381,900.00
Total Land Value		\$38,000.00
Total Assessed Value		\$419,900.00

Parcel Numbers: 809-1184-000 Property Address: 2914 VILLA DR W Municipality: Franklin, City of

Owner Name: DAANE, CATHERINE J Mailing Address: 2914 W VILLA DR FRANKLIN, WI 53132 Land Use: Residential

Property Photograph:	Legal Description:	Building Sketch:
 <p>Descriptor/Usage A: 1Fz/B 1566 sqft B: FG 756 sqft C: OFP 65 sqft D: Wood Deck 90 sqft</p>	THE VILLAS CONDOMINIUM 1ST AMND NE 13-5-21 BLDG 30 UNIT 59 Parcel Sketch and Site Map obtained from the County GIS Neighborhood: 1352-Franklin	

Building Description

Dwelling #	809 1184 000- 1		
Year Built:	1/1/2018	Exterior Wall:	01-Wood
Year Remodeled:	1/1/2018	Bedrooms:	3
Remodeled/Effective Age:	-4	Full Baths:	3
Building Type/Style:	17-Condominium	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	A	Room Count:	4
CDU/Overall Condition:	Average	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:		Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
809 1184 000- 1	1,566	0	0	0	0	809	2,375

Attachment Description(s):	Area:	Attachment Value:
13-AFG	756	\$22,700
11-OFP	65	\$1,300
31-WD	90	\$900

Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	2	\$600
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

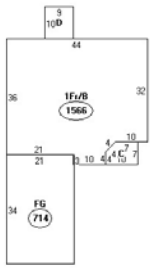
Other Building Improvements						
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:	
Permit / Construction History						
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:			
4/20/2018	18-0922	\$17,900.00	HVAC X2			
3/16/2018	18-0453	\$230,000.00	NEWDWLG			
Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
10/19/2018		\$397,197.00	Valid		Land and Improvements	
12/29/2009		\$2,230,020.00	Invalid		Land	
11/26/2013		\$420,000.00	Invalid		Land	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	0.000	Gross				\$38,000
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
0	0.000			\$38,000		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Paved	Light			All Public	

Valuation/Explanation		
Dwelling #	809 1184 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,566	\$177,975.90
Second Story:	0	\$0.00
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$177,975.90
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	757	\$0.00
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$5,842.50
Plumbing	0 - Half Bath 3 - Full Bath	\$14,644.00
Finished Basement Living Area	809	\$21,834.91
Features:	3	\$2,600.00
Attachments:	911	\$24,900.00
Adjusted Base Price		\$247,797.31
Changes/Adjustments		
Grade Adjustment:	A 155%	\$341,460.83
Market Adjustment:	25%	\$426,826.04
CDU Adjustment:	92	\$392,700.00
Complete:	100	\$392,700.00
Dollar Adjustments		(\$1,500.00)
Dwelling Value		\$391,200.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$391,200.00
Total Land Value		\$38,000.00
Total Assessed Value		\$429,200.00

Parcel Numbers: 809-1185-000 Property Address: 2912 VILLA DR W Municipality: Franklin, City of

Owner Name: PRATER, RODNEY L Mailing Address: 2912 W VILLA DR FRANKLIN, WI 53132 Land Use: Residential

Property Photograph: Legal Description: Building Sketch:



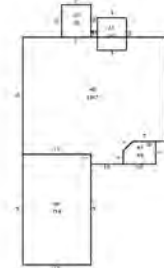
Descriptor/Area
A: 1FA/B
1566 sqft
B: FG
714 sqft
C: OFP
65 sqft
D: Wood Deck
90 sqft

THE VILLAS CONDOMINIUM 1ST AMND NE 13-5-21 BLDG 30 UNIT 60

Parcel Sketch and Site Map obtained from the County GIS

Neighborhood:

1352-Franklin



Building Description

Dwelling #	809 1185 000- 1		
Year Built:	1/1/2018	Exterior Wall:	01-Wood
Year Remodeled:	1/1/2018	Bedrooms:	3
Remodeled/Effective Age:	-4	Full Baths:	3
Building Type/Style:	17-Condominium	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	A-	Room Count:	4
CDU/Overall Condition:	Average	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:		Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
809 1185 000- 1	1,566	0	0	0	0	809	2,375

Attachment Description(s):	Area:	Attachment Value:
13-AFG	714	\$21,400
11-OFP	65	\$1,300
31-WD	90	\$900



Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	2	\$600
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements						
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:	
Permit / Construction History						
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:			
4/20/2018	18-0922	\$17,900.00	HVAC X2			
3/16/2018	18-0453	\$230,000.00	NEWDWLG			
Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
12/29/2009		\$2,230,020.00	Invalid		Land	
11/26/2013		\$420,000.00	Invalid		Land	
9/28/2018		\$359,815.00	Valid		Land and Improvements	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	0.000	Gross				\$38,000
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
0	0.000			\$38,000		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Paved	Light			All Public	

Valuation/Explanation		
Dwelling #	809 1185 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,566	\$177,975.90
Second Story:	0	\$0.00
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$177,975.90
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	757	\$0.00
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$5,842.50
Plumbing	0 - Half Bath 3 - Full Bath	\$14,644.00
Finished Basement Living Area	809	\$21,834.91
Features:	3	\$2,600.00
Attachments:	869	\$23,600.00
Adjusted Base Price		\$246,497.31
Changes/Adjustments		
Grade Adjustment:	A- 145%	\$319,431.10
Market Adjustment:	28%	\$408,871.81
CDU Adjustment:	92	\$376,200.00
Complete:	100	\$376,200.00
Dollar Adjustments		(\$200.00)
Dwelling Value		\$376,000.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$376,000.00
Total Land Value		\$38,000.00
Total Assessed Value		\$414,000.00

Parcel Numbers: 809-1186-000 Property Address: 2888 VILLA DR W Municipality: Franklin, City of

Owner Name: BRAUNSDORF, JOSEPH C Mailing Address: 2888 W VILLA DR FRANKLIN, WI 53132 Land Use: Residential

Property Photograph:	Legal Description:	Building Sketch:
	THE VILLAS CONDOMINIUM 1ST AMND NE 13-5-21 BLDG 31 UNIT 61	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood:	
	1352-Franklin	

Building Description

Dwelling #	809 1186 000- 1		
Year Built:	1/1/2017	Exterior Wall:	01-Wood
Year Remodeled:	1/1/2017	Bedrooms:	3
Remodeled/Effective Age:	-5	Full Baths:	3
Building Type/Style:	17-Condominium	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	A-	Room Count:	4
CDU/Overall Condition:	Average	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:		Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
809 1186 000- 1	1,675	0	0	0	0	714	2,389

Attachment Description(s):	Area:	Attachment Value:
11-OFP	77	\$1,500
11-OFP	44	\$900
31-WD	112	\$1,100
13-AFG	759	\$22,800


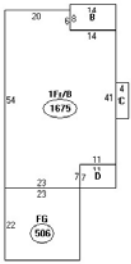
Feature Description(s):	Area:	Feature Value:
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
22-Additional Fixture	3	\$900
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements						
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:	
Permit / Construction History						
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:			
8/30/2017	17-2066	\$560,000.00	NEW DWLG X2			
1/3/2018	18-0005	\$17,200.00	HVAC X2			
Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
11/26/2013		\$420,000.00	Invalid		Land	
3/16/2018		\$359,500.00	Valid		Land and Improvements	
12/29/2009		\$2,230,020.00	Invalid		Land	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	0.000	Gross				\$38,000
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
0	0.000			\$38,000		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Paved	Light			All Public	

Valuation/Explanation		
Dwelling #	809 1186 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,675	\$188,236.50
Second Story:	0	\$0.00
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$188,236.50
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	961	\$24,851.46
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$5,876.94
Plumbing	0 - Half Bath 3 - Full Bath	\$14,644.00
Finished Basement Living Area	714	\$19,270.86
Features:	4	\$2,900.00
Attachments:	992	\$26,300.00
Adjusted Base Price		\$282,079.76
Changes/Adjustments		
Grade Adjustment:	A- 145%	\$366,675.65
Market Adjustment:	16%	\$425,343.76
CDU Adjustment:	92	\$391,300.00
Complete:	100	\$391,300.00
Dollar Adjustments		\$400.00
Dwelling Value		\$391,700.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$391,700.00
Total Land Value		\$38,000.00
Total Assessed Value		\$429,700.00

Parcel Numbers: 809-1187-000 Property Address: 2886 VILLA DR W Municipality: Franklin, City of

Owner Name: GRACEFFA, RICHARD & MARGARET Mailing Address: 2886 W VILLA DR FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	Building Sketch:
	THE VILLAS CONDOMINIUM 1ST AMND NE 13-5-21 BLDG 31 UNIT 62	
	Parcel Sketch and Site Map obtained from the County GIS	<p>Descriptor/Area</p> <p>A: FRWB 1675 sqft</p> <p>B: Wood Deck 112 sqft</p> <p>C: OFP 44 sqft</p> <p>D: OFP 77 sqft</p> <p>E: FG 506 sqft</p>
	Neighborhood: 1352-Franklin	

Building Description

Dwelling #	809 1187 000- 1		
Year Built:	1/1/2017	Exterior Wall:	01-Wood
Year Remodeled:	1/1/2017	Bedrooms:	3
Remodeled/Effective Age:	-5	Full Baths:	3
Building Type/Style:	17-Condominium	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	A-	Room Count:	4
CDU/Overall Condition:	Average	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:		Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
809 1187 000- 1	1,675	0	0	0	0	656	2,331

Attachment Description(s):	Area:	Attachment Value:
31-WD	112	\$1,100
11-OFP	44	\$900
11-OFP	77	\$1,500
13-AFG	506	\$15,200

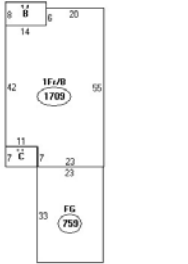
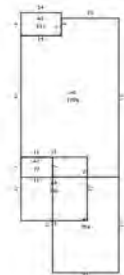
Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	2	\$600
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements						
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:	
Permit / Construction History						
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:			
8/30/2017	17-2066	\$560,000.00	NEW DWLG X2			
1/3/2018	18-0005	\$17,200.00	HVAC X2			
Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
11/26/2013		\$420,000.00	Invalid		Land	
3/15/2018		\$349,900.00	Valid		Land and Improvements	
12/29/2009		\$2,230,020.00	Invalid		Land	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	0.000	Gross				\$38,000
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
0	0.000			\$38,000		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Paved	Light			All Public	

Valuation/Explanation		
Dwelling #	809 1187 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,675	\$188,236.50
Second Story:	0	\$0.00
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$188,236.50
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	1,019	\$25,902.98
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$5,734.26
Plumbing	0 - Half Bath 3 - Full Bath	\$14,644.00
Finished Basement Living Area	656	\$17,705.44
Features:	3	\$2,600.00
Attachments:	739	\$18,700.00
Adjusted Base Price		\$273,523.18
Changes/Adjustments		
Grade Adjustment:	A- 145%	\$365,723.61
Market Adjustment:	13%	\$413,267.68
CDU Adjustment:	92	\$380,200.00
Complete:	100	\$380,200.00
Dollar Adjustments		\$200.00
Dwelling Value		\$380,400.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$380,400.00
Total Land Value		\$38,000.00
Total Assessed Value		\$418,400.00

Parcel Numbers: 809-1188-000 Property Address: 2842 VILLA DR W Municipality: Franklin, City of

Owner Name: HASS, JAMES - REV TRUST Mailing Address: 8143 PALOMINO DR NAPLES, FL 34113 Land Use: Residential

Property Photograph:	Legal Description:	Building Sketch:
	THE VILLAS CONDOMINIUM 1ST AMND NE 13-5-21 BLDG 32 UNIT 63 Parcel Sketch and Site Map obtained from the County GIS Neighborhood: 1352-Franklin	

Building Description

Dwelling #	809 1188 000- 1		
Year Built:	1/1/2018	Exterior Wall:	01-Wood
Year Remodeled:	1/1/2018	Bedrooms:	3
Remodeled/Effective Age:	-4	Full Baths:	3
Building Type/Style:	17-Condominium	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	A-	Room Count:	4
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
809 1188 000- 1	1,709	0	0	0	0	831	2,540

Attachment Description(s):	Area:	Attachment Value:
31-WD	112	\$1,100
11-OFP	77	\$1,500
13-AFG	759	\$22,800

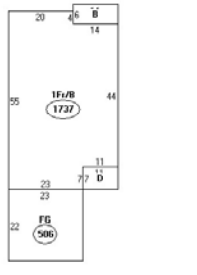

Feature Description(s):	Area:	Feature Value:
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
22-Additional Fixture	2	\$600
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements							
Structure Type:		Year Built:	Area:	Construction:	Condition:	Value:	
Permit / Construction History							
Date of Permit:		Permit Number:	Permit Amount:		Details of Permit:		
9/28/2018		18-2428	\$17,900.00		HVAC X2		
8/13/2018		18-2029	\$267,500.00		NEWDWLG		
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
12/29/2009		\$2,230,020.00	Invalid		Land		
3/28/2019		\$387,540.00	Valid		Land and Improvements		
6/7/2021		\$387,200.00	Invalid		Land and Improvements		
11/26/2013		\$420,000.00	Invalid		Land		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.000	Gross				\$38,000	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
0	0.000				\$38,000		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		

Valuation/Explanation		
Dwelling #	809 1188 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,709	\$190,844.03
Second Story:	0	\$0.00
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$190,844.03
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	878	\$23,547.96
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$6,248.40
Plumbing	0 - Half Bath 3 - Full Bath	\$14,644.00
Finished Basement Living Area	831	\$22,428.69
Features:	3	\$2,600.00
Attachments:	948	\$25,400.00
Adjusted Base Price		\$285,713.08
Changes/Adjustments		
Grade Adjustment:	A- 145%	\$373,683.97
Market Adjustment:	12%	\$418,526.04
CDU Adjustment:	96	\$401,800.00
Complete:	100	\$401,800.00
Dollar Adjustments		(\$1,100.00)
Dwelling Value		\$400,700.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$400,700.00
Total Land Value		\$38,000.00
Total Assessed Value		\$438,700.00

Parcel Numbers: 809-1189-000 Property Address: 2840 VILLA DR W Municipality: Franklin, City of

Owner Name: BROWN, DONNA M - LIVING TRUST Mailing Address: 2840 W VILLA DR FRANKLIN, WI 53132 Land Use: Residential

Property Photograph:	Legal Description:	Building Sketch:
 <p>Descriptor/Usage A: 1FV/B 1737 sqft B: Wood Deck 84 sqft C: FG 506 sqft D: OFP 77 sqft</p>	<p>THE VILLAS CONDOMINIUM 1ST AMND NE 13-5-21 BLDG 32 UNIT 64</p> <p>Parcel Sketch and Site Map obtained from the County GIS</p> <p>Neighborhood: 1352-Franklin</p>	

Building Description

Dwelling #	809 1189 000- 1		
Year Built:	1/1/2018	Exterior Wall:	01-Wood
Year Remodeled:	1/1/2018	Bedrooms:	3
Remodeled/Effective Age:	-4	Full Baths:	3
Building Type/Style:	17-Condominium	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	A-	Room Count:	4
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
809 1189 000- 1	1,737	0	0	0	0	831	2,568

Attachment Description(s):	Area:	Attachment Value:
31-WD	84	\$800
13-AFG	506	\$15,200
11-OFP	77	\$1,500



Feature Description(s):	Area:	Feature Value:
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
22-Additional Fixture	2	\$600
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements						
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:	
Permit / Construction History						
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:			
9/28/2018	18-2428	\$17,900.00	HVAC X2			
8/13/2018	18-2029	\$267,500.00	NEWDWLG			
Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
12/29/2009		\$2,230,020.00	Invalid		Land	
11/26/2013		\$420,000.00	Invalid		Land	
3/15/2019		\$368,786.00	Valid		Land and Improvements	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	0.000	Gross				\$38,000
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
0	0.000			\$38,000		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Paved	Light			All Public	

Valuation/Explanation		
Dwelling #	809 1189 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,737	\$193,970.79
Second Story:	0	\$0.00
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$193,970.79
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	906	\$23,845.92
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$6,317.28
Plumbing	0 - Half Bath 3 - Full Bath	\$14,644.00
Finished Basement Living Area	831	\$22,428.69
Features:	3	\$2,600.00
Attachments:	667	\$17,500.00
Adjusted Base Price		\$281,306.68
Changes/Adjustments		
Grade Adjustment:	A- 145%	\$378,749.69
Market Adjustment:	10%	\$416,624.66
CDU Adjustment:	96	\$400,000.00
Complete:	100	\$400,000.00
Dollar Adjustments		(\$1,700.00)
Dwelling Value		\$398,300.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$398,300.00
Total Land Value		\$38,000.00
Total Assessed Value		\$436,300.00

Parcel Numbers: 809-1190-000 Property Address: 2826 VILLA DR W Municipality: Franklin, City of

Owner Name: LAMBERG. LAURIE Mailing Address: 2826 W VILLA DR FRANKLIN, WI 53132 Land Use: Residential

Property Photograph:	Legal Description:	Building Sketch:
	THE VILLAS CONDOMINIUM 1ST AMND NE 13-5-21 BLDG 33 UNIT 65	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood:	
	1352-Franklin	

Building Description

Dwelling #	809 1190 000- 1		
Year Built:	1/1/2019	Exterior Wall:	09-Masonry/Frame
Year Remodeled:	1/1/2019	Bedrooms:	3
Remodeled/Effective Age:	-3	Full Baths:	3
Building Type/Style:	17-Condominium	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	A-	Room Count:	3
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
809 1190 000- 1	1,478	0	0	0	0	770	2,248

Attachment Description(s):	Area:	Attachment Value:
13-AFG	457	\$13,700
31-WD	90	\$900

Feature Description(s):	Area:	Feature Value:
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
22-Additional Fixture	2	\$600
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements



Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:

Permit / Construction History							
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:				
2/21/2019	19-0356	\$17,900.00	HVAC X2 UNITS				
12/3/2018	18-2993	\$525,000.00	NEWDWLG				
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
2/21/2020		\$365,000.00	Valid		Land and Improvements		
12/29/2009		\$2,230,020.00	Invalid		Land		
11/26/2013		\$420,000.00	Invalid		Land		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.000	Gross				\$38,000	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
0	0.000				\$38,000		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		
Valuation/Explanation							
Dwelling #				809 1190 000- 1			
Description				Area		Value Amount	
Living Area:							
First Story:				1,478		\$186,124.54	
Second Story:				0		\$0.00	
Additional Story:				0		\$0.00	
Attic/Finished Net:				0		\$0.00	
Half Story/Finished Net:				0		\$0.00	
Base Price						\$186,124.54	
Unfinished Living Area:							
Room/Unfinished:				0		\$0.00	
Unfinished Basement:				708		\$20,262.96	
Half Story/Unfinished:						\$0.00	
Structure Info, Features and Attachments:							
Heating/AC				Air Conditioning - Same Ducts		\$5,530.08	
Plumbing				0 - Half Bath 3 - Full Bath		\$14,644.00	
Finished Basement Living Area				770		\$20,782.30	
Features:				3		\$2,600.00	
Attachments:				547		\$14,600.00	
Adjusted Base Price						\$264,543.88	
Changes/Adjustments							
Grade Adjustment:				A- 145%		\$358,648.63	
Market Adjustment:				3%		\$369,408.09	
CDU Adjustment:				97		\$358,300.00	
Complete:				100		\$358,300.00	
Dollar Adjustments						(\$1,200.00)	
Dwelling Value						\$357,100.00	

Other Building Improvements	0	\$0.00
Total Improvement Value		\$357,100.00
Total Land Value		\$38,000.00
Total Assessed Value		\$395,100.00

Parcel Numbers: 809-1191-000 Property Address: 2824 VILLA DR W Municipality: Franklin, City of

Owner Name: WHYTE, SARAH Mailing Address: 2824 W VILLA DR FRANKLIN, WI 53132 Land Use: Residential

Property Photograph:	Legal Description:	Building Sketch:
	THE VILLAS CONDOMINIUM 1ST AMND NE 13-5-21 BLDG 33 UNIT 66	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood:	
	1352-Franklin	

Building Description

Dwelling #	809 1191 000- 1		
Year Built:	1/1/2019	Exterior Wall:	09-Masonry/Frame
Year Remodeled:	1/1/2019	Bedrooms:	3
Remodeled/Effective Age:	-3	Full Baths:	3
Building Type/Style:	17-Condominium	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	A-	Room Count:	3
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
809 1191 000- 1	1,561	0	0	0	0	760	2,321

Attachment Description(s):	Area:	Attachment Value:
13-AFG	660	\$19,800
11-OPF	35	\$700
31-WD	315	\$3,200



Feature Description(s):	Area:	Feature Value:
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
22-Additional Fixture	2	\$600
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements						
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:	
Permit / Construction History						
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:			
2/21/2019	19-0356	\$17,900.00	HVAC X2 UNITS			
12/3/2018	18-2993	\$525,000.00	NEWDWLG			
Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
8/7/2019		\$406,781.00	Valid		Land and Improvements	
12/29/2009		\$2,230,020.00	Invalid		Land	
11/26/2013		\$420,000.00	Invalid		Land	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	0.000	Gross				\$38,000
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
0	0.000			\$38,000		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Paved	Light			All Public	

Valuation/Explanation		
Dwelling #	809 1191 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,561	\$194,235.23
Second Story:	0	\$0.00
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$194,235.23
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	801	\$21,915.36
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$5,709.66
Plumbing	0 - Half Bath 3 - Full Bath	\$14,644.00
Finished Basement Living Area	760	\$20,512.40
Features:	3	\$2,600.00
Attachments:	1,010	\$23,700.00
Adjusted Base Price		\$283,316.65
Changes/Adjustments		
Grade Adjustment:	A- 145%	\$372,674.14
Market Adjustment:	4%	\$387,581.11
CDU Adjustment:	97	\$376,000.00
Complete:	100	\$376,000.00
Dollar Adjustments		\$400.00
Dwelling Value		\$376,400.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$376,400.00
Total Land Value		\$38,000.00
Total Assessed Value		\$414,400.00

Parcel Numbers: 809-1192-000 Property Address: 2931 VILLA DR W Municipality: Franklin, City of

Owner Name: REAM, MARK Mailing Address: 2931 W VILLA DR FRANKLIN, WI 53132 Land Use: Residential

Property Photograph:	Legal Description:	Building Sketch:
	THE VILLAS CONDOMINIUM 1ST AMND NE 13-5-21 BLDG 34 UNIT 67	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1352-Franklin	

Building Description

Dwelling #	809 1192 000- 1		
Year Built:	1/1/2019	Exterior Wall:	01-Wood
Year Remodeled:	1/1/2019	Bedrooms:	3
Remodeled/Effective Age:	-3	Full Baths:	3
Building Type/Style:	17-Condominium	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	A-	Room Count:	3
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
809 1192 000- 1	1,556	0	0	0	0	884	2,440

Attachment Description(s):	Area:	Attachment Value:
13-AFG	436	\$13,100
11-OFP	99	\$2,000
11-OFP	36	\$700



Feature Description(s):	Area:	Feature Value:
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
22-Additional Fixture	2	\$600
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements						
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:	
Permit / Construction History						
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:			
11/25/2019	19-3052	\$1,850.00	HVAC X2			
8/19/2019	19-2142	\$515,000.00	NEWDWLG X2			
Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
11/26/2013		\$420,000.00	Invalid		Land	
4/16/2020		\$389,900.00	Valid		Land and Improvements	
12/29/2009		\$2,230,020.00	Invalid		Land	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	0.000	Gross				\$38,000
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
0	0.000			\$38,000		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Paved	Light			All Public	

Valuation/Explanation		
Dwelling #	809 1192 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,556	\$176,839.40
Second Story:	0	\$0.00
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$176,839.40
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	672	\$19,716.48
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$6,002.40
Plumbing	0 - Half Bath 3 - Full Bath	\$14,644.00
Finished Basement Living Area	884	\$23,859.16
Features:	3	\$2,600.00
Attachments:	571	\$15,800.00
Adjusted Base Price		\$259,461.44
Changes/Adjustments		
Grade Adjustment:	A- 145%	\$349,539.09
Market Adjustment:	7%	\$374,006.82
CDU Adjustment:	97	\$362,800.00
Complete:	100	\$362,800.00
Dollar Adjustments		(\$200.00)
Dwelling Value		\$362,600.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$362,600.00
Total Land Value		\$38,000.00
Total Assessed Value		\$400,600.00

Parcel Numbers: 809-1193-000 Property Address: 2933 VILLA DR W Municipality: Franklin, City of

Owner Name: FROSCH, MARC B & TRACEY A - REV TRUST Mailing Address: 2933 W VILLA DR FRANKLIN, WI 53132 Land Use: Residential

Property Photograph:	Legal Description:	Building Sketch:
	THE VILLAS CONDOMINIUM 1ST AMND NE 13-5-21 BLDG 34 UNIT 68	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood:	
	1352-Franklin	

Building Description

Dwelling #	809 1193 000- 1		
Year Built:	1/1/2019	Exterior Wall:	01-Wood
Year Remodeled:	1/1/2019	Bedrooms:	3
Remodeled/Effective Age:	-3	Full Baths:	3
Building Type/Style:	17-Condominium	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	A-	Room Count:	3
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
809 1193 000- 1	1,556	0	0	0	0	844	2,400

Attachment Description(s):	Area:	Attachment Value:
13-AFG	646	\$19,400
11-OFP	99	\$2,000

Feature Description(s):	Area:	Feature Value:
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
22-Additional Fixture	2	\$600
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements


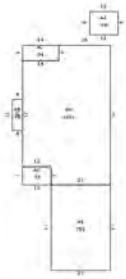
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:

Permit / Construction History							
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:				
11/25/2019	19-3052	\$18,500.00	HVAC X2				
8/19/2019	19-2142	\$515,000.00	NEWDWLG X2				
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
12/29/2009		\$2,230,020.00	Invalid		Land		
11/26/2013		\$420,000.00	Invalid		Land		
4/1/2020		\$395,758.00	Valid		Land and Improvements		
12/22/2021		\$385,000.00	Invalid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.000	Gross				\$38,000	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:			
0	0.000			\$38,000			
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		
Valuation/Explanation							
Dwelling #	809 1193 000- 1						
Description	Area					Value Amount	
Living Area:							
First Story:	1,556					\$176,839.40	
Second Story:	0					\$0.00	
Additional Story:	0					\$0.00	
Attic/Finished Net:	0					\$0.00	
Half Story/Finished Net:	0					\$0.00	
Base Price						\$176,839.40	
Unfinished Living Area:							
Room/Unfinished:	0					\$0.00	
Unfinished Basement:	712					\$20,377.44	
Half Story/Unfinished:						\$0.00	
Structure Info, Features and Attachments:							
Heating/AC	Air Conditioning - Same Ducts					\$5,904.00	
Plumbing	0 - Half Bath 3 - Full Bath					\$14,644.00	
Finished Basement Living Area	844					\$22,779.56	
Features:	3					\$2,600.00	
Attachments:	745					\$21,400.00	
Adjusted Base Price						\$264,544.40	
Changes/Adjustments							
Grade Adjustment:	A- 145%					\$348,789.38	
Market Adjustment:	8%					\$376,692.53	
CDU Adjustment:	97					\$365,400.00	
Complete:	100					\$365,400.00	
Dollar Adjustments						\$900.00	
Dwelling Value						\$366,300.00	

Other Building Improvements	0	\$0.00
Total Improvement Value		\$366,300.00
Total Land Value		\$38,000.00
Total Assessed Value		\$404,300.00

Parcel Numbers: 809-1194-000 Property Address: 2975 VILLA DR W Municipality: Franklin, City of

Owner Name: ROME, EDWARD L Mailing Address: 2975 W VILLA DR FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	Building Sketch:
	THE VILLAS CONDOMINIUM 1ST AMND NE 13-5-21 BLDG 35 UNIT 69	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1352-Franklin	

Building Description

Dwelling #	809 1194 000- 1		
Year Built:	1/1/2019	Exterior Wall:	01-Wood
Year Remodeled:	1/1/2019	Bedrooms:	3
Remodeled/Effective Age:	-3	Full Baths:	3
Building Type/Style:	17-Condominium	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	A-	Room Count:	3
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
809 1194 000- 1	1,675	0	0	0	0	831	2,506

Attachment Description(s):	Area:	Attachment Value:
13-AFG	759	\$22,800
11-OFP	84	\$1,700
11-OFP	77	\$1,500
11-OFP	48	\$1,000



Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	2	\$600
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements						
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:	
Permit / Construction History						
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:			
8/8/2019	19-2021	\$19,850.00	HVAC X2 UNITS			
2/21/2019	19-0355	\$520,000.00	NEWDWLG X2			
Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
11/15/2019		\$374,819.00	Valid		Land and Improvements	
12/29/2009		\$2,230,020.00	Invalid		Land	
11/26/2013		\$420,000.00	Invalid		Land	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	0.000	Gross				\$38,000
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
0	0.000			\$38,000		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Paved	Light			All Public	

Valuation/Explanation		
Dwelling #	809 1194 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,675	\$188,236.50
Second Story:	0	\$0.00
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$188,236.50
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	844	\$23,091.84
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$6,164.76
Plumbing	0 - Half Bath 3 - Full Bath	\$14,644.00
Finished Basement Living Area	831	\$22,428.69
Features:	3	\$2,600.00
Attachments:	968	\$27,000.00
Adjusted Base Price		\$284,165.79
Changes/Adjustments		
Grade Adjustment:	A- 145%	\$369,120.40
Market Adjustment:	7%	\$394,958.82
CDU Adjustment:	97	\$383,100.00
Complete:	100	\$383,100.00
Dollar Adjustments		\$1,300.00
Dwelling Value		\$384,400.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$384,400.00
Total Land Value		\$38,000.00
Total Assessed Value		\$422,400.00

Parcel Numbers: 809-1195-000 Property Address: 2977 VILLA DR W Municipality: Franklin, City of

Owner Name: MIKAELIAN, ANI - TRUST DTD 8/21/2018 Mailing Address: 2977 W VILLA DR FRANKLIN, WI 53132 Land Use: Residential

Property Photograph:	Legal Description:	Building Sketch:
	THE VILLAS CONDOMINIUM 1ST AMND NE 13-5-21 BLDG 35 UNIT 70	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood:	
	1352-Franklin	

Building Description

Dwelling #	809 1195 000- 1		
Year Built:	1/1/2019	Exterior Wall:	01-Wood
Year Remodeled:	1/1/2019	Bedrooms:	3
Remodeled/Effective Age:	-3	Full Baths:	3
Building Type/Style:	17-Condominium	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	A-	Room Count:	3
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
809 1195 000- 1	1,675	0	0	0	0	831	2,506

Attachment Description(s):	Area:	Attachment Value:
13-AFG	506	\$15,200
11-OFP	84	\$1,700
11-OFP	77	\$1,500
11-OFP	48	\$1,000


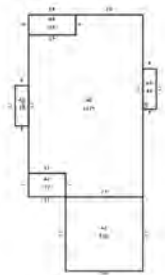
Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	2	\$600
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements							
Structure Type:		Year Built:	Area:	Construction:	Condition:	Value:	
Permit / Construction History							
Date of Permit:		Permit Number:	Permit Amount:		Details of Permit:		
2/21/2019		19-0355	\$520,000.00		NEWDWLG X2		
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
11/29/2019		\$364,900.00	Valid		Land and Improvements		
12/29/2009		\$2,230,020.00	Invalid		Land		
11/26/2013		\$420,000.00	Invalid		Land		
Land Breakdown							
Land Class:		Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site		0.000	Gross				\$38,000
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:		Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:	
0		0.000				\$38,000	
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		

Valuation/Explanation		
Dwelling #	809 1195 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,675	\$188,236.50
Second Story:	0	\$0.00
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$188,236.50
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	844	\$23,091.84
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$6,164.76
Plumbing	0 - Half Bath 3 - Full Bath	\$14,644.00
Finished Basement Living Area	831	\$22,428.69
Features:	3	\$2,600.00
Attachments:	715	\$19,400.00
Adjusted Base Price		\$276,565.79
Changes/Adjustments		
Grade Adjustment:	A- 145%	\$369,120.40
Market Adjustment:	6%	\$391,267.62
CDU Adjustment:	97	\$379,500.00
Complete:	100	\$379,500.00
Dollar Adjustments		(\$1,700.00)
Dwelling Value		\$377,800.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$377,800.00
Total Land Value		\$38,000.00
Total Assessed Value		\$415,800.00

Parcel Numbers: 809-1196-000 Property Address: 3023 VILLA DR W Municipality: Franklin, City of

Owner Name: OVERTURF, ANDREW Mailing Address: 3023 W VILLA DR FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	Building Sketch:
	THE VILLAS CONDOMINIUM 1ST AMND NE 13-5-21 BLDG 36 UNIT 71	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1352-Franklin	

Building Description

Dwelling #	809 1196 000- 1		
Year Built:	1/1/2018	Exterior Wall:	01-Wood
Year Remodeled:	1/1/2018	Bedrooms:	3
Remodeled/Effective Age:	-4	Full Baths:	3
Building Type/Style:	17-Condominium	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	A-	Room Count:	4
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
809 1196 000- 1	1,675	0	0	0	0	831	2,506

Attachment Description(s):	Area:	Attachment Value:
13-AFG	506	\$15,200
11-OFP	77	\$1,500
11-OFP	48	\$1,000
11-OFP	84	\$1,700



Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	2	\$600
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements						
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:	
Permit / Construction History						
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:			
5/8/2018	18-1131	\$17,000.00	HVAC X2			
1/8/2018	18-0029	\$257,500.00	NEWDWLG			
Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
11/26/2013		\$420,000.00	Invalid		Land	
8/6/2018		\$342,100.00	Valid		Land and Improvements	
12/29/2009		\$2,230,020.00	Invalid		Land	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	0.000	Gross				\$38,000
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
0	0.000			\$38,000		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Paved	Light			All Public	

Valuation/Explanation		
Dwelling #	809 1196 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,675	\$188,236.50
Second Story:	0	\$0.00
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$188,236.50
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	844	\$23,091.84
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$6,164.76
Plumbing	0 - Half Bath 3 - Full Bath	\$14,644.00
Finished Basement Living Area	831	\$22,428.69
Features:	3	\$2,600.00
Attachments:	715	\$19,400.00
Adjusted Base Price		\$276,565.79
Changes/Adjustments		
Grade Adjustment:	A- 145%	\$369,120.40
Market Adjustment:	10%	\$406,032.44
CDU Adjustment:	96	\$389,800.00
Complete:	100	\$389,800.00
Dollar Adjustments		(\$1,000.00)
Dwelling Value		\$388,800.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$388,800.00
Total Land Value		\$38,000.00
Total Assessed Value		\$426,800.00

Parcel Numbers: 809-1197-000 Property Address: 3025 VILLA DR W Municipality: Franklin, City of

Owner Name: KITZKE, PATRICK E & SUSAN L Mailing Address: 3025 W VILLA DR FRANKLIN, WI 53132 Land Use: Residential

Property Photograph:	Legal Description:	Building Sketch:
	THE VILLAS CONDOMINIUM 1ST AMND NE 13-5-21 BLDG 36 UNIT 72	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood:	
	1352-Franklin	

Building Description

Dwelling #	809 1197 000- 1		
Year Built:	1/1/2018	Exterior Wall:	01-Wood
Year Remodeled:	1/1/2018	Bedrooms:	3
Remodeled/Effective Age:	-4	Full Baths:	3
Building Type/Style:	17-Condominium	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	A-	Room Count:	4
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
809 1197 000- 1	1,675	0	0	0	0	831	2,506

Attachment Description(s):	Area:	Attachment Value:
13-AFG	782	\$23,500
11-OFP	77	\$1,500
11-OFP	48	\$1,000
11-OFP	84	\$1,700



Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	2	\$600
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements						
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:	
Permit / Construction History						
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:			
5/8/2018	18-1131	\$17,000.00	HVAC X2			
1/8/2018	18-0029	\$257,500.00	NEWDWLG			
Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
8/31/2018		\$350,000.00	Valid		Land and Improvements	
11/26/2013		\$420,000.00	Invalid		Land	
12/29/2009		\$2,230,020.00	Invalid		Land	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	0.000	Gross				\$38,000
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
0	0.000			\$38,000		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Paved	Light			All Public	

Valuation/Explanation		
Dwelling #	809 1197 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,675	\$188,236.50
Second Story:	0	\$0.00
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$188,236.50
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	844	\$23,091.84
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$6,164.76
Plumbing	0 - Half Bath 3 - Full Bath	\$14,644.00
Finished Basement Living Area	831	\$22,428.69
Features:	3	\$2,600.00
Attachments:	991	\$27,700.00
Adjusted Base Price		\$284,865.79
Changes/Adjustments		
Grade Adjustment:	A- 145%	\$369,120.40
Market Adjustment:	12%	\$413,414.84
CDU Adjustment:	96	\$396,900.00
Complete:	100	\$396,900.00
Dollar Adjustments		(\$800.00)
Dwelling Value		\$396,100.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$396,100.00
Total Land Value		\$38,000.00
Total Assessed Value		\$434,100.00

Parcel Numbers: 809-1198-000 Property Address: 3067 VILLA DR W Municipality: Franklin, City of

Owner Name: HUNTER, DONALD H & SANDRA Mailing Address: 3067 W VILLA DR FRANKLIN, WI 53132 Land Use: Residential

Property Photograph:	Legal Description:	Building Sketch:
	THE VILLAS CONDOMINIUM 1ST AMND NE 13-5-21 BLDG 37 UNIT 73	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood:	
	1352-Franklin	

Building Description

Dwelling #	809 1198 000- 1		
Year Built:	1/1/2017	Exterior Wall:	01-Wood
Year Remodeled:	1/1/2017	Bedrooms:	4
Remodeled/Effective Age:	-5	Full Baths:	3
Building Type/Style:	17-Condominium	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	A-	Room Count:	5
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
809 1198 000- 1	1,566	0	0	0	0	639	2,205

