

Received

JUN 05 2020

City Clerk - Racine, WI

Abbie Wilson

3633 St Clair Street

Racine, WI 53402

(262) 505-4327

Abbiwilson1117@gmail.com

To Board of Review:

Please accept my letter of intent to appeal the assessed value of my personal residence located at 3633 St Clair Street, Racine, WI 53402.

I purchased the property in June 2017 for \$90,750.00. In 2017 the City of Racine assessed value of the property was \$136,000.00.

It is my opinion that the residence has been over valued for years before my written objection.

At time of purchase the home was in poor C5 condition and in need of major repairs. The appraiser at time of sale valued the property at \$98,000.00 and if developed \$137,310.00 in 2017.

I have completed some improvements to the residence and had a second appraisal in December 2019 and the residence was now valued at \$153,000.00.

I concur with the professional appraiser on the value of the residence based on the condition of my home, which is still in need of updates and repairs as well as recent sales in my neighborhood.

I've included both the 2017 and 2019 appraisals for your review.

The City Assessor also provided a list of seven recent sales in the area, which I've also included. Of the seven comparables, six of those 2020 assessed values varies greatly from the actual 2019 sale price of homes. The average 2020 assessment value is \$161,715.00.

My hope is to have the assessed value lowered and to represent a more accurate market value price.

Thank You,

Abbie Wilson

Objection to Real Property Assessment

To file an appeal on your property assessment, you must provide the Board of Review (BOR) clerk written or oral notice of your intent, under state law (sec. 70.47(7)(a), Wis. Stats.). You must also complete this entire form and submit it to your municipal clerk. To review the best evidence of property value, see the Wisconsin Department of Revenue's *Property Assessment Appeal Guide for Wisconsin Real Property Owners*.

Complete all sections:

Section 1: Property Owner / Agent Information				* If agent, submit written authorization (Form PA-105) with this form			
Property owner name (on changed assessment notice) Abbie L Wilson				Agent name (if applicable) N/A			
Owner mailing address 3633 St Clair Street				Agent mailing address			
City Racine	State WI	Zip 53402		City	State	Zip	
Owner phone 262 505 - 4327		Email abbiewilson1117@gmail.com		Owner phone		Email	

Section 2: Assessment Information and Opinion of Value			
Property address 3633 St Clair Street		Legal description or parcel no. (on changed assessment notice) BLK 4 NORTHBROOK SUB NO 2 LOT 19	
City Racine	State WI	Zip 53402	
Assessment shown on notice - Total \$178,000.00		Your opinion of assessed value - Total \$153,000.00	

If this property contains non-market value class acreage, provide your opinion of the taxable value breakdown:

Statutory Class	Acres	\$ Per Acre	Full Taxable Value
Residential total market value			
Commercial total market value			
Agricultural classification: # of tillable acres	@	\$ acre use value	
# of pasture acres	@	\$ acre use value	
# of specialty acres	@	\$ acre use value	
Undeveloped classification # of acres	@	\$ acre @ 50% of market value	
Agricultural forest classification # of acres	@	\$ acre @ 50% of market value	
Forest classification # of acres	@	\$ acre @ market value	
Class 7 "Other" total market value		market value	
Managed forest land acres	@	\$ acre @ 50% of market value	
Managed forest land acres	@	\$ acre @ market value	

Section 3: Reason for Objection and Basis of Estimate	
Reason(s) for your objection: (Attach additional sheets if needed) See attached	Basis for your opinion of assessed value: (Attach additional sheets if needed) Appraisal completed 12/2020

Section 4: Other Property Information	
A. Within the last 10 years, did you acquire the property?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If Yes, provide acquisition price \$ 90,750.00 Date 06-05-2020 <input checked="" type="checkbox"/> Purchase <input type="checkbox"/> Trade <input type="checkbox"/> Gift <input type="checkbox"/> Inheritance <small>(mm-dd-yyyy)</small>	
B. Within the last 10 years, did you change this property (ex: remodel, addition)?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If Yes, describe Painted house & Garage, 6 new windows, new garage roof, redeck Date of 2017-2019 Cost of changes \$ 15,000.00 Does this cost include the value of all labor (including your own)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <small>(mm-dd-yyyy)</small>	
C. Within the last five years, was this property listed/offered for sale?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If Yes, how long was the property listed (provide dates) 2017- to 2017- <small>(mm-dd-yyyy)</small> <small>(mm-dd-yyyy)</small> Asking price \$ 97,500.00 List all offers received My Offer - \$90,750.00	
D. Within the last five years, was this property appraised? \$98,000. & \$153,000.00	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If Yes, provide: Date 5-17 & 12-19 Value Purpose of appraisal Purchase & refi <small>(mm-dd-yyyy)</small>	
If this property had more than one appraisal, provide the requested information for each appraisal.	