Attachment Description(s):	Area:	Attachment Value:
13-AFG	693	\$20,800
11-OFP	65	\$1,300

Feature Description(s):	Area:	Feature Value:
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
22-Additional Fixture	2	\$600
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements


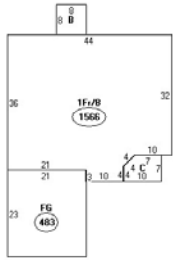
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:

Permit / Construction History							
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:				
2/1/2017	17-0239	\$440,000.00	NEW DWLG X2				
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
12/29/2009		\$2,230,020.00	Invalid		Land		
11/26/2013		\$420,000.00	Invalid		Land		
3/2/2018		\$334,400.00	Valid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.000	Gross				\$38,000	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:			
0	0.000			\$38,000			
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		
Valuation/Explanation							
Dwelling #				809 1198 000- 1			
Description				Area		Value Amount	
Living Area:							
First Story:				1,566		\$177,975.90	
Second Story:				0		\$0.00	
Additional Story:				0		\$0.00	
Attic/Finished Net:				0		\$0.00	
Half Story/Finished Net:				0		\$0.00	
Base Price						\$177,975.90	
Unfinished Living Area:							
Room/Unfinished:				0		\$0.00	
Unfinished Basement:				927		\$24,398.64	
Half Story/Unfinished:						\$0.00	
Structure Info, Features and Attachments:							
Heating/AC				Air Conditioning - Same Ducts		\$5,424.30	
Plumbing				0 - Half Bath 3 - Full Bath		\$14,644.00	
Finished Basement Living Area				639		\$17,246.61	
Features:				3		\$2,600.00	
Attachments:				758		\$22,100.00	
Adjusted Base Price						\$264,389.45	
Changes/Adjustments							
Grade Adjustment:				A- 145%		\$347,549.70	
Market Adjustment:				10%		\$382,304.67	
CDU Adjustment:				96		\$367,000.00	
Complete:				100		\$367,000.00	
Dollar Adjustments						(\$200.00)	
Dwelling Value						\$366,800.00	

Other Building Improvements	0	\$0.00
Total Improvement Value		\$366,800.00
Total Land Value		\$38,000.00
Total Assessed Value		\$404,800.00

Parcel Numbers: 809-1199-000 Property Address: 3069 VILLA DR W Municipality: Franklin, City of

Owner Name: WANSERSKI, KAREN - TRUST Mailing Address: 3069 W VILLA DR FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	Building Sketch:
	THE VILLAS CONDOMINIUM 1ST AMND NE 13-5-21 BLDG 37 UNIT 74	
	Parcel Sketch and Site Map obtained from the County GIS	<p><small>Descriptor/Step</small></p> <p>A: FRG 1566 sqft</p> <p>B: Wood Deck 64 sqft</p> <p>C: OFP 65 sqft</p> <p>D: FG 483 sqft</p>
	Neighborhood: 1352-Franklin	

Building Description

Dwelling #	809 1199 000- 1		
Year Built:	1/1/2017	Exterior Wall:	01-Wood
Year Remodeled:	1/1/2017	Bedrooms:	3
Remodeled/Effective Age:	-5	Full Baths:	3
Building Type/Style:	17-Condominium	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	A-	Room Count:	4
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
809 1199 000- 1	1,566	0	0	0	0	653	2,219

Attachment Description(s):	Area:	Attachment Value:
31-WD	64	\$600
11-OPF	65	\$1,300
13-AFG	483	\$14,500


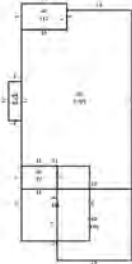
Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	2	\$600
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements							
Structure Type:		Year Built:	Area:	Construction:	Condition:	Value:	
Permit / Construction History							
Date of Permit:		Permit Number:	Permit Amount:		Details of Permit:		
6/5/2017		17-1233	\$0.00		DRIVE APPROACH		
2/1/2017		17-0239	\$440,000.00		NEW DWLG X2		
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
11/26/2013		\$420,000.00	Invalid		Land		
12/29/2009		\$2,230,020.00	Invalid		Land		
9/6/2017		\$330,400.00	Valid		Land and Improvements		
4/9/2021		\$380,000.00	Valid		Land and Improvements		
9/12/2020		\$389,900.00	Invalid		Land and Improvements		
7/24/2020		\$394,900.00	Invalid		Land and Improvements		
Land Breakdown							
Land Class:		Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site		0.000	Gross				\$38,000
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:		Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:	
0		0.000				\$38,000	
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		

Valuation/Explanation		
Dwelling #	809 1199 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,566	\$177,975.90
Second Story:	0	\$0.00
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$177,975.90
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	913	\$24,030.16
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$5,458.74
Plumbing	0 - Half Bath 3 - Full Bath	\$14,644.00
Finished Basement Living Area	653	\$17,624.47
Features:	3	\$2,600.00
Attachments:	612	\$16,400.00
Adjusted Base Price		\$258,733.27
Changes/Adjustments		
Grade Adjustment:	A- 145%	\$347,613.24
Market Adjustment:	2%	\$354,565.51
CDU Adjustment:	96	\$340,400.00
Complete:	100	\$340,400.00
Dollar Adjustments		\$1,600.00
Dwelling Value		\$342,000.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$342,000.00
Total Land Value		\$38,000.00
Total Assessed Value		\$380,000.00

Parcel Numbers: 809-1200-000 Property Address: 3115 VILLA DR W Municipality: Franklin, City of

Owner Name: CYNTHIA MARIFKE Mailing Address: 3115 W. VILLA DRIVE FRANKLIN, WI 53132 Land Use: Residential

Property Photograph:	Legal Description:	Building Sketch:
	THE VILLAS CONDOMINIUM 1ST AMND NE 13-5-21 BLDG 38 UNIT 75	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood:	
	1352-Franklin	

Building Description

Dwelling #	809 1200 000- 1		
Year Built:	1/1/2016	Exterior Wall:	01-Wood
Year Remodeled:	1/1/2016	Bedrooms:	3
Remodeled/Effective Age:	-6	Full Baths:	3
Building Type/Style:	17-Condominium	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	A-	Room Count:	4
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
809 1200 000- 1	1,709	0	0	0	0	0	1,709

Attachment Description(s):	Area:	Attachment Value:
13-AFG	506	\$15,200
11-OFP	77	\$1,500
11-OFP	112	\$2,200
11-OFP	48	\$1,000



Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	2	\$600
Rec Room Condition:	Rec Room Area:	Rec Room Value:
Very Good	684	\$4,788
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
Very Good	684	\$4,788

Other Building Improvements						
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:	
Permit / Construction History						
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:			
10/24/2016	16-2587	\$452,000.00	NEWDWLG			
1/24/2017	17-0168	\$15,500.00	NEW FURN/AC X2			
Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
12/29/2009		\$2,230,020.00	Invalid		Land	
11/26/2013		\$420,000.00	Invalid		Land	
4/14/2017		\$341,148.00	Valid		Land and Improvements	
4/22/2022	11242667	\$450,000.00	Valid	W/C D - Warrant/Condo Deed	Land and Improvements	Other
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	0.000	Gross				\$38,000
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
0	0.000			\$38,000		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Paved	Light			All Public	

Valuation/Explanation		
Dwelling #	809 1200 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,709	\$190,844.03
Second Story:	0	\$0.00
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$190,844.03
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	1,709	\$37,598.00
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$4,204.14
Plumbing	0 - Half Bath 3 - Full Bath	\$14,644.00
Finished Basement Living Area	0	\$0.00
Features:	3	\$2,600.00
Attachments:	743	\$19,900.00
Adjusted Base Price		\$269,790.17
Changes/Adjustments		
Grade Adjustment:	A- 145%	\$358,570.75
Market Adjustment:	9%	\$390,842.11
CDU Adjustment:	95	\$371,300.00
Complete:	100	\$371,300.00
Dollar Adjustments		(\$200.00)
Dwelling Value		\$371,100.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$371,100.00
Total Land Value		\$38,000.00
Total Assessed Value		\$409,100.00

Parcel Numbers: 809-1201-000 Property Address: 3117 VILLA DR W Municipality: Franklin, City of

Owner Name: SCHMIDT, DAVID W & LAURA A Mailing Address: 3117 W VILLA DR FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	
	THE VILLAS CONDOMINIUM 1ST AMND NE 13-5-21 BLDG 38 UNIT 76	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1352-Franklin	

Building Description

Dwelling #	809 1201 000- 1		
Year Built:	1/1/2016	Exterior Wall:	01-Wood
Year Remodeled:	1/1/2016	Bedrooms:	3
Remodeled/Effective Age:	-6	Full Baths:	2
Building Type/Style:	17-Condominium	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	A-	Room Count:	4
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
809 1201 000- 1	1,709	0	0	0	0	0	1,709

Attachment Description(s):	Area:	Attachment Value:
13-AFG	759	\$22,800
11-OFP	112	\$2,200
11-OFP	77	\$1,500
11-OFP	48	\$1,000

Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	5	\$1,500
Rec Room Condition: Very Good	Rec Room Area: 639	Rec Room Value: \$4,473

Other Building Improvements



Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:

Permit / Construction History							
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:				
10/24/2016	16-2587	\$452,000.00	NEWDWLG				
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
8/26/2019		\$360,000.00	Valid		Land and Improvements		
5/26/2017		\$337,900.00	Valid		Land and Improvements		
11/26/2013		\$420,000.00	Invalid		Land		
12/29/2009		\$2,230,020.00	Invalid		Land		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.000	Gross				\$38,000	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
0	0.000				\$38,000		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		
Valuation/Explanation							
Dwelling #				809 1201 000- 1			
Description				Area		Value Amount	
Living Area:							
First Story:				1,709	\$190,844.03		
Second Story:				0	\$0.00		
Additional Story:				0	\$0.00		
Attic/Finished Net:				0	\$0.00		
Half Story/Finished Net:				0	\$0.00		
Base Price						\$190,844.03	
Unfinished Living Area:							
Room/Unfinished:				0	\$0.00		
Unfinished Basement:				1,709	\$37,598.00		
Half Story/Unfinished:					\$0.00		
Structure Info, Features and Attachments:							
Heating/AC				Air Conditioning - Same Ducts		\$4,204.14	
Plumbing				0 - Half Bath 2 - Full Bath		\$7,322.00	
Finished Basement Living Area				0	\$0.00		
Features:				5	\$1,500.00		
Attachments:				996	\$27,500.00		
Adjusted Base Price						\$268,968.17	
Changes/Adjustments							
Grade Adjustment:				A- 145%		\$347,953.85	
Market Adjustment:				12%		\$389,708.31	
CDU Adjustment:				95		\$370,200.00	
Complete:				100		\$370,200.00	
Dollar Adjustments						(\$800.00)	
Dwelling Value						\$369,400.00	

Other Building Improvements	0	\$0.00
Total Improvement Value		\$369,400.00
Total Land Value		\$38,000.00
Total Assessed Value		\$407,400.00

Parcel Numbers: 809-1202-000 Property Address: 3141 VILLA DR W Municipality: Franklin, City of

Owner Name: RODE, MICHELLE Mailing Address: 3141 W VILLA DR FRANKLIN, WI 53132 Land Use: Residential

Property Photograph:	Legal Description:	Building Sketch:
	THE VILLAS CONDOMINIUM 1ST AMND NE 13-5-21 BLDG 39 UNIT 77	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood:	
	1352-Franklin	

Building Description

Dwelling #	809 1202 000- 1		
Year Built:	1/1/2016	Exterior Wall:	01-Wood
Year Remodeled:	1/1/2016	Bedrooms:	3
Remodeled/Effective Age:	-6	Full Baths:	2
Building Type/Style:	17-Condominium	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	A-	Room Count:	4
CDU/Overall Condition:	Average	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:		Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
809 1202 000- 1	1,637	0	0	0	0	0	1,637

Attachment Description(s):	Area:	Attachment Value:
13-AFG	748	\$22,400
11-OFP	64	\$1,300

Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	5	\$1,500
Rec Room Condition:	Rec Room Area:	Rec Room Value:
Good	800	\$4,800
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
Good	800	\$4,800

Other Building Improvements



Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:

Permit / Construction History							
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:				
11/10/2016	16-2754	\$15,200.00	NEW FURN&AC X2				
7/27/2016	16-1802	\$440,000.00	NEWDWLG				
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
12/29/2009		\$2,230,020.00	Invalid		Land		
11/26/2013		\$420,000.00	Invalid		Land		
1/30/2017		\$319,900.00	Valid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.000	Gross				\$38,000	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
0	0.000				\$38,000		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		
Valuation/Explanation							
Dwelling #				809 1202 000- 1			
Description				Area		Value Amount	
Living Area:							
First Story:				1,637		\$184,931.89	
Second Story:				0		\$0.00	
Additional Story:				0		\$0.00	
Attic/Finished Net:				0		\$0.00	
Half Story/Finished Net:				0		\$0.00	
Base Price						\$184,931.89	
Unfinished Living Area:							
Room/Unfinished:				0		\$0.00	
Unfinished Basement:				1,637		\$36,325.03	
Half Story/Unfinished:						\$0.00	
Structure Info, Features and Attachments:							
Heating/AC				Air Conditioning - Same Ducts		\$4,027.02	
Plumbing				0 - Half Bath 2 - Full Bath		\$7,322.00	
Finished Basement Living Area				0		\$0.00	
Features:				6		\$3,500.00	
Attachments:				812		\$23,700.00	
Adjusted Base Price						\$259,805.94	
Changes/Adjustments							
Grade Adjustment:				A- 145%		\$337,278.61	
Market Adjustment:				19%		\$401,361.55	
CDU Adjustment:				90		\$361,200.00	
Complete:				100		\$361,200.00	
Dollar Adjustments						\$600.00	
Dwelling Value						\$361,800.00	

Other Building Improvements	0	\$0.00
Total Improvement Value		\$361,800.00
Total Land Value		\$38,000.00
Total Assessed Value		\$399,800.00

Parcel Numbers: 809-1203-000 Property Address: 3143 VILLA DR W Municipality: Franklin, City of

Owner Name: MILLER, LESTER J III Mailing Address: 3143 W VILLA DR FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	
	THE VILLAS CONDOMINIUM 1ST AMND NE 13-5-21 BLDG 39 UNIT 78	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1352-Franklin	

Building Description

Dwelling #	809 1203 000- 1		
Year Built:	1/1/2016	Exterior Wall:	01-Wood
Year Remodeled:	1/1/2016	Bedrooms:	3
Remodeled/Effective Age:	-6	Full Baths:	2
Building Type/Style:	17-Condominium	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	A-	Room Count:	4
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Electric
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
809 1203 000- 1	1,637	0	0	0	0	0	1,637

Attachment Description(s):	Area:	Attachment Value:
13-AFG	462	\$13,900
11-OFP	64	\$1,300

Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	5	\$1,500
Rec Room Condition:	Rec Room Area:	Rec Room Value:
Good	800	\$4,800
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
Good	800	\$4,800

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:

Permit / Construction History							
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:				
11/10/2016	16-2754	\$15,200.00	NEW FURN&AC X2				
7/27/2016	16-1802	\$440,000.00	NEWDWLG				
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
11/26/2013		\$420,000.00	Invalid		Land		
1/20/2017		\$315,650.00	Valid		Land and Improvements		
12/29/2009		\$2,230,020.00	Invalid		Land		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.000	Gross				\$38,000	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
0	0.000				\$38,000		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		
Valuation/Explanation							
Dwelling #				809 1203 000- 1			
Description				Area		Value Amount	
Living Area:							
First Story:				1,637	\$184,931.89		
Second Story:				0	\$0.00		
Additional Story:				0	\$0.00		
Attic/Finished Net:				0	\$0.00		
Half Story/Finished Net:				0	\$0.00		
Base Price						\$184,931.89	
Unfinished Living Area:							
Room/Unfinished:				0	\$0.00		
Unfinished Basement:				1,637	\$36,325.03		
Half Story/Unfinished:					\$0.00		
Structure Info, Features and Attachments:							
Heating/AC				Air Conditioning - Same Ducts		\$4,027.02	
Plumbing				0 - Half Bath 2 - Full Bath		\$7,322.00	
Finished Basement Living Area				0	\$0.00		
Features:				6	\$3,500.00		
Attachments:				526	\$15,200.00		
Adjusted Base Price						\$251,305.94	
Changes/Adjustments							
Grade Adjustment:				A- 145%		\$337,278.61	
Market Adjustment:				11%		\$374,379.26	
CDU Adjustment:				95		\$355,700.00	
Complete:				100		\$355,700.00	
Dollar Adjustments						(\$1,300.00)	
Dwelling Value						\$354,400.00	

Other Building Improvements	0	\$0.00
Total Improvement Value		\$354,400.00
Total Land Value		\$38,000.00
Total Assessed Value		\$392,400.00

Parcel Numbers: 809-9938-003	Property Address: 7905 27TH ST S	Municipality: Franklin, City of
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Owner Name: OPEN ARMS 20 LLC	Mailing Address: 5335 TAYLOR AVE MOUNT PLEASANT, WI 53403	Land Use: Commercial
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Property Photograph:	Legal Description: N 240 FT OF W 220.40 FT OF E 300.40 FT OF NE 13 5 21 EXC	Building Sketch:
<small>Describe/Map</small>	Parcel Sketch and Site Map obtained from the County GIS	<small>Describe/Map</small>
	Neighborhood: 999.6-Franklin	
	Zoning:	

Building Description

Building #	
Building Type/Style:	One Bedroom:
Stories:	Two Bedroom:
Year Built:	Three Bedroom:
Remodeled/Effective Age:	Total Unit Count:
Grade Factor:	Business Name:
Market Adjustment:	CDU/Overall Condition

Structure / Basement Data

Building #	Section #	Occupancy:	Year:	Area:	Framing:	Wall Hgt:	Rental:
Building #	Section #	Description:	Basement Area:	Total Area:	0		

Components Site Improvements

Bldg #	Sec. #	Description:	Area:	Value:	Bldg #	Sec. #	Description:	Area:	Value:
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Detached Improvements

Structure:	Year:	Sq Ft:	Grade:	Construction:	Condition:
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Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
4/11/2011	616	\$26,000.00	DEMO REST BLDG
4/11/2011	615	\$0.00	DEMO DWLG



Ownership/Sales History

Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
12/15/2015		\$110,000.00	Invalid		Land	
6/1/1997		\$250,000.00	Invalid		Land and Improvements	
12/1/1998		\$425,000.00	Invalid		Land and Improvements	
3/7/2003		\$646,000.00	Invalid		Land and Improvements	
12/10/2004		\$860,000.00	Invalid		Land and Improvements	
4/20/2010		\$301,559.00	Invalid		Land and Improvements	
11/12/2018		\$115,100.00	Invalid		Land	

Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
B-Commercial Primary Site	0.666	Gross				\$124,500.00
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Total Land Value:		
29,011	0.666			\$124,500.00		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Paved	Heavy			Septic	
Assessment History						
Parcel Year:	Acres Total:	Land Total:	Improvement Total:			
Valuation/Explanation						
Building #			Area		Value Amount	
Description			Area		Value Amount	
Structure:						
Commercial Building Base Price						
Basement:						
Components:						
Site Improvements:						
Adjusted Base Price					\$0.00	
Depreciation Adjustment:					\$0.00	
Adjusted Base Price with Depreciation					\$0.00	
Grade Adjustment:						
Market Adjustment:					\$0.00	
Local Modifier:					\$0.00	
Percent Complete:					\$0.00	
Dollar Adjustment:					\$0.00	
Commercial Building Value					\$0.00	
Total Dwelling Value					\$0	
Detached Improvements			0		\$0.00	
Total Improvement Value					\$0.00	
Total Land Value					\$124,500.00	
Total Assessed Value					\$124,500.00	

Parcel Numbers: 809-9940-000 Property Address: 7925 27TH ST S Municipality: Franklin, City of

Owner Name: MCNEVEN, KEVIN Mailing Address: W5335 COUNTY RD SS RANDOM LAKE , WI 53075-1265 Land Use: Commercial

	Legal Description:	
	COM IN E LI 240 FT S OF NE COR OF NE 13 5 21 TH W	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood:	
	999.6-Franklin	
Zoning:	B5	

Building Description

Building #	1	
Building Type/Style:	999-Single Family Residence	One Bedroom:
Stories:		Two Bedroom:
Year Built:	1940	Three Bedroom:
Remodeled/Effective Age:		Total Unit Count:
Grade Factor:	C	Business Name:
Market Adjustment:	10	CDU/Overall Condition Average
Building #	2	
Building Type/Style:	999-Single Family Residence	One Bedroom:
Stories:		Two Bedroom:
Year Built:	1940	Three Bedroom:
Remodeled/Effective Age:		Total Unit Count:
Grade Factor:	C	Business Name:
Market Adjustment:	-37	CDU/Overall Condition Average
Building #	3	
Building Type/Style:	326-Storage Garage	One Bedroom:
Stories:		Two Bedroom:
Year Built:	1940	Three Bedroom:
Remodeled/Effective Age:		Total Unit Count:
Grade Factor:	C	Business Name:
Market Adjustment:	-64	CDU/Overall Condition Average
Building #	4	
Building Type/Style:	999-Single Family Residence	One Bedroom:
Stories:		Two Bedroom:
Year Built:	1940	Three Bedroom:
Remodeled/Effective Age:		Total Unit Count:
Grade Factor:	C	Business Name:
Market Adjustment:	152	CDU/Overall Condition Average



Structure / Basement Data									
Building #	Section #	Occupancy:	Year:	Area:	Framing:	Wall Hgt:	Rental:		
1	1	999-Single Family Residence	1940	1,200	D4-Wood Average	8			
2	2	999-Single Family Residence	1940	792	D4-Wood Average	8			
3	3	326-Storage Garage	1940	1,360	D4-Wood Average	10			
4	4	999-Single Family Residence	1940	1,020	D4-Wood Average	8			
Building #	Section #	Description:			Basement Area:	Total Area:			
1					1,200	2,400			
2						792			
3						1,360			
4						1,020			
Components				Site Improvements					
Bldg #	Sec. #	Description:	Area:	Value:	Bldg #	Sec. #	Description:	Area:	Value:
1	1	HVAC-Warmed and Cooled Air	1,200	\$1,800	1				
1	1	HVAC-Warmed and Cooled Air	1,200	\$1,800	2				
1	1	HVAC-Warmed and Cooled Air	1,200	\$1,800	3				
2					4				
3									
4									
Detached Improvements									
Structure:			Year:	Sq Ft:	Grade:	Construction:	Condition:		
RG1-Detached Frame Garage			1/1/1955	460	C		Average		
Permit / Construction History									
Date of Permit:			Permit Number:		Permit Amount:		Details of Permit:		
9/1/1996			96-1003		\$10,000.00		RES ADDN		
Ownership/Sales History									
Date of Sale:		Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:		Sale Validation Source:	
12/1/1992			\$84,500.00	Valid		Land and Improvements			
Land Breakdown									
Land Class:			Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
B-Commercial Primary Site			0.581	Gross				\$96,600.00	
Acreage/Squarefoot Variables									
Land Data & Computations									
Total Square Footage:			Total Acreage:	Depth:	Act. Frontage:		Total Land Value:		
25,308			0.581				\$96,600.00		
General Information									
Topography:		Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:			
Level		Paved	Heavy			Well			
Assessment History									
Parcel Year:			Acres Total:		Land Total:		Improvement Total:		
Valuation/Explanation									
Building #					1				
Description					Area		Value Amount		
Structure:					1,200		\$64,392.00		
Commercial Building Base Price							\$64,392.00		
Basement:					0		\$0.00		

Components:	0	\$0.00
Site Improvements:	0	\$0.00
Adjusted Base Price		\$64,392.00
Depreciation Adjustment:	0	\$0.00
Adjusted Base Price with Depreciation		\$64,392.00
Grade Adjustment:	C	0.00
Market Adjustment:	10	\$6,439.20
Local Modifier:		\$0.00
Percent Complete:		\$0.00
Dollar Adjustment:		\$300.00
Commercial Building Value		\$71,100.00
Building #	2	
Description	Area	Value Amount
Structure:	792	\$42,499.00
Commercial Building Base Price		\$42,499.00
Basement:	0	\$0.00
Components:	0	\$0.00
Site Improvements:	0	\$0.00
Adjusted Base Price		\$42,499.00
Depreciation Adjustment:	0	\$0.00
Adjusted Base Price with Depreciation		\$42,499.00
Grade Adjustment:	C	0.00
Market Adjustment:	-37	(\$15,724.63)
Local Modifier:		\$0.00
Percent Complete:		\$0.00
Dollar Adjustment:		\$0.00
Commercial Building Value		\$26,800.00
Building #	3	
Description	Area	Value Amount
Structure:	1,360	\$46,403.00
Commercial Building Base Price		\$46,403.00
Basement:	0	\$0.00
Components:	0	\$0.00
Site Improvements:	0	\$0.00
Adjusted Base Price		\$46,403.00
Depreciation Adjustment:	0	\$0.00
Adjusted Base Price with Depreciation		\$46,403.00
Grade Adjustment:	C	0.00
Market Adjustment:	-64	(\$29,697.92)
Local Modifier:		\$0.00
Percent Complete:		\$0.00
Dollar Adjustment:		\$600.00
Commercial Building Value		\$17,300.00
Building #	4	
Description	Area	Value Amount
Structure:	1,020	\$54,733.00
Commercial Building Base Price		\$54,733.00
Basement:	0	\$0.00
Components:	0	\$0.00
Site Improvements:	0	\$0.00
Adjusted Base Price		\$54,733.00

Depreciation Adjustment:	0	\$0.00
Adjusted Base Price with Depreciation		\$54,733.00
Grade Adjustment:	C	0.00
Market Adjustment:	152	\$83,194.16
Local Modifier:		\$0.00
Percent Complete:		\$0.00
Dollar Adjustment:		\$300.00
Commercial Building Value		\$138,200.00
Total Dwelling Value		\$0
Detached Improvements	0	\$4,600.00
Total Improvement Value		\$273,600.00
Total Land Value		\$96,600.00
Total Assessed Value		\$370,200.00

Parcel Numbers: 809-9941-002 Property Address: 7933 27TH ST S Municipality: Franklin, City of

Owner Name: STUMMVOLL., RUDOLPH J - FAMILY TRUST Mailing Address: 1195 LAKEVIEW RD WEST BEND, WI 53090 Land Use: Commercial

Property Photograph:	Legal Description:	Building Sketch:
	COM IN E LI 354.67 FT S OF NE COR OF NE 13 5 21, TH W	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood:	
	999.6-Franklin	
	Zoning:	
	B5	

Building Description

Building #	1	
Building Type/Style:	999-Single Family Residence	One Bedroom:
Stories:		Two Bedroom:
Year Built:	1925	Three Bedroom:
Remodeled/Effective Age:		Total Unit Count:
Grade Factor:	D+	Business Name:
Market Adjustment:	-96	CDU/Overall Condition Fair
Building #	2	
Building Type/Style:	999-Single Family Residence	One Bedroom:
Stories:		Two Bedroom:
Year Built:	1925	Three Bedroom:
Remodeled/Effective Age:		Total Unit Count:
Grade Factor:	D+	Business Name:
Market Adjustment:	-91	CDU/Overall Condition Fair

Structure / Basement Data

Building #	Section #	Occupancy:	Year:	Area:	Framing:	Wall Hgt:	Rental:
1	1	999-Single Family Residence	1925	848	D4-Wood Average	8	
2	2	999-Single Family Residence	1925	450	D4-Wood Average	8	
Building #	Section #	Description:	Basement Area:	Total Area:			
1			848	1,696			
2				450			

Components Site Improvements

Bldg #	Sec. #	Description:	Area:	Value:	Bldg #	Sec. #	Description:	Area:	Value:
1	1	HVAC-Warmed and Cooled Air	848	\$1,300	1				
1	1	HVAC-Warmed and Cooled Air	848	\$1,300	2				
2									

Detached Improvements

Structure:	Year:	Sq Ft:	Grade:	Construction:	Condition:
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Permit / Construction History							
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:				
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
9/1/1997		\$42,900.00	Invalid		Land and Improvements		
3/1/1998		\$57,000.00	Invalid		Land and Improvements		
9/10/2001		\$218,000.00	Invalid		Land and Improvements		
5/6/2018		\$450,000.00	Invalid		Land		
3/31/2021		\$56,250.00	Invalid		Land and Improvements		
3/31/2021		\$225,000.00	Invalid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
B-Commercial Primary Site	2.650	Gross				\$358,000.00	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Total Land Value:			
115,434	2.650			\$358,000.00			
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Heavy			Well		
Assessment History							
Parcel Year:	Acres Total:	Land Total:	Improvement Total:				

Valuation/Explanation		
Building #	1	
Description	Area	Value Amount
Structure:	848	\$45,504.00
Commercial Building Base Price		\$45,504.00
Basement:	0	\$0.00
Components:	0	\$0.00
Site Improvements:	0	\$0.00
Adjusted Base Price		\$45,504.00
Depreciation Adjustment:	0	\$0.00
Adjusted Base Price with Depreciation		\$45,504.00
Grade Adjustment:	D+	(4,810.37)
Market Adjustment:	-96	(\$39,065.89)
Local Modifier:		\$0.00
Percent Complete:		\$0.00
Dollar Adjustment:		\$400.00
Commercial Building Value		\$2,000.00
Building #	2	
Description	Area	Value Amount
Structure:	450	\$24,147.00
Commercial Building Base Price		\$24,147.00
Basement:	0	\$0.00
Components:	0	\$0.00
Site Improvements:	0	\$0.00
Adjusted Base Price		\$24,147.00
Depreciation Adjustment:	0	\$0.00
Adjusted Base Price with Depreciation		\$24,147.00
Grade Adjustment:	D+	(2,414.70)
Market Adjustment:	-91	(\$19,776.39)
Local Modifier:		\$0.00
Percent Complete:		\$0.00
Dollar Adjustment:		\$100.00
Commercial Building Value		\$2,100.00
Total Dwelling Value		\$0
Detached Improvements	0	\$0.00
Total Improvement Value		\$4,200.00
Total Land Value		\$358,000.00
Total Assessed Value		\$362,200.00

Parcel Numbers: 809-9942-004	Property Address: DREXEL AVE W	Municipality: Franklin, City of
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Owner Name: OPEN ARMS 20 LLC	Mailing Address: 5335 TAYLOR AVE MT PLEASANT, WI 53403	Land Use: Commercial
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Property Photograph:	Legal Description: THE E 160' OF COM IN N LI 300.40' W OF NE 13 5 21 TH S	Building Sketch:
<small>Describe/Map</small>	Parcel Sketch and Site Map obtained from the County GIS	<small>Describe/Map</small>
	Neighborhood: 999.6-Franklin	
	Zoning:	

Building Description

Building #	
Building Type/Style:	One Bedroom:
Stories:	Two Bedroom:
Year Built:	Three Bedroom:
Remodeled/Effective Age:	Total Unit Count:
Grade Factor:	Business Name:
Market Adjustment:	CDU/Overall Condition

Structure / Basement Data

Building #	Section #	Occupancy:	Year:	Area:	Framing:	Wall Hgt:	Rental:
Building #	Section #	Description:	Basement Area:	Total Area:	0		

Components Site Improvements

Bldg #	Sec. #	Description:	Area:	Value:	Bldg #	Sec. #	Description:	Area:	Value:
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Detached Improvements

Structure:	Year:	Sq Ft:	Grade:	Construction:	Condition:
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Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
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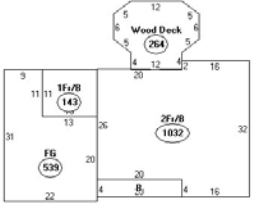
Ownership/Sales History

Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
7/25/2018		\$100,000.00	Invalid		Land	
12/15/2015		\$110,000.00	Invalid		Land	
4/20/2010		\$301,559.00	Invalid		Land	
12/1/1998		\$425,000.00	Invalid		Land and Improvements	
3/7/2003		\$646,000.00	Invalid		Land and Improvements	
6/1/1997		\$250,000.00	Invalid		Land and Improvements	
12/10/2004		\$860,000.00	Invalid		Land	

Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
B-Commercial Primary Site	0.988	Gross				\$123,200.00
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Total Land Value:		
43,037	0.988			\$123,200.00		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Paved	Light			Public Sewer	
Assessment History						
Parcel Year:	Acres Total:	Land Total:	Improvement Total:			
Valuation/Explanation						
Building #						
Description			Area		Value Amount	
Structure:						
Commercial Building Base Price						
Basement:						
Components:						
Site Improvements:						
Adjusted Base Price					\$0.00	
Depreciation Adjustment:					\$0.00	
Adjusted Base Price with Depreciation					\$0.00	
Grade Adjustment:						
Market Adjustment:					\$0.00	
Local Modifier:					\$0.00	
Percent Complete:					\$0.00	
Dollar Adjustment:					\$0.00	
Commercial Building Value					\$0.00	
Total Dwelling Value					\$0	
Detached Improvements			0		\$0.00	
Total Improvement Value					\$0.00	
Total Land Value					\$123,200.00	
Total Assessed Value					\$123,200.00	

Parcel Numbers: 809-9944-002 Property Address: 2928 PLAZA DR W Municipality: Franklin, City of

Owner Name: WALLICH, KARL Mailing Address: 2928 W PLAZA DR FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	Building Sketch:
	CERTIFIED SURVEY MAP NO 3549 NE 13 5 21 PARCEL 1	
	Parcel Sketch and Site Map obtained from the County GIS	
Neighborhood:	1302-Franklin	

Building Description

Dwelling #	809 9944 002- 1		
Year Built:	1/1/1990	Exterior Wall:	01-Wood
Year Remodeled:	1/1/1990	Bedrooms:	4
Remodeled/Effective Age:	-32	Full Baths:	2
Building Type/Style:	12-Colonial	Half Baths:	1
Story:	2.00	Rough-in:	0
Grade:	B-	Room Count:	5
CDU/Overall Condition:	Very Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
809 9944 002- 1	1,175	1,032	0	0	0	0	2,207

Attachment Description(s):	Area:	Attachment Value:
11-OFP	80	\$1,600
13-AFG	539	\$16,200
31-WD	264	\$2,600


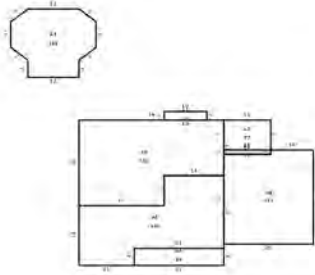
Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	1	\$300
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements							
Structure Type:		Year Built:	Area:	Construction:	Condition:	Value:	
Permit / Construction History							
Date of Permit:		Permit Number:	Permit Amount:		Details of Permit:		
8/8/2015		15-1821	\$2,000.00		ACREPLACE		
3/24/2021		21-0139	\$2,500.00		FOUNDRPR		
6/11/2002		02-0605	\$1,800.00		DECK 20X16'		
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
8/24/2021		\$380,000.00	Valid		Land and Improvements		
2/3/2010		\$279,000.00	Invalid		Land and Improvements		
5/28/2009		\$244,000.00	Valid		Land and Improvements		
1/21/2002		\$203,000.00	Invalid		Land and Improvements		
7/1/1992		\$157,500.00	Valid		Land and Improvements		
Land Breakdown							
Land Class:		Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site		0.480	Gross				\$63,900
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:		Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:	
20,909		0.480				\$63,900	
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light		6/28/2022	Public Sewer		

Valuation/Explanation		
Dwelling #	809 9944 002- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,175	\$141,846.00
Second Story:	1,032	\$66,976.80
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$208,822.80
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	1,175	\$28,517.25
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$5,429.22
Plumbing	1 - Half Bath 2 - Full Bath	\$12,203.00
Finished Basement Living Area	0	\$0.00
Features:	2	\$2,300.00
Attachments:	883	\$20,400.00
Adjusted Base Price		\$277,672.27
Changes/Adjustments		
Grade Adjustment:	B- 120%	\$305,966.72
Market Adjustment:	38%	\$422,234.08
CDU Adjustment:	75	\$316,700.00
Complete:	100	\$316,700.00
Dollar Adjustments		(\$600.00)
Dwelling Value		\$316,100.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$316,100.00
Total Land Value		\$63,900.00
Total Assessed Value		\$380,000.00

Parcel Numbers: 809-9944-003 Property Address: 2916 PLAZA DR W Municipality: Franklin, City of

Owner Name: YOUNG, JOHN T & MARY E Mailing Address: 2916 W PLAZA DR FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	Building Sketch:
	CERTIFIED SURVEY MAP NO 3549 NE 13 5 21 PARCEL 2	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1302-Franklin	

Building Description

Dwelling #	809 9944 003- 1		
Year Built:	1/1/1993	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/1993	Bedrooms:	3
Remodeled/Effective Age:	-29	Full Baths:	2
Building Type/Style:	13-Contemporary	Half Baths:	1
Story:	2.00	Rough-in:	0
Grade:	C+	Room Count:	3
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
809 9944 003- 1	1,180	582	0	0	0	0	1,762

Attachment Description(s):	Area:	Attachment Value:
13-AFG	451	\$13,500
11-OPF	84	\$1,700

Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	2	\$600
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements



Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:

Permit / Construction History							
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:				
4/1/1996	96-0269	\$1,675.00	A/C				
7/19/2016	16-1716	\$4,875.00	WDDK				
6/16/2008	1247	\$11,000.00	EXTREMOD				
6/3/2013	13-1001	\$2,000.00	ABVPOOL				
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
7/1/1993		\$29,000.00	Valid		Land		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.480	Gross				\$63,900	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
20,909	0.480				\$63,900		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			Public Sewer		
Valuation/Explanation							
Dwelling #				809 9944 003- 1			
Description				Area		Value Amount	
Living Area:							
First Story:				1,180		\$142,449.60	
Second Story:				582		\$41,461.68	
Additional Story:				0		\$0.00	
Attic/Finished Net:				0		\$0.00	
Half Story/Finished Net:				0		\$0.00	
Base Price						\$183,911.28	
Unfinished Living Area:							
Room/Unfinished:				0		\$0.00	
Unfinished Basement:				1,169		\$28,371.63	
Half Story/Unfinished:						\$0.00	
Structure Info, Features and Attachments:							
Heating/AC				Air Conditioning - Same Ducts		\$4,334.52	
Plumbing				1 - Half Bath 2 - Full Bath		\$12,203.00	
Finished Basement Living Area				0		\$0.00	
Features:				3		\$2,600.00	
Attachments:				535		\$15,200.00	
Adjusted Base Price						\$246,620.43	
Changes/Adjustments							
Grade Adjustment:				C+ 110%		\$251,702.47	
Market Adjustment:				59%		\$400,206.93	
CDU Adjustment:				75		\$300,200.00	
Complete:				100		\$300,200.00	
Dollar Adjustments						(\$900.00)	
Dwelling Value						\$299,300.00	

Other Building Improvements	0	\$0.00
Total Improvement Value		\$299,300.00
Total Land Value		\$63,900.00
Total Assessed Value		\$363,200.00

Parcel Numbers: 809-9944-004 Property Address: 2904 PLAZA DR W Municipality: Franklin, City of

Owner Name: OATES, JODENE A Mailing Address: 2904 W PLAZA DR FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	
	CERTIFIED SURVEY MAP NO 3549 NE 13 5 21 PARCEL 3	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1302-Franklin	

Building Description

Dwelling #	809 9944 004- 1		
Year Built:	1/1/1993	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/1993	Bedrooms:	3
Remodeled/Effective Age:	-29	Full Baths:	2
Building Type/Style:	01-Ranch	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	C+	Room Count:	4
CDU/Overall Condition:	Very Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
809 9944 004- 1	2,013	0	0	0	0	0	2,013

Attachment Description(s):	Area:	Attachment Value:
11-OFP	133	\$2,700
13-AFG	756	\$22,700

Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	4	\$1,200
Rec Room Condition:	Rec Room Area:	Rec Room Value:
Good	1,200	\$7,200
05-Metal Fireplace	2	\$4,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
Good	1,200	\$7,200

Other Building Improvements


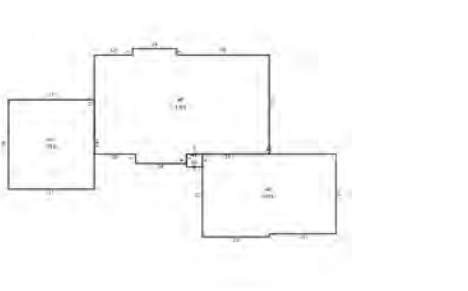
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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Permit / Construction History							
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:				
10/26/2018	18-2660	\$7,408.00	FUR+ACREPLAC				
4/11/2007	743	\$6,000.00	RECROOM				
5/2/2008	0849-50	\$18,900.00	EXTREMOS-S,R				
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
1/1/1992		\$28,900.00	Valid		Land		
7/31/2003		\$185,000.00	Invalid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.480	Gross				\$63,900	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
20,909	0.480				\$63,900		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			Public Sewer		
Valuation/Explanation							
Dwelling #				809 9944 004- 1			
Description				Area		Value Amount	
Living Area:							
First Story:				2,013		\$218,631.93	
Second Story:				0		\$0.00	
Additional Story:				0		\$0.00	
Attic/Finished Net:				0		\$0.00	
Half Story/Finished Net:				0		\$0.00	
Base Price						\$218,631.93	
Unfinished Living Area:							
Room/Unfinished:				0		\$0.00	
Unfinished Basement:				2,013		\$43,279.50	
Half Story/Unfinished:						\$0.00	
Structure Info, Features and Attachments:							
Heating/AC				Air Conditioning - Same Ducts		\$4,951.98	
Plumbing				0 - Half Bath 2 - Full Bath		\$7,322.00	
Finished Basement Living Area				0		\$0.00	
Features:				6		\$5,200.00	
Attachments:				889		\$25,400.00	
Adjusted Base Price						\$304,785.41	
Changes/Adjustments							
Grade Adjustment:				C+ 110%		\$301,603.95	
Market Adjustment:				41%		\$425,261.57	
CDU Adjustment:				80		\$340,200.00	
Complete:				100		\$340,200.00	
Dollar Adjustments						\$0.00	
Dwelling Value						\$340,200.00	

Other Building Improvements	0	\$0.00
Total Improvement Value		\$340,200.00
Total Land Value		\$63,900.00
Total Assessed Value		\$404,100.00

Parcel Numbers: 809-9944-011 Property Address: 2870 PLAZA DR W Municipality: Franklin, City of

Owner Name: SAKWINSKI TIMOTHY J Mailing Address: 2870 W PLAZA DR FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	
	CSM NO 7004 NE 13 5 21 PARCEL 2	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1302-Franklin	

Building Description

Dwelling #	809 9944 011- 1		
Year Built:	1/1/2001	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/2001	Bedrooms:	3
Remodeled/Effective Age:	-21	Full Baths:	2
Building Type/Style:	14-Modern Single Story	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	C+	Room Count:	3
CDU/Overall Condition:	Very Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
809 9944 011- 1	1,781	0	0	0	0	0	1,781

Attachment Description(s):	Area:	Attachment Value:
35-Ms/Terrace	20	\$0
13-AFG	1,071	\$32,100

Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	1	\$300
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements



Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:

Permit / Construction History						
Date of Permit: 10/31/2001	Permit Number: 01-1218	Permit Amount: \$165,580.00	Details of Permit: NEW CONST			
Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
10/1/2001		\$47,000.00	Valid		Land	
12/1/2005		\$280,000.00	Invalid		Land and Improvements	
Land Breakdown						
Land Class: A-Residential Primary Site	Acreage: 0.480	Unit of Measure: Gross	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value: \$63,900
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage: 20,909	Total Acreage: 0.480	Depth:	Act. Frontage:	Assessed Land Value: \$63,900		
General Information						
Topography: Level	Street/Road: Paved	Fronting Traffic: Light	Inspected By:	Inspected On:	Utilities: All Public	
Valuation/Explanation						
Dwelling #			809 9944 011- 1			
Description			Area		Value Amount	
Living Area:						
First Story:			1,781			\$197,940.34
Second Story:			0			\$0.00
Additional Story:			0			\$0.00
Attic/Finished Net:			0			\$0.00
Half Story/Finished Net:			0			\$0.00
Base Price					\$197,940.34	
Unfinished Living Area:						
Room/Unfinished:			0			\$0.00
Unfinished Basement:			1,781			\$39,003.90
Half Story/Unfinished:						\$0.00
Structure Info, Features and Attachments:						
Heating/AC			Air Conditioning - Same Ducts		\$4,381.26	
Plumbing			0 - Half Bath 2 - Full Bath		\$7,322.00	
Finished Basement Living Area			0			\$0.00
Features:			2			\$2,300.00
Attachments:			1,091			\$32,100.00
Adjusted Base Price					\$283,047.50	
Changes/Adjustments						
Grade Adjustment:			C+ 110%		\$273,512.25	
Market Adjustment:			34%		\$366,506.42	
CDU Adjustment:			85		\$311,500.00	
Complete:			100		\$311,500.00	
Dollar Adjustments					(\$800.00)	
Dwelling Value					\$310,700.00	

Other Building Improvements	0	\$0.00
Total Improvement Value		\$310,700.00
Total Land Value		\$63,900.00
Total Assessed Value		\$374,600.00

Parcel Numbers: 809-9944-012 Property Address: 3022 PLAZA DR W Municipality: Franklin, City of

Owner Name: MAGYAR, JOSEPH & CHRISTINE Mailing Address: 3022 W PLAZA DR FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	
	CSM NO 7004 NE 13 5 21 PARCEL 3	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1302-Franklin	

Building Description

Dwelling #	809 9944 012- 1		
Year Built:	1/1/2002	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/2002	Bedrooms:	3
Remodeled/Effective Age:	-20	Full Baths:	2
Building Type/Style:	12-Colonial	Half Baths:	1
Story:	2.00	Rough-in:	0
Grade:	B-	Room Count:	4
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
809 9944 012- 1	1,257	1,041	0	0	0	0	2,298

Attachment Description(s):	Area:	Attachment Value:
11-OFP	462	\$9,200
13-AFG	1,170	\$35,100

Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	4	\$1,200
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements



Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:

Permit / Construction History						
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:			
11/5/2002	02-1251	\$11,725.00	HTG & A/C			
9/11/2002	02-1024	\$186,000.00	NEW CONST			
7/5/2005	52488	\$2,600.00	ABVPOOL			
Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
6/7/2002		\$48,000.00	Valid		Land	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	0.480	Gross				\$63,900
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
20,909	0.480			\$63,900		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Paved	Light			Public Sewer	
Valuation/Explanation						
Dwelling #			809 9944 012- 1			
Description			Area		Value Amount	
Living Area:						
First Story:			1,257		\$149,004.78	
Second Story:			1,041		\$67,560.90	
Additional Story:			0		\$0.00	
Attic/Finished Net:			0		\$0.00	
Half Story/Finished Net:			0		\$0.00	
Base Price					\$216,565.68	
Unfinished Living Area:						
Room/Unfinished:			0		\$0.00	
Unfinished Basement:			1,257		\$29,765.76	
Half Story/Unfinished:					\$0.00	
Structure Info, Features and Attachments:						
Heating/AC			Air Conditioning - Same Ducts		\$5,653.08	
Plumbing			1 - Half Bath 2 - Full Bath		\$12,203.00	
Finished Basement Living Area			0		\$0.00	
Features:			5		\$3,200.00	
Attachments:			1,632		\$44,300.00	
Adjusted Base Price					\$311,687.52	
Changes/Adjustments						
Grade Adjustment:			B- 120%		\$317,025.02	
Market Adjustment:			47%		\$466,026.79	
CDU Adjustment:			81		\$377,500.00	
Complete:			100		\$377,500.00	
Dollar Adjustments					\$100.00	
Dwelling Value					\$377,600.00	

Other Building Improvements	0	\$0.00
Total Improvement Value		\$377,600.00
Total Land Value		\$63,900.00
Total Assessed Value		\$441,500.00

Parcel Numbers: 809-9944-014	Property Address: 8001 27TH ST S	Municipality: Franklin, City of
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Owner Name: STUMMVOLL, RUDOLPH J - FAMILY TRUST	Mailing Address: 1195 LAKEVIEW RD WEST BEND, WI 53090-8201	Land Use: Commercial
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Property Photograph: 	Legal Description: CERTIFIED SURVEY MAP NO. 5297, NE 13 5 21, PARCEL 2, Parcel Sketch and Site Map obtained from the County GIS Neighborhood: 999.6-Franklin Zoning:	Building Sketch: 
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Building Description

Building #	1	
Building Type/Style:	999-Single Family Residence	One Bedroom:
Stories:		Two Bedroom:
Year Built:	1935	Three Bedroom:
Remodeled/Effective Age:		Total Unit Count:
Grade Factor:	C-	Business Name:
Market Adjustment:	-100	CDU/Overall Condition Fair
Building #	2	
Building Type/Style:	999-Single Family Residence	One Bedroom:
Stories:		Two Bedroom:
Year Built:	1935	Three Bedroom:
Remodeled/Effective Age:		Total Unit Count:
Grade Factor:	C-	Business Name:
Market Adjustment:	20	CDU/Overall Condition Fair
Building #	3	
Building Type/Style:	999-Single Family Residence	One Bedroom:
Stories:		Two Bedroom:
Year Built:	1935	Three Bedroom:
Remodeled/Effective Age:		Total Unit Count:
Grade Factor:	C-	Business Name:
Market Adjustment:	-96	CDU/Overall Condition Fair
Building #	4	
Building Type/Style:	999-Single Family Residence	One Bedroom:
Stories:		Two Bedroom:
Year Built:	1935	Three Bedroom:
Remodeled/Effective Age:		Total Unit Count:
Grade Factor:	C-	Business Name:
Market Adjustment:	32	CDU/Overall Condition Fair

Structure / Basement Data									
Building #	Section #	Occupancy:	Year:	Area:	Framing:	Wall Hgt:	Rental:		
1	1	999-Single Family Residence	1935	704	D4-Wood Average	8			
2	2	999-Single Family Residence	1935	352	D4-Wood Average	8			
3	1	999-Single Family Residence	1935	726	D4-Wood Average	8			
4	2	999-Single Family Residence	1935	363	D4-Wood Average	8			
Building #	Section #	Description:			Basement Area:	Total Area:			
1					704	1,408			
2					726	1,078			
3						726			
4						363			
Components				Site Improvements					
Bldg #	Sec. #	Description:	Area:	Value:	Bldg #	Sec. #	Description:	Area:	Value:
1	1	HVAC-Warmed and Cooled Air	704	\$1,100	1				
1	1	HVAC-Warmed and Cooled Air	704	\$1,100	2				
2	2	HVAC-Warmed and Cooled Air	726	\$1,100	3				
2	2	HVAC-Warmed and Cooled Air	726	\$1,100	4				
3									
4									
Detached Improvements									
Structure:		Year:	Sq Ft:	Grade:	Construction:	Condition:			
RG1-Detached Frame Garage		1/1/1950	240	C		Good			
RG1-Detached Frame Garage		1/1/1950	240	C		Good			
Permit / Construction History									
Date of Permit:		Permit Number:		Permit Amount:		Details of Permit:			
9/13/2013		13-2171		\$3,250.00		ACREPLACE			
Ownership/Sales History									
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:		Sale Validation Source:		
9/15/2016		\$0.00	Invalid		Land and Improvements				
Land Breakdown									
Land Class:		Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:		
B-Commercial Primary Site		1.215	Gross				\$202,000.00		
Acreage/Squarefoot Variables									
Land Data & Computations									
Total Square Footage:		Total Acreage:	Depth:	Act. Frontage:		Total Land Value:			
52,925		1.215				\$202,000.00			
General Information									
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:				
Level	Paved	Heavy			Well				
Assessment History									
Parcel Year:		Acres Total:		Land Total:		Improvement Total:			
Valuation/Explanation									
Building #				1					
Description				Area			Value Amount		
Structure:				704			\$37,777.00		

Commercial Building Base Price		\$37,777.00
Basement:	0	\$0.00
Components:	0	\$0.00
Site Improvements:	0	\$0.00
Adjusted Base Price		\$37,777.00
Depreciation Adjustment:	0	\$0.00
Adjusted Base Price with Depreciation		\$37,777.00
Grade Adjustment:	C-	(1,988.83)
Market Adjustment:	-100	(\$35,788.17)
Local Modifier:		\$0.00
Percent Complete:		\$0.00
Dollar Adjustment:		\$200.00
Commercial Building Value		\$200.00
Building #	2	
Description	Area	Value Amount
Structure:	352	\$18,888.00
Commercial Building Base Price		\$18,888.00
Basement:	0	\$0.00
Components:	0	\$0.00
Site Improvements:	0	\$0.00
Adjusted Base Price		\$18,888.00
Depreciation Adjustment:	0	\$0.00
Adjusted Base Price with Depreciation		\$18,888.00
Grade Adjustment:	C-	(1,044.42)
Market Adjustment:	20	\$3,568.72
Local Modifier:		\$0.00
Percent Complete:		\$0.00
Dollar Adjustment:		\$200.00
Commercial Building Value		\$21,600.00
Building #	3	
Description	Area	Value Amount
Structure:	726	\$38,957.00
Commercial Building Base Price		\$38,957.00
Basement:	0	\$0.00
Components:	0	\$0.00
Site Improvements:	0	\$0.00
Adjusted Base Price		\$38,957.00
Depreciation Adjustment:	0	\$0.00
Adjusted Base Price with Depreciation		\$38,957.00
Grade Adjustment:	C-	(1,947.86)
Market Adjustment:	-96	(\$35,528.78)
Local Modifier:		\$0.00
Percent Complete:		\$0.00
Dollar Adjustment:		\$300.00
Commercial Building Value		\$1,800.00
Building #	4	
Description	Area	Value Amount
Structure:	363	\$19,479.00
Commercial Building Base Price		\$19,479.00
Basement:	0	\$0.00
Components:	0	\$0.00

Site Improvements:	0	\$0.00
Adjusted Base Price		\$19,479.00
Depreciation Adjustment:	0	\$0.00
Adjusted Base Price with Depreciation		\$19,479.00
Grade Adjustment:	C-	(973.93)
Market Adjustment:	32	\$5,921.62
Local Modifier:		\$0.00
Percent Complete:		\$0.00
Dollar Adjustment:		\$200.00
Commercial Building Value		\$24,600.00
Total Dwelling Value		\$0
Detached Improvements	0	\$5,400.00
Total Improvement Value		\$56,000.00
Total Land Value		\$202,000.00
Total Assessed Value		\$258,000.00

Parcel Numbers: 809-9944-015	Property Address: 27TH ST S	Municipality: Franklin, City of
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Owner Name: STUMMVOLL, RUDOLPH J - FAMILY TRUST	Mailing Address: 1195 LAKEVIEW RD WEST BEND, WI 53090-8201	Land Use: Commercial
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Property Photograph:	Legal Description: CERTIFIED SURVEY MAP NO. 5297, NE 13 5 21, PARCEL 3, Parcel Sketch and Site Map obtained from the County GIS Neighborhood: 999.6-Franklin Zoning:	Building Sketch:
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Building Description

Building #	
Building Type/Style:	One Bedroom:
Stories:	Two Bedroom:
Year Built:	Three Bedroom:
Remodeled/Effective Age:	Total Unit Count:
Grade Factor:	Business Name:
Market Adjustment:	CDU/Overall Condition

Structure / Basement Data

Building #	Section #	Occupancy:	Year:	Area:	Framing:	Wall Hgt:	Rental:
Building #	Section #	Description:	Basement Area:	Total Area:	0		

Components Site Improvements

Bldg #	Sec. #	Description:	Area:	Value:	Bldg #	Sec. #	Description:	Area:	Value:
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Detached Improvements

Structure:	Year:	Sq Ft:	Grade:	Construction:	Condition:
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Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
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Ownership/Sales History

Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
9/15/2016		\$0.00	Invalid		Land and Improvements	

Land Breakdown

Land Class: B-Commercial Primary Site	Acreage: 0.945	Unit of Measure: Gross	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value: \$157,100.00
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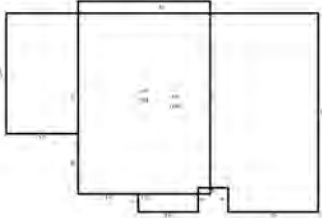
Acreage/Squarefoot Variables

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Land Data & Computations					
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Total Land Value:	
41,164	0.945			\$157,100.00	
General Information					
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:
Level	Paved	Heavy			Well
Assessment History					
Parcel Year:	Acres Total:	Land Total:	Improvement Total:		
Valuation/Explanation					
Building #					
Description	Area		Value Amount		
Structure:					
Commercial Building Base Price					
Basement:					
Components:					
Site Improvements:					
Adjusted Base Price					
Depreciation Adjustment:			\$0.00		
Adjusted Base Price with Depreciation					
Grade Adjustment:					
Market Adjustment:			\$0.00		
Local Modifier:			\$0.00		
Percent Complete:			\$0.00		
Dollar Adjustment:			\$0.00		
Commercial Building Value					
			\$0.00		
Total Dwelling Value					
			\$0		
Detached Improvements	0		\$0.00		
Total Improvement Value					
			\$0.00		
Total Land Value					
			\$157,100.00		
Total Assessed Value					
			\$157,100.00		

Parcel Numbers: 809-9944-016 Property Address: 8043 27TH ST S Municipality: Franklin, City of

Owner Name: KOSEK, PERRY S & SANDRA C - TRUST 2017 Mailing Address: 1195 LAKEVIEW ROAD WEST BEND, WI 53090 Land Use: Commercial

Property Photograph:	Legal Description:	Building Sketch:
	CERTIFIED SURVEY MAP NO. 4233, NE 13-5-21, PARCEL 1,	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 999.6-Franklin	
	Zoning: B2	

Building Description

Building #	1	
Building Type/Style:	999-Single Family Residence	One Bedroom:
Stories:		Two Bedroom:
Year Built:	1957	Three Bedroom:
Remodeled/Effective Age:		Total Unit Count:
Grade Factor:	C	Business Name:
Market Adjustment:	71	CDU/Overall Condition Average

Structure / Basement Data

Building #	Section #	Occupancy:	Year:	Area:	Framing:	Wall Hgt:	Rental:
1	1	999-Single Family Residence	1957	1,510	D4-Wood Average	8	
Building #	Section #	Description:	Basement Area:	Total Area:			
1			1,510	3,020			

Components Site Improvements

Bldg #	Sec. #	Description:	Area:	Value:	Bldg #	Sec. #	Description:	Area:	Value:
1	1	HVAC-Warmed and Cooled Air	1,510	\$2,300	1				

Detached Improvements

Structure:	Year:	Sq Ft:	Grade:	Construction:	Condition:

Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:

Ownership/Sales History

Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
7/1/1992		\$51,550.00	Invalid		Land and Improvements	
7/3/2002		\$223,000.00	Invalid		Land and Improvements	
11/6/2006		\$221,100.00	Invalid		Land and Improvements	
7/17/2017		\$450,000.00	Invalid		Land and Improvements	


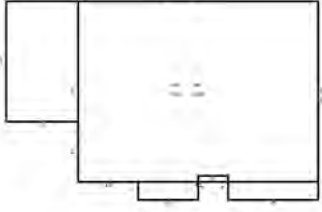
Land Breakdown

Land Class:	Acreeage:	Unit of Meassure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
B-Commercial Primary Site	0.993	Gross				\$165,100.00

Acreage/Squarefoot Variables				
Land Data & Computations				
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Total Land Value:
43,255	0.993			\$165,100.00
General Information				
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:
Level	Paved	Heavy		
				Utilities:
				Well
Assessment History				
Parcel Year:	Acres Total:	Land Total:	Improvement Total:	
Valuation/Explanation				
Building #	1			
Description	Area	Value Amount		
Structure:	1,510	\$81,027.00		
Commercial Building Base Price		\$81,027.00		
Basement:	0	\$0.00		
Components:	0	\$0.00		
Site Improvements:	0	\$0.00		
Adjusted Base Price		\$81,027.00		
Depreciation Adjustment:	0	\$0.00		
Adjusted Base Price with Depreciation		\$81,027.00		
Grade Adjustment:	C	0.00		
Market Adjustment:	71	\$57,529.17		
Local Modifier:		\$0.00		
Percent Complete:		\$0.00		
Dollar Adjustment:		\$800.00		
Commercial Building Value		\$139,400.00		
Total Dwelling Value		\$0		
Detached Improvements	0	\$0.00		
Total Improvement Value		\$143,300.00		
Total Land Value		\$165,100.00		
Total Assessed Value		\$308,400.00		

Parcel Numbers: 809-9945-001 Property Address: 8033 27TH ST S Municipality: Franklin, City of

Owner Name: KOSEK, PERRY S & SANDRA C - TRUST 2017 Mailing Address: 1195 LAKEVIEW ROAD WEST BEND, WI 53090 Land Use: Commercial

Property Photograph:	Legal Description:	Building Sketch:
	S 110 FT OF N 1020 FT OF W 350 FT OF E 430 FT OF NE 13-	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 999.6-Franklin	
	Zoning: B5	

Building Description

Building #	1	
Building Type/Style:	999-Single Family Residence	One Bedroom:
Stories:		Two Bedroom:
Year Built:	1957	Three Bedroom:
Remodeled/Effective Age:		Total Unit Count:
Grade Factor:	C	Business Name:
Market Adjustment:	97	CDU/Overall Condition Average

Structure / Basement Data

Building #	Section #	Occupancy:	Year:	Area:	Framing:	Wall Hgt:	Rental:
1	1	999-Single Family Residence	1957	1,200	D4-Wood Average	8	
Building #	Section #	Description:	Basement Area:	Total Area:			
1			1,200	2,400			

Components Site Improvements

Bldg #	Sec. #	Description:	Area:	Value:	Bldg #	Sec. #	Description:	Area:	Value:
1	1	HVAC-Warmed and Cooled Air	1,200	\$1,800					

Detached Improvements

Structure:	Year:	Sq Ft:	Grade:	Construction:	Condition:

Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:

Ownership/Sales History

Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
7/17/2017		\$450,000.00	Invalid		Land and Improvements	
7/22/2002		\$210,000.00	Valid		Land and Improvements	
11/6/2006		\$198,000.00	Invalid		Land and Improvements	



Land Breakdown

Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
B-Commercial Primary Site	0.956	Gross				\$158,900.00

Acreage/Squarefoot Variables				
Land Data & Computations				
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Total Land Value:
41,643	0.956			\$158,900.00
General Information				
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:
Level	Paved	Heavy		
				Utilities:
				Well
Assessment History				
Parcel Year:	Acres Total:	Land Total:	Improvement Total:	
Valuation/Explanation				
Building #	1			
Description	Area	Value Amount		
Structure:	1,200	\$64,392.00		
Commercial Building Base Price		\$64,392.00		
Basement:	0	\$0.00		
Components:	0	\$0.00		
Site Improvements:	0	\$0.00		
Adjusted Base Price		\$64,392.00		
Depreciation Adjustment:	0	\$0.00		
Adjusted Base Price with Depreciation		\$64,392.00		
Grade Adjustment:	C	0.00		
Market Adjustment:	97	\$62,460.24		
Local Modifier:		\$0.00		
Percent Complete:		\$0.00		
Dollar Adjustment:		\$0.00		
Commercial Building Value		\$126,900.00		
Total Dwelling Value		\$0		
Detached Improvements	0	\$0.00		
Total Improvement Value		\$130,400.00		
Total Land Value		\$158,900.00		
Total Assessed Value		\$289,300.00		

Parcel Numbers: 809-9946-000	Property Address: 8104 35TH ST S	Municipality: Franklin, City of
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Owner Name: TRILLIUM RESIDENTIAL PROPERTIES LLC	Mailing Address: N94 W20846 SCHLEI RD MENOMONEE FALLS, WI 53051	Land Use: Residential
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Property Photograph: 	Legal Description: N HALF OF COM 1048.10 FT N OF SW COR OF NE 13 5 21 TH E	Building Sketch: 
Parcel Sketch and Site Map obtained from the County GIS		
Neighborhood: 1302-Franklin		

Building Description

Dwelling #	809 9946 000- 1		
Year Built:	1/1/1953	Exterior Wall:	08-Stone
Year Remodeled:	1/1/1953	Bedrooms:	4
Remodeled/Effective Age:	-69	Full Baths:	1
Building Type/Style:	22-Other	Half Baths:	1
Story:	1.00	Rough-in:	0
Grade:	C+	Room Count:	4
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
809 9946 000- 1	1,900	0	0	0	0	0	1,900

Attachment Description(s):	Area:	Attachment Value:
23-AMG	576	\$20,200
31-WD	299	\$3,000

Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	2	\$600
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
03-Masonry Fireplace	1	\$5,500
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements


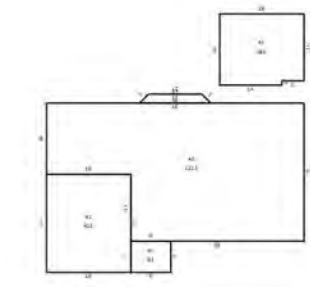
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
RS1-Frame Utility Shed	1/1/1980	120		Average	\$200.00

Permit / Construction History							
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:				
8/25/2010	1740	\$36,000.00	FOUNDRPR				
9/1/1998	B981112	\$3,000.00	REMOV&REROOF				
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
12/1/1986		\$90,000.00	Valid		Land and Improvements		
11/9/2007		\$89,400.00	Invalid		Land and Improvements		
11/9/2007		\$89,500.00	Invalid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.881	Gross				\$72,100	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:			
38,376	0.881			\$72,100			
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			Public Sewer		
Valuation/Explanation							
Dwelling #				809 9946 000- 1			
Description				Area		Value Amount	
Living Area:							
First Story:				1,900	\$205,485.00		
Second Story:				0	\$0.00		
Additional Story:				0	\$0.00		
Attic/Finished Net:				0	\$0.00		
Half Story/Finished Net:				0	\$0.00		
Base Price						\$205,485.00	
Unfinished Living Area:							
Room/Unfinished:				0	\$0.00		
Unfinished Basement:				1,900	\$41,135.00		
Half Story/Unfinished:					\$0.00		
Structure Info, Features and Attachments:							
Heating/AC				Air Conditioning - Same Ducts	\$4,674.00		
Plumbing				1 - Half Bath 1 - Full Bath	\$4,881.00		
Finished Basement Living Area				0	\$0.00		
Features:				3	\$6,100.00		
Attachments:				875	\$23,200.00		
Adjusted Base Price						\$285,475.00	
Changes/Adjustments							
Grade Adjustment:				C+ 110%	\$281,792.50		
Market Adjustment:				0%	\$281,792.50		
CDU Adjustment:				60	\$169,100.00		
Complete:				100	\$169,100.00		
Dollar Adjustments					\$500.00		
Dwelling Value						\$169,600.00	

Other Building Improvements	0	\$200.00
Total Improvement Value		\$169,800.00
Total Land Value		\$72,100.00
Total Assessed Value		\$241,900.00

Parcel Numbers: 809-9947-001 Property Address: 8124 35TH ST S Municipality: Franklin, City of

Owner Name: SLUPECKI, LORRAINE Mailing Address: 8124 S 35TH ST FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	Building Sketch:
	CERTIFIED SURVEY MAP NO 8178 NE 13-5-21 LOT 1	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1302-Franklin	

Building Description

Dwelling #	809 9947 001- 1		
Year Built:	1/1/1964	Exterior Wall:	07-Brick
Year Remodeled:	1/1/1964	Bedrooms:	3
Remodeled/Effective Age:	-58	Full Baths:	1
Building Type/Style:	01-Ranch	Half Baths:	1
Story:	1.00	Rough-in:	0
Grade:	C+	Room Count:	4
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
809 9947 001- 1	1,541	0	0	0	0	0	1,541

Attachment Description(s):	Area:	Attachment Value:
11-OFP	63	\$1,300
23-AMG	418	\$14,600

Feature Description(s):	Area:	Feature Value:
03-Masonry Fireplace	1	\$5,500
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
22-Additional Fixture	1	\$300
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements


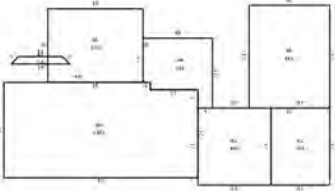
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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Permit / Construction History							
Date of Permit:		Permit Number:		Permit Amount:		Details of Permit:	
12/23/2009		2583		\$6,583.00		FURACREPLAC	
6/1/2010		961		\$12,000.00		FOUNDRPR	
Ownership/Sales History							
Date of Sale:		Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
8/11/2010			\$100,000.00	Invalid		Land and Improvements	
Land Breakdown							
Land Class:		Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site		0.643	Gross				\$69,700
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:		Total Acreage:		Depth:		Assessed Land Value:	
28,009		0.643				\$69,700	
General Information							
Topography:		Street/Road:		Fronting Traffic:		Inspected By:	
Level		Unpaved		Light		Inspected On:	
						Utilities:	
						Public Sewer	
Valuation/Explanation							
Dwelling #				809 9947 001- 1			
Description				Area		Value Amount	
Living Area:							
First Story:				1,541		\$192,547.95	
Second Story:				0		\$0.00	
Additional Story:				0		\$0.00	
Attic/Finished Net:				0		\$0.00	
Half Story/Finished Net:				0		\$0.00	
Base Price						\$192,547.95	
Unfinished Living Area:							
Room/Unfinished:				0		\$0.00	
Unfinished Basement:				1,513		\$34,133.28	
Half Story/Unfinished:						\$0.00	
Structure Info, Features and Attachments:							
Heating/AC				Air Conditioning - Same Ducts		\$3,790.86	
Plumbing				1 - Half Bath 1 - Full Bath		\$4,881.00	
Finished Basement Living Area				0		\$0.00	
Features:				2		\$5,800.00	
Attachments:				481		\$15,900.00	
Adjusted Base Price						\$257,053.09	
Changes/Adjustments							
Grade Adjustment:				C+ 110%		\$258,888.40	
Market Adjustment:				37%		\$354,677.11	
CDU Adjustment:				60		\$212,800.00	
Complete:				100		\$212,800.00	
Dollar Adjustments						\$300.00	
Dwelling Value						\$213,100.00	

Other Building Improvements	0	\$0.00
Total Improvement Value		\$213,100.00
Total Land Value		\$69,700.00
Total Assessed Value		\$282,800.00

Parcel Numbers: 809-9947-002 Property Address: 8129 34TH ST S Municipality: Franklin, City of

Owner Name: KITTERMAN, GARY L & PRUDENCE M - REV TR Mailing Address: 8129 S 34TH ST FRANKLIN, WI 53132 Land Use: Residential

Property Photograph:	Legal Description:	Building Sketch:
	CERTIFIED SURVEY MAP NO 8178 NE 13-5-21 LOT 2	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood:	
	1302-Franklin	

Building Description

Dwelling #	809 9947 002- 1		
Year Built:	1/1/1987	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/1987	Bedrooms:	4
Remodeled/Effective Age:	-35	Full Baths:	2
Building Type/Style:	01-Ranch	Half Baths:	1
Story:	1.00	Rough-in:	0
Grade:	C+	Room Count:	5
CDU/Overall Condition:	Good	Basement Description:	Partial
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Good	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
809 9947 002- 1	1,872	0	0	0	0	0	1,872

Attachment Description(s):	Area:	Attachment Value:
13-AFG	420	\$12,600
13-AFG	336	\$10,100
31-WD	282	\$2,800
13-AFG	616	\$18,500

Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	1	\$300
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
RS1-Frame Utility Shed	1/1/1996	165		Average	\$400.00

Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
9/6/2001	01-1013	\$300.00	DECK 19X16
4/26/2006	1301	\$600.00	FENCE
7/29/2005	355504	\$40,000.00	ADDTN
6/1/1996	96-0705	\$1,000.00	SHED 10X15'
10/28/2005	4228	\$100.00	AC/FURNACE
9/14/2018	18-2313	\$18,900.00	KITCHREMOD
5/19/2011	11-0893	\$20,000.00	GARAGE ADDITION
9/29/2008	2225	\$8,000.00	EXTREMOD-R
7/18/2005	285377	\$6,980.00	AC
1/1/1996	95-1189	\$9,500.00	GARAGE ADDN

Ownership/Sales History

Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
9/1/1995		\$130,000.00	Invalid		Land and Improvements	
8/13/2014		\$256,600.00	Invalid		Land and Improvements	
4/6/2009		\$3,500.00	Invalid		Land	

Land Breakdown

Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	0.643	Gross				\$69,700

Acreage/Squarefoot Variables

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Land Data & Computations

Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:
28,009	0.643			\$69,700


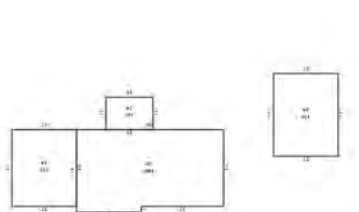
General Information

Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:
Level	Paved	Light			Public Sewer

Valuation/Explanation		
Dwelling #	809 9947 002- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,872	\$205,976.16
Second Story:	0	\$0.00
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$205,976.16
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	1,352	\$17,873.44
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$4,605.12
Plumbing	1 - Half Bath 2 - Full Bath	\$12,203.00
Finished Basement Living Area	0	\$0.00
Features:	1	\$300.00
Attachments:	1,654	\$44,000.00
Adjusted Base Price		\$284,957.72
Changes/Adjustments		
Grade Adjustment:	C+ 110%	\$264,723.49
Market Adjustment:	75%	\$463,266.11
CDU Adjustment:	70	\$324,300.00
Complete:	100	\$324,300.00
Dollar Adjustments		(\$100.00)
Dwelling Value		\$324,200.00
Other Building Improvements	0	\$400.00
Total Improvement Value		\$324,600.00
Total Land Value		\$69,700.00
Total Assessed Value		\$394,300.00

Parcel Numbers: 809-9948-000 Property Address: 8142 35TH ST S Municipality: Franklin, City of

Owner Name: KALMS, DIANE - REVOCABLE TRUST 2020 Mailing Address: 8142 S 35TH ST FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	
	N 120 FT OF S 1048.10 FT OF W 245 FT OF NE 13 5 21 CONT	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1302-Franklin	

Building Description

Dwelling #	809 9948 000- 1		
Year Built:	1/1/1979	Exterior Wall:	07-Brick
Year Remodeled:	1/1/1979	Bedrooms:	3
Remodeled/Effective Age:	-43	Full Baths:	1
Building Type/Style:	01-Ranch	Half Baths:	1
Story:	1.00	Rough-in:	0
Grade:	C+	Room Count:	4
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
809 9948 000- 1	1,344	0	0	0	0	0	1,344

Attachment Description(s):	Area:	Attachment Value:
23-AMG	572	\$20,000
11-OFP	176	\$3,500

Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	1	\$300
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
03-Masonry Fireplace	1	\$5,500
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements



Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
RG1-Detached Frame Garage	1/1/1987	336		Average	\$3,800.00

Permit / Construction History							
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:				
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
5/1/1983		\$76,400.00	Valid		Land and Improvements		
3/12/2020		\$266,300.00	Invalid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.551	Gross				\$66,300	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:			
24,002	0.551			\$66,300			
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			Public Sewer		
Valuation/Explanation							
Dwelling #				809 9948 000- 1			
Description				Area		Value Amount	
Living Area:							
First Story:				1,344		\$179,222.40	
Second Story:				0		\$0.00	
Additional Story:				0		\$0.00	
Attic/Finished Net:				0		\$0.00	
Half Story/Finished Net:				0		\$0.00	
Base Price						\$179,222.40	
Unfinished Living Area:							
Room/Unfinished:				0		\$0.00	
Unfinished Basement:				1,344		\$31,489.92	
Half Story/Unfinished:						\$0.00	
Structure Info, Features and Attachments:							
Heating/AC				Air Conditioning - Same Ducts		\$3,306.24	
Plumbing				1 - Half Bath 1 - Full Bath		\$4,881.00	
Finished Basement Living Area				0		\$0.00	
Features:				2		\$5,800.00	
Attachments:				748		\$23,500.00	
Adjusted Base Price						\$248,199.56	
Changes/Adjustments							
Grade Adjustment:				C+ 110%		\$240,789.52	
Market Adjustment:				55%		\$373,223.75	
CDU Adjustment:				65		\$242,600.00	
Complete:				100		\$242,600.00	
Dollar Adjustments						(\$100.00)	
Dwelling Value						\$242,500.00	