Section 5: BOR Hearing Information	
A. If you are requesting that a BOR member(s) be removed from your hearing, provide the name(s): _____ Note: This does not apply in first or second class cities.	
B. Provide a reasonable estimate of the amount of time you need at the hearing _____ minutes.	

Property owner or Agent signature 	Date (mm-dd-yyyy) 6-4-20
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**2020 City of Racine
Notice of Intent to File Objection with the Board of Review**

I, Abbie Wilson, as the property owner or as
agent for Abbie Wilson (property owner's name) with an address of
3633 St Clair Street hereby give notice of an intent to file an objection to the assessment
for the following property: 3633 St Clair Street for the 2020 Assessment Year in the
City of Racine.

Name: Abbie Wilson
Best contact phone number: 262-505-4327
Mailing Address: 3633 St Clair Street
(date) 6/4/2020

This Notice of Intent is being filed: (place mark one)

- ☒ At least 48 hours before the board's first scheduled meeting.
☐ During the first two hours of the board's first scheduled meeting. (Please complete Section A).
☐ Prior to the end of the fifth day of the session or prior to the end of the final day of the session if the session
is less than 5 days. (Please complete Section B).

**Filing of this form does not relieve the objector from the requirement of timely filing a fully
completed written objection on the proper form with the Clerk of the Board of Review.**

SECTION A – Upon a showing of good cause, the Board of Review shall grant a waiver of the 48-hour notice of an
intent to file a written or oral objection if a property owner who does not meet the notice requirement appears before
the board of review during the first 2 hours of the meeting. THE PROPERTY OWNER NOW MUST SHOW
GOOD CAUSE FOR FAILURE TO MEET THE 48-HOUR NOTICE REQUIREMENT AND FILE A WRITTEN
OBJECTION. My good cause is as follows:

SECTION B – The Board of Review may waive all notice requirements and hear the objection if a property owner
fails to provide written or oral notice of an intent to object 48 hours before the first scheduled meeting, and fails to
request a waiver of the notice requirements during the first 2 hours of the meeting if the property owner appears
before the Board at any time prior to the end of the fifth day of the session, or prior to the end of the final day of the
session if the session is less than 5 days, and the property owner FILES A WRITTEN OBJECTION AND
PROVIDES EVIDENCE OF EXTRAORDINARY CIRCUMSTANCE. Proof of my extraordinary circumstance is
as follows:

**A WRITTEN OBJECTION ON THE PROPER FORM MUST BE PROPERLY FILED WITH THE CLERK
OF THE BOARD OF REVIEW.**

Request to Testify by Telephone or Submit a Sworn Written Statement at the Board of Review (BOR)

Section 70.47(8), Wis. Stats., states "...Instead of appearing in person at the hearing, the board may allow the property owner, or the property owner's representative, at the request of either person, to appear before the board, under oath, by telephone or to submit written statements, under oath, to the board. ..."

NOTE: The legal requirements of the Notice of Intent to Appear at the BOR must be satisfied and the Objection Form must be completed and submitted to the BOR as required by law prior to the Request to Testify by Telephone or Submit Sworn Written Statement form being submitted.

Municipality Racine		County Racine	
Property owner's name Abbie Wilson		Agent name (if applicable)	
Owner's mailing address 3633 St Clair Street, Racine WI 53402		Agent's mailing address	
Owner's telephone number (262) 505-4327	<input type="checkbox"/> Land Line <input checked="" type="checkbox"/> Cell Phone	Agent's telephone number ()	<input type="checkbox"/> Land Line <input type="checkbox"/> Cell Phone
Owner's email address abbiewilson1117@gmail.com		Agent's email address	

Please provide the following information on the property and the assessment to which you are objecting. (Attach additional sheets, if necessary.)

1. Property address 3633 St Clair Street
2. Legal description or parcel number from the current assessment roll 276-00-00-04-787-019


3. Total Property Assessment \$178,000.00

4. If agent, attach signed Agent Authorization form, PA-105

☒ Testify by telephone*
 ☒ Submit sworn written statement

Basis for request Health Concerns

* If the request is approved, provide the best telephone number to reach you 262-505-4327

Owner's or Agent's signature 	Date <u>06-4-20</u>
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For Board Use Only