Other Building Improvements	0	\$3,800.00
Total Improvement Value		\$246,300.00
Total Land Value		\$66,300.00
Total Assessed Value		\$312,600.00

Parcel Numbers: 809-9949-000 Property Address: 8143 34TH ST S Municipality: Franklin, City of

Owner Name: AMINI, ALI & KIMBERLY M Mailing Address: 8143 S 34TH ST FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	
	N 120 FT OF S 1048.10 FT OF E 230 FT OF W 475 FT OF NE	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1302-Franklin	

Building Description

Dwelling #	809 9949 000- 1		
Year Built:	1/1/2017	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/2017	Bedrooms:	3
Remodeled/Effective Age:	-5	Full Baths:	2
Building Type/Style:	14-Modern Single Story	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	B+	Room Count:	4
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
809 9949 000- 1	1,986	0	0	0	0	0	1,986

Attachment Description(s):	Area:	Attachment Value:
13-AFG	671	\$20,100
11-OFP	28	\$600

Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	2	\$600
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements



Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
RS1-Frame Utility Shed	1/1/2021	96		Average	\$1,000.00

Permit / Construction History							
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:				
3/20/2017	17-0545	\$5,000.00	FURN + AC				
2/15/2017	17-0357	\$215,000.00	NEW DWLG				
12/23/2009	2578	\$10,000.00	EXTREMOD				
4/30/2021	21-0267	\$2,000.00	SHED 8X12				
12/1/2015	15-2879	\$19,000.00	RAZE BLDGS				
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
1/4/2017		\$63,000.00	Valid		Land		
3/3/2017		\$60,000.00	Invalid		Land		
8/4/2017		\$365,000.00	Valid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.551	Gross				\$66,300	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:			Assessed Land Value:	
24,002	0.551					\$66,300	
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light		7/1/2022	Public Sewer		

Valuation/Explanation		
Dwelling #	809 9949 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,986	\$216,493.86
Second Story:	0	\$0.00
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$216,493.86
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	1,986	\$42,838.02
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$4,885.56
Plumbing	0 - Half Bath 2 - Full Bath	\$7,322.00
Finished Basement Living Area	0	\$0.00
Features:	3	\$2,600.00
Attachments:	699	\$20,700.00
Adjusted Base Price		\$294,839.44
Changes/Adjustments		
Grade Adjustment:	B+ 135%	\$366,578.24
Market Adjustment:	10%	\$403,236.07
CDU Adjustment:	96	\$387,100.00
Complete:	100	\$387,100.00
Dollar Adjustments		(\$1,000.00)
Dwelling Value		\$386,100.00
Other Building Improvements	0	\$1,000.00
Total Improvement Value		\$387,100.00
Total Land Value		\$66,300.00
Total Assessed Value		\$453,400.00

Parcel Numbers: 809-9950-001	Property Address: 8109 34TH ST S	Municipality: Franklin, City of
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Owner Name: RICHTER, RICKI & SHERRIE	Mailing Address: 8109 S 34TH ST FRANKLIN, WI 53132	Land Use: Residential
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Property Photograph:	Legal Description:	Building Sketch:
	CERTIFIED SURVEY MAP NO 4768 NE 13 5 21 PARCEL 1	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1302-Franklin	

Building Description

Dwelling #	809 9950 001- 1		
Year Built:	1/1/1987	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/1987	Bedrooms:	3
Remodeled/Effective Age:	-35	Full Baths:	2
Building Type/Style:	02-Bi-Level	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	C+	Room Count:	4
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
809 9950 001- 1	1,367	0	0	0	0	892	2,259

Attachment Description(s):	Area:	Attachment Value:
11-OFP	28	\$600
31-WD	56	\$600
12-EFP	1,500	\$45,000

Feature Description(s):	Area:	Feature Value:
02-Basement Garage	1	\$1,500
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
22-Additional Fixture	2	\$600
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
RP2-Prefabricated Vinyl Pool	1/1/2005	544		Average	\$0.00

Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
8/1/1999	99-1018	\$2,000.00	DECK 23X16'EXPI
11/22/2004	3934	\$177,500.00	ADDTN

Ownership/Sales History

Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:

Land Breakdown

Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	0.405	Gross				\$59,500

Acreage/Squarefoot Variables

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Land Data & Computations

Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:
17,642	0.405			\$59,500



General Information

Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:
Level	Paved	Light			Public Sewer

Valuation/Explanation		
Dwelling #	809 9950 001- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,367	\$159,515.23
Second Story:	0	\$0.00
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$159,515.23
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	463	\$15,376.23
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$5,557.14
Plumbing	0 - Half Bath 2 - Full Bath	\$7,322.00
Finished Basement Living Area	892	\$24,075.08
Features:	4	\$4,100.00
Attachments:	1,584	\$46,200.00
Adjusted Base Price		\$262,145.68
Changes/Adjustments		
Grade Adjustment:	C+ 110%	\$233,030.25
Market Adjustment:	86%	\$433,436.26
CDU Adjustment:	70	\$303,400.00
Complete:	100	\$303,400.00
Dollar Adjustments		(\$700.00)
Dwelling Value		\$302,700.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$302,700.00
Total Land Value		\$59,500.00
Total Assessed Value		\$362,200.00

Parcel Numbers: 809-9951-000 Property Address: 8110 34TH ST S Municipality: Franklin, City of

Owner Name: HOLLERS, MARC A Mailing Address: 8110 S 34TH ST FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	
	COM 475 FT E OF W LI & 1187.60 FT N OF S LI OF NE	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1302-Franklin	

Building Description

Dwelling #	809 9951 000- 1		
Year Built:	1/1/1987	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/1987	Bedrooms:	3
Remodeled/Effective Age:	-35	Full Baths:	2
Building Type/Style:	01-Ranch	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	C+	Room Count:	4
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
809 9951 000- 1	1,492	0	0	0	0	0	1,492

Attachment Description(s):	Area:	Attachment Value:
11-OFP	30	\$600
13-AFG	576	\$17,300
11-OFP	20	\$400


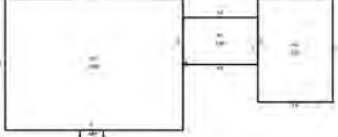
Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	1	\$300
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
03-Masonry Fireplace	1	\$5,500
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements							
Structure Type:		Year Built:	Area:	Construction:	Condition:	Value:	
Permit / Construction History							
Date of Permit:		Permit Number:	Permit Amount:		Details of Permit:		
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
10/9/2020		\$275,000.00	Valid		Land and Improvements		
8/21/2009		\$207,000.00	Valid		Land and Improvements		
5/11/2005		\$187,000.00	Invalid		Land and Improvements		
Land Breakdown							
Land Class:		Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site		0.345	Gross				\$58,600
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:		Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:	
15,028		0.345				\$58,600	
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			Public Sewer		

Valuation/Explanation		
Dwelling #	809 9951 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,492	\$171,699.36
Second Story:	0	\$0.00
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$171,699.36
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	1,492	\$33,972.84
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$3,670.32
Plumbing	0 - Half Bath 2 - Full Bath	\$7,322.00
Finished Basement Living Area	0	\$0.00
Features:	2	\$5,800.00
Attachments:	626	\$18,300.00
Adjusted Base Price		\$240,764.52
Changes/Adjustments		
Grade Adjustment:	C+ 110%	\$238,330.97
Market Adjustment:	54%	\$367,029.70
CDU Adjustment:	70	\$256,900.00
Complete:	100	\$256,900.00
Dollar Adjustments		\$200.00
Dwelling Value		\$257,100.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$257,100.00
Total Land Value		\$58,600.00
Total Assessed Value		\$315,700.00

Parcel Numbers: 809-9952-000 Property Address: 8130 34TH ST S Municipality: Franklin, City of

Owner Name: JANES, TYLER Mailing Address: 8130 S 34TH ST FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	Building Sketch:
	COM 475 FT E OF W LI & 1047.6 FT N OF S LI OF NE 13	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1302-Franklin	

Building Description

Dwelling #	809 9952 000- 1		
Year Built:	1/1/1955	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/1955	Bedrooms:	2
Remodeled/Effective Age:	-67	Full Baths:	1
Building Type/Style:	01-Ranch	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	C+	Room Count:	3
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
809 9952 000- 1	1,064	0	0	0	0	0	1,064

Attachment Description(s):	Area:	Attachment Value:
12-EFP	160	\$4,800
13-AFG	352	\$10,600

Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	1	\$300
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
RS1-Frame Utility Shed	1/1/1991	120		Average	\$200.00

Permit / Construction History



Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
12/14/2020	20-3579	\$5,200.00	EGRESS
2/1/2021	21-0032	\$32,000.00	INTREMDD

Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
10/18/2002		\$136,900.00	Valid		Land and Improvements		
10/10/2006		\$185,000.00	Valid		Land and Improvements		
7/24/2020		\$168,300.00	Valid		Land and Improvements		
8/13/2014		\$152,100.00	Invalid		Land and Improvements		
1/19/2011		\$76,342.00	Invalid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.530	Gross				\$66,700	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
23,087	0.530				\$66,700		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			Public Sewer		
Valuation/Explanation							
Dwelling #				809 9952 000- 1			
Description				Area		Value Amount	
Living Area:							
First Story:				1,064	\$130,925.20		
Second Story:				0	\$0.00		
Additional Story:				0	\$0.00		
Attic/Finished Net:				0	\$0.00		
Half Story/Finished Net:				0	\$0.00		
Base Price						\$130,925.20	
Unfinished Living Area:							
Room/Unfinished:				0	\$0.00		
Unfinished Basement:				1,064	\$26,610.64		
Half Story/Unfinished:					\$0.00		
Structure Info, Features and Attachments:							
Heating/AC				Air Conditioning - Same Ducts	\$2,617.44		
Plumbing				0 - Half Bath 1 - Full Bath	\$0.00		
Finished Basement Living Area				0	\$0.00		
Features:				1	\$300.00		
Attachments:				512	\$15,400.00		
Adjusted Base Price						\$175,853.28	
Changes/Adjustments							
Grade Adjustment:				C+ 110%	\$176,168.61		
Market Adjustment:				54%	\$271,299.66		
CDU Adjustment:				60	\$162,800.00		
Complete:				100	\$162,800.00		
Dollar Adjustments					\$0.00		
Dwelling Value						\$162,800.00	

Other Building Improvements	0	\$200.00
Total Improvement Value		\$163,000.00
Total Land Value		\$66,700.00
Total Assessed Value		\$229,700.00

Parcel Numbers: 809-9953-000 Property Address: 3306 SOUTHWAY DR W Municipality: Franklin, City of

Owner Name: JANKOWSKI, JAMES & ANNETTE Mailing Address: 3306 W SOUTHWAY DR FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	
	COM 475 FT E OF W LI & 880 FT N OF S LI OF NW 13 5 21	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1302-Franklin	

Building Description

Dwelling #	809 9953 000- 1		
Year Built:	1/1/1953	Exterior Wall:	08-Stone
Year Remodeled:	1/1/1953	Bedrooms:	3
Remodeled/Effective Age:	-69	Full Baths:	1
Building Type/Style:	01-Ranch	Half Baths:	1
Story:	1.00	Rough-in:	0
Grade:	C+	Room Count:	3
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Basic Heating
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
809 9953 000- 1	1,340	0	0	0	0	0	1,340

Attachment Description(s):	Area:	Attachment Value:
23-AMG	510	\$17,900
21-OMP	24	\$600

Feature Description(s):	Area:	Feature Value:
Rec Room Condition:	Rec Room Area:	Rec Room Value:
Average	670	\$3,350

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
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Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
7/5/2001		\$130,000.00	Invalid		Land and Improvements	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	0.523	Gross				\$66,300
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
22,782	0.523			\$66,300		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Paved	Light			Public Sewer	
Valuation/Explanation						
Dwelling #				809 9953 000- 1		
Description				Area		Value Amount
Living Area:						
First Story:				1,340		\$178,689.00
Second Story:				0		\$0.00
Additional Story:				0		\$0.00
Attic/Finished Net:				0		\$0.00
Half Story/Finished Net:				0		\$0.00
Base Price						\$178,689.00
Unfinished Living Area:						
Room/Unfinished:				0		\$0.00
Unfinished Basement:				1,340		\$31,396.20
Half Story/Unfinished:						\$0.00
Structure Info, Features and Attachments:						
Heating/AC				Basic Heating		\$0.00
Plumbing				1 - Half Bath 1 - Full Bath		\$4,881.00
Finished Basement Living Area				0		\$0.00
Features:						
Attachments:				534		\$18,500.00
Adjusted Base Price						\$233,466.20
Changes/Adjustments						
Grade Adjustment:				C+ 110%		\$236,462.82
Market Adjustment:				38%		\$326,318.69
CDU Adjustment:				60		\$195,800.00
Complete:				100		\$195,800.00
Dollar Adjustments						\$500.00
Dwelling Value						\$196,300.00
Other Building Improvements				0		\$0.00
Total Improvement Value						\$196,300.00
Total Land Value						\$66,300.00
Total Assessed Value						\$262,600.00

Detached Improvements						
Structure:	Year:	Sq Ft:	Grade:	Construction:	Condition:	
RG1-Detached Frame Garage	1/1/1992	720	C		Average	
PA-Paving	1/1/1960	18,800	C		Average	
Permit / Construction History						
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:			
6/29/2020	20-1656	\$2,459.00	FIRE REPAIR			
Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
6/1/1985		\$381,000.00	Valid		Land and Improvements	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
B-Commercial Primary Site	2.922	Gross				\$546,500.00
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Total Land Value:		
127,282	2.922			\$546,500.00		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Paved	Heavy			Public Sewer	
Assessment History						
Parcel Year:	Acres Total:	Land Total:	Improvement Total:			

Valuation/Explanation		
Building #	1	
Description	Area	Value Amount
Structure:	1,240	\$42,309.00
Commercial Building Base Price		\$42,309.00
Basement:	0	\$0.00
Components:	0	\$0.00
Site Improvements:	0	\$0.00
Adjusted Base Price		\$42,309.00
Depreciation Adjustment:	0	\$0.00
Adjusted Base Price with Depreciation		\$42,309.00
Grade Adjustment:	C	0.00
Market Adjustment:	8	\$3,384.72
Local Modifier:		\$0.00
Percent Complete:		\$0.00
Dollar Adjustment:		\$600.00
Commercial Building Value		\$46,300.00
Building #	2	
Description	Area	Value Amount
Structure:	4,005	\$245,787.00
Commercial Building Base Price		\$245,787.00
Basement:	0	\$0.00
Components:	0	\$0.00
Site Improvements:	0	\$0.00
Adjusted Base Price		\$245,787.00
Depreciation Adjustment:	0	\$0.00
Adjusted Base Price with Depreciation		\$245,787.00
Grade Adjustment:	C	0.00
Market Adjustment:	-42	(\$103,230.54)
Local Modifier:		\$0.00
Percent Complete:		\$0.00
Dollar Adjustment:		\$1,000.00
Commercial Building Value		\$143,600.00
Total Dwelling Value		\$0
Detached Improvements	0	\$12,800.00
Total Improvement Value		\$243,300.00
Total Land Value		\$546,500.00
Total Assessed Value		\$789,800.00

Parcel Numbers: 809-9955-001	Property Address: 8164 28TH ST S	Municipality: Franklin, City of
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Owner Name: ABULAWI, AHLAM	Mailing Address: 8164 S 28TH ST FRANKLIN, WI 53132	Land Use: Residential
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Property Photograph: 	Legal Description: C S M NO 6742 NE 13 5 21 PARCEL 1	Building Sketch: 
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1302-Franklin	

Building Description

Dwelling #	809 9955 001- 1		
Year Built:	1/1/2001	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/2001	Bedrooms:	3
Remodeled/Effective Age:	-21	Full Baths:	2
Building Type/Style:	13-Contemporary	Half Baths:	1
Story:	2.00	Rough-in:	0
Grade:	B	Room Count:	5
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
809 9955 001- 1	1,566	638	0	100	0	0	2,304

Attachment Description(s):	Area:	Attachment Value:
11-OFP	2	\$0
13-AFG	28	\$800
13-AFG	501	\$15,000
99-Additional Attachments	2	\$200
99-Additional Attachments	26	\$2,600
11-OFP	76	\$1,500
31-WD	444	\$4,400

Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	3	\$900
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
RS1-Frame Utility Shed	1/1/2005	150		Average	\$500.00

Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
9/7/2001	01-1027	\$234,000.00	NEW CONST
9/27/2004	473812	\$1,500.00	SHED
8/16/2005	451562	\$1,500.00	WDDK
9/2/2015	15-2067	\$1,500.00	FENCE
11/5/2001	01-1223	\$800.00	SHED 10X12'
5/3/2002	02-0390	\$6,400.00	HTG & A/C

Ownership/Sales History

Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
5/27/2016		\$335,000.00	Valid		Land and Improvements	
7/25/2001		\$33,500.00	Invalid		Land	

Land Breakdown

Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	0.393	Gross				\$60,500

Acreage/Squarefoot Variables

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Land Data & Computations

Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:
17,119	0.393			\$60,500


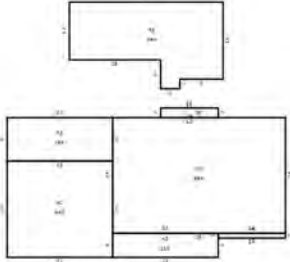
General Information

Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:
Level	Paved	Light			Public Sewer

Valuation/Explanation		
Dwelling #	809 9955 001- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,566	\$177,975.90
Second Story:	638	\$44,825.88
Additional Story:	0	\$0.00
Attic/Finished Net:	100	\$3,064.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$225,865.78
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	1,566	\$35,031.42
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$5,667.84
Plumbing	1 - Half Bath 2 - Full Bath	\$12,203.00
Finished Basement Living Area	0	\$0.00
Features:	4	\$2,900.00
Attachments:	1,079	\$24,500.00
Adjusted Base Price		\$306,168.04
Changes/Adjustments		
Grade Adjustment:	B 128%	\$356,823.09
Market Adjustment:	39%	\$495,984.10
CDU Adjustment:	80	\$396,800.00
Complete:	100	\$396,800.00
Dollar Adjustments		\$1,100.00
Dwelling Value		\$397,900.00
Other Building Improvements	0	\$500.00
Total Improvement Value		\$398,400.00
Total Land Value		\$60,500.00
Total Assessed Value		\$458,900.00

Parcel Numbers: 809-9955-002 Property Address: 8170 28TH ST S Municipality: Franklin, City of

Owner Name: KOSOVICH, PETER & SHERRY Mailing Address: 8170 S 28TH ST FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	
	C S M NO 6742 NE 13 5 21 PARCEL 2	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1302-Franklin	

Building Description

Dwelling #	809 9955 002- 1		
Year Built:	1/1/2001	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/2001	Bedrooms:	3
Remodeled/Effective Age:	-21	Full Baths:	2
Building Type/Style:	12-Colonial	Half Baths:	1
Story:	2.00	Rough-in:	0
Grade:	C+	Room Count:	3
CDU/Overall Condition:	Very Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
809 9955 002- 1	1,086	878	0	0	0	0	1,964

Attachment Description(s):	Area:	Attachment Value:
13-AFG	440	\$13,200
11-OPF	110	\$2,200
99-Additional Attachments	14	\$1,400

Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	1	\$300
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements						
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:	
Permit / Construction History						
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:			
4/27/2001	01-0342	\$141,000.00	NEWDWLG			
6/2/2008	1112	\$3,650.00	AC			
3/9/2018	18-0413	\$3,045.00	FURREPLAC			
Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	0.393	Gross				\$60,500
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
17,119	0.393			\$60,500		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Paved	Light			Public Sewer	

Valuation/Explanation		
Dwelling #	809 9955 002- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,086	\$133,632.30
Second Story:	878	\$58,369.44
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$192,001.74
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	1,086	\$27,160.86
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$4,831.44
Plumbing	1 - Half Bath 2 - Full Bath	\$12,203.00
Finished Basement Living Area	0	\$0.00
Features:	2	\$2,300.00
Attachments:	564	\$16,800.00
Adjusted Base Price		\$255,297.04
Changes/Adjustments		
Grade Adjustment:	C+ 110%	\$259,816.74
Market Adjustment:	41%	\$366,341.61
CDU Adjustment:	85	\$311,400.00
Complete:	100	\$311,400.00
Dollar Adjustments		\$600.00
Dwelling Value		\$312,000.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$312,000.00
Total Land Value		\$60,500.00
Total Assessed Value		\$372,500.00

Permit / Construction History			
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
11/21/2012	2696	\$2,000.00	DUMPSTR ENCL
1/4/2019	19-0029	\$5,000.00	HVAC - STE 100
8/30/2006	2947	\$50,000.00	ALTER #600
1/4/2019	19-0028	\$55,000.00	INT ALTER- STE1
5/22/2014	141095	\$3,000.00	ALTER
1/19/2012	94	\$1,500.00	HVAC
1/11/2012	57	\$20,000.00	INTALTER STE 50
4/29/2008	821	\$13,000.00	ALTER
1/6/2009	21	\$7,417.00	ACREPLAC-STE 30
12/22/2008	2854	\$15,000.00	ALTER

Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
9/29/2004		\$160,000.00	Valid		Land and Improvements	
7/16/2010		\$836,700.00	Invalid		Land and Improvements	
9/1/2004		\$160,000.00	Valid		Land	

Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
B-Commercial Primary Site	0.661	Gross				\$137,400.00	

Acreage/Squarefoot Variables							

Land Data & Computations					
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Total Land Value:	
28,793	0.661			\$137,400.00	

General Information					
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:
Level	Paved	Heavy			All Public


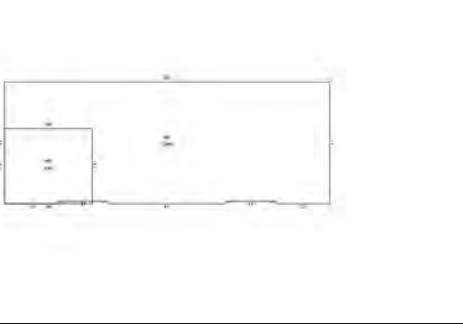
Assessment History			
Parcel Year:	Acres Total:	Land Total:	Improvement Total:

Valuation/Explanation		
Building #	1	
Description	Area	Value Amount
Structure:	5,884	\$338,507.00
Commercial Building Base Price		\$338,507.00
Basement:	0	\$0.00
Components:	0	\$0.00
Site Improvements:	0	\$0.00
Adjusted Base Price		\$338,507.00
Depreciation Adjustment:	0	\$0.00
Adjusted Base Price with Depreciation		\$338,507.00
Grade Adjustment:	B	97,245.83
Market Adjustment:	36	\$156,871.02
Local Modifier:		\$0.00
Percent Complete:		\$0.00
Dollar Adjustment:		\$2,800.00
Commercial Building Value		\$595,400.00

Total Dwelling Value		\$0
Detached Improvements	0	\$2,800.00
Total Improvement Value		\$610,200.00
Total Land Value		\$137,400.00
Total Assessed Value		\$747,600.00

Parcel Numbers: 809-9956-000 Property Address: 8155 27TH ST S Municipality: Franklin, City of

Owner Name: ROGICH PROPERTIES LLC Mailing Address: 8155 S 27TH ST FRANKLIN, WI 53132 Land Use: Commercial

	Legal Description:	
	COM IN E LI 682.40 FT N OF SE COR OF NE 13 5 21 TH N	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 999.6-Franklin	
	Zoning: B5	

Building Description

Building #	1	
Building Type/Style:	999-Single Family Residence	One Bedroom:
Stories:		Two Bedroom:
Year Built:	1952	Three Bedroom:
Remodeled/Effective Age:		Total Unit Count:
Grade Factor:	C	Business Name:
		ALLSTATE INSURANCE_x0000_x0000_x0000_ x0000_x0000_x0000_x0000_x000 0_x0000_x0000_x0000_x0000_
Market Adjustment:	82	CDU/Overall Condition Good

Building #	2	
Building Type/Style:	999-Single Family Residence	One Bedroom:
Stories:		Two Bedroom:
Year Built:	1952	Three Bedroom:
Remodeled/Effective Age:		Total Unit Count:
Grade Factor:	C	Business Name:
Market Adjustment:	23	CDU/Overall Condition Good

Structure / Basement Data

Building #	Section #	Occupancy:	Year:	Area:	Framing:	Wall Hgt:	Rental:
1	1	999-Single Family Residence	1952	986	D4-Wood Average	8	
2	2	999-Single Family Residence	1952	493	D4-Wood Average	8	
Building #	Section #	Description:	Basement Area:	Total Area:			
1			986	1,972			
2				493			

Components					Site Improvements				
Bldg #	Sec. #	Description:	Area:	Value:	Bldg #	Sec. #	Description:	Area:	Value:
1	1	HVAC-Warmed and Cooled Air	986	\$1,500	1				
1	1	HVAC-Warmed and Cooled Air	986	\$1,500	2				
2									

Detached Improvements

Structure:	Year:	Sq Ft:	Grade:	Construction:	Condition:
RG1-Detached Frame Garage	1/1/1955	504	C		Good

Permit / Construction History			
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
6/26/2013	13-1271	\$5,568.00	FOUNDRPR
11/1/1997	97-1175	\$1,800.00	REPL FURNACE
6/1/2013	13-0990	\$4,000.00	INTALTER

Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
12/1/1997		\$99,000.00	Valid		Land and Improvements	
4/3/2013		\$175,000.00	Valid		Land and Improvements	
10/1/1985		\$60,000.00	Valid		Land and Improvements	

Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
B-Commercial Primary Site	0.430	Gross				\$89,300.00	

Acreage/Squarefoot Variables

Land Data & Computations				
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Total Land Value:
18,731	0.430			\$89,300.00



General Information					
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:
Level	Paved	Heavy			Public Sewer

Assessment History			
Parcel Year:	Acres Total:	Land Total:	Improvement Total:

Valuation/Explanation		
Building #	1	
Description	Area	Value Amount
Structure:	986	\$52,909.00
Commercial Building Base Price		\$52,909.00
Basement:	0	\$0.00
Components:	0	\$0.00
Site Improvements:	0	\$0.00
Adjusted Base Price		\$52,909.00
Depreciation Adjustment:	0	\$0.00
Adjusted Base Price with Depreciation		\$52,909.00
Grade Adjustment:	C	0.00
Market Adjustment:	82	\$43,385.38
Local Modifier:		\$0.00
Percent Complete:		\$0.00
Dollar Adjustment:		\$400.00
Commercial Building Value		\$96,700.00
Building #	2	
Description	Area	Value Amount
Structure:	493	\$26,454.00
Commercial Building Base Price		\$26,454.00
Basement:	0	\$0.00
Components:	0	\$0.00
Site Improvements:	0	\$0.00
Adjusted Base Price		\$26,454.00
Depreciation Adjustment:	0	\$0.00
Adjusted Base Price with Depreciation		\$26,454.00
Grade Adjustment:	C	0.00
Market Adjustment:	23	\$6,084.42
Local Modifier:		\$0.00
Percent Complete:		\$0.00
Dollar Adjustment:		\$300.00
Commercial Building Value		\$32,800.00
Total Dwelling Value		\$0
Detached Improvements	0	\$5,700.00
Total Improvement Value		\$140,700.00
Total Land Value		\$89,300.00
Total Assessed Value		\$230,000.00

Parcel Numbers: 809-9957-000 Property Address: 8180 28TH ST S Municipality: Franklin, City of

Owner Name: HARMON, VICTORIA A Mailing Address: 8180 S 28TH STREET FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	
	COM IN E LI 617.40 FT N & 240 FT W OF SE COR OF NE 13	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1302-Franklin	

Building Description

Dwelling #	809 9957 000- 1		
Year Built:	1/1/1950	Exterior Wall:	02-Block
Year Remodeled:	1/1/1950	Bedrooms:	5
Remodeled/Effective Age:	-72	Full Baths:	2
Building Type/Style:	19-Duplex	Half Baths:	0
Story:	2.00	Rough-in:	0
Grade:	C	Room Count:	9
CDU/Overall Condition:	Good	Basement Description:	No Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
809 9957 000- 1	2,048	1,312	0	0	0	0	3,360

Attachment Description(s): 35-Ms/Terrace Area: 120 Attachment Value: \$0

Feature Description(s): 22-Additional Fixture Area: 2 Feature Value: \$600

Rec Room Condition: Rec Room Area: 0 Rec Room Value: \$0

Other Building Improvements


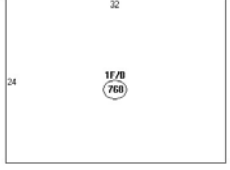
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
RG1-Detached Frame Garage	1/1/1960	484		Average	\$4,800.00
RG1-Detached Frame Garage	1/1/1999	720		Average	\$10,800.00
RS2-Metal Utility Shed	1/1/2005	140		Average	\$400.00

Permit / Construction History							
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:				
7/1/1994	94-0688	\$4,500.00	GARAGE				
4/22/2005	51404	\$500.00	SHED				
12/14/2020	20-3575	\$9,000.00	INTREMOD				
12/1/1994	94-1224	\$1,965.00	REPL FURNACE				
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
6/1/1986		\$89,900.00	Valid		Land and Improvements		
11/1/1999		\$160,000.00	Invalid		Land and Improvements		
12/10/2015		\$134,200.00	Invalid		Land and Improvements		
10/3/2019		\$270,000.00	Valid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.920	Gross				\$77,600	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:			
40,075	0.920			\$77,600			
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			Public Sewer		

Valuation/Explanation		
Dwelling #	809 9957 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	2,048	\$241,868.80
Second Story:	1,312	\$90,278.72
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$332,147.52
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	0	\$0.00
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$8,265.60
Plumbing	0 - Half Bath 2 - Full Bath	\$7,322.00
Finished Basement Living Area	0	\$0.00
Features:	2	\$600.00
Attachments:	120	\$0.00
Adjusted Base Price		\$348,335.12
Changes/Adjustments		
Grade Adjustment:	C 100%	\$347,735.12
Market Adjustment:	10%	\$382,508.63
CDU Adjustment:	55	\$210,400.00
Complete:	100	\$210,400.00
Dollar Adjustments		\$300.00
Dwelling Value		\$210,700.00
Other Building Improvements	0	\$16,000.00
Total Improvement Value		\$226,700.00
Total Land Value		\$77,600.00
Total Assessed Value		\$304,300.00

Parcel Numbers: 809-9958-000 Property Address: 8171 27TH ST S Municipality: Franklin, City of

Owner Name: RIVERA, JOSEPH D Mailing Address: 8171 S 27TH ST FRANKLIN, WI 53132 Land Use: Commercial

	Legal Description:	COM IN E LI 617.40 FT N OF SE COR OF NE 13 5 21 TH W	
	Parcel Sketch and Site Map obtained from the County GIS		
	Neighborhood:	999.6-Franklin	
	Zoning:	B4	
	<small>Descriptor/Map A: 1F/B 768 sqft</small>		

Building Description

Building #	1
Building Type/Style:	999-Single Family Residence
Stories:	One Bedroom:
Year Built:	Two Bedroom:
Remodeled/Effective Age:	Three Bedroom:
Grade Factor:	Total Unit Count:
Market Adjustment:	Business Name:
	CDU/Overall Condition Good

Structure / Basement Data

Building #	Section #	Occupancy:	Year:	Area:	Framing:	Wall Hgt:	Rental:
1	1	999-Single Family Residence	1952	788	D4-Wood Average	8	
Building #	Section #	Description:	Basement Area:	Total Area:			
1			768	1,556			

Components Site Improvements

Bldg #	Sec. #	Description:	Area:	Value:	Bldg #	Sec. #	Description:	Area:	Value:
1	1	HVAC-Warmed and Cooled Air	768	\$1,200					

Detached Improvements

Structure:	Year:	Sq Ft:	Grade:	Construction:	Condition:
RG1-Detached Frame Garage	1/1/1955	360	C		Good

Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
8/22/2014	14-2039	\$6,951.00	HTG&A/C

Ownership/Sales History

Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
6/17/2021		\$170,000.00	Valid		Land and Improvements	
1/7/2021		\$95,000.00	Valid		Land and Improvements	
9/9/2014		\$0.00	Invalid		Land and Improvements	
12/3/2020		\$108,300.00	Invalid		Land and Improvements	


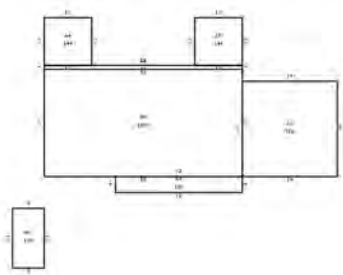
Land Breakdown

Land Class:	Acreeage:	Unit of Meassure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
B-Commercial Primary Site	0.239	Gross				\$49,600.00

Acreage/Squarefoot Variables					
Land Data & Computations					
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Total Land Value:	
10,411	0.239			\$49,600.00	
General Information					
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:
Level	Paved	Heavy			Public Sewer
Assessment History					
Parcel Year:	Acres Total:	Land Total:	Improvement Total:		
Valuation/Explanation					
Building #	1				
Description	Area	Value Amount			
Structure:	788	\$42,284.00			
Commercial Building Base Price		\$42,284.00			
Basement:	0	\$0.00			
Components:	0	\$0.00			
Site Improvements:	0	\$0.00			
Adjusted Base Price		\$42,284.00			
Depreciation Adjustment:	0	\$0.00			
Adjusted Base Price with Depreciation		\$42,284.00			
Grade Adjustment:	C	0.00			
Market Adjustment:	167	\$70,614.28			
Local Modifier:		\$0.00			
Percent Complete:		\$0.00			
Dollar Adjustment:		\$300.00			
Commercial Building Value		\$113,200.00			
Total Dwelling Value		\$0			
Detached Improvements	0	\$4,100.00			
Total Improvement Value		\$120,500.00			
Total Land Value		\$49,600.00			
Total Assessed Value		\$170,100.00			

Parcel Numbers: 809-9959-001 Property Address: 8184 28TH ST S Municipality: Franklin, City of

Owner Name: BORCHARDT, DARYL & LISA Mailing Address: 27339 MEADOW LARK CT WIND LAKE, WI 53185 Land Use: Residential

	Legal Description:	Building Sketch:
	CERTIFIED SURVEY MAP NO 3576 NE 13 5 21 PARCEL 1	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1302-Franklin	

Building Description

Dwelling #	809 9959 001- 1		
Year Built:	1/1/1994	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/1994	Bedrooms:	6
Remodeled/Effective Age:	-28	Full Baths:	2
Building Type/Style:	19-Duplex	Half Baths:	2
Story:	2.00	Rough-in:	0
Grade:	C+	Room Count:	8
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Basic Heating
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
809 9959 001- 1	1,350	1,400	0	0	0	0	2,750

Attachment Description(s):	Area:	Attachment Value:
99-Additional Attachments	50	\$5,000
13-AFG	576	\$17,300
11-OFP	128	\$2,600
31-WD	144	\$1,400
31-WD	144	\$1,400

Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	4	\$1,200
Rec Room Condition:	Rec Room Area: 0	Rec Room Value: \$0

Other Building Improvements


Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:

Permit / Construction History							
Date of Permit:		Permit Number:		Permit Amount:		Details of Permit:	
10/1/1994		94-1085		\$102,400.00		NEW CONST	
11/1/1994		94-1177		\$4,000.00		HTG SYSTEM	
Ownership/Sales History							
Date of Sale:		Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
9/1/1993			\$39,000.00	Invalid		Land	
Land Breakdown							
Land Class:		Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site		0.287	Gross				\$64,200
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:		Total Acreage:		Depth:		Assessed Land Value:	
12,502		0.287				\$64,200	
General Information							
Topography:		Street/Road:		Fronting Traffic:		Inspected By:	
Level		Paved		Light		Inspected On:	
						Utilities:	
						Public Sewer	
Valuation/Explanation							
Dwelling #				809 9959 001- 1			
Description				Area		Value Amount	
Living Area:							
First Story:				1,350		\$157,531.50	
Second Story:				1,400		\$86,702.00	
Additional Story:				0		\$0.00	
Attic/Finished Net:				0		\$0.00	
Half Story/Finished Net:				0		\$0.00	
Base Price						\$244,233.50	
Unfinished Living Area:							
Room/Unfinished:				0		\$0.00	
Unfinished Basement:				1,350		\$31,320.00	
Half Story/Unfinished:						\$0.00	
Structure Info, Features and Attachments:							
Heating/AC				Basic Heating		\$0.00	
Plumbing				2 - Half Bath 2 - Full Bath		\$17,084.00	
Finished Basement Living Area				0		\$0.00	
Features:				4		\$1,200.00	
Attachments:				1,042		\$27,700.00	
Adjusted Base Price						\$321,537.50	
Changes/Adjustments							
Grade Adjustment:				C+ 110%		\$321,901.25	
Market Adjustment:				49%		\$479,632.86	
CDU Adjustment:				75		\$359,700.00	
Complete:				100		\$359,700.00	
Dollar Adjustments						\$200.00	
Dwelling Value						\$359,900.00	

Other Building Improvements	0	\$0.00
Total Improvement Value		\$359,900.00
Total Land Value		\$64,200.00
Total Assessed Value		\$424,100.00

Parcel Numbers: 809-9959-002	Property Address: 8190 28TH ST S	Municipality: Franklin, City of
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Owner Name: BORCHARDT, DARYL & LISA	Mailing Address: 27339 MEADOW LARK CT WIND LAKE, WI 53185	Land Use: Residential
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Property Photograph:	Legal Description: CERTIFIED SURVEY MAP NO 3576 NE 13 5 21 PARCEL 2	Building Sketch:
<div style="border: 1px solid black; padding: 5px; font-size: 8px;"> Descriptor/Usage A: TR B: VGH </div>	Parcel Sketch and Site Map obtained from the County GIS Neighborhood: 1302-Franklin	

Building Description

Dwelling #	
Year Built:	Exterior Wall:
Year Remodeled:	Bedrooms:
Remodeled/Effective Age:	Full Baths:
Building Type/Style:	Half Baths:
Story:	Rough-in: 0
Grade:	Room Count:
CDU/Overall Condition:	Basement Description:
Interior Condition:	Heating:
Kitchen Condition:	Type of Fuel:
Bath Condition:	Type of System:

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished: 0
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Attachment Description(s):	Area:	Attachment Value:
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Feature Description(s):	Area:	Feature Value:
Rec Room Condition:	Rec Room Area:	Rec Room Value:



Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
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Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
9/1/1993		\$39,000.00	Invalid		Land	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	0.287	Gross				\$64,200
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
12,502	0.287			\$64,200		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Paved	Light			Well	
Valuation/Explanation						
Dwelling #			Area		Value Amount	
Description			Area		Value Amount	
Living Area:						
First Story:						
Second Story:						
Additional Story:						
Attic/Finished Net:						
Half Story/Finished Net:						
Base Price						
Unfinished Living Area:						
Room/Unfinished:						
Unfinished Basement:						
Half Story/Unfinished:						
Structure Info, Features and Attachments:						
Heating/AC						
Plumbing			- Half Bath - Full Bath			
Finished Basement Living Area						
Features:						
Attachments:						
Adjusted Base Price					\$0.00	
Changes/Adjustments						
Grade Adjustment:			%			
Market Adjustment:						
CDU Adjustment:						
Complete:			100%			
Dollar Adjustments						
Dwelling Value						
Other Building Improvements			0		\$0.00	
Total Improvement Value					\$0.00	
Total Land Value					\$64,200.00	
Total Assessed Value					\$64,200.00	

Parcel Numbers: 809-9959-003		Property Address: 8209 27TH ST S		Municipality: Franklin, City of	
Owner Name: KSG DEVELOPMENT LLP		Mailing Address: 16800 W CLEVELAND AVE NEW BERLIN, WI 53151		Land Use: Commercial	
Property Photograph: 		Legal Description: CERTIFIED SURVEY MAP NO 3576 NE 13 5 21 PARCEL 3		Building Sketch: 	
		Parcel Sketch and Site Map obtained from the County GIS			
		Neighborhood: 999.6-Franklin			
		Zoning: B5			

Building Description			
Building #	1		
Building Type/Style:	412-Shopping Center, Nghbrhd	One Bedroom:	
Stories:		Two Bedroom:	
Year Built:	1999	Three Bedroom:	
Remodeled/Effective Age:		Total Unit Count:	
Grade Factor:	B	Business Name: MULTI TENANT RETAIL_x0000_x0000_x0000_x000 0_x0000_x0000_x0000_x0000_x 0000_x0000_x0000_x	
Market Adjustment:	73	CDU/Overall Condition	Average

Structure / Basement Data							
Building #	Section #	Occupancy:	Year:	Area:	Framing:	Wall Hgt:	Rental:
1	1	412-Shopping Center, Nghbrhd	1999	7,800	D4-Wood Average	14	
Building #	Section #	Description:	Basement Area:		Total Area:		
1					7,800		

Components					Site Improvements				
Bldg #	Sec. #	Description:	Area:	Value:	Bldg #	Sec. #	Description:	Area:	Value:
1	1	HVAC-Warmed and Cooled Air	7,800	\$11,700	1				


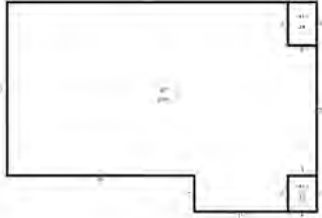
Detached Improvements					
Structure:	Year:	Sq Ft:	Grade:	Construction:	Condition:
PA-Paving	1/1/1999	17,300	C		Average

Permit / Construction History			
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
8/6/2001	01-0856	\$150.00	ALTER CELL U AL
2/1/2000	00-0118	\$8,950.00	TENANT ALTER
1/18/2012	93	\$4,000.00	ALTER/ADDN
4/1/1999	99-0385	\$0.00	RAZE HOUSE
5/15/2003	03-1284	\$1,000.00	ALTER STATE FAR
11/1/2001	01-1221	\$6,000.00	ALTER CHIROPRACT
4/1/1999	99-0400	\$350,000.00	NEW CONST

Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
6/1/1999		\$110,000.00	Invalid		Land and Improvements	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
B-Commercial Primary Site	1.033	Gross				\$214,700.00
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Total Land Value:		
44,997	1.033			\$214,700.00		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Paved	Heavy			Public Sewer	
Assessment History						
Parcel Year:	Acres Total:	Land Total:	Improvement Total:			
Valuation/Explanation						
Building #	1					
Description	Area	Value Amount				
Structure:	7,800	\$448,734.00				
Commercial Building Base Price		\$448,734.00				
Basement:	0	\$0.00				
Components:	0	\$0.00				
Site Improvements:	0	\$0.00				
Adjusted Base Price		\$448,734.00				
Depreciation Adjustment:	0	\$0.00				
Adjusted Base Price with Depreciation		\$448,734.00				
Grade Adjustment:	B	128,921.52				
Market Adjustment:	73	\$421,688.53				
Local Modifier:		\$0.00				
Percent Complete:		\$0.00				
Dollar Adjustment:		\$1,000.00				
Commercial Building Value		\$1,000,300.00				
Total Dwelling Value		\$0				
Detached Improvements	0	\$3,500.00				
Total Improvement Value		\$1,024,100.00				
Total Land Value		\$214,700.00				
Total Assessed Value		\$1,238,800.00				

Parcel Numbers: 809-9960-001	Property Address: 8185 28TH ST S	Municipality: Franklin, City of
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Owner Name: BOTH, STEVEN	Mailing Address: 8185 S 28TH ST FRANKLIN, WI 53132	Land Use: Residential
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Property Photograph: 	Legal Description: N 85 FT OF S 525 FT OF W 180 FT OF E 640 FT OF NE 13 5 2	Building Sketch: 
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1302-Franklin	

Building Description

Dwelling #	809 9960 001- 1		
Year Built:	1/1/1955	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/1955	Bedrooms:	3
Remodeled/Effective Age:	-67	Full Baths:	1
Building Type/Style:	01-Ranch	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	C	Room Count:	5
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Oil
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
809 9960 001- 1	1,073	0	0	0	0	0	1,073

Attachment Description(s):	Area:	Attachment Value:
12-EFP	24	\$700
12-EFP	20	\$600

Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	1	\$300
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
RG1-Detached Frame Garage	1/1/1955	432		Average	\$4,300.00



Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
3/1/1994	94-0160	\$1,725.00	FURREPLAC
6/2/2006	1780	\$4,998.00	ABVPOOL

Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
12/16/2019		\$193,000.00	Valid		Land and Improvements		
10/30/2020		\$205,000.00	Valid		Land and Improvements		
8/1/1999		\$113,000.00	Valid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.668	Gross				\$65,000	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
29,098	0.668				\$65,000		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			Public Sewer		
Valuation/Explanation							
Dwelling #				809 9960 001- 1			
Description				Area		Value Amount	
Living Area:							
First Story:				1,073		\$132,032.65	
Second Story:				0		\$0.00	
Additional Story:				0		\$0.00	
Attic/Finished Net:				0		\$0.00	
Half Story/Finished Net:				0		\$0.00	
Base Price						\$132,032.65	
Unfinished Living Area:							
Room/Unfinished:				0		\$0.00	
Unfinished Basement:				1,073		\$26,835.73	
Half Story/Unfinished:						\$0.00	
Structure Info, Features and Attachments:							
Heating/AC				Air Conditioning - Same Ducts		\$2,639.58	
Plumbing				0 - Half Bath 1 - Full Bath		\$0.00	
Finished Basement Living Area				0		\$0.00	
Features:				1		\$300.00	
Attachments:				44		\$1,300.00	
Adjusted Base Price						\$163,107.96	
Changes/Adjustments							
Grade Adjustment:				C 100%		\$161,507.96	
Market Adjustment:				63%		\$263,257.98	
CDU Adjustment:				60		\$158,000.00	
Complete:				100		\$158,000.00	
Dollar Adjustments						\$100.00	
Dwelling Value						\$158,100.00	
Other Building Improvements				0		\$4,300.00	
Total Improvement Value						\$162,400.00	
Total Land Value						\$65,000.00	
Total Assessed Value						\$227,400.00	

Parcel Numbers: 809-9961-001	Property Address: 2885 SOUTHWAY DR W	Municipality: Franklin, City of
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Owner Name: BUNTROCK, ROGER L - LIVING TRUST	Mailing Address: 2885 W SOUTHWAY DR FRANKLIN, WI 53132	Land Use: Residential
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Property Photograph: 	Legal Description: CSM NO 5665 NE 13 5 21 PARCEL 1	Building Sketch: 
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1302-Franklin	

Building Description

Dwelling #	809 9961 001- 1		
Year Built:	1/1/1992	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/1992	Bedrooms:	5
Remodeled/Effective Age:	-30	Full Baths:	2
Building Type/Style:	01-Ranch	Half Baths:	1
Story:	1.00	Rough-in:	0
Grade:	B-	Room Count:	7
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Good	Type of Fuel:	Gas
Bath Condition:	Good	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
809 9961 001- 1	2,466	0	0	0	0	0	2,466

Attachment Description(s): 13-AFG	Area: 612	Attachment Value: \$18,400
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Feature Description(s): 05-Metal Fireplace	Area: 1	Feature Value: \$2,000
Rec Room Condition: Average	Rec Room Area: 384	Rec Room Value: \$1,920
22-Additional Fixture	3	\$900
Rec Room Condition: Average	Rec Room Area: 384	Rec Room Value: \$1,920

Other Building Improvements


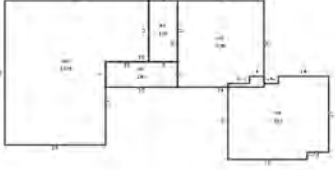
Structure Type: RS1-Frame Utility Shed	Year Built: 1/1/1999	Area: 100	Construction:	Condition: Average	Value: \$300.00
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Permit / Construction History						
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:			
4/1/1997	97-0240	\$3,115.00	REC ROOM			
6/26/2014	14-1463	\$4,079.00	ACREPLACE			
4/26/2017	17-0845	\$24,595.00	INTREMOD-MAS BA			
7/12/2017	17-1608	\$52,975.00	INTREMOD+KIT			
3/23/2020	20-0736	\$6,027.00	FURREPLAC			
10/1/1999	99-1243	\$1,500.00	SHED 10X10			
Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
4/1/1992		\$40,000.00	Invalid		Land	
9/25/2009		\$325,000.00	Invalid		Land and Improvements	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	0.503	Gross				\$65,400
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
21,911	0.503			\$65,400		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Paved	Light			Public Sewer	

Valuation/Explanation		
Dwelling #	809 9961 001- 1	
Description	Area	Value Amount
Living Area:		
First Story:	2,466	\$258,979.32
Second Story:	0	\$0.00
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$258,979.32
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	2,466	\$50,355.72
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$6,066.36
Plumbing	1 - Half Bath 2 - Full Bath	\$12,203.00
Finished Basement Living Area	0	\$0.00
Features:	4	\$2,900.00
Attachments:	612	\$18,400.00
Adjusted Base Price		\$348,904.40
Changes/Adjustments		
Grade Adjustment:	B- 120%	\$393,125.28
Market Adjustment:	30%	\$511,062.86
CDU Adjustment:	75	\$383,300.00
Complete:	100	\$383,300.00
Dollar Adjustments		\$900.00
Dwelling Value		\$384,200.00
Other Building Improvements	0	\$300.00
Total Improvement Value		\$384,500.00
Total Land Value		\$65,400.00
Total Assessed Value		\$449,900.00

Parcel Numbers: 809-9961-003 Property Address: 8181 28TH ST S Municipality: Franklin, City of

Owner Name: BOSNJAK, MARKO & BARBARA Mailing Address: 8181 S 28TH ST FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	
	CSM NO 5665 NE 13 5 21 PARCEL 2 EXC PART COM AT SW	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1302-Franklin	

Building Description

Dwelling #	809 9961 003- 1		
Year Built:	1/1/1953	Exterior Wall:	07-Brick
Year Remodeled:	1/1/1953	Bedrooms:	2
Remodeled/Effective Age:	-69	Full Baths:	1
Building Type/Style:	01-Ranch	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	C+	Room Count:	4
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Basic Heating
Kitchen Condition:	Average	Type of Fuel:	Oil
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
809 9961 003- 1	1,324	0	0	0	0	0	1,324

Attachment Description(s):	Area:	Attachment Value:
22-EMP	136	\$4,800
23-AMG	576	\$20,200
22-EMP	140	\$4,900

Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	2	\$600
Rec Room Condition: Average	Rec Room Area: 993	Rec Room Value: \$4,965

Other Building Improvements


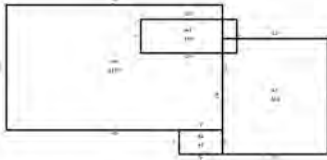
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
GAZ-Gazebo	1/1/2004	142		Average	\$700.00

Permit / Construction History						
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:			
4/30/2004	1283	\$8,500.00	GAZEBO			
2/1/2021	21-0006	\$5,200.00	ACCBLDG 12X24			
4/2/2020	20-0812	\$6,200.00	BOILER-REPLC			
Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
6/28/1996		\$115,000.00	Invalid		Land and Improvements	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	1.171	Gross				\$78,100
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
51,009	1.171			\$78,100		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Paved	Light		6/28/2022	Public Sewer	
Valuation/Explanation						
Dwelling #			809 9961 003- 1			
Description			Area		Value Amount	
Living Area:						
First Story:			1,324		\$176,555.40	
Second Story:			0		\$0.00	
Additional Story:			0		\$0.00	
Attic/Finished Net:			0		\$0.00	
Half Story/Finished Net:			0		\$0.00	
Base Price					\$176,555.40	
Unfinished Living Area:						
Room/Unfinished:			0		\$0.00	
Unfinished Basement:			1,324		\$31,021.32	
Half Story/Unfinished:					\$0.00	
Structure Info, Features and Attachments:						
Heating/AC			Basic Heating		\$0.00	
Plumbing			0 - Half Bath 1 - Full Bath		\$0.00	
Finished Basement Living Area			0		\$0.00	
Features:			2		\$600.00	
Attachments:			852		\$29,900.00	
Adjusted Base Price					\$238,076.72	
Changes/Adjustments						
Grade Adjustment:			C+ 110%		\$228,334.39	
Market Adjustment:			55%		\$353,918.31	
CDU Adjustment:			60		\$212,400.00	
Complete:			100		\$212,400.00	
Dollar Adjustments					(\$600.00)	
Dwelling Value					\$211,800.00	

Other Building Improvements	0	\$700.00
Total Improvement Value		\$212,500.00
Total Land Value		\$78,100.00
Total Assessed Value		\$290,600.00

Parcel Numbers: 809-9962-000 Property Address: 8173 28TH ST S Municipality: Franklin, City of

Owner Name: CAMPBELL, MICHAEL D Mailing Address: 8173 S 28TH ST FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	Building Sketch:
	N 163.33 FT OF S 880 FT OF W 180 FT OF E 640 FT OF	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood:	
	1302-Franklin	

Building Description

Dwelling #	809 9962 000- 1		
Year Built:	1/1/1960	Exterior Wall:	07-Brick
Year Remodeled:	1/1/1960	Bedrooms:	3
Remodeled/Effective Age:	-62	Full Baths:	2
Building Type/Style:	01-Ranch	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	C+	Room Count:	3
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
809 9962 000- 1	1,170	0	0	0	0	0	1,170

Attachment Description(s):	Area:	Attachment Value:
13-AFG	528	\$15,800
11-OFP	45	\$900

Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	1	\$300
Rec Room Condition:	Rec Room Area:	Rec Room Value:
Average	585	\$2,925

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
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Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
9/15/2021		\$110,000.00	Invalid		Land and Improvements		
9/12/2003		\$174,900.00	Valid		Land and Improvements		
8/1/1993		\$102,500.00	Valid		Land and Improvements		
5/1/1995		\$114,000.00	Valid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.562	Gross				\$68,100	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:			
24,481	0.562			\$68,100			
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		
Valuation/Explanation							
Dwelling #	809 9962 000- 1						
Description	Area			Value Amount			
Living Area:							
First Story:	1,170			\$163,390.50			
Second Story:	0			\$0.00			
Additional Story:	0			\$0.00			
Attic/Finished Net:	0			\$0.00			
Half Story/Finished Net:	0			\$0.00			
Base Price				\$163,390.50			
Unfinished Living Area:							
Room/Unfinished:	0			\$0.00			
Unfinished Basement:	1,170			\$28,395.90			
Half Story/Unfinished:				\$0.00			
Structure Info, Features and Attachments:							
Heating/AC	Air Conditioning - Same Ducts			\$2,878.20			
Plumbing	0 - Half Bath 2 - Full Bath			\$7,322.00			
Finished Basement Living Area	0			\$0.00			
Features:	1			\$300.00			
Attachments:	573			\$16,700.00			
Adjusted Base Price				\$218,986.60			
Changes/Adjustments							
Grade Adjustment:	C+ 110%			\$222,185.26			
Market Adjustment:	53%			\$339,943.45			
CDU Adjustment:	60			\$204,000.00			
Complete:	100			\$204,000.00			
Dollar Adjustments				\$300.00			
Dwelling Value				\$204,300.00			
Other Building Improvements	0			\$0.00			
Total Improvement Value				\$204,300.00			
Total Land Value				\$68,100.00			
Total Assessed Value				\$272,400.00			

Parcel Numbers: 809-9964-000	Property Address: 2925 SOUTHWAY DR W	Municipality: Franklin, City of
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Owner Name: PLICKA, ANTHONY & PATRICA	Mailing Address: 2925 W SOUTHWAY DR FRANKLIN, WI 53132	Land Use: Residential
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Property Photograph: 	Legal Description: N 440 FT OF S 880 FT OF W 150 FT OF E 940 FT OF NE 13	Building Sketch: 
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1302-Franklin	

Building Description

Dwelling #	809 9964 000- 1		
Year Built:	1/1/1953	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/1953	Bedrooms:	3
Remodeled/Effective Age:	-69	Full Baths:	1
Building Type/Style:	01-Ranch	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	C	Room Count:	4
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
809 9964 000- 1	892	0	0	0	0	0	892

Attachment Description(s):	Area:	Attachment Value:
12-EFP	100	\$3,000
13-AFG	460	\$13,800
31-WD	360	\$3,600

Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	4	\$1,200
Rec Room Condition: Average	Rec Room Area: 446	Rec Room Value: \$2,230

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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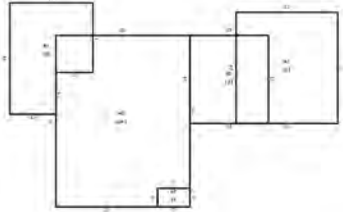
Permit / Construction History

Date of Permit: 9/5/2019	Permit Number: 19-2288	Permit Amount: \$4,175.00	Details of Permit: FURREPLAC
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Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
11/1/1993		\$107,900.00	Valid		Land and Improvements		
8/1/1995		\$119,900.00	Valid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	1.412	Gross				\$77,900	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
61,507	1.412				\$77,900		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			Public Sewer		
Valuation/Explanation							
Dwelling #				809 9964 000- 1			
Description				Area		Value Amount	
Living Area:							
First Story:				892		\$115,389.12	
Second Story:				0		\$0.00	
Additional Story:				0		\$0.00	
Attic/Finished Net:				0		\$0.00	
Half Story/Finished Net:				0		\$0.00	
Base Price						\$115,389.12	
Unfinished Living Area:							
Room/Unfinished:				0		\$0.00	
Unfinished Basement:				892		\$23,923.44	
Half Story/Unfinished:						\$0.00	
Structure Info, Features and Attachments:							
Heating/AC				Air Conditioning - Same Ducts		\$2,194.32	
Plumbing				0 - Half Bath 1 - Full Bath		\$0.00	
Finished Basement Living Area				0		\$0.00	
Features:				4		\$1,200.00	
Attachments:				920		\$20,400.00	
Adjusted Base Price						\$163,106.88	
Changes/Adjustments							
Grade Adjustment:				C 100%		\$141,506.88	
Market Adjustment:				86%		\$263,202.80	
CDU Adjustment:				60		\$157,900.00	
Complete:				100		\$157,900.00	
Dollar Adjustments						\$300.00	
Dwelling Value						\$158,200.00	
Other Building Improvements				0		\$0.00	
Total Improvement Value						\$158,200.00	
Total Land Value						\$77,900.00	
Total Assessed Value						\$236,100.00	

Parcel Numbers: 809-9965-000 Property Address: 3005 SOUTHWAY DR W Municipality: Franklin, City of

Owner Name: PHILLIPS, MARK Mailing Address: 3005 W SOUTHWAY DR FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	
	N 440 FT OF S 880 FT OF W 150 FT OF E 1090 FT OF NE 13	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1302-Franklin	

Building Description

Dwelling #	809 9965 000- 1		
Year Built:	1/1/1956	Exterior Wall:	07-Brick
Year Remodeled:	1/1/1956	Bedrooms:	3
Remodeled/Effective Age:	-66	Full Baths:	1
Building Type/Style:	01-Ranch	Half Baths:	1
Story:	1.00	Rough-in:	0
Grade:	C+	Room Count:	4
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
809 9965 000- 1	1,368	0	0	0	0	0	1,368

Attachment Description(s):	Area:	Attachment Value:
13-AFG	528	\$15,800
11-OFP	28	\$600

Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	1	\$300
Rec Room Condition:	Rec Room Area:	Rec Room Value:
Average	627	\$3,135
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
Average	627	\$3,135


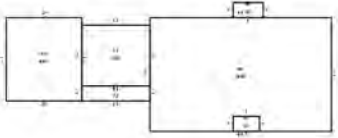
Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
RG1-Detached Frame Garage	1/1/1985	720		Average	\$8,100.00

Permit / Construction History							
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:				
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
4/1/1986		\$66,100.00	Valid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	1.412	Gross				\$77,900	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:			
61,507	1.412			\$77,900			
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			Public Sewer		
Valuation/Explanation							
Dwelling #	809 9965 000- 1						
Description	Area			Value Amount			
Living Area:							
First Story:	1,368			\$179,550.00			
Second Story:	0			\$0.00			
Additional Story:	0			\$0.00			
Attic/Finished Net:	0			\$0.00			
Half Story/Finished Net:	0			\$0.00			
Base Price				\$179,550.00			
Unfinished Living Area:							
Room/Unfinished:	0			\$0.00			
Unfinished Basement:	1,045			\$26,563.90			
Half Story/Unfinished:				\$0.00			
Structure Info, Features and Attachments:							
Heating/AC	Air Conditioning - Same Ducts			\$3,365.28			
Plumbing	1 - Half Bath 1 - Full Bath			\$4,881.00			
Finished Basement Living Area	0			\$0.00			
Features:	2			\$2,300.00			
Attachments:	556			\$16,400.00			
Adjusted Base Price				\$233,060.18			
Changes/Adjustments							
Grade Adjustment:	C+ 110%			\$235,796.20			
Market Adjustment:	45%			\$341,904.49			
CDU Adjustment:	60			\$205,100.00			
Complete:	100			\$205,100.00			
Dollar Adjustments				\$500.00			
Dwelling Value				\$205,600.00			
Other Building Improvements	0			\$8,100.00			
Total Improvement Value				\$213,700.00			
Total Land Value				\$77,900.00			
Total Assessed Value				\$291,600.00			

Parcel Numbers: 809-9966-000 Property Address: 3017 SOUTHWAY DR W Municipality: Franklin, City of

Owner Name: MROTEK, GARY J & SUSAN Mailing Address: 3017 W SOUTHWAY DR FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	Building Sketch:
	N 440 FT OF S 880 FT OF W 150 FT OF E 1240 FT OF 13 5	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1302-Franklin	

Building Description

Dwelling #	809 9966 000- 1		
Year Built:	1/1/1953	Exterior Wall:	08-Stone
Year Remodeled:	1/1/1953	Bedrooms:	3
Remodeled/Effective Age:	-69	Full Baths:	1
Building Type/Style:	01-Ranch	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	C+	Room Count:	6
CDU/Overall Condition:	Average	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:		Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
809 9966 000- 1	1,728	0	0	0	0	0	1,728

Attachment Description(s):	Area:	Attachment Value:
21-OMP	72	\$1,800
23-AMG	440	\$15,400
11-OFP	32	\$600

Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	1	\$300
Rec Room Condition:	Rec Room Area: 0	Rec Room Value: \$0

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
RG1-Detached Frame Garage	1/1/1993	1,200		Average	\$15,000.00



Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:

Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
1/1/1991		\$91,900.00	Valid		Land and Improvements	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	1.412	Gross				\$77,900
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
61,507	1.412			\$77,900		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Above Street	Paved	Light			Public Sewer	
Valuation/Explanation						
Dwelling #			809 9966 000- 1			
Description			Area		Value Amount	
Living Area:						
First Story:			1,728			\$201,398.40
Second Story:			0			\$0.00
Additional Story:			0			\$0.00
Attic/Finished Net:			0			\$0.00
Half Story/Finished Net:			0			\$0.00
Base Price					\$201,398.40	
Unfinished Living Area:						
Room/Unfinished:			0			\$0.00
Unfinished Basement:			1,440			\$33,091.20
Half Story/Unfinished:						\$0.00
Structure Info, Features and Attachments:						
Heating/AC			Air Conditioning - Same Ducts		\$4,250.88	
Plumbing			0 - Half Bath 1 - Full Bath		\$0.00	
Finished Basement Living Area			0			\$0.00
Features:			1			\$300.00
Attachments:			544			\$17,800.00
Adjusted Base Price					\$256,840.48	
Changes/Adjustments						
Grade Adjustment:			C+ 110%		\$262,614.53	
Market Adjustment:			46%		\$383,417.21	
CDU Adjustment:			55		\$210,900.00	
Complete:			100		\$210,900.00	
Dollar Adjustments					\$100.00	
Dwelling Value					\$211,000.00	
Other Building Improvements			0			\$15,000.00
Total Improvement Value					\$226,000.00	
Total Land Value					\$77,900.00	
Total Assessed Value					\$303,900.00	

Parcel Numbers: 809-9967-000	Property Address: 3037 SOUTHWAY DR W	Municipality: Franklin, City of
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Owner Name: WHITE, MARK J	Mailing Address: 3037 W SOUTHWAY DR FRANKLIN, WI 53132	Land Use: Residential
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Property Photograph: 	Legal Description: N 440 FT OF S 880 FT OF W 150 FT OF E 1390 FT OF NE 13 5 21 CONT 1.515 ACRES	Building Sketch: 
Parcel Sketch and Site Map obtained from the County GIS		
Neighborhood: 1302-Franklin		

Building Description

Dwelling #	809 9967 000- 1		
Year Built:	1/1/1960	Exterior Wall:	01-Wood
Year Remodeled:	1/1/1960	Bedrooms:	3
Remodeled/Effective Age:	-62	Full Baths:	1
Building Type/Style:	01-Ranch	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	C+	Room Count:	5
CDU/Overall Condition:	Good	Basement Description:	Partial
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
809 9967 000- 1	1,572	0	0	0	0	0	1,572

Attachment Description(s):	Area:	Attachment Value:
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Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	1	\$300
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements


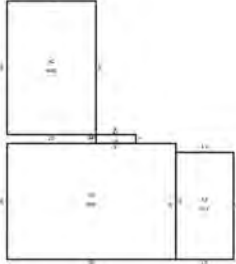
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
RG1-Detached Frame Garage	1/1/1965	484		Average	\$4,800.00

Permit / Construction History							
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:				
9/13/2022	PB22-0203	\$1.00	Demo old garage, build new bigger garage				
3/27/2007	611	\$11,000.00	FOUNDRPR-CANCEL				
3/9/2018	18-0411	\$1,728.00	FURREPLAC				
11/30/2020	20-3431	\$23,250.00	FOUNDRPR				
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
4/10/2020		\$215,000.00	Invalid		Land and Improvements		
11/6/2020		\$170,000.00	Invalid		Land and Improvements		
3/2/2020		\$160,000.00	Invalid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	1.412	Gross				\$77,900	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:			Assessed Land Value:	
61,507	1.412					\$77,900	
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Above Street	Paved	Light			Public Sewer		

Valuation/Explanation		
Dwelling #	809 9967 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,572	\$178,657.80
Second Story:	0	\$0.00
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$178,657.80
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	972	\$13,821.84
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$3,867.12
Plumbing	0 - Half Bath 1 - Full Bath	\$0.00
Finished Basement Living Area	0	\$0.00
Features:	1	\$300.00
Attachments:		
Adjusted Base Price		\$196,646.76
Changes/Adjustments		
Grade Adjustment:	C+ 110%	\$215,981.44
Market Adjustment:	19%	\$257,017.91
CDU Adjustment:	60	\$154,200.00
Complete:	100	\$154,200.00
Dollar Adjustments		(\$600.00)
Dwelling Value		\$153,600.00
Other Building Improvements	0	\$4,800.00
Total Improvement Value		\$158,400.00
Total Land Value		\$77,900.00
Total Assessed Value		\$236,300.00

Parcel Numbers: 809-9968-000 Property Address: 3111 SOUTHWAY DR W Municipality: Franklin, City of

Owner Name: GRIMM, MARCUS Mailing Address: 3111 W SOUTHWAY DR FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	Building Sketch:
	N 440 FT OF S 880 FT OF W 150 FT OF E 1540 FT OF NE 13	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1302-Franklin	

Building Description

Dwelling #	809 9968 000- 1		
Year Built:	1/1/1954	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/1954	Bedrooms:	3
Remodeled/Effective Age:	-68	Full Baths:	1
Building Type/Style:	01-Ranch	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	C+	Room Count:	4
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Good	Type of Fuel:	Gas
Bath Condition:	Good	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
809 9968 000- 1	1,006	0	0	0	0	0	1,006

Attachment Description(s):	Area:	Attachment Value:
99-Additional Attachments	18	\$1,800
33-Concrete Patio	312	\$1,600

Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	1	\$300
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
03-Masonry Fireplace	1	\$5,500
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements


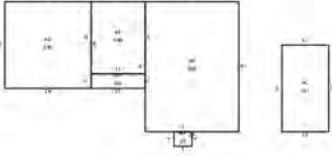
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
RG1-Detached Frame Garage	1/1/1960	528		Average	\$5,300.00

Permit / Construction History							
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:				
9/14/2022	PB22-0087	\$1.00	Occupancy permit for Bsmt finish (bdrm, full bth, storage room)				
11/4/2003	508114	\$12,000.00	FOUNDRPR				
6/23/2015	15-1389	\$4,200.00	FOUNDRPR				
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
9/16/2021		\$295,000.00	Valid		Land and Improvements		
5/13/2016		\$190,000.00	Valid		Land and Improvements		
7/14/2015		\$136,900.00	Invalid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	1.412	Gross				\$77,900	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:			
61,507	1.412			\$77,900			
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			Public Sewer		

Valuation/Explanation		
Dwelling #	809 9968 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,006	\$125,307.36
Second Story:	0	\$0.00
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$125,307.36
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	988	\$25,549.68
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$2,474.76
Plumbing	0 - Half Bath 1 - Full Bath	\$0.00
Finished Basement Living Area	0	\$0.00
Features:	2	\$5,800.00
Attachments:	330	\$3,400.00
Adjusted Base Price		\$162,531.80
Changes/Adjustments		
Grade Adjustment:	C+ 110%	\$168,664.98
Market Adjustment:	109%	\$352,509.81
CDU Adjustment:	60	\$211,500.00
Complete:	100	\$211,500.00
Dollar Adjustments		\$300.00
Dwelling Value		\$211,800.00
Other Building Improvements	0	\$5,300.00
Total Improvement Value		\$217,100.00
Total Land Value		\$77,900.00
Total Assessed Value		\$295,000.00

Parcel Numbers: 809-9969-000 Property Address: 3113 SOUTHWAY DR W Municipality: Franklin, City of

Owner Name: KOESTER, TATE M Mailing Address: 3113 W SOUTHWAY DR FRANKLIN, WI 53132 Land Use: Residential

Property Photograph:	Legal Description:	Building Sketch:
	N 440 FT OF S 880 FT OF W 150 FT OF E 1690 FT OF NE 13	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood:	
	1302-Franklin	

Building Description

Dwelling #	809 9969 000- 1		
Year Built:	1/1/1955	Exterior Wall:	01-Wood
Year Remodeled:	1/1/1955	Bedrooms:	3
Remodeled/Effective Age:	-67	Full Baths:	1
Building Type/Style:	01-Ranch	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	C+	Room Count:	5
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Oil
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
809 9969 000- 1	936	0	0	0	0	0	936

Attachment Description(s):	Area:	Attachment Value:
12-EFP	300	\$9,000
13-AFG	576	\$17,300
11-OFP	60	\$1,200
11-OFP	20	\$400

Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	1	\$300
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements


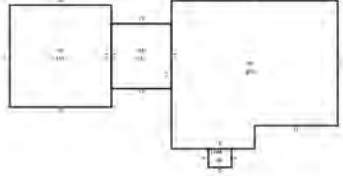
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:

Permit / Construction History						
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:			
8/1/1994	94-0862	\$669.00	SHED 8X10			
Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
3/1/2001		\$122,900.00	Invalid		Land and Improvements	
11/27/2018		\$188,500.00	Valid		Land and Improvements	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	1.412	Gross				\$77,900
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
61,507	1.412			\$77,900		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Paved	Light			Public Sewer	
Valuation/Explanation						
Dwelling #			809 9969 000- 1			
Description			Area		Value Amount	
Living Area:						
First Story:			936			\$119,237.04
Second Story:			0			\$0.00
Additional Story:			0			\$0.00
Attic/Finished Net:			0			\$0.00
Half Story/Finished Net:			0			\$0.00
Base Price					\$119,237.04	
Unfinished Living Area:						
Room/Unfinished:			0			\$0.00
Unfinished Basement:			936			\$24,635.52
Half Story/Unfinished:						\$0.00
Structure Info, Features and Attachments:						
Heating/AC			Air Conditioning - Same Ducts		\$2,302.56	
Plumbing			0 - Half Bath 1 - Full Bath		\$0.00	
Finished Basement Living Area			0			\$0.00
Features:			1			\$300.00
Attachments:			956			\$27,900.00
Adjusted Base Price					\$174,375.12	
Changes/Adjustments						
Grade Adjustment:			C+ 110%		\$160,792.63	
Market Adjustment:			91%		\$307,113.93	
CDU Adjustment:			60		\$184,300.00	
Complete:			100		\$184,300.00	
Dollar Adjustments					\$400.00	
Dwelling Value					\$184,700.00	

Other Building Improvements	0	\$0.00
Total Improvement Value		\$184,700.00
Total Land Value		\$77,900.00
Total Assessed Value		\$262,600.00

Parcel Numbers: 809-9970-000 Property Address: 3115 SOUTHWAY DR W Municipality: Franklin, City of

Owner Name: KOCHERER, CRYSTAL J Mailing Address: 3115 W SOUTHWAY DR FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	Building Sketch:
	N 440 FT OF S 880 FT OF W 150 FT OF E 1840 FT OF NE 13	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood:	
	1302-Franklin	

Building Description

Dwelling #	809 9970 000- 1		
Year Built:	1/1/1954	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/1954	Bedrooms:	2
Remodeled/Effective Age:	-68	Full Baths:	1
Building Type/Style:	01-Ranch	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	C	Room Count:	3
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
809 9970 000- 1	1,062	0	0	0	0	0	1,062

Attachment Description(s):	Area:	Attachment Value:
12-EFP	182	\$5,500
13-AFG	484	\$14,500

Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	1	\$300
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:


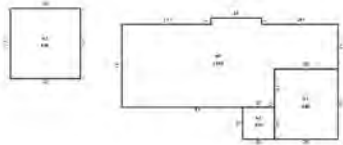
Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:

Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
8/27/2014		\$70,000.00	Invalid		Land and Improvements		
1/4/2016		\$132,500.00	Invalid		Land and Improvements		
1/26/2006		\$165,900.00	Invalid		Land and Improvements		
12/30/2013		\$166,200.00	Invalid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	1.412	Gross				\$77,900	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
61,507	1.412				\$77,900		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			Public Sewer		
Valuation/Explanation							
Dwelling #	809 9970 000- 1						
Description	Area			Value Amount			
Living Area:							
First Story:	1,062			\$130,679.10			
Second Story:	0			\$0.00			
Additional Story:	0			\$0.00			
Attic/Finished Net:	0			\$0.00			
Half Story/Finished Net:	0			\$0.00			
Base Price				\$130,679.10			
Unfinished Living Area:							
Room/Unfinished:	0			\$0.00			
Unfinished Basement:	1,062			\$26,560.62			
Half Story/Unfinished:				\$0.00			
Structure Info, Features and Attachments:							
Heating/AC	Air Conditioning - Same Ducts			\$2,612.52			
Plumbing	0 - Half Bath 1 - Full Bath			\$0.00			
Finished Basement Living Area	0			\$0.00			
Features:	1			\$300.00			
Attachments:	666			\$20,000.00			
Adjusted Base Price				\$180,152.24			
Changes/Adjustments							
Grade Adjustment:	C 100%			\$159,852.24			
Market Adjustment:	72%			\$274,945.85			
CDU Adjustment:	60			\$165,000.00			
Complete:	100			\$165,000.00			
Dollar Adjustments				(\$500.00)			
Dwelling Value				\$164,500.00			
Other Building Improvements	0			\$0.00			
Total Improvement Value				\$164,500.00			
Total Land Value				\$77,900.00			
Total Assessed Value				\$242,400.00			

Parcel Numbers: 809-9971-000 Property Address: 3231 SOUTHWAY DR W Municipality: Franklin, City of