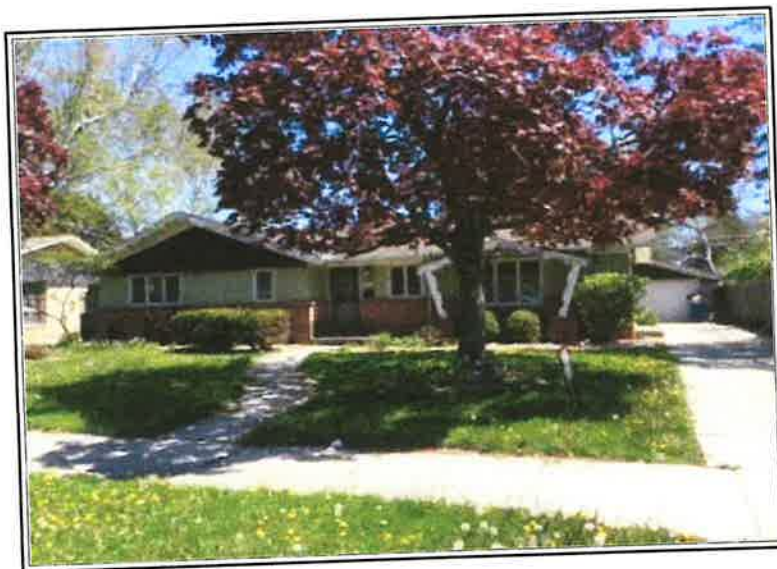
☐ Approved
 ☐ Denied

Reason _____

☐ Taxpayer advised _____ Date _____

Parcel ID	Location	NBC	Yearbuilt	Bldg Type	Sq. Ft.	LUC	Sale Date	Sale Price	Value @ 11	2020 Value	2019 Ratio	2020 Ratio	SP/Ft	CDU	Bsmt	GA	Ext
04954002	452 CARLTON DR	0020	1962	Ranch	1,200	101	06/05/19	134,500	142,000	150,000	1.056	1.115	\$ 112.08	VG	Y	0	Mas/Ft
04787022	3614 ERIE ST	0020	1959	Ranch	1,600	101	03/06/19	185,900	171,000	191,000	.920	1.027	\$ 116.19	AV-GD	Y	2	BV
04951000	516 SHORELAND DR	0020	1951	Ranch	1,144	101	07/31/19	151,500	133,000	142,000	.878	.937	\$ 132.43	GD	Y	2	Sid
04344008	3119 N WISCONSIN ST	0020	1952	Ranch	1,189	101	05/08/19	170,000	136,000	156,000	.800	.918	\$ 142.98	GD	Y	2	BV
04889004	3440 STRATFORD AVE	0020	1954	Ranch	1,152	101	12/20/19	135,000	137,000	147,000	1.015	1.089	\$ 117.19	AV-GD	Y	2	BV
04783013	417 FLOWER LN	0020	1964	Ranch	1,479	101	08/02/19	223,900	175,000	187,000	.782	.835	\$ 151.39	GD	Y	2	BV
03986001	3118 N MAIN ST	0020	1953	Ranch	1,170	101	08/20/19	190,000	138,000	159,000	.726	.837	\$ 162.39	VG	Y	3	Fr
										Average	.882	.966	\$ 133.52				
										Median	.878	.937	\$ 132.43				
Subject																	
04787019	3633 St Clair	0020	1959	Ranch	1411	101				\$ 178,000			\$ 126.15	EX	Y	2.5	Mas/Ft