Owner Name: BURDUE, JODY C & JOELLEN M Mailing Address: 3231 W SOUTHWAY DR FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	Building Sketch:
	N 440 FT OF S 880 FT OF W 160 FT OF E 2000 FT OF NE 13	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood:	
	1302-Franklin	

Building Description

Dwelling #	809 9971 000- 1		
Year Built:	1/1/1962	Exterior Wall:	07-Brick
Year Remodeled:	1/1/1962	Bedrooms:	3
Remodeled/Effective Age:	-60	Full Baths:	1
Building Type/Style:	01-Ranch	Half Baths:	1
Story:	1.00	Rough-in:	0
Grade:	C+	Room Count:	5
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
809 9971 000- 1	1,560	0	0	0	0	0	1,560

Attachment Description(s):	Area:	Attachment Value:
23-AMG	440	\$15,400
11-OFP	100	\$2,000

Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	1	\$300
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:


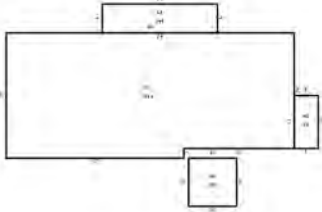
Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:

Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
8/28/2009		\$212,900.00	Valid		Land and Improvements	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	1.506	Gross				\$79,800
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
65,601	1.506			\$79,800		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Paved	Light			Public Sewer	
Valuation/Explanation						
Dwelling #			809 9971 000- 1			
Description			Area		Value Amount	
Living Area:						
First Story:			1,560			\$191,646.00
Second Story:			0			\$0.00
Additional Story:			0			\$0.00
Attic/Finished Net:			0			\$0.00
Half Story/Finished Net:			0			\$0.00
Base Price					\$191,646.00	
Unfinished Living Area:						
Room/Unfinished:			0			\$0.00
Unfinished Basement:			1,560			\$34,897.20
Half Story/Unfinished:						\$0.00
Structure Info, Features and Attachments:						
Heating/AC			Air Conditioning - Same Ducts		\$3,837.60	
Plumbing			1 - Half Bath 1 - Full Bath		\$4,881.00	
Finished Basement Living Area			0			\$0.00
Features:			1			\$300.00
Attachments:			540			\$17,400.00
Adjusted Base Price					\$252,961.80	
Changes/Adjustments						
Grade Adjustment:			C+ 110%		\$258,787.98	
Market Adjustment:			31%		\$339,012.25	
CDU Adjustment:			60		\$203,400.00	
Complete:			100		\$203,400.00	
Dollar Adjustments					(\$700.00)	
Dwelling Value					\$202,700.00	
Other Building Improvements			0			\$0.00
Total Improvement Value					\$202,700.00	
Total Land Value					\$79,800.00	
Total Assessed Value					\$282,500.00	

Parcel Numbers: 809-9972-000 Property Address: 3307 SOUTHWAY DR W Municipality: Franklin, City of

Owner Name: BROWN, FLOYD & DENISE Mailing Address: 3307 W SOUTHWAY DR FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	
	COM 2000 FT W OF E LI & 690 FT N OF S LI OF NE 13 5 21	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1302-Franklin	

Building Description

Dwelling #	809 9972 000- 1		
Year Built:	1/1/1951	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/1951	Bedrooms:	5
Remodeled/Effective Age:	-71	Full Baths:	2
Building Type/Style:	19-Duplex	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	C	Room Count:	7
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Basic Heating
Kitchen Condition:	Average	Type of Fuel:	Oil
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
809 9972 000- 1	1,658	0	0	0	0	0	1,658

Attachment Description(s): 12-EFP	Area: 55	Attachment Value: \$1,700
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Feature Description(s): 22-Additional Fixture	Area: 2	Feature Value: \$600
Rec Room Condition:	Rec Room Area: 0	Rec Room Value: \$0

Other Building Improvements

Structure Type: RG1-Detached Frame Garage	Year Built: 1/1/1970	Area: 726	Construction:	Condition: Average	Value: \$6,200.00
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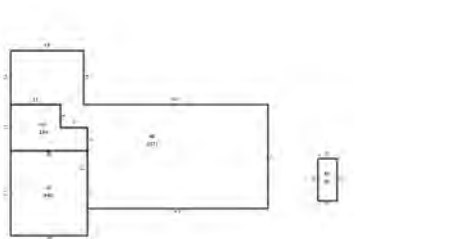
Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
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Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
12/1/1984		\$65,000.00	Valid		Land and Improvements	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	0.606	Gross				\$70,000
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
26,397	0.606			\$70,000		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Paved	Light			Public Sewer	
Valuation/Explanation						
Dwelling #			809 9972 000- 1			
Description			Area		Value Amount	
Living Area:						
First Story:			1,658			\$186,326.04
Second Story:			0			\$0.00
Additional Story:			0			\$0.00
Attic/Finished Net:			0			\$0.00
Half Story/Finished Net:			0			\$0.00
Base Price					\$186,326.04	
Unfinished Living Area:						
Room/Unfinished:			0			\$0.00
Unfinished Basement:			1,658			\$36,625.22
Half Story/Unfinished:						\$0.00
Structure Info, Features and Attachments:						
Heating/AC			Basic Heating			\$0.00
Plumbing			0 - Half Bath 2 - Full Bath			\$7,322.00
Finished Basement Living Area			0			\$0.00
Features:			2			\$600.00
Attachments:			55			\$1,700.00
Adjusted Base Price					\$232,573.26	
Changes/Adjustments						
Grade Adjustment:			C 100%			\$230,273.26
Market Adjustment:			32%			\$303,960.70
CDU Adjustment:			60			\$182,400.00
Complete:			100			\$182,400.00
Dollar Adjustments						(\$700.00)
Dwelling Value					\$181,700.00	
Other Building Improvements			0			\$6,200.00
Total Improvement Value					\$187,900.00	
Total Land Value					\$70,000.00	
Total Assessed Value					\$257,900.00	

Parcel Numbers: 809-9973-000 Property Address: 8200 34TH ST S Municipality: Franklin, City of

Owner Name: CHERNEY, M & JUDITH - TRUSTEES Mailing Address: 8200 S 34TH ST FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	
	N 125 FT OF S 250 FT OF COM 2000 FT W & 440 FT N OF SE	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1302-Franklin	

Building Description

Dwelling #	809 9973 000- 1		
Year Built:	1/1/1963	Exterior Wall:	07-Brick
Year Remodeled:	1/1/1963	Bedrooms:	3
Remodeled/Effective Age:	-59	Full Baths:	1
Building Type/Style:	01-Ranch	Half Baths:	1
Story:	1.00	Rough-in:	0
Grade:	C+	Room Count:	4
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
809 9973 000- 1	1,775	0	0	0	0	0	1,775

Attachment Description(s): 23-AMG	Area: 440	Attachment Value: \$15,400
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Feature Description(s): 22-Additional Fixture	Area: 1	Feature Value: \$300
Rec Room Condition: Average	Rec Room Area: 635	Rec Room Value: \$3,175
05-Metal Fireplace	1	\$2,000
Rec Room Condition: Average	Rec Room Area: 635	Rec Room Value: \$3,175

Other Building Improvements



Structure Type: RS1-Frame Utility Shed	Year Built: 1/1/1997	Area: 240	Construction:	Condition: Average	Value: \$600.00
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Permit / Construction History							
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:				
5/20/2015	15-1064	\$3,000.00	ACREPLACE				
10/1/1997	97-0962	\$2,000.00	SHED 12X20'				
5/14/2008	951	\$4,209.00	EXTREMOD				
11/21/2013	13-2807	\$4,700.00	FURREPLAC				
12/16/2015	15-2985	\$8,600.00	FOUND REPAIR				
3/30/2007	643	\$14,000.00	FOUNDRPR				
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
3/1/2000		\$151,800.00	Invalid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.474	Gross				\$64,200	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
20,647	0.474				\$64,200		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			Public Sewer		

Valuation/Explanation		
Dwelling #	809 9973 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,775	\$203,148.75
Second Story:	0	\$0.00
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$203,148.75
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	1,577	\$35,277.49
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$4,366.50
Plumbing	1 - Half Bath 1 - Full Bath	\$4,881.00
Finished Basement Living Area	0	\$0.00
Features:	2	\$2,300.00
Attachments:	440	\$15,400.00
Adjusted Base Price		\$265,373.74
Changes/Adjustments		
Grade Adjustment:	C+ 110%	\$272,441.11
Market Adjustment:	45%	\$395,039.62
CDU Adjustment:	60	\$237,000.00
Complete:	100	\$237,000.00
Dollar Adjustments		\$700.00
Dwelling Value		\$237,700.00
Other Building Improvements	0	\$600.00
Total Improvement Value		\$238,300.00
Total Land Value		\$64,200.00
Total Assessed Value		\$302,500.00

Parcel Numbers: 809-9974-000 Property Address: 8234 34TH ST S Municipality: Franklin, City of

Owner Name: SCHAEFER, JEROME H & JANET M Mailing Address: 8234 S 34TH ST FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	
	COM 2000 FT W & 565 FT N OF SE COR OF NE 13 5 21 TH S	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1302-Franklin	

Building Description

Dwelling #	809 9974 000- 1		
Year Built:	1/1/1963	Exterior Wall:	07-Brick
Year Remodeled:	1/1/1963	Bedrooms:	3
Remodeled/Effective Age:	-59	Full Baths:	1
Building Type/Style:	01-Ranch	Half Baths:	1
Story:	1.00	Rough-in:	0
Grade:	C+	Room Count:	5
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
809 9974 000- 1	1,358	0	0	0	0	0	1,358

Attachment Description(s):	Area:	Attachment Value:
23-AMG	440	\$15,400
33-Concrete Patio	528	\$2,600

Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	1	\$300
Rec Room Condition:	Rec Room Area:	Rec Room Value:
Average	280	\$1,400

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
RS1-Frame Utility Shed	1/1/1988	280		Average	\$600.00


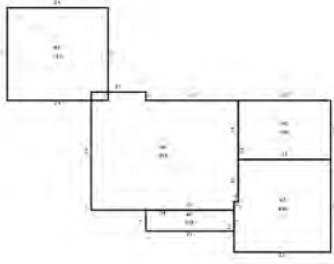
Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
6/1/1994	94-0566	\$1,000.00	BSMT REPAIR
3/16/2005	50856	\$2,000.00	EXTREMOD

Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
6/1/1982		\$64,500.00	Valid		Land and Improvements	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	0.474	Gross				\$64,200
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
20,647	0.474			\$64,200		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Paved	Light			Public Sewer	
Valuation/Explanation						
Dwelling #			809 9974 000- 1			
Description			Area		Value Amount	
Living Area:						
First Story:			1,358	\$178,237.50		
Second Story:			0	\$0.00		
Additional Story:			0	\$0.00		
Attic/Finished Net:			0	\$0.00		
Half Story/Finished Net:			0	\$0.00		
Base Price					\$178,237.50	
Unfinished Living Area:						
Room/Unfinished:			0	\$0.00		
Unfinished Basement:			1,118	\$27,536.34		
Half Story/Unfinished:				\$0.00		
Structure Info, Features and Attachments:						
Heating/AC			Air Conditioning - Same Ducts		\$3,340.68	
Plumbing			1 - Half Bath 1 - Full Bath		\$4,881.00	
Finished Basement Living Area			0	\$0.00		
Features:			1	\$300.00		
Attachments:			968	\$18,000.00		
Adjusted Base Price					\$232,295.52	
Changes/Adjustments						
Grade Adjustment:			C+ 110%		\$235,395.07	
Market Adjustment:			48%		\$348,384.71	
CDU Adjustment:			60		\$209,000.00	
Complete:			100		\$209,000.00	
Dollar Adjustments					(\$200.00)	
Dwelling Value					\$208,800.00	
Other Building Improvements			0	\$600.00		
Total Improvement Value					\$209,400.00	
Total Land Value					\$64,200.00	
Total Assessed Value					\$273,600.00	

Parcel Numbers: 809-9975-001 Property Address: 8160 35TH ST S Municipality: Franklin, City of

Owner Name: STACK, CHRISTINA M Mailing Address: 8160 S 35TH ST FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	
	CERTIFIED SURVEY MAP NO 3357 NE 13 5 21 PARCEL 1	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1302-Franklin	

Building Description

Dwelling #	809 9975 001- 1		
Year Built:	1/1/1972	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/1972	Bedrooms:	4
Remodeled/Effective Age:	-50	Full Baths:	2
Building Type/Style:	12-Colonial	Half Baths:	1
Story:	2.00	Rough-in:	0
Grade:	C+	Room Count:	5
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
809 9975 001- 1	1,242	934	0	0	0	0	2,176

Attachment Description(s):	Area:	Attachment Value:
13-AFG	496	\$14,900
11-OPF	105	\$2,100

Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	1	\$300
Rec Room Condition:	Rec Room Area:	Rec Room Value:
Average	745	\$3,725
03-Masonry Fireplace	1	\$5,500
Rec Room Condition:	Rec Room Area:	Rec Room Value:
Average	745	\$3,725

Other Building Improvements



Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:

Permit / Construction History							
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:				
7/27/2010	1535	\$7,500.00	EXTREMOD				
6/18/2014	14-1372	\$4,965.00	ACREPLACE				
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
9/13/2013		\$240,000.00	Valid		Land and Improvements		
5/1/1989		\$110,000.00	Valid		Land and Improvements		
10/25/2018		\$134,300.00	Invalid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.477	Gross				\$63,500	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
20,778	0.477				\$63,500		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Medium			Public Sewer		
Valuation/Explanation							
Dwelling #				809 9975 001- 1			
Description				Area		Value Amount	
Living Area:							
First Story:				1,242		\$148,530.78	
Second Story:				934		\$61,447.86	
Additional Story:				0		\$0.00	
Attic/Finished Net:				0		\$0.00	
Half Story/Finished Net:				0		\$0.00	
Base Price						\$209,978.64	
Unfinished Living Area:							
Room/Unfinished:				0		\$0.00	
Unfinished Basement:				1,242		\$29,721.06	
Half Story/Unfinished:						\$0.00	
Structure Info, Features and Attachments:							
Heating/AC				Air Conditioning - Same Ducts		\$5,352.96	
Plumbing				1 - Half Bath 2 - Full Bath		\$12,203.00	
Finished Basement Living Area				0		\$0.00	
Features:				2		\$5,800.00	
Attachments:				601		\$17,000.00	
Adjusted Base Price						\$280,055.66	
Changes/Adjustments							
Grade Adjustment:				C+ 110%		\$282,981.23	
Market Adjustment:				53%		\$432,961.28	
CDU Adjustment:				65		\$281,400.00	
Complete:				100		\$281,400.00	
Dollar Adjustments						\$300.00	
Dwelling Value						\$281,700.00	

Other Building Improvements	0	\$0.00
Total Improvement Value		\$281,700.00
Total Land Value		\$63,500.00
Total Assessed Value		\$345,200.00

Parcel Numbers: 809-9975-002 Property Address: 8180 35TH ST S Municipality: Franklin, City of

Owner Name: PICHE, JOEL & GLADYS Mailing Address: 8180 S 35TH ST FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	
	CERTIFIED SURVEY MAP NO 3357 NE 13 5 21 PARCEL 2	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1302-Franklin	

Building Description

Dwelling #	809 9975 002- 1		
Year Built:	1/1/1985	Exterior Wall:	07-Brick
Year Remodeled:	1/1/1985	Bedrooms:	3
Remodeled/Effective Age:	-37	Full Baths:	2
Building Type/Style:	01-Ranch	Half Baths:	1
Story:	1.00	Rough-in:	0
Grade:	C+	Room Count:	4
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
809 9975 002- 1	1,718	0	0	0	0	0	1,718

Attachment Description(s):	Area:	Attachment Value:
33-Concrete Patio	255	\$1,300
23-AMG	682	\$23,900
11-Ofp	64	\$1,300


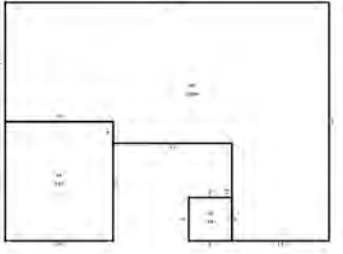
Feature Description(s):	Area:	Feature Value:
03-Masonry Fireplace	1	\$5,500
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
22-Additional Fixture	1	\$300
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements						
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:	
Permit / Construction History						
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:			
9/23/2010	1972	\$4,120.00	FP			
4/14/2017	17-0740	\$7,100.00	FUR/ACREPLAC			
Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
6/1/1985		\$28,000.00	Valid		Land	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	0.477	Gross				\$63,500
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
20,778	0.477			\$63,500		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Paved	Medium			All Public	
Valuation/Explanation						
Dwelling #	809 9975 002- 1					
Description	Area		Value Amount			
Living Area:						
First Story:	1,718		\$200,232.90			
Second Story:	0		\$0.00			
Additional Story:	0		\$0.00			
Attic/Finished Net:	0		\$0.00			
Half Story/Finished Net:	0		\$0.00			
Base Price			\$200,232.90			
Unfinished Living Area:						
Room/Unfinished:	0		\$0.00			
Unfinished Basement:	1,718		\$37,796.00			
Half Story/Unfinished:			\$0.00			
Structure Info, Features and Attachments:						
Heating/AC	Air Conditioning - Same Ducts		\$4,226.28			
Plumbing	1 - Half Bath 2 - Full Bath		\$12,203.00			
Finished Basement Living Area	0		\$0.00			
Features:	2		\$5,800.00			
Attachments:	1,001		\$26,500.00			
Adjusted Base Price			\$286,758.18			
Changes/Adjustments						
Grade Adjustment:	C+ 110%		\$279,904.00			
Market Adjustment:	42%		\$397,463.68			
CDU Adjustment:	70		\$278,200.00			
Complete:	100		\$278,200.00			
Dollar Adjustments			\$700.00			
Dwelling Value			\$278,900.00			

Other Building Improvements	0	\$0.00
Total Improvement Value		\$278,900.00
Total Land Value		\$63,500.00
Total Assessed Value		\$342,400.00

Parcel Numbers: 809-9976-001	Property Address: 8165 34TH ST S	Municipality: Franklin, City of
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Owner Name: PRUESS, JANET L	Mailing Address: 8165 S 34TH ST FRANKLIN, WI 53132	Land Use: Residential
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Property Photograph: 	Legal Description: CERTIFIED SURVEY MAP NO 3599 NE 13 5 21 PARCEL 1	Building Sketch: 
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1302-Franklin	

Building Description

Dwelling #	809 9976 001- 1		
Year Built:	1/1/1965	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/1965	Bedrooms:	3
Remodeled/Effective Age:	-57	Full Baths:	2
Building Type/Style:	01-Ranch	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	C+	Room Count:	4
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Oil
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
809 9976 001- 1	1,804	0	0	0	0	0	1,804

Attachment Description(s): 13-AFG	Area: 440	Attachment Value: \$13,200
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Feature Description(s): 22-Additional Fixture	Area: 1	Feature Value: \$300
Rec Room Condition:	Rec Room Area: 0	Rec Room Value: \$0
03-Masonry Fireplace	1	\$5,500
Rec Room Condition:	Rec Room Area: 0	Rec Room Value: \$0

Other Building Improvements


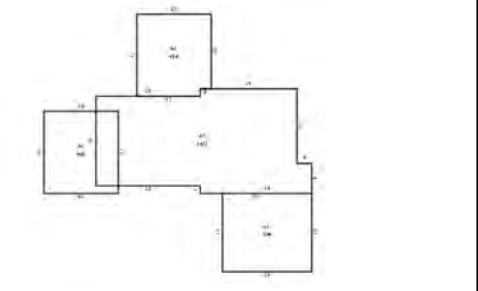
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
RG1-Detached Frame Garage	1/1/1970	720		Average	\$7,200.00
RG1-Detached Frame Garage	1/1/2005	280		Average	\$4,600.00

Permit / Construction History						
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:			
9/20/2005	692988	\$9,000.00	DETGARAGE			
Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
6/1/1984		\$75,900.00	Valid		Land and Improvements	
3/12/2015		\$104,000.00	Invalid		Land and Improvements	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	0.477	Gross				\$63,500
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
20,778	0.477			\$63,500		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Paved	Light			Public Sewer	
Valuation/Explanation						
Dwelling #			809 9976 001- 1			
Description			Area		Value Amount	
Living Area:						
First Story:			1,804			\$199,594.56
Second Story:			0			\$0.00
Additional Story:			0			\$0.00
Attic/Finished Net:			0			\$0.00
Half Story/Finished Net:			0			\$0.00
Base Price					\$199,594.56	
Unfinished Living Area:						
Room/Unfinished:			0			\$0.00
Unfinished Basement:			1,804			\$39,363.28
Half Story/Unfinished:						\$0.00
Structure Info, Features and Attachments:						
Heating/AC			Air Conditioning - Same Ducts		\$4,437.84	
Plumbing			0 - Half Bath 2 - Full Bath		\$7,322.00	
Finished Basement Living Area			0			\$0.00
Features:			2			\$5,800.00
Attachments:			440			\$13,200.00
Adjusted Base Price					\$269,717.68	
Changes/Adjustments						
Grade Adjustment:			C+ 110%		\$275,789.45	
Market Adjustment:			50%		\$413,684.17	
CDU Adjustment:			60		\$248,200.00	
Complete:			100		\$248,200.00	
Dollar Adjustments					\$0.00	
Dwelling Value					\$248,200.00	

Other Building Improvements	0	\$11,800.00
Total Improvement Value		\$260,000.00
Total Land Value		\$63,500.00
Total Assessed Value		\$323,500.00

Parcel Numbers: 809-9976-002 Property Address: 8157 34TH ST S Municipality: Franklin, City of

Owner Name: PRUESS, JOHN R & JENNIFER J Mailing Address: 8157 S 34TH ST FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	
	CERTIFIED SURVEY MAP NO 3599 NE 13 5 21 PARCEL 2	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1302-Franklin	

Building Description

Dwelling #	809 9976 002- 1		
Year Built:	1/1/1979	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/1979	Bedrooms:	3
Remodeled/Effective Age:	-43	Full Baths:	1
Building Type/Style:	03-Split Level	Half Baths:	1
Story:	1.00	Rough-in:	0
Grade:	C+	Room Count:	4
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
809 9976 002- 1	1,432	0	0	0	0	760	2,192

Attachment Description(s):	Area:	Attachment Value:
13-AFG	504	\$15,100
31-WD	434	\$4,300

Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	1	\$300
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements



Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
RG1-Detached Frame Garage	1/1/2014	720		Average	\$14,400.00

Permit / Construction History							
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:				
10/1/1997	97-1090	\$2,500.00	REPL BOILER				
5/30/2003	03-1443	\$2,000.00	WDDK				
9/23/2014	14-2297	\$24,000.00	DET GAR 30X24				
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
12/1/1994		\$124,000.00	Valid		Land and Improvements		
7/8/2002		\$166,500.00	Invalid		Land and Improvements		
11/13/2002		\$157,000.00	Invalid		Land and Improvements		
11/18/2011		\$219,900.00	Valid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.477	Gross				\$63,500	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:			Assessed Land Value:	
20,778	0.477					\$63,500	
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			Public Sewer		

Valuation/Explanation		
Dwelling #	809 9976 002- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,432	\$165,868.56
Second Story:	0	\$0.00
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$165,868.56
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	672	\$19,716.48
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$5,392.32
Plumbing	1 - Half Bath 1 - Full Bath	\$4,881.00
Finished Basement Living Area	760	\$20,512.40
Features:	2	\$2,300.00
Attachments:	938	\$19,400.00
Adjusted Base Price		\$238,070.76
Changes/Adjustments		
Grade Adjustment:	C+ 110%	\$238,007.84
Market Adjustment:	75%	\$416,513.71
CDU Adjustment:	65	\$270,700.00
Complete:	100	\$270,700.00
Dollar Adjustments		\$300.00
Dwelling Value		\$271,000.00
Other Building Improvements	0	\$14,400.00
Total Improvement Value		\$285,400.00
Total Land Value		\$63,500.00
Total Assessed Value		\$348,900.00

Parcel Numbers: 809-9977-000	Property Address: 8200 35TH ST S	Municipality: Franklin, City of
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Owner Name: SLOWIK, DONALD J & CAROLYN J	Mailing Address: 8200 S 35TH ST FRANKLIN, WI 53132	Land Use: Residential
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Property Photograph: 	Legal Description: N 140 FT OF S 720 FT OF W 245 FT OF NE 13 5 21 CONT	Building Sketch: 
Parcel Sketch and Site Map obtained from the County GIS		
Neighborhood: 1302-Franklin		

Building Description

Dwelling #	809 9977 000- 1		
Year Built:	1/1/1957	Exterior Wall:	07-Brick
Year Remodeled:	1/1/1957	Bedrooms:	3
Remodeled/Effective Age:	-65	Full Baths:	2
Building Type/Style:	01-Ranch	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	C+	Room Count:	4
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Hot Water

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
809 9977 000- 1	1,608	0	0	0	0	0	1,608

Attachment Description(s):	Area:	Attachment Value:
23-AMG	672	\$23,500
12-EFP	320	\$9,600

Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	4	\$1,200
Rec Room Condition:	Rec Room Area:	Rec Room Value:
Average	965	\$4,825

Other Building Improvements


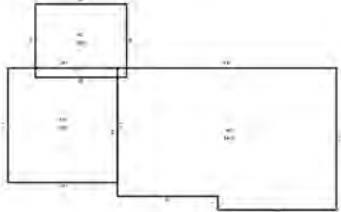
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
RS1-Frame Utility Shed	1/1/1980	216		Average	\$400.00

Permit / Construction History						
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:			
5/1/2006	1345	\$16,900.00	FOUNDRPR			
10/5/2010	2067	\$11,000.00	INTREMOD			
5/16/2016	16-1062	\$10,280.00	FOUNDRPR			
4/17/2017	17-0756	\$8,995.00	ACREPLACE			
8/3/2017	17-1835	\$2,395.00	HYDRONIC HEATER			
10/29/2010	2336	\$4,000.00	INTREMOD			
Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
6/3/2010		\$180,000.00	Invalid		Land and Improvements	
10/22/2003		\$180,000.00	Invalid		Land and Improvements	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	0.643	Gross				\$69,700
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
28,009	0.643			\$69,700		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Paved	Medium			Public Sewer	

Valuation/Explanation		
Dwelling #	809 9977 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,608	\$194,166.00
Second Story:	0	\$0.00
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$194,166.00
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	1,608	\$35,681.52
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$3,955.68
Plumbing	0 - Half Bath 2 - Full Bath	\$7,322.00
Finished Basement Living Area	0	\$0.00
Features:	4	\$1,200.00
Attachments:	992	\$33,100.00
Adjusted Base Price		\$275,425.20
Changes/Adjustments		
Grade Adjustment:	C+ 110%	\$265,237.72
Market Adjustment:	56%	\$413,770.84
CDU Adjustment:	60	\$248,300.00
Complete:	100	\$248,300.00
Dollar Adjustments		(\$700.00)
Dwelling Value		\$247,600.00
Other Building Improvements	0	\$400.00
Total Improvement Value		\$248,000.00
Total Land Value		\$69,700.00
Total Assessed Value		\$317,700.00

Parcel Numbers: 809-9978-000 Property Address: 8191 34TH ST S Municipality: Franklin, City of

Owner Name: KAPPES, MARK S Mailing Address: 8191 S 34TH ST FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	
	N 140 FT OF S 720 FT OF E 230 FT OF W 475 FT OF NE 13	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1302-Franklin	

Building Description

Dwelling #	809 9978 000- 1		
Year Built:	1/1/1955	Exterior Wall:	08-Stone
Year Remodeled:	1/1/1955	Bedrooms:	3
Remodeled/Effective Age:	-67	Full Baths:	1
Building Type/Style:	01-Ranch	Half Baths:	1
Story:	1.00	Rough-in:	0
Grade:	C+	Room Count:	3
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Oil
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
809 9978 000- 1	1,422	0	0	0	0	0	1,422

Attachment Description(s): 23-AMG	Area: 600	Attachment Value: \$21,000
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Feature Description(s): 03-Masonry Fireplace	Area: 1	Feature Value: \$5,500
Rec Room Condition: Average	Rec Room Area: 711	Rec Room Value: \$3,555
22-Additional Fixture	1	\$300
Rec Room Condition: Average	Rec Room Area: 711	Rec Room Value: \$3,555

Other Building Improvements


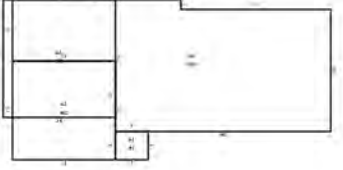
Structure Type: RS1-Frame Utility Shed	Year Built: 1/1/2010	Area: 320	Construction:	Condition: Average	Value: \$1,800.00
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Permit / Construction History						
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:			
9/1/1995	95-1024	\$2,368.00	A/C			
7/13/2010	1404	\$4,000.00	SHED			
12/27/2005	5051	\$0.00	FURREPLAC			
Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
11/1/1992		\$106,200.00	Valid		Land and Improvements	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	0.643	Gross				\$69,700
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
28,009	0.643			\$69,700		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Paved	Light			Public Sewer	
Valuation/Explanation						
Dwelling #			809 9978 000- 1			
Description			Area		Value Amount	
Living Area:						
First Story:			1,422			\$183,651.30
Second Story:			0			\$0.00
Additional Story:			0			\$0.00
Attic/Finished Net:			0			\$0.00
Half Story/Finished Net:			0			\$0.00
Base Price					\$183,651.30	
Unfinished Living Area:						
Room/Unfinished:			0			\$0.00
Unfinished Basement:			1,422			\$32,677.56
Half Story/Unfinished:						\$0.00
Structure Info, Features and Attachments:						
Heating/AC			Air Conditioning - Same Ducts		\$3,498.12	
Plumbing			1 - Half Bath 1 - Full Bath		\$4,881.00	
Finished Basement Living Area			0			\$0.00
Features:			2			\$5,800.00
Attachments:			600			\$21,000.00
Adjusted Base Price					\$251,507.98	
Changes/Adjustments						
Grade Adjustment:			C+ 110%		\$247,178.78	
Market Adjustment:			55%		\$383,127.11	
CDU Adjustment:			60		\$229,900.00	
Complete:			100		\$229,900.00	
Dollar Adjustments					(\$400.00)	
Dwelling Value					\$229,500.00	

Other Building Improvements	0	\$1,800.00
Total Improvement Value		\$231,300.00
Total Land Value		\$69,700.00
Total Assessed Value		\$301,000.00

Parcel Numbers: 809-9979-000 Property Address: 8218 35TH ST S Municipality: Franklin, City of

Owner Name: MISSIAEN, JAY M Mailing Address: 8218 S 35TH ST FRANKLIN, WI 53132 Land Use: Residential

Property Photograph:	Legal Description:	Building Sketch:
	N 140 FT OF S 580 FT OF W 245 FT OF NE 13 5 21 CONT	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood:	
	1302-Franklin	

Building Description

Dwelling #	809 9979 000- 1		
Year Built:	1/1/1960	Exterior Wall:	07-Brick
Year Remodeled:	1/1/1960	Bedrooms:	3
Remodeled/Effective Age:	-62	Full Baths:	1
Building Type/Style:	01-Ranch	Half Baths:	1
Story:	1.00	Rough-in:	0
Grade:	C+	Room Count:	5
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
809 9979 000- 1	1,510	0	0	0	0	0	1,510

Attachment Description(s):	Area:	Attachment Value:
21-OMP	42	\$1,100
23-AMG	462	\$16,200

Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	1	\$300
Rec Room Condition:	Rec Room Area:	Rec Room Value:
Average	453	\$2,265

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
RS1-Frame Utility Shed	1/1/2002	80		Average	\$300.00


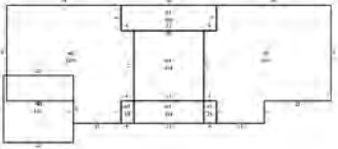
Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
7/6/2009	1171	\$7,158.00	AC/FURREPLAC
8/22/2002	02-0948	\$830.00	SHED 8X10'

Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
3/14/2014		\$210,000.00	Valid		Land and Improvements		
11/1/1996		\$129,900.00	Valid		Land and Improvements		
11/1/1998		\$130,000.00	Invalid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.643	Gross				\$69,700	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
28,009	0.643				\$69,700		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Medium			Public Sewer		
Valuation/Explanation							
Dwelling #				809 9979 000- 1			
Description				Area		Value Amount	
Living Area:							
First Story:				1,510		\$188,674.50	
Second Story:				0		\$0.00	
Additional Story:				0		\$0.00	
Attic/Finished Net:				0		\$0.00	
Half Story/Finished Net:				0		\$0.00	
Base Price						\$188,674.50	
Unfinished Living Area:							
Room/Unfinished:				0		\$0.00	
Unfinished Basement:				1,510		\$34,065.60	
Half Story/Unfinished:						\$0.00	
Structure Info, Features and Attachments:							
Heating/AC				Air Conditioning - Same Ducts		\$3,714.60	
Plumbing				1 - Half Bath 1 - Full Bath		\$4,881.00	
Finished Basement Living Area				0		\$0.00	
Features:				1		\$300.00	
Attachments:				504		\$17,300.00	
Adjusted Base Price						\$248,935.70	
Changes/Adjustments							
Grade Adjustment:				C+ 110%		\$254,469.27	
Market Adjustment:				45%		\$368,980.44	
CDU Adjustment:				60		\$221,400.00	
Complete:				100		\$221,400.00	
Dollar Adjustments						\$0.00	
Dwelling Value						\$221,400.00	
Other Building Improvements				0		\$300.00	
Total Improvement Value						\$221,700.00	
Total Land Value						\$69,700.00	
Total Assessed Value						\$291,400.00	

Parcel Numbers: 809-9980-000 Property Address: 8219 34TH ST S Municipality: Franklin, City of

Owner Name: FRALEY TRUST DATED APRIL 7, 1997 Mailing Address: 8219 S 34TH STREET FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	
	N 160 FT OF S 580 FT OF E 230 FT OF W 475 FT OF NE 13	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1302-Franklin	

Building Description

Dwelling #	809 9980 000- 1		
Year Built:	1/1/1957	Exterior Wall:	07-Brick
Year Remodeled:	1/1/1957	Bedrooms:	6
Remodeled/Effective Age:	-65	Full Baths:	2
Building Type/Style:	19-Duplex	Half Baths:	2
Story:	1.00	Rough-in:	0
Grade:	C+	Room Count:	6
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
809 9980 000- 1	2,546	0	0	0	0	0	2,546

Attachment Description(s):	Area:	Attachment Value:
32-Canopy	240	\$2,400
21-OMP	28	\$700
23-AMG	484	\$16,900
21-OMP	28	\$700
32-Canopy	154	\$1,500

Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	4	\$1,200
Rec Room Condition:	Rec Room Area: 0	Rec Room Value: \$0

Other Building Improvements



Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
RS1-Frame Utility Shed	1/1/1999	140		Average	\$400.00

Permit / Construction History							
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:				
10/1/1998	B981287	\$1,600.00	REPL FURNACE				
1/26/2012	12-0126	\$5,500.00	AC&FURREPLAC				
10/1/2001	01-1117	\$8,620.00	BSMT REPAIR				
5/1/1999	99-0529	\$1,200.00	REPLACE SHED				
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
7/14/2016		\$275,000.00	Valid		Land and Improvements		
11/1/1995		\$177,500.00	Valid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.734	Gross				\$73,200	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:			
31,973	0.734			\$73,200			
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			Public Sewer		
Valuation/Explanation							
Dwelling #	809 9980 000- 1						
Description	Area			Value Amount			
Living Area:							
First Story:	2,546			\$211,190.70			
Second Story:	0			\$0.00			
Additional Story:	0			\$0.00			
Attic/Finished Net:	0			\$0.00			
Half Story/Finished Net:	0			\$0.00			
Base Price				\$211,190.70			
Unfinished Living Area:							
Room/Unfinished:	0			\$0.00			
Unfinished Basement:	2,546			\$51,709.26			
Half Story/Unfinished:				\$0.00			
Structure Info, Features and Attachments:							
Heating/AC	Air Conditioning - Same Ducts			\$6,263.16			
Plumbing	2 - Half Bath 2 - Full Bath			\$17,084.00			
Finished Basement Living Area	0			\$0.00			
Features:	4			\$1,200.00			
Attachments:	934			\$22,200.00			
Adjusted Base Price				\$309,647.12			
Changes/Adjustments							
Grade Adjustment:	C+ 110%			\$314,871.83			
Market Adjustment:	65%			\$519,538.52			
CDU Adjustment:	60			\$311,700.00			
Complete:	100			\$311,700.00			
Dollar Adjustments				\$400.00			
Dwelling Value				\$312,100.00			

Other Building Improvements	0	\$400.00
Total Improvement Value		\$312,500.00
Total Land Value		\$73,200.00
Total Assessed Value		\$385,700.00

Parcel Numbers: 809-9981-000 Property Address: 8250 35TH ST S Municipality: Franklin, City of

Owner Name: TREBA, TRAVIS Mailing Address: 8250 S 35TH ST FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	
	N 140 FT OF S 440 FT OF W 245 FT OF NE 13 5 21 CONT	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1302-Franklin	

Building Description

Dwelling #	809 9981 000- 1		
Year Built:	1/1/1956	Exterior Wall:	07-Brick
Year Remodeled:	1/1/1956	Bedrooms:	2
Remodeled/Effective Age:	-66	Full Baths:	1
Building Type/Style:	01-Ranch	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	C+	Room Count:	3
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
809 9981 000- 1	1,178	0	0	0	0	0	1,178

Attachment Description(s):	Area:	Attachment Value:
12-EFP	156	\$4,700
13-AFG	528	\$15,800

Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	1	\$300
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
03-Masonry Fireplace	1	\$5,500
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements


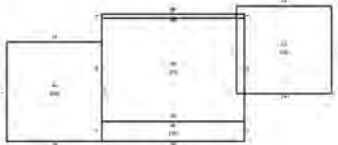
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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Permit / Construction History							
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:				
6/14/2005	52148	\$9,500.00	EXTREMOD				
4/29/2015	15-0858	\$7,300.00	FOUNDRPR				
6/23/2004	2005	\$8,490.00	FOUNDRPR				
2/21/2011	11-0290	\$4,000.00	FURREPLAC				
6/23/2006	2056	\$2,800.00	ACREPLACE				
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
6/1/2015		\$159,900.00	Valid		Land and Improvements		
5/1/1990		\$83,000.00	Valid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.643	Gross				\$69,700	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:			Assessed Land Value:	
28,009	0.643					\$69,700	
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			Public Sewer		

Valuation/Explanation		
Dwelling #	809 9981 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,178	\$164,507.70
Second Story:	0	\$0.00
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$164,507.70
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	1,178	\$28,590.06
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$2,897.88
Plumbing	0 - Half Bath 1 - Full Bath	\$0.00
Finished Basement Living Area	0	\$0.00
Features:	2	\$5,800.00
Attachments:	684	\$20,500.00
Adjusted Base Price		\$222,295.64
Changes/Adjustments		
Grade Adjustment:	C+ 110%	\$215,595.20
Market Adjustment:	49%	\$321,236.85
CDU Adjustment:	60	\$192,700.00
Complete:	100	\$192,700.00
Dollar Adjustments		(\$500.00)
Dwelling Value		\$192,200.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$192,200.00
Total Land Value		\$69,700.00
Total Assessed Value		\$261,900.00

Parcel Numbers: 809-9982-000 Property Address: 8241 34TH ST S Municipality: Franklin, City of

Owner Name: BURGMEIER, JAMES & BRENDA Mailing Address: 8241 S 34TH ST FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	
	N 120 FT OF S 420 FT OF E 230 FT OF W 475 FT OF NE 13	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1302-Franklin	

Building Description

Dwelling #	809 9982 000- 1		
Year Built:	1/1/1957	Exterior Wall:	09-Masonry/Frame
Year Remodeled:	1/1/1975	Bedrooms:	4
Remodeled/Effective Age:	-47	Full Baths:	2
Building Type/Style:	12-Colonial	Half Baths:	1
Story:	2.00	Rough-in:	0
Grade:	B-	Room Count:	5
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
809 9982 000- 1	936	972	0	0	0	0	1,908

Attachment Description(s):	Area:	Attachment Value:
11-OFP	180	\$3,600
13-AFG	600	\$18,000
99-Additional Attachments	36	\$3,600


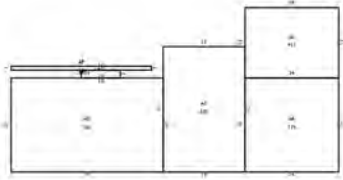
Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	1	\$300
Rec Room Condition: Average	Rec Room Area: 655	Rec Room Value: \$3,275
05-Metal Fireplace	1	\$2,000
Rec Room Condition: Average	Rec Room Area: 655	Rec Room Value: \$3,275

Other Building Improvements						
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:	
RG1-Detached Frame Garage	1/1/1957	286		Average	\$2,900.00	
Permit / Construction History						
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:			
9/1/2000	1154	\$90,000.00	GAR&2ND FLR			
8/1/2000	00-0921	\$4,000.00	BSMT REPAIR			
8/1/2000	00-0986	\$1,500.00	MOVE GARAGE			
Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
11/1/1984		\$64,000.00	Valid		Land and Improvements	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	0.551	Gross				\$66,300
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
24,002	0.551			\$66,300		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Paved	Light			Public Sewer	

Valuation/Explanation		
Dwelling #	809 9982 000- 1	
Description	Area	Value Amount
Living Area:		
First Story:	936	\$127,193.04
Second Story:	972	\$72,200.16
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$199,393.20
Unfinished Living Area:		
Room/Unfinished:	992	\$24,690.88
Unfinished Basement:	936	\$24,635.52
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$4,693.68
Plumbing	1 - Half Bath 2 - Full Bath	\$12,203.00
Finished Basement Living Area	0	\$0.00
Features:	2	\$2,300.00
Attachments:	816	\$25,200.00
Adjusted Base Price		\$293,116.28
Changes/Adjustments		
Grade Adjustment:	B- 120%	\$318,739.54
Market Adjustment:	42%	\$452,610.14
CDU Adjustment:	65	\$294,200.00
Complete:	100	\$294,200.00
Dollar Adjustments		\$800.00
Dwelling Value		\$295,000.00
Other Building Improvements	0	\$2,900.00
Total Improvement Value		\$297,900.00
Total Land Value		\$66,300.00
Total Assessed Value		\$364,200.00

Parcel Numbers: 809-9983-000 Property Address: 8282 35TH ST S Municipality: Franklin, City of

Owner Name: CLICKNER, CASEY & DEBORAH Mailing Address: 8282 S 35TH ST FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	Building Sketch:
	N 140 FT OF S 300 FT OF W 245 FT OF NE 13 5 21 CONT	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1302-Franklin	

Building Description

Dwelling #	809 9983 000- 1		
Year Built:	1/1/1955	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/1955	Bedrooms:	3
Remodeled/Effective Age:	-67	Full Baths:	2
Building Type/Style:	01-Ranch	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	C+	Room Count:	5
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
809 9983 000- 1	1,628	0	0	0	0	0	1,628

Attachment Description(s):	Area:	Attachment Value:
99-Additional Attachments	20	\$2,000
33-Concrete Patio	432	\$2,200
13-AFG	576	\$17,300



Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	2	\$600
Rec Room Condition: Average	Rec Room Area: 900	Rec Room Value: \$4,500
03-Masonry Fireplace	1	\$5,500
Rec Room Condition: Average	Rec Room Area: 900	Rec Room Value: \$4,500

Other Building Improvements						
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:	
Permit / Construction History						
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:			
4/10/2012	12-0633	\$3,623.00	A/C			
2/11/2015	15-0263	\$4,337.00	FURREPLAC			
Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
6/1/1995		\$135,000.00	Valid		Land and Improvements	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	0.643	Gross				\$69,700
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
28,009	0.643			\$69,700		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Paved	Light			Public Sewer	
Valuation/Explanation						
Dwelling #	809 9983 000- 1					
Description	Area		Value Amount			
Living Area:						
First Story:	1,628		\$183,915.16			
Second Story:	0		\$0.00			
Additional Story:	0		\$0.00			
Attic/Finished Net:	0		\$0.00			
Half Story/Finished Net:	0		\$0.00			
Base Price			\$183,915.16			
Unfinished Living Area:						
Room/Unfinished:	0		\$0.00			
Unfinished Basement:	936		\$24,635.52			
Half Story/Unfinished:			\$0.00			
Structure Info, Features and Attachments:						
Heating/AC	Air Conditioning - Same Ducts		\$4,004.88			
Plumbing	0 - Half Bath 2 - Full Bath		\$7,322.00			
Finished Basement Living Area	0		\$0.00			
Features:	3		\$6,100.00			
Attachments:	1,028		\$21,500.00			
Adjusted Base Price			\$247,477.56			
Changes/Adjustments						
Grade Adjustment:	C+ 110%		\$241,865.32			
Market Adjustment:	61%		\$389,403.16			
CDU Adjustment:	60		\$233,600.00			
Complete:	100		\$233,600.00			
Dollar Adjustments			\$400.00			
Dwelling Value			\$234,000.00			

Other Building Improvements	0	\$0.00
Total Improvement Value		\$234,000.00
Total Land Value		\$69,700.00
Total Assessed Value		\$303,700.00

Parcel Numbers: 809-9984-000 Property Address: 8281 34TH ST S Municipality: Franklin, City of

Owner Name: SINGER, HILLARY Mailing Address: 8281 S 34TH ST FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	Building Sketch:
	N 140 FT OF S 300 FT OF E 230 FT OF W 475 FT OF NE 13	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1302-Franklin	

Building Description

Dwelling #	809 9984 000- 1		
Year Built:	1/1/1965	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/1965	Bedrooms:	3
Remodeled/Effective Age:	-57	Full Baths:	1
Building Type/Style:	01-Ranch	Half Baths:	1
Story:	1.00	Rough-in:	0
Grade:	C+	Room Count:	3
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Good	Type of Fuel:	Oil
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
809 9984 000- 1	1,104	0	0	0	0	0	1,104

Attachment Description(s):	Area:	Attachment Value:
11-OFP	40	\$800
12-EFP	140	\$4,200
13-AFG	400	\$12,000

Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	1	\$300
Rec Room Condition:	Rec Room Area:	Rec Room Value:
Average	483	\$2,415

Other Building Improvements


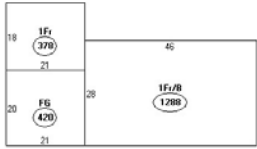
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
RS1-Frame Utility Shed	1/1/1988	120		Average	\$200.00

Permit / Construction History							
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:				
5/3/2016	16-0951	\$3,500.00	FOUNDRPR				
3/10/2014	14-0454	\$8,971.00	KIT REMOD				
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
8/1/1994		\$121,000.00	Invalid		Land and Improvements		
6/28/2002		\$156,900.00	Valid		Land and Improvements		
6/3/2016		\$206,000.00	Valid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.643	Gross				\$69,700	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:			
28,009	0.643			\$69,700			
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			Public Sewer		
Valuation/Explanation							
Dwelling #				809 9984 000- 1			
Description				Area		Value Amount	
Living Area:							
First Story:				1,104	\$134,389.92		
Second Story:				0	\$0.00		
Additional Story:				0	\$0.00		
Attic/Finished Net:				0	\$0.00		
Half Story/Finished Net:				0	\$0.00		
Base Price						\$134,389.92	
Unfinished Living Area:							
Room/Unfinished:				0	\$0.00		
Unfinished Basement:				1,104	\$27,191.52		
Half Story/Unfinished:					\$0.00		
Structure Info, Features and Attachments:							
Heating/AC				Air Conditioning - Same Ducts	\$2,715.84		
Plumbing				1 - Half Bath 1 - Full Bath	\$4,881.00		
Finished Basement Living Area				0	\$0.00		
Features:				1	\$300.00		
Attachments:				580	\$17,000.00		
Adjusted Base Price						\$186,478.28	
Changes/Adjustments							
Grade Adjustment:				C+ 110%	\$186,096.11		
Market Adjustment:				92%	\$357,304.53		
CDU Adjustment:				60	\$214,400.00		
Complete:				100	\$214,400.00		
Dollar Adjustments					\$100.00		
Dwelling Value						\$214,500.00	

Other Building Improvements	0	\$200.00
Total Improvement Value		\$214,700.00
Total Land Value		\$69,700.00
Total Assessed Value		\$284,400.00

Parcel Numbers: 809-9985-000 Property Address: 8290 35TH ST S Municipality: Franklin, City of

Owner Name: CHERNICH, DANIELLE Mailing Address: 8290 S 35TH ST FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	Building Sketch:
	S 160 FT OF W 245 FT OF NE 13 5 21 EXC S 4.25 FT FOR	
	Parcel Sketch and Site Map obtained from the County GIS	<p><small>Descriptor/Step</small></p> <p>A: 1Fz/B 1288 sqft</p> <p>B: 1Fz/B 470 sqft</p> <p>C: 1Fz/B 378 sqft</p>
	Neighborhood:	

1302-Franklin

Building Description

Dwelling #	809 9985 000- 1		
Year Built:	1/1/1964	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/1964	Bedrooms:	3
Remodeled/Effective Age:	-58	Full Baths:	2
Building Type/Style:	01-Ranch	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	C+	Room Count:	4
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
809 9985 000- 1	1,666	0	0	0	0	0	1,666

Attachment Description(s): 13-AFG	Area: 420	Attachment Value: \$12,600
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Feature Description(s): Rec Room Condition: Average	Area: Rec Room Area: 280	Feature Value: Rec Room Value: \$1,400
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Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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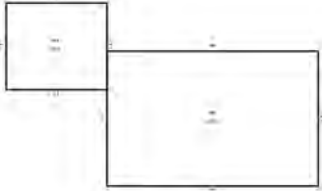
Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
6/1/1995	95-0564	\$7,755.00	BSMT REPAIR
5/27/2021	21-0316	\$17,950.00	FOUNDRPR
12/19/2013	13-2971	\$3,500.00	FURREPLAC

Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
6/28/2021		\$310,000.00	Valid		Land and Improvements		
8/29/2007		\$233,300.00	Valid		Land and Improvements		
7/1/1995		\$120,000.00	Valid		Land and Improvements		
10/2/2002		\$169,900.00	Valid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.734	Gross				\$73,200	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
31,973	0.734				\$73,200		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light		6/28/2022	Public Sewer		
Valuation/Explanation							
Dwelling #	809 9985 000- 1						
Description	Area			Value Amount			
Living Area:							
First Story:	1,666			\$187,225.08			
Second Story:	0			\$0.00			
Additional Story:	0			\$0.00			
Attic/Finished Net:	0			\$0.00			
Half Story/Finished Net:	0			\$0.00			
Base Price				\$187,225.08			
Unfinished Living Area:							
Room/Unfinished:	0			\$0.00			
Unfinished Basement:	1,288			\$30,499.84			
Half Story/Unfinished:				\$0.00			
Structure Info, Features and Attachments:							
Heating/AC	Air Conditioning - Same Ducts			\$4,098.36			
Plumbing	0 - Half Bath 2 - Full Bath			\$7,322.00			
Finished Basement Living Area	0			\$0.00			
Features:							
Attachments:	420			\$12,600.00			
Adjusted Base Price				\$241,745.28			
Changes/Adjustments							
Grade Adjustment:	C+ 110%			\$252,059.81			
Market Adjustment:	57%			\$395,733.90			
CDU Adjustment:	60			\$237,400.00			
Complete:	100			\$237,400.00			
Dollar Adjustments				(\$600.00)			
Dwelling Value				\$236,800.00			
Other Building Improvements	0			\$0.00			
Total Improvement Value				\$236,800.00			
Total Land Value				\$73,200.00			
Total Assessed Value				\$310,000.00			

Parcel Numbers: 809-9986-000 Property Address: 3412 FOREST HILL AVE W Municipality: Franklin, City of

Owner Name: OLSON, JEFFREY L Mailing Address: 3412 W FOREST HILL AVE FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	
	S 160 FT OF E 230 FT OF W 475 FT OF NE 13 5 21 EXC S	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1302-Franklin	

Building Description

Dwelling #	809 9986 000- 1		
Year Built:	1/1/1953	Exterior Wall:	08-Stone
Year Remodeled:	1/1/1953	Bedrooms:	3
Remodeled/Effective Age:	-69	Full Baths:	1
Building Type/Style:	01-Ranch	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	C+	Room Count:	4
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
809 9986 000- 1	1,232	0	0	0	0	0	1,232

Attachment Description(s): Area: Attachment Value:

Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	1	\$300
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
03-Masonry Fireplace	1	\$5,500
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements


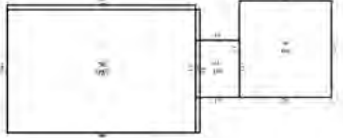
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:

Permit / Construction History						
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:			
Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
12/7/2016		\$168,500.00	Invalid		Land and Improvements	
6/7/2017		\$116,500.00	Invalid		Land and Improvements	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	0.734	Gross				\$73,200
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
31,973	0.734			\$73,200		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Paved	Light			Public Sewer	
Valuation/Explanation						
Dwelling #			809 9986 000- 1			
Description			Area		Value Amount	
Living Area:						
First Story:			1,232			\$169,461.60
Second Story:			0			\$0.00
Additional Story:			0			\$0.00
Attic/Finished Net:			0			\$0.00
Half Story/Finished Net:			0			\$0.00
Base Price					\$169,461.60	
Unfinished Living Area:						
Room/Unfinished:			0			\$0.00
Unfinished Basement:			1,232			\$29,481.76
Half Story/Unfinished:						\$0.00
Structure Info, Features and Attachments:						
Heating/AC			Air Conditioning - Same Ducts		\$3,030.72	
Plumbing			0 - Half Bath 1 - Full Bath		\$0.00	
Finished Basement Living Area			0			\$0.00
Features:			2			\$5,800.00
Attachments:						
Adjusted Base Price					\$207,774.08	
Changes/Adjustments						
Grade Adjustment:			C+ 110%		\$222,171.49	
Market Adjustment:			31%		\$291,044.65	
CDU Adjustment:			60		\$174,600.00	
Complete:			100		\$174,600.00	
Dollar Adjustments					\$500.00	
Dwelling Value					\$175,100.00	

Other Building Improvements	0	\$0.00
Total Improvement Value		\$175,100.00
Total Land Value		\$73,200.00
Total Assessed Value		\$248,300.00

Parcel Numbers: 809-9987-001 Property Address: 8238 34TH ST S Municipality: Franklin, City of

Owner Name: LENDOWSKI DENNIS S Mailing Address: 8238 S 34TH ST FRANKLIN, WI 53132 Land Use: Residential

Property Photograph:	Legal Description:	Building Sketch:
	CERTIFIED SURVEY MAP NO 3375 NE 13 5 21 PARCEL 1	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood:	
	1302-Franklin	

Building Description

Dwelling #	809 9987 001- 1		
Year Built:	1/1/1955	Exterior Wall:	08-Stone
Year Remodeled:	1/1/1955	Bedrooms:	3
Remodeled/Effective Age:	-67	Full Baths:	1
Building Type/Style:	01-Ranch	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	C+	Room Count:	4
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Basic Heating
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
809 9987 001- 1	1,247	0	0	0	0	0	1,247

Attachment Description(s):	Area:	Attachment Value:
22-EMP	130	\$4,600
23-AMG	462	\$16,200

Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	1	\$300
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:



Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:

Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
6/16/2004		\$160,000.00	Valid		Land and Improvements	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	0.407	Gross				\$61,300
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
17,729	0.407			\$61,300		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Paved	Light			Public Sewer	
Valuation/Explanation						
Dwelling #			809 9987 001- 1			
Description			Area		Value Amount	
Living Area:						
First Story:			1,247		\$171,524.85	
Second Story:			0		\$0.00	
Additional Story:			0		\$0.00	
Attic/Finished Net:			0		\$0.00	
Half Story/Finished Net:			0		\$0.00	
Base Price					\$171,524.85	
Unfinished Living Area:						
Room/Unfinished:			0		\$0.00	
Unfinished Basement:			1,247		\$29,840.71	
Half Story/Unfinished:					\$0.00	
Structure Info, Features and Attachments:						
Heating/AC			Basic Heating		\$0.00	
Plumbing			0 - Half Bath 1 - Full Bath		\$0.00	
Finished Basement Living Area			0		\$0.00	
Features:			1		\$300.00	
Attachments:			592		\$20,800.00	
Adjusted Base Price					\$222,465.56	
Changes/Adjustments						
Grade Adjustment:			C+ 110%		\$221,502.12	
Market Adjustment:			42%		\$314,533.01	
CDU Adjustment:			60		\$188,700.00	
Complete:			100		\$188,700.00	
Dollar Adjustments					\$400.00	
Dwelling Value					\$189,100.00	
Other Building Improvements			0		\$0.00	
Total Improvement Value					\$189,100.00	
Total Land Value					\$61,300.00	
Total Assessed Value					\$250,400.00	

Parcel Numbers: 809-9987-002	Property Address: 8248 34TH ST S	Municipality: Franklin, City of
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Owner Name: SCHOEN, JOHN	Mailing Address: 8248 S 34TH ST FRANKLIN, WI 53132	Land Use: Residential
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Property Photograph:	Legal Description:	Building Sketch:
	CERTIFIED SURVEY MAP NO 3375 NE 13 5 21 PARCEL 2	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1302-Franklin	

Building Description

Dwelling #	809 9987 002- 1		
Year Built:	1/1/1979	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/1979	Bedrooms:	3
Remodeled/Effective Age:	-43	Full Baths:	1
Building Type/Style:	01-Ranch	Half Baths:	1
Story:	1.00	Rough-in:	0
Grade:	C+	Room Count:	3
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
809 9987 002- 1	1,262	0	0	0	0	0	1,262

Attachment Description(s):	Area:	Attachment Value:
11-OFP	30	\$600
13-AFG	484	\$14,500
11-OFP	140	\$2,800



Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	1	\$300
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements						
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:	
RS1-Frame Utility Shed	1/1/2019	120		Average	\$1,000.00	
Permit / Construction History						
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:			
7/1/1999	99-0836	\$2,160.00	REPL FURNACE			
7/17/2019	19-1756	\$4,028.00	SHED 10X12			
6/11/2018	18-1423	\$11,550.00	EXTREMOD			
Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
6/5/2019		\$218,500.00	Invalid		Land and Improvements	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	0.339	Gross				\$58,300
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
14,767	0.339			\$58,300		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Paved	Light			Public Sewer	

Valuation/Explanation		
Dwelling #	809 9987 002- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,262	\$149,597.48
Second Story:	0	\$0.00
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$149,597.48
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	1,262	\$29,884.16
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$3,104.52
Plumbing	1 - Half Bath 1 - Full Bath	\$4,881.00
Finished Basement Living Area	0	\$0.00
Features:	2	\$2,300.00
Attachments:	654	\$17,900.00
Adjusted Base Price		\$207,667.16
Changes/Adjustments		
Grade Adjustment:	C+ 110%	\$206,213.88
Market Adjustment:	68%	\$346,439.31
CDU Adjustment:	65	\$225,200.00
Complete:	100	\$225,200.00
Dollar Adjustments		\$200.00
Dwelling Value		\$225,400.00
Other Building Improvements	0	\$1,000.00
Total Improvement Value		\$226,400.00
Total Land Value		\$58,300.00
Total Assessed Value		\$284,700.00

Parcel Numbers: 809-9988-001 Property Address: 8258 34TH ST S Municipality: Franklin, City of

Owner Name: REGENAUER, MARVIN G Mailing Address: 8258 S 34TH ST FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	
	CERTIFIED SURVEY MAP NO 3637 NE 13 5 21 PARCEL 1	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1302-Franklin	

Building Description

Dwelling #	809 9988 001- 1		
Year Built:	1/1/1993	Exterior Wall:	07-Brick
Year Remodeled:	1/1/1993	Bedrooms:	3
Remodeled/Effective Age:	-29	Full Baths:	2
Building Type/Style:	01-Ranch	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	C+	Room Count:	3
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
809 9988 001- 1	1,950	0	0	0	0	0	1,950

Attachment Description(s):	Area:	Attachment Value:
23-AMG	616	\$21,600
11-OFP	18	\$400
11-OFP	90	\$1,800



Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	4	\$1,200
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
03-Masonry Fireplace	1	\$5,500
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements						
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:	
RS1-Frame Utility Shed	1/1/2005	144		Average	\$500.00	
Permit / Construction History						
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:			
2/1/1994	94-0079	\$3,500.00	HTG SYSTEM			
1/18/2011	11-0108	\$15,000.00	ADDITION			
7/13/2005	52600	\$2,000.00	SHED			
Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
11/1/1992		\$24,000.00	Valid		Land	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	0.347	Gross				\$58,600
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
15,115	0.347			\$58,600		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Below Street	Paved	Light			Public Sewer	

Valuation/Explanation		
Dwelling #	809 9988 001- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,950	\$206,797.50
Second Story:	0	\$0.00
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$206,797.50
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	1,818	\$39,668.76
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$4,797.00
Plumbing	0 - Half Bath 2 - Full Bath	\$7,322.00
Finished Basement Living Area	0	\$0.00
Features:	5	\$6,700.00
Attachments:	724	\$23,800.00
Adjusted Base Price		\$289,085.26
Changes/Adjustments		
Grade Adjustment:	C+ 110%	\$284,443.79
Market Adjustment:	45%	\$412,443.49
CDU Adjustment:	75	\$309,300.00
Complete:	100	\$309,300.00
Dollar Adjustments		\$500.00
Dwelling Value		\$309,800.00
Other Building Improvements	0	\$500.00
Total Improvement Value		\$310,300.00
Total Land Value		\$58,600.00
Total Assessed Value		\$368,900.00

Parcel Numbers: 809-9988-002 Property Address: 8268 34TH ST S Municipality: Franklin, City of

Owner Name: FORTIER, ROYCE B Mailing Address: 8268 S 34TH ST FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	
	CERTIFIED SURVEY MAP NO 3637 NE 13 5 21 PARCEL 2	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1302-Franklin	

Building Description

Dwelling #	809 9988 002- 1		
Year Built:	1/1/1950	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/1950	Bedrooms:	3
Remodeled/Effective Age:	-72	Full Baths:	1
Building Type/Style:	01-Ranch	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	C	Room Count:	4
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Very Good	Type of Fuel:	Gas
Bath Condition:	Good	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
809 9988 002- 1	1,048	0	0	0	0	0	1,048

Attachment Description(s):	Area:	Attachment Value:
11-OFP	21	\$400
33-Concrete Patio	720	\$3,600

Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	4	\$1,200
Rec Room Condition:	Rec Room Area:	Rec Room Value:
Good	472	\$2,832

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
RG1-Detached Frame Garage	1/1/1967	440		Average	\$4,400.00

Permit / Construction History


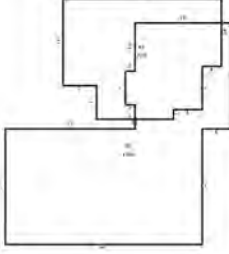
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
2/26/2019	19-0376	\$5,478.00	FOUNDRPR
7/1/1996	96-0790	\$1,680.00	BSMT REPAIR

Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
6/10/2019		\$195,000.00	Valid		Land and Improvements		
4/24/2015		\$177,000.00	Valid		Land and Improvements		
11/15/2004		\$161,000.00	Valid		Land and Improvements		
10/26/2007		\$178,000.00	Valid		Land and Improvements		
8/20/2013		\$148,700.00	Invalid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.395	Gross				\$60,800	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
17,206	0.395				\$60,800		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Below Street	Paved	Light			Public Sewer		
Valuation/Explanation							
Dwelling #				809 9988 002- 1			
Description				Area		Value Amount	
Living Area:							
First Story:				1,048			\$130,538.88
Second Story:				0			\$0.00
Additional Story:				0			\$0.00
Attic/Finished Net:				0			\$0.00
Half Story/Finished Net:				0			\$0.00
Base Price						\$130,538.88	
Unfinished Living Area:							
Room/Unfinished:				0			\$0.00
Unfinished Basement:				1,048			\$26,640.16
Half Story/Unfinished:							\$0.00
Structure Info, Features and Attachments:							
Heating/AC				Air Conditioning - Same Ducts			\$2,578.08
Plumbing				0 - Half Bath 1 - Full Bath			\$0.00
Finished Basement Living Area				0			\$0.00
Features:				4			\$1,200.00
Attachments:				741			\$4,000.00
Adjusted Base Price						\$164,957.12	
Changes/Adjustments							
Grade Adjustment:				C 100%			\$159,757.12
Market Adjustment:				96%			\$313,123.96
CDU Adjustment:				55			\$172,200.00
Complete:				100			\$172,200.00
Dollar Adjustments							\$0.00
Dwelling Value						\$172,200.00	

Other Building Improvements	0	\$4,400.00
Total Improvement Value		\$176,600.00
Total Land Value		\$60,800.00
Total Assessed Value		\$237,400.00

Parcel Numbers: 809-9989-000 Property Address: 3222 FOREST HILL AVE W Municipality: Franklin, City of

Owner Name: MALINOWSKI, IAN E Mailing Address: 3222 W FOREST HILL AVE FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	
	W 160 FT OF E 2000 FT OF S 440 FT OF NE 13 5 21 EXC S	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1302-Franklin	

Building Description

Dwelling #	809 9989 000- 1		
Year Built:	1/1/1955	Exterior Wall:	07-Brick
Year Remodeled:	1/1/1955	Bedrooms:	4
Remodeled/Effective Age:	-67	Full Baths:	1
Building Type/Style:	01-Ranch	Half Baths:	1
Story:	1.00	Rough-in:	0
Grade:	C+	Room Count:	5
CDU/Overall Condition:	Good	Basement Description:	Partial
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
809 9989 000- 1	1,438	0	0	0	0	0	1,438

Attachment Description(s): Area: Attachment Value:

Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	1	\$300
Rec Room Condition:	Rec Room Area:	Rec Room Value:
Average	246	\$1,230

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
RG1-Detached Frame Garage	1/1/1955	576		Average	\$5,800.00


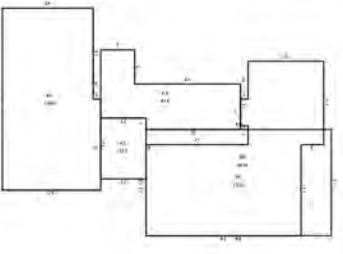
Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
8/7/2019	19-2009	\$12,740.00	FOUNDRPR

Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
4/26/2019		\$168,500.00	Invalid		Land and Improvements	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	1.451	Gross				\$79,500
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
63,206	1.451			\$79,500		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Paved	Light			Public Sewer	
Valuation/Explanation						
Dwelling #			809 9989 000- 1			
Description			Area		Value Amount	
Living Area:						
First Story:			1,438		\$185,717.70	
Second Story:			0		\$0.00	
Additional Story:			0		\$0.00	
Attic/Finished Net:			0		\$0.00	
Half Story/Finished Net:			0		\$0.00	
Base Price					\$185,717.70	
Unfinished Living Area:						
Room/Unfinished:			0		\$0.00	
Unfinished Basement:			1,438		\$18,809.04	
Half Story/Unfinished:					\$0.00	
Structure Info, Features and Attachments:						
Heating/AC			Air Conditioning - Same Ducts		\$3,537.48	
Plumbing			1 - Half Bath 1 - Full Bath		\$4,881.00	
Finished Basement Living Area			0		\$0.00	
Features:			1		\$300.00	
Attachments:						
Adjusted Base Price					\$213,245.22	
Changes/Adjustments						
Grade Adjustment:			C+ 110%		\$234,239.74	
Market Adjustment:			32%		\$309,196.46	
CDU Adjustment:			60		\$185,500.00	
Complete:			100		\$185,500.00	
Dollar Adjustments					\$600.00	
Dwelling Value					\$186,100.00	
Other Building Improvements			0		\$5,800.00	
Total Improvement Value					\$191,900.00	
Total Land Value					\$79,500.00	
Total Assessed Value					\$271,400.00	

Parcel Numbers: 809-9990-000	Property Address: 3210 FOREST HILL AVE W	Municipality: Franklin, City of
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Owner Name: WARD, LAWRENCE & CAROL	Mailing Address: 3210 W FOREST HILL AVE FRANKLIN, WI 53132	Land Use: Residential
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Property Photograph: 	Legal Description: W 150 FT OF E 1840 FT OF S 400 FT OF NE 13 5 21 EXC S	Building Sketch: 
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1302-Franklin	

Building Description

Dwelling #	809 9990 000- 1		
Year Built:	1/1/1958	Exterior Wall:	08-Stone
Year Remodeled:	1/1/1958	Bedrooms:	3
Remodeled/Effective Age:	-64	Full Baths:	1
Building Type/Style:	01-Ranch	Half Baths:	1
Story:	1.00	Rough-in:	0
Grade:	C+	Room Count:	4
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Basic Heating
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
809 9990 000- 1	1,564	0	0	0	0	0	1,564

Attachment Description(s):	Area:	Attachment Value:
13-AFG	1,200	\$36,000
31-WD	489	\$4,900

Feature Description(s):	Area:	Feature Value:
03-Masonry Fireplace	1	\$5,500
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements


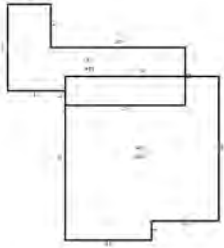
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
RS1-Frame Utility Shed	1/1/1987	240		Average	\$500.00

Permit / Construction History						
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:			
2/1/1995	95-0126	\$4,299.00	ABV GRD POOL			
6/1/1995	95-0558	\$9,500.00	POOL DECK			
9/1/1996	96-1056	\$4,000.00	GARAGE ADDN			
Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
10/1/1985		\$68,500.00	Valid		Land and Improvements	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	1.360	Gross				\$77,700
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
59,242	1.360			\$77,700		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Paved	Light			Public Sewer	
Valuation/Explanation						
Dwelling #			809 9990 000- 1			
Description			Area		Value Amount	
Living Area:						
First Story:			1,564		\$192,137.40	
Second Story:			0		\$0.00	
Additional Story:			0		\$0.00	
Attic/Finished Net:			0		\$0.00	
Half Story/Finished Net:			0		\$0.00	
Base Price					\$192,137.40	
Unfinished Living Area:						
Room/Unfinished:			0		\$0.00	
Unfinished Basement:			1,372		\$31,830.40	
Half Story/Unfinished:					\$0.00	
Structure Info, Features and Attachments:						
Heating/AC			Basic Heating		\$0.00	
Plumbing			1 - Half Bath 1 - Full Bath		\$4,881.00	
Finished Basement Living Area			0		\$0.00	
Features:			1		\$5,500.00	
Attachments:			1,689		\$40,900.00	
Adjusted Base Price					\$275,248.80	
Changes/Adjustments						
Grade Adjustment:			C+ 110%		\$251,733.68	
Market Adjustment:			52%		\$382,635.19	
CDU Adjustment:			60		\$229,600.00	
Complete:			100		\$229,600.00	
Dollar Adjustments					\$0.00	
Dwelling Value					\$229,600.00	

Other Building Improvements	0	\$500.00
Total Improvement Value		\$230,100.00
Total Land Value		\$77,700.00
Total Assessed Value		\$307,800.00

Parcel Numbers: 809-9991-000	Property Address: 3130 FOREST HILL AVE W	Municipality: Franklin, City of
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Owner Name: ALT, JASON J	Mailing Address: 3130 W FOREST HILL AVE FRANKLIN, WI 53132	Land Use: Residential
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Property Photograph: 	Legal Description: W 150 FT OF E 1690 FT OF S 440 FT OF NE 13 5 21 EXC S	Building Sketch: 
Parcel Sketch and Site Map obtained from the County GIS		
Neighborhood: 1302-Franklin		

Building Description

Dwelling #	809 9991 000- 1		
Year Built:	1/1/1955	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/1955	Bedrooms:	2
Remodeled/Effective Age:	-67	Full Baths:	1
Building Type/Style:	01-Ranch	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	C	Room Count:	4
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Fair	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
809 9991 000- 1	1,032	0	0	0	0	0	1,032

Attachment Description(s):	Area:	Attachment Value:
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Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	2	\$600
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
RG1-Detached Frame Garage	1/1/1980	624		Average	\$6,200.00


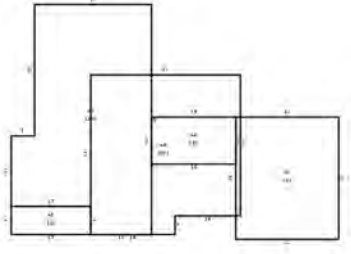
Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
1/12/2015	15-0078	\$2,000.00	BATHREMOD
4/26/2019	19-0859	\$9,226.00	FUR+ACREPLAC
8/21/2019	19-2165	\$7,500.00	DRAINTILE

Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
7/15/2009		\$150,000.00	Valid		Land and Improvements		
11/6/2014		\$110,000.00	Valid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	1.360	Gross				\$77,700	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
59,242	1.360				\$77,700		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			Public Sewer		
Valuation/Explanation							
Dwelling #				809 9991 000- 1			
Description				Area		Value Amount	
Living Area:							
First Story:				1,032		\$128,545.92	
Second Story:				0		\$0.00	
Additional Story:				0		\$0.00	
Attic/Finished Net:				0		\$0.00	
Half Story/Finished Net:				0		\$0.00	
Base Price						\$128,545.92	
Unfinished Living Area:							
Room/Unfinished:				0		\$0.00	
Unfinished Basement:				1,032		\$26,233.44	
Half Story/Unfinished:						\$0.00	
Structure Info, Features and Attachments:							
Heating/AC				Air Conditioning - Same Ducts		\$2,538.72	
Plumbing				0 - Half Bath 1 - Full Bath		\$0.00	
Finished Basement Living Area				0		\$0.00	
Features:				2		\$600.00	
Attachments:							
Adjusted Base Price						\$157,918.08	
Changes/Adjustments							
Grade Adjustment:				C 100%		\$157,318.08	
Market Adjustment:				-20%		\$125,854.46	
CDU Adjustment:				60		\$75,500.00	
Complete:				100		\$75,500.00	
Dollar Adjustments						\$200.00	
Dwelling Value						\$75,700.00	
Other Building Improvements				0		\$6,200.00	
Total Improvement Value						\$81,900.00	
Total Land Value						\$77,700.00	
Total Assessed Value						\$159,600.00	

Parcel Numbers: 809-9992-000 Property Address: 3112 FOREST HILL AVE W Municipality: Franklin, City of

Owner Name: KANTER, MICHAEL X Mailing Address: 3112 W FOREST HILL AVE FRANKLIN, WI 53132 Land Use: Residential

Property Photograph:	Legal Description:	Building Sketch:
	W 150 FT OF E 1540 FT OF S 440 FT OF NE 13 5 21 EXC S	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood:	
	1302-Franklin	

Building Description

Dwelling #	809 9992 000- 1		
Year Built:	1/1/1955	Exterior Wall:	07-Brick
Year Remodeled:	1/1/1955	Bedrooms:	3
Remodeled/Effective Age:	-67	Full Baths:	2
Building Type/Style:	01-Ranch	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	C+	Room Count:	3
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Basic Heating
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
809 9992 000- 1	1,228	0	0	0	0	0	1,228

Attachment Description(s):	Area:	Attachment Value:
21-OMP	102	\$2,600
22-EMP	180	\$6,300
23-AMG	572	\$20,000

Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	1	\$300
Rec Room Condition:	Rec Room Area:	Rec Room Value:
Average	737	\$3,685

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
RP1-Inground Pool - Plastic Lined Pool	1/1/1990	648		Average	\$1,300.00



Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
7/16/2018	18-1786	\$8,995.00	FUR+ACREPLAC

Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
8/1/1985		\$69,900.00	Valid		Land and Improvements	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	1.405	Gross				\$78,600
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
61,202	1.405			\$78,600		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Paved	Light			Public Sewer	
Valuation/Explanation						
Dwelling #			809 9992 000- 1			
Description			Area		Value Amount	
Living Area:						
First Story:			1,228			\$168,911.40
Second Story:			0			\$0.00
Additional Story:			0			\$0.00
Attic/Finished Net:			0			\$0.00
Half Story/Finished Net:			0			\$0.00
Base Price					\$168,911.40	
Unfinished Living Area:						
Room/Unfinished:			0			\$0.00
Unfinished Basement:			1,228			\$29,386.04
Half Story/Unfinished:						\$0.00
Structure Info, Features and Attachments:						
Heating/AC			Basic Heating			\$0.00
Plumbing			0 - Half Bath 2 - Full Bath			\$7,322.00
Finished Basement Living Area			0			\$0.00
Features:			1			\$300.00
Attachments:			854			\$28,900.00
Adjusted Base Price					\$234,819.44	
Changes/Adjustments						
Grade Adjustment:			C+ 110%			\$226,181.38
Market Adjustment:			60%			\$361,890.21
CDU Adjustment:			60			\$217,100.00
Complete:			100			\$217,100.00
Dollar Adjustments						\$500.00
Dwelling Value					\$217,600.00	
Other Building Improvements			0			\$1,300.00
Total Improvement Value					\$218,900.00	
Total Land Value					\$78,600.00	
Total Assessed Value					\$297,500.00	

Parcel Numbers: 809-9993-000 Property Address: 3040 FOREST HILL AVE W Municipality: Franklin, City of

Owner Name: HORVAT, ALEX SR & DONNA J REVOCABLE TRUS Mailing Address: 3040 W FOREST HILL AVE FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	
	W 150 FT OF E 1390 FT OF S 440 FT OF NE 13 5 21 EXC S	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1302-Franklin	

Building Description

Dwelling #	809 9993 000- 1		
Year Built:	1/1/1972	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/1972	Bedrooms:	3
Remodeled/Effective Age:	-50	Full Baths:	1
Building Type/Style:	01-Ranch	Half Baths:	1
Story:	1.00	Rough-in:	0
Grade:	C+	Room Count:	4
CDU/Overall Condition:	Very Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
809 9993 000- 1	1,400	0	0	0	0	0	1,400

Attachment Description(s):	Area:	Attachment Value:
13-AFG	720	\$21,600
12-EFP	288	\$8,600
31-WD	412	\$4,100

Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	1	\$300
Rec Room Condition:	Rec Room Area: 0	Rec Room Value: \$0

Other Building Improvements



Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
RS1-Frame Utility Shed	1/1/1991	288		Average	\$600.00

Permit / Construction History							
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:				
10/10/2007	2447	\$11,000.00	RESIDING				
8/31/2007	2101	\$35,000.00	PORCH-EFP				
4/30/2012	12-0789	\$16,838.00	WDDK				
8/31/2007	2100	\$5,450.00	AC/FURREPLAC				
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
12/27/2012		\$217,600.00	Invalid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	1.632	Gross				\$83,300	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
71,090	1.632				\$83,300		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			Public Sewer		
Valuation/Explanation							
Dwelling #				809 9993 000- 1			
Description				Area		Value Amount	
Living Area:							
First Story:				1,400	\$162,162.00		
Second Story:				0	\$0.00		
Additional Story:				0	\$0.00		
Attic/Finished Net:				0	\$0.00		
Half Story/Finished Net:				0	\$0.00		
Base Price						\$162,162.00	
Unfinished Living Area:							
Room/Unfinished:				0	\$0.00		
Unfinished Basement:				1,400	\$32,172.00		
Half Story/Unfinished:					\$0.00		
Structure Info, Features and Attachments:							
Heating/AC				Air Conditioning - Same Ducts		\$3,444.00	
Plumbing				1 - Half Bath 1 - Full Bath		\$4,881.00	
Finished Basement Living Area				0	\$0.00		
Features:				1	\$300.00		
Attachments:				1,420	\$34,300.00		
Adjusted Base Price						\$237,259.00	
Changes/Adjustments							
Grade Adjustment:				C+ 110%		\$222,924.90	
Market Adjustment:				61%		\$358,909.09	
CDU Adjustment:				70		\$251,200.00	
Complete:				100		\$251,200.00	
Dollar Adjustments						\$800.00	
Dwelling Value						\$252,000.00	

Other Building Improvements	0	\$600.00
Total Improvement Value		\$252,600.00
Total Land Value		\$83,300.00
Total Assessed Value		\$335,900.00

Parcel Numbers: 809-9994-000	Property Address: 3022 FOREST HILL AVE W	Municipality: Franklin, City of
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Owner Name: HEUGEL, GLENN R & JANICE D	Mailing Address: 3022 W FOREST HILL AVE FRANKLIN, WI 53132	Land Use: Residential
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Property Photograph: 	Legal Description: W 150 FT OF E 1240 FT OF S 400 FT OF NE 13 5 21 EXC S	Building Sketch: 
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1302-Franklin	

Building Description

Dwelling #	809 9994 000- 1		
Year Built:	1/1/1955	Exterior Wall:	01-Wood
Year Remodeled:	1/1/1955	Bedrooms:	3
Remodeled/Effective Age:	-67	Full Baths:	2
Building Type/Style:	01-Ranch	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	C+	Room Count:	4
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Oil
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
809 9994 000- 1	1,815	0	0	0	0	0	1,815

Attachment Description(s):	Area:	Attachment Value:
33-Concrete Patio	648	\$3,200
13-AFG	440	\$13,200
11-Ofp	52	\$1,000

Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	1	\$300
Rec Room Condition: Average	Rec Room Area: 726	Rec Room Value: \$3,630

Other Building Improvements


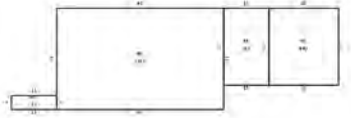
Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
RS1-Frame Utility Shed	1/1/1995	320		Average	\$600.00

Permit / Construction History			
Date of Permit: 7/1/1995 12/28/2006	Permit Number: 95-0696 4159	Permit Amount: \$2,500.00 \$11,500.00	Details of Permit: SHED 16X20' FOUNDRPR
Ownership/Sales History			
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity: Conveyance Type: Sale Type: Sale Validation Source:
Land Breakdown			
Land Class: A-Residential Primary Site	Acreage: 1.360	Unit of Measure: Gross	Influence Reason: Influence Factor: Dollar Adjustment: Land Value: \$77,700
Acreage/Squarefoot Variables			
Land Data & Computations			
Total Square Footage: 59,242	Total Acreage: 1.360	Depth:	Act. Frontage: Assessed Land Value: \$77,700
General Information			
Topography: Level	Street/Road: Paved	Fronting Traffic: Light	Inspected By: Inspected On: Utilities: Public Sewer
Valuation/Explanation			
Dwelling #	809 9994 000- 1		
Description	Area	Value Amount	
Living Area:			
First Story:	1,815	\$200,811.60	
Second Story:	0	\$0.00	
Additional Story:	0	\$0.00	
Attic/Finished Net:	0	\$0.00	
Half Story/Finished Net:	0	\$0.00	
Base Price		\$200,811.60	
Unfinished Living Area:			
Room/Unfinished:	0	\$0.00	
Unfinished Basement:	1,815	\$39,603.30	
Half Story/Unfinished:		\$0.00	
Structure Info, Features and Attachments:			
Heating/AC	Air Conditioning - Same Ducts	\$4,464.90	
Plumbing	0 - Half Bath 2 - Full Bath	\$7,322.00	
Finished Basement Living Area	0	\$0.00	
Features:	1	\$300.00	
Attachments:	1,140	\$17,400.00	
Adjusted Base Price		\$269,901.80	
Changes/Adjustments			
Grade Adjustment:	C+ 110%	\$277,421.98	
Market Adjustment:	32%	\$366,197.01	
CDU Adjustment:	60	\$219,700.00	
Complete:	100	\$219,700.00	
Dollar Adjustments		(\$600.00)	
Dwelling Value		\$219,100.00	

Other Building Improvements	0	\$600.00
Total Improvement Value		\$219,700.00
Total Land Value		\$77,700.00
Total Assessed Value		\$297,400.00

Parcel Numbers: 809-9995-000	Property Address: 2940 FOREST HILL AVE W	Municipality: Franklin, City of
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Owner Name: HOFFMANN, JUSTIN	Mailing Address: 8017 S 68TH ST FRANKLIN, WI 53132	Land Use: Residential
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Property Photograph: 	Legal Description: W 150 FT OF E 1090 FT OF S 440 FT OF NE 13 5 21 EXC S	Building Sketch: 
Parcel Sketch and Site Map obtained from the County GIS		
Neighborhood: 1302-Franklin		

Building Description

Dwelling #	809 9995 000- 1		
Year Built:	1/1/1957	Exterior Wall:	07-Brick
Year Remodeled:	1/1/1957	Bedrooms:	3
Remodeled/Effective Age:	-65	Full Baths:	1
Building Type/Style:	01-Ranch	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	C+	Room Count:	5
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
809 9995 000- 1	1,392	0	0	0	0	0	1,392

Attachment Description(s):	Area:	Attachment Value:
11-OFP	286	\$5,700
23-AMG	440	\$15,400

Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	1	\$300
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:


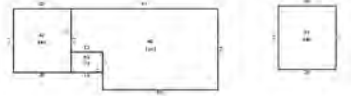
Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
11/1/2002	02-1238	\$7,150.00	REPL FURN & A/C

Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
9/24/2011		\$128,800.00	Invalid		Land and Improvements		
5/4/2012		\$86,000.00	Invalid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	1.360	Gross				\$77,700	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
59,242	1.360				\$77,700		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			Public Sewer		
Valuation/Explanation							
Dwelling #				809 9995 000- 1			
Description				Area		Value Amount	
Living Area:							
First Story:				1,392		\$182,700.00	
Second Story:				0		\$0.00	
Additional Story:				0		\$0.00	
Attic/Finished Net:				0		\$0.00	
Half Story/Finished Net:				0		\$0.00	
Base Price						\$182,700.00	
Unfinished Living Area:							
Room/Unfinished:				0		\$0.00	
Unfinished Basement:				1,392		\$32,294.40	
Half Story/Unfinished:						\$0.00	
Structure Info, Features and Attachments:							
Heating/AC				Air Conditioning - Same Ducts		\$3,424.32	
Plumbing				0 - Half Bath 1 - Full Bath		\$0.00	
Finished Basement Living Area				0		\$0.00	
Features:				1		\$300.00	
Attachments:				726		\$21,100.00	
Adjusted Base Price						\$239,818.72	
Changes/Adjustments							
Grade Adjustment:				C+ 110%		\$240,260.59	
Market Adjustment:				36%		\$326,754.41	
CDU Adjustment:				60		\$196,100.00	
Complete:				100		\$196,100.00	
Dollar Adjustments						(\$300.00)	
Dwelling Value						\$195,800.00	
Other Building Improvements				0		\$0.00	
Total Improvement Value						\$195,800.00	
Total Land Value						\$77,700.00	
Total Assessed Value						\$273,500.00	

Parcel Numbers: 809-9996-000	Property Address: 2920 FOREST HILL AVE W	Municipality: Franklin, City of
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Owner Name: BERTLING, ALBERT R & LINDA L	Mailing Address: 2920 W FOREST HILL AVE FRANKLIN, WI 53132	Land Use: Residential
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Property Photograph: 	Legal Description: W 150 FT OF E 940 FT OF S 440 FT OF NE 13 5 21 EXC S	Building Sketch: 
Parcel Sketch and Site Map obtained from the County GIS		
Neighborhood: 1302-Franklin		

Building Description

Dwelling #	809 9996 000- 1		
Year Built:	1/1/1955	Exterior Wall:	07-Brick
Year Remodeled:	1/1/1955	Bedrooms:	3
Remodeled/Effective Age:	-67	Full Baths:	1
Building Type/Style:	01-Ranch	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	C+	Room Count:	4
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Oil
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
809 9996 000- 1	1,285	0	0	0	0	0	1,285

Attachment Description(s):	Area:	Attachment Value:
11-OFP	77	\$1,500
23-AMG	440	\$15,400

Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	1	\$300
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
RS1-Frame Utility Shed	1/1/1989	144		Average	\$300.00


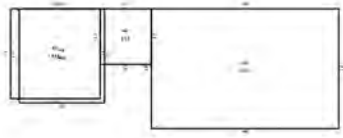
Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
1/2/2013	13-0003	\$3,660.00	FURREPLAC

Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
12/1/1988		\$65,000.00	Valid		Land and Improvements	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	1.360	Gross				\$77,700
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
59,242	1.360			\$77,700		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Above Street	Paved	Light			Public Sewer	
Valuation/Explanation						
Dwelling #			809 9996 000- 1			
Description			Area		Value Amount	
Living Area:						
First Story:			1,285			\$174,053.25
Second Story:			0			\$0.00
Additional Story:			0			\$0.00
Attic/Finished Net:			0			\$0.00
Half Story/Finished Net:			0			\$0.00
Base Price					\$174,053.25	
Unfinished Living Area:						
Room/Unfinished:			0			\$0.00
Unfinished Basement:			1,285			\$30,428.80
Half Story/Unfinished:						\$0.00
Structure Info, Features and Attachments:						
Heating/AC			Air Conditioning - Same Ducts		\$3,161.10	
Plumbing			0 - Half Bath 1 - Full Bath		\$0.00	
Finished Basement Living Area			0			\$0.00
Features:			1			\$300.00
Attachments:			517			\$16,900.00
Adjusted Base Price					\$224,843.15	
Changes/Adjustments						
Grade Adjustment:			C+ 110%		\$228,407.47	
Market Adjustment:			38%		\$315,202.30	
CDU Adjustment:			60		\$189,100.00	
Complete:			100		\$189,100.00	
Dollar Adjustments					(\$200.00)	
Dwelling Value					\$188,900.00	
Other Building Improvements			0			\$300.00
Total Improvement Value					\$189,200.00	
Total Land Value					\$77,700.00	
Total Assessed Value					\$266,900.00	

Parcel Numbers: 809-9997-000 Property Address: 2900 FOREST HILL AVE W Municipality: Franklin, City of

Owner Name: WITTKOWSKE, A C SR & MARY ANNE Mailing Address: 2900 W FOREST HILL AVE FRANKLIN, WI 53132 Land Use: Residential

Property Photograph:	Legal Description:	Building Sketch:
	W 150 FT OF E 790 FT OF S 440 FT OF NE 13 5 21 EXC S	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood:	
	1302-Franklin	

Building Description

Dwelling #	809 9997 000- 1		
Year Built:	1/1/1955	Exterior Wall:	08-Stone
Year Remodeled:	1/1/1955	Bedrooms:	4
Remodeled/Effective Age:	-67	Full Baths:	2
Building Type/Style:	04-Cape Cod	Half Baths:	0
Story:	1.50	Rough-in:	0
Grade:	C+	Room Count:	5
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Basic Heating
Kitchen Condition:	Average	Type of Fuel:	Oil
Bath Condition:	Average	Type of System:	Hot Water

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
809 9997 000- 1	1,232	0	0	0	693	0	1,925

Attachment Description(s):	Area:	Attachment Value:
22-EMP	156	\$5,500
23-AMG	441	\$15,400

Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	1	\$300
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
03-Masonry Fireplace	1	\$5,500
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0



Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:

Permit / Construction History							
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:				
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	1.360	Gross				\$77,700	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:			
59,242	1.360			\$77,700			
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			Public Sewer		
Valuation/Explanation							
Dwelling #	809 9997 000- 1						
Description	Area			Value Amount			
Living Area:							
First Story:	1,232			\$169,461.60			
Second Story:	0			\$0.00			
Additional Story:	0			\$0.00			
Attic/Finished Net:	0			\$0.00			
Half Story/Finished Net:	693			\$45,017.28			
Base Price				\$214,478.88			
Unfinished Living Area:							
Room/Unfinished:	0			\$0.00			
Unfinished Basement:	1,232			\$29,481.76			
Half Story/Unfinished:				\$0.00			
Structure Info, Features and Attachments:							
Heating/AC	Basic Heating			\$0.00			
Plumbing	0 - Half Bath 2 - Full Bath			\$7,322.00			
Finished Basement Living Area	0			\$0.00			
Features:	2			\$5,800.00			
Attachments:	597			\$20,900.00			
Adjusted Base Price				\$277,982.64			
Changes/Adjustments							
Grade Adjustment:	C+ 110%			\$276,410.90			
Market Adjustment:	39%			\$384,211.16			
CDU Adjustment:	60			\$230,500.00			
Complete:	100			\$230,500.00			
Dollar Adjustments				\$400.00			
Dwelling Value				\$230,900.00			
Other Building Improvements	0			\$0.00			
Total Improvement Value				\$230,900.00			
Total Land Value				\$77,700.00			
Total Assessed Value				\$308,600.00			

Parcel Numbers: 809-9998-001 Property Address: 8205 28TH ST S Municipality: Franklin, City of

Owner Name: DRETZKA, KURT D & KIM Mailing Address: 8205 S 28TH ST FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	Building Sketch:
	CERTIFIED SURVEY MAP NO 3301 NE 13 5 21 PARCEL 1	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood:	
	1302-Franklin	

Building Description

Dwelling #	809 9998 001- 1		
Year Built:	1/1/1989	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/1989	Bedrooms:	3
Remodeled/Effective Age:	-33	Full Baths:	2
Building Type/Style:	01-Ranch	Half Baths:	1
Story:	1.00	Rough-in:	0
Grade:	B-	Room Count:	3
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
809 9998 001- 1	1,717	0	0	0	0	0	1,717

Attachment Description(s):	Area:	Attachment Value:
13-AFG	484	\$14,500
35-Ms/Terrace	30	\$0

Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	1	\$300
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0


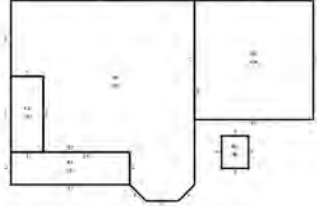
Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:

Permit / Construction History							
Date of Permit: 7/25/2019	Permit Number: 19-1877	Permit Amount: \$3,500.00	Details of Permit: ACREPLACE				
Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
Land Breakdown							
Land Class: A-Residential Primary Site	Acreage: 0.310	Unit of Measure: Gross	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value: \$56,300	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage: 13,504	Total Acreage: 0.310	Depth:	Act. Frontage:	Assessed Land Value: \$56,300			
General Information							
Topography: Level	Street/Road: Paved	Fronting Traffic: Light	Inspected By:	Inspected On:	Utilities: Public Sewer		
Valuation/Explanation							
Dwelling #	809 9998 001- 1						
Description	Area					Value Amount	
Living Area:							
First Story:	1,717					\$191,737.39	
Second Story:	0					\$0.00	
Additional Story:	0					\$0.00	
Attic/Finished Net:	0					\$0.00	
Half Story/Finished Net:	0					\$0.00	
Base Price	\$191,737.39						
Unfinished Living Area:							
Room/Unfinished:	0					\$0.00	
Unfinished Basement:	1,717					\$37,774.00	
Half Story/Unfinished:						\$0.00	
Structure Info, Features and Attachments:							
Heating/AC	Air Conditioning - Same Ducts					\$4,223.82	
Plumbing	1 - Half Bath 2 - Full Bath					\$12,203.00	
Finished Basement Living Area	0					\$0.00	
Features:	2					\$2,300.00	
Attachments:	514					\$14,500.00	
Adjusted Base Price	\$262,738.21						
Changes/Adjustments							
Grade Adjustment:	B- 120%					\$295,125.85	
Market Adjustment:	37%					\$404,322.42	
CDU Adjustment:	70					\$283,000.00	
Complete:	100					\$283,000.00	
Dollar Adjustments						(\$1,000.00)	
Dwelling Value	\$282,000.00						
Other Building Improvements	0					\$0.00	
Total Improvement Value	\$282,000.00						
Total Land Value	\$56,300.00						
Total Assessed Value	\$338,300.00						

Parcel Numbers: 809-9998-002 Property Address: 8225 28TH ST S Municipality: Franklin, City of

Owner Name: KHATIB ZIAD Mailing Address: 8225 S 28TH ST FRANKLIN, WI 53132 Land Use: Residential

	Legal Description:	Building Sketch:
	CERTIFIED SURVEY MAP NO 3301 NE 13 5 21 PARCEL 2	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1302-Franklin	

Building Description

Dwelling #	809 9998 002- 1		
Year Built:	1/1/1998	Exterior Wall:	04-Alum/Vinyl
Year Remodeled:	1/1/1998	Bedrooms:	3
Remodeled/Effective Age:	-24	Full Baths:	2
Building Type/Style:	12-Colonial	Half Baths:	1
Story:	2.00	Rough-in:	0
Grade:	C+	Room Count:	5
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
809 9998 002- 1	1,051	967	0	0	0	0	2,018

Attachment Description(s):	Area:	Attachment Value:
11-OFP	132	\$2,600
13-AFG	484	\$14,500

Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	1	\$300
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0
05-Metal Fireplace	1	\$2,000
Rec Room Condition:	Rec Room Area:	Rec Room Value:
	0	\$0

Other Building Improvements



Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:

Permit / Construction History						
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:			
9/1/1998	B981098	\$150,656.00	NEW CONST			
6/1/2000	00-0750	\$3,500.00	HTG & A/C			
9/21/2012	102239	\$1,000.00	SHED			
Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
11/25/2009		\$214,500.00	Valid		Land and Improvements	
1/8/2008		\$185,000.00	Invalid		Land and Improvements	
7/1/1998		\$29,900.00	Valid		Land	
5/30/2007		\$185,900.00	Invalid		Land and Improvements	
12/1/1987		\$3,900.00	Valid		Land	
Land Breakdown						
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:
A-Residential Primary Site	0.310	Gross				\$56,300
Acreage/Squarefoot Variables						
Land Data & Computations						
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Assessed Land Value:		
13,504	0.310			\$56,300		
General Information						
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:	
Level	Paved	Light			Public Sewer	

Valuation/Explanation		
Dwelling #	809 9998 002- 1	
Description	Area	Value Amount
Living Area:		
First Story:	1,051	\$129,325.55
Second Story:	967	\$63,164.44
Additional Story:	0	\$0.00
Attic/Finished Net:	0	\$0.00
Half Story/Finished Net:	0	\$0.00
Base Price		\$192,489.99
Unfinished Living Area:		
Room/Unfinished:	0	\$0.00
Unfinished Basement:	1,051	\$26,285.51
Half Story/Unfinished:		\$0.00
Structure Info, Features and Attachments:		
Heating/AC	Air Conditioning - Same Ducts	\$4,964.28
Plumbing	1 - Half Bath 2 - Full Bath	\$12,203.00
Finished Basement Living Area	0	\$0.00
Features:	2	\$2,300.00
Attachments:	616	\$17,100.00
Adjusted Base Price		\$255,342.78
Changes/Adjustments		
Grade Adjustment:	C+ 110%	\$259,537.06
Market Adjustment:	47%	\$381,519.48
CDU Adjustment:	78	\$297,600.00
Complete:	100	\$297,600.00
Dollar Adjustments		\$900.00
Dwelling Value		\$298,500.00
Other Building Improvements	0	\$0.00
Total Improvement Value		\$298,500.00
Total Land Value		\$56,300.00
Total Assessed Value		\$354,800.00

Parcel Numbers: 809-9998-003	Property Address: 28TH ST S	Municipality: Franklin, City of
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Owner Name: HICKS, BRIAN & LAURA	Mailing Address: 8265 S 28TH ST FRANKLIN, WI 53132	Land Use: Residential
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Property Photograph:	Legal Description: CERTIFIED SURVEY MAP NO 3301 NE 13 5 21 PARCEL 3	Building Sketch:
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood:	
	1302-Franklin	

Building Description

Dwelling #	
Year Built:	Exterior Wall:
Year Remodeled:	Bedrooms:
Remodeled/Effective Age:	Full Baths:
Building Type/Style:	Half Baths:
Story:	Rough-in: 0
Grade:	Room Count:
CDU/Overall Condition:	Basement Description:
Interior Condition:	Heating:
Kitchen Condition:	Type of Fuel:
Bath Condition:	Type of System:

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
							0

Attachment Description(s):	Area:	Attachment Value:
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Feature Description(s):	Area:	Feature Value:
Rec Room Condition:	Rec Room Area:	Rec Room Value:

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
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Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
12/1/1987		\$65,000.00	Invalid		Land		
1/1/1999		\$127,400.00	Invalid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.310	Gross				\$56,300	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
13,504	0.310				\$56,300		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			All Public		
Valuation/Explanation							
Dwelling #				Area		Value Amount	
Description				Area		Value Amount	
Living Area:				Area		Value Amount	
First Story:							
Second Story:							
Additional Story:							
Attic/Finished Net:							
Half Story/Finished Net:							
Base Price				Area		Value Amount	
Unfinished Living Area:				Area		Value Amount	
Room/Unfinished:							
Unfinished Basement:							
Half Story/Unfinished:							
Structure Info, Features and Attachments:				Area		Value Amount	
Heating/AC							
Plumbing				- Half Bath - Full Bath			
Finished Basement Living Area							
Features:							
Attachments:							
Adjusted Base Price				Area		Value Amount	
Adjusted Base Price						\$0.00	
Changes/Adjustments				Area		Value Amount	
Grade Adjustment:				%			
Market Adjustment:							
CDU Adjustment:							
Complete:				100%			
Dollar Adjustments							
Dwelling Value				Area		Value Amount	
Other Building Improvements				0		\$0.00	
Total Improvement Value				Area		Value Amount	
Total Improvement Value						\$0.00	
Total Land Value				Area		Value Amount	
Total Land Value						\$56,300.00	
Total Assessed Value				Area		Value Amount	
Total Assessed Value						\$56,300.00	

Parcel Numbers: 809-9998-004	Property Address: 8265 28TH ST S	Municipality: Franklin, City of
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Owner Name: HICKS, BRIAN & LAURA	Mailing Address: 8265 S 28TH ST FRANKLIN, WI 53132	Land Use: Residential
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Property Photograph: 	Legal Description: CERTIFIED SURVEY MAP NO 3301 NE 13 5 21 PARCEL 4	Building Sketch: 
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 1302-Franklin	

Building Description

Dwelling #	809 9998 004- 1		
Year Built:	1/1/1953	Exterior Wall:	07-Brick
Year Remodeled:	1/1/1953	Bedrooms:	3
Remodeled/Effective Age:	-69	Full Baths:	1
Building Type/Style:	01-Ranch	Half Baths:	0
Story:	1.00	Rough-in:	0
Grade:	C	Room Count:	4
CDU/Overall Condition:	Good	Basement Description:	Full Basement
Interior Condition:	Same	Heating:	Air Conditioning - Same Ducts
Kitchen Condition:	Average	Type of Fuel:	Gas
Bath Condition:	Average	Type of System:	Warm Air

Square Footage / Attachments

	First Story:	Second Story:	Additional Story:	Attic Finished (NET):	Half Story Finished (NET):	Finished Basement:	Total Finished:
809 9998 004- 1	945	0	0	0	0	0	945

Attachment Description(s):	Area:	Attachment Value:
12-EFP	182	\$5,500
13-AFG	483	\$14,500
11-OFP	60	\$1,200

Feature Description(s):	Area:	Feature Value:
22-Additional Fixture	1	\$300
Rec Room Condition:	Rec Room Area: 0	Rec Room Value: \$0

Other Building Improvements

Structure Type:	Year Built:	Area:	Construction:	Condition:	Value:
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Permit / Construction History

Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
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Ownership/Sales History							
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:	
12/1/1987		\$65,000.00	Invalid		Land		
1/1/1999		\$127,400.00	Invalid		Land and Improvements		
Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
A-Residential Primary Site	0.431	Gross				\$61,900	
Acreage/Squarefoot Variables							
Land Data & Computations							
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:		Assessed Land Value:		
18,774	0.431				\$61,900		
General Information							
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:		
Level	Paved	Light			Public Sewer		
Valuation/Explanation							
Dwelling #				809 9998 004- 1			
Description				Area		Value Amount	
Living Area:							
First Story:				945		\$139,519.80	
Second Story:				0		\$0.00	
Additional Story:				0		\$0.00	
Attic/Finished Net:				0		\$0.00	
Half Story/Finished Net:				0		\$0.00	
Base Price						\$139,519.80	
Unfinished Living Area:							
Room/Unfinished:				0		\$0.00	
Unfinished Basement:				945		\$24,872.40	
Half Story/Unfinished:						\$0.00	
Structure Info, Features and Attachments:							
Heating/AC				Air Conditioning - Same Ducts		\$2,324.70	
Plumbing				0 - Half Bath 1 - Full Bath		\$0.00	
Finished Basement Living Area				0		\$0.00	
Features:				1		\$300.00	
Attachments:				725		\$21,200.00	
Adjusted Base Price						\$188,216.90	
Changes/Adjustments							
Grade Adjustment:				C 100%		\$166,716.90	
Market Adjustment:				54%		\$256,744.03	
CDU Adjustment:				60		\$154,000.00	
Complete:				100		\$154,000.00	
Dollar Adjustments						\$0.00	
Dwelling Value						\$154,000.00	
Other Building Improvements				0		\$0.00	
Total Improvement Value						\$154,000.00	
Total Land Value						\$61,900.00	
Total Assessed Value						\$215,900.00	

Parcel Numbers: 809-9999-000	Property Address: 8253 27TH ST S	Municipality: Franklin, City of
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Owner Name: WS Hotels Group LLC	Mailing Address: 8253 S. 27th Street Franklin, WI 53132	Land Use: Commercial
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Property Photograph:	Legal Description:	Building Sketch:
	COM SE COR OF NE 13 5 21 TH N 417.40 FT W 459.70 FT S	
	Parcel Sketch and Site Map obtained from the County GIS	
	Neighborhood: 999.6-Franklin	
	Zoning:	

Building Description			
Building #	2		
Building Type/Style:	999-Single Family Residence	One Bedroom:	
Stories:		Two Bedroom:	
Year Built:	1965	Three Bedroom:	
Remodeled/Effective Age:		Total Unit Count:	
Grade Factor:	C	Business Name:	EMBASSY MOTEL_x0000_x0000_x0000_x0000 0_x0000_x0000_x0000_x0000_x 0000_x0000_x0000_x0000_x0000 _x0000_x0000_x0000_x0000_
Market Adjustment:	-100	CDU/Overall Condition	Average
Building #	4		
Building Type/Style:	343-Motel	One Bedroom:	
Stories:		Two Bedroom:	
Year Built:	1965	Three Bedroom:	
Remodeled/Effective Age:		Total Unit Count:	
Grade Factor:	C	Business Name:	
Market Adjustment:	52	CDU/Overall Condition	Average
Building #	5		
Building Type/Style:	343-Motel	One Bedroom:	
Stories:		Two Bedroom:	
Year Built:	1965	Three Bedroom:	
Remodeled/Effective Age:		Total Unit Count:	
Grade Factor:	C	Business Name:	
Market Adjustment:	118	CDU/Overall Condition	Average
Building #	1		
Building Type/Style:	343-Motel	One Bedroom:	
Stories:		Two Bedroom:	
Year Built:	1987	Three Bedroom:	
Remodeled/Effective Age:		Total Unit Count:	
Grade Factor:	C	Business Name:	
Market Adjustment:	-100	CDU/Overall Condition	Average
Building #	3		
Building Type/Style:	343-Motel	One Bedroom:	
Stories:		Two Bedroom:	
Year Built:	1987	Three Bedroom:	
Remodeled/Effective Age:		Total Unit Count:	
Grade Factor:	C	Business Name:	
Market Adjustment:	-100	CDU/Overall Condition	Average

Structure / Basement Data							
Building #	Section #	Occupancy:	Year:	Area:	Framing:	Wall Hgt:	Rental:
1	1	343-Motel	1987	3,286	D4-Wood Average	8	
2	1	999-Single Family Residence	1965	1,860	D4-Wood Average	8	
3	2	343-Motel	1987	3,286	D4-Wood Average	8	
4	2	343-Motel	1965	3,200	D4-Wood Average	8	
5	3	343-Motel	1965	3,200	D4-Wood Average	8	
Building #	Section #	Description:			Basement Area:	Total Area:	
1					930	4,216	
2						1,860	
3						3,286	
4						3,200	
5						3,200	

Components					Site Improvements				
Bldg #	Sec. #	Description:	Area:	Value:	Bldg #	Sec. #	Description:	Area:	Value:
2					2				
4					4				
5					5				
1	1	HVAC-Hot Water	930	\$1,400	1				
1	1	HVAC-Hot Water	930	\$1,400	3				
1	1	HVAC-Hot Water	930	\$1,400					
1	1	HVAC-Hot Water	930	\$1,400					
1	1	HVAC-Hot Water	930	\$1,400					
3									

Detached Improvements					
Structure:	Year:	Sq Ft:	Grade:	Construction:	Condition:
RG1-Detached Frame Garage	1/1/2000	816	C		Average
RS1-Frame Utility Shed	1/1/1984	168	C		Average
PA-Paving	1/1/1960	20,000	C		Good
RG1-Detached Frame Garage	1/1/1975	528	C		Average

Permit / Construction History			
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:
9/6/2022	PB22-0244	\$1.00	Occupancy for change of ownership for Embassy Motel
8/12/2022	PZC22-0033	\$1.00	Zoning Compliance Permit for Waseem Serwar (New Owner's of Embassy Motel)
9/1/1998	98-1106	\$2,650.00	REPL FURNACE
6/14/2013	13-1151	\$3,000.00	RAZE IGP
7/1/2000	00-0840	\$15,000.00	GARAGE 34X24
10/15/2015	15-2468	\$6,000.00	HVAC

Ownership/Sales History						
Date of Sale:	Sale Document:	Purchase Amount:	Sale Validity:	Conveyance Type:	Sale Type:	Sale Validation Source:
2/10/2004		\$970,000.00	Invalid		Land and Improvements	
6/1/1999		\$832,500.00	Invalid		Land and Improvements	
5/18/2022	11251184	\$1,900,000.00	Valid	W/C D - Warrant/Condo Deed	Land and Improvements	Other

Land Breakdown							
Land Class:	Acreage:	Unit of Measure:	Influence Reason:	Influence Factor:	Dollar Adjustment:	Land Value:	
B-Commercial Primary Site	3.395	Gross				\$564,300.00	

Acreage/Squarefoot Variables							

Land Data & Computations					
Total Square Footage:	Total Acreage:	Depth:	Act. Frontage:	Total Land Value:	
147,886	3.395			\$564,300.00	

General Information					
Topography:	Street/Road:	Fronting Traffic:	Inspected By:	Inspected On:	Utilities:
Level	Paved	Heavy			Public Sewer

Assessment History			
Parcel Year:	Acres Total:	Land Total:	Improvement Total:

Valuation/Explanation		
Building #	Area	Value Amount
2		

Structure:	1,860	\$99,808.00
Commercial Building Base Price		\$99,808.00
Basement:	0	\$0.00
Components:	0	\$0.00
Site Improvements:	0	\$0.00
Adjusted Base Price		\$99,808.00
Depreciation Adjustment:	0	\$0.00
Adjusted Base Price with Depreciation		\$99,808.00
Grade Adjustment:	C	0.00
Market Adjustment:	-100	(\$99,808.00)
Local Modifier:		\$0.00
Percent Complete:		\$0.00
Dollar Adjustment:		\$100.00
Commercial Building Value		\$100.00
Building #	4	
Description	Area	Value Amount
Structure:	3,200	\$196,384.00
Commercial Building Base Price		\$196,384.00
Basement:	0	\$0.00
Components:	0	\$0.00
Site Improvements:	0	\$0.00
Adjusted Base Price		\$196,384.00
Depreciation Adjustment:	0	\$0.00
Adjusted Base Price with Depreciation		\$196,384.00
Grade Adjustment:	C	0.00
Market Adjustment:	52	\$102,119.68
Local Modifier:		\$0.00
Percent Complete:		\$0.00
Dollar Adjustment:		\$1,300.00
Commercial Building Value		\$299,800.00
Building #	5	
Description	Area	Value Amount
Structure:	3,200	\$196,384.00
Commercial Building Base Price		\$196,384.00
Basement:	0	\$0.00
Components:	0	\$0.00
Site Improvements:	0	\$0.00
Adjusted Base Price		\$196,384.00
Depreciation Adjustment:	0	\$0.00
Adjusted Base Price with Depreciation		\$196,384.00
Grade Adjustment:	C	0.00
Market Adjustment:	118	\$231,733.12
Local Modifier:		\$0.00
Percent Complete:		\$0.00
Dollar Adjustment:		\$1,200.00
Commercial Building Value		\$429,300.00
Building #	1	
Description	Area	Value Amount
Structure:	3,286	\$201,662.00
Commercial Building Base Price		\$201,662.00
Basement:	0	\$0.00

Components:	0	\$0.00
Site Improvements:	0	\$0.00
Adjusted Base Price		\$201,662.00
Depreciation Adjustment:	0	\$0.00
Adjusted Base Price with Depreciation		\$201,662.00
Grade Adjustment:	C	0.00
Market Adjustment:	-100	(\$201,662.00)
Local Modifier:		\$0.00
Percent Complete:		\$0.00
Dollar Adjustment:		\$100.00
Commercial Building Value		\$100.00
Building #	3	
Description	Area	Value Amount
Structure:	3,286	\$201,662.00
Commercial Building Base Price		\$201,662.00
Basement:	0	\$0.00
Components:	0	\$0.00
Site Improvements:	0	\$0.00
Adjusted Base Price		\$201,662.00
Depreciation Adjustment:	0	\$0.00
Adjusted Base Price with Depreciation		\$201,662.00
Grade Adjustment:	C	0.00
Market Adjustment:	-100	(\$201,662.00)
Local Modifier:		\$0.00
Percent Complete:		\$0.00
Dollar Adjustment:		\$100.00
Commercial Building Value		\$100.00
Total Dwelling Value		\$0
Detached Improvements	0	\$22,800.00
Total Improvement Value		\$752,200.00
Total Land Value		\$564,300.00
Total Assessed Value		\$1,316,500.00