**APPRAISAL REPORT
OF**



**3633 St Clair St
Racine, WI 53402-3549**

PREPARED FOR

**Marie Hardy
Gateway Mortgage Corporation
6501 Green Bay Road
Kenosha, WI 53142**

AS OF

05/15/2017

PREPARED BY

**Daavettila Appraisal Inc.
10726 35th Ave.
Pleasant Prairie, WI 53158**

Uniform Residential Appraisal Report

The purpose of this appraisal report is to provide the lender/client with an accurate, and adequately supported, opinion of the market value of the subject property.																																																																																																																																																																																																																																																							
Property Address 3633 St Clair St City Racine State WI Zip Code 53402-3549																																																																																																																																																																																																																																																							
Borrower Abbie Wilson Owner of Public Record Federal National Mortgage Association County Kenosha																																																																																																																																																																																																																																																							
Legal Description BLK 4 Northbrook Sub No 2 Lot 19																																																																																																																																																																																																																																																							
Assessor's Parcel # 04787019 Tax Year 2016 R.E. Taxes \$ 4,595																																																																																																																																																																																																																																																							
Neighborhood Name Northbrook Sub Map Reference County Map Census Tract 0014.00																																																																																																																																																																																																																																																							
Occupant <input type="checkbox"/> Owner <input type="checkbox"/> Tenant <input checked="" type="checkbox"/> Vacant Special Assessments \$ 877 PUD HOA \$ 0 per year per month																																																																																																																																																																																																																																																							
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Lender/Client Gateway Mortgage Corporation Address 6501 Green Bay Road, Kenosha, WI 53142																																																																																																																																																																																																																																																							
Is the subject property currently offered for sale or has it been offered for sale in the twelve months prior to the effective date of this appraisal? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No																																																																																																																																																																																																																																																							
Report data source(s) used, offerings price(s), and date(s). DOM 43; Subject property was offered for sale; Latest Price \$92,000; Latest Date 03/28/2017; Original Price \$97,000; Original Date 02/23/2017; WISMLS#1515191																																																																																																																																																																																																																																																							
I <input checked="" type="checkbox"/> did <input type="checkbox"/> did not analyze the contract for sale for the subject purchase transaction. Explain the results of the analysis of the contract for sale or why the analysis was not performed. REO sale; Purchase price of \$90,750.																																																																																																																																																																																																																																																							
Contract Price \$ 90,750 Date of Contract 04/07/2017 Is the property seller the owner of public record? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Data Source(s) Public Records																																																																																																																																																																																																																																																							
Is there any financial assistance (loan charges, sale concessions, gift or downpayment assistance, etc.) to be paid by any party on behalf of the borrower? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No																																																																																																																																																																																																																																																							
If Yes, report the total dollar amount and describe the items to be paid. \$1750;; Seller shall give Buyer a loan cost credit at closing in the amount of \$1750.																																																																																																																																																																																																																																																							
Note: Race and the racial composition of the neighborhood are not appraisal factors.																																																																																																																																																																																																																																																							
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Neighborhood Description Wind Point is a stable area, not far from the newly constructed shopping strip mall and hospital. Popular area for location to these amenities and easy access to I-94 for travel into Illinois and Milwaukee areas. Sales have been active, as Wind Point is a popular destination for buyers.																																																																																																																																																																																																																																																							
Market Conditions (including support for the above conclusions) There is a wide range of values in this area, does not adversely effect marketing time or value appreciation. Nothing adverse is noted. There are a limited number of homes for sale in the immediate area at any one time. Being close to City of Racine amenities is an appealing feature of this area. Sale price are averaging 95% of list price and 83-98 DOM.																																																																																																																																																																																																																																																							
Dimensions 70 x 133.79 Area 9365 sf Shape Rectangular View N;Res;																																																																																																																																																																																																																																																							
Specific Zoning Classification R2 Zoning Description Single Family Residential																																																																																																																																																																																																																																																							
Zoning Compliance <input checked="" type="checkbox"/> Legal <input type="checkbox"/> Legal Nonconforming (Grandfathered Use) <input type="checkbox"/> No Zoning <input type="checkbox"/> Illegal (describe)																																																																																																																																																																																																																																																							
Is the highest and best use of subject property as improved (or as proposed per plans and specifications) the present use? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe.																																																																																																																																																																																																																																																							
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FEMA Special Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No FEMA Flood Zone X FEMA Map # 55101C0118D FEMA Map Date 05/02/2012																																																																																																																																																																																																																																																							
Are the utilities and/or off-site improvements typical for the market area? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe.																																																																																																																																																																																																																																																							
Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, describe.																																																																																																																																																																																																																																																							
Zoning determination for subject is via The City of Racine. The appraiser has compared all pertinent comparables, giving subject the market value in report. Based upon current zoning and surrounding uses, it is the opinion of the appraiser that the HBU of the subject is as improved. Site dimensions are approximate. Nothing adverse noted. Site dimensions are approximate.																																																																																																																																																																																																																																																							
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Uniform Residential Appraisal Report

There are 6 comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ 89,900 to \$ 125,000	
There are 31 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ 49,000 to \$ 139,000	
FEATURE	SUBJECT
Address	3633 St Clair St Racine, WI 53402-3549
Proximity to Subject	0.34 miles S
Sale Price	\$ 90,750
Sale Price/Gross Liv. Area	\$ 64.36 sq. ft.
Data Source(s)	WISMLS#1508477;DOM 85
Verification Source(s)	Racine Records/Wiredata
VALUE ADJUSTMENTS	DESCRIPTION
Sale or Financing	ArmLth
Concessions	Conv;0
Date of Sale/Time	s04/17;c03/17
Location	N;Res;
Leasehold/Fee Simple	Fee Simple
Site	9365 sf
View	N;Res;
Design (Style)	DT1;Ranch
Quality of Construction	Q4
Actual Age	58
Condition	C5
Above Grade	Total Bdms Baths
Room Count	5 3 1.1
Gross Living Area	1,410 sq. ft.
Basement & Finished	1410sf282sf
Rooms Below Grade	0rr0br1.0ba0o
Functional Utility	Good
Heating/Cooling	GFA/Central
Energy Efficient Items	None
Garage/Carport	1gd1dw
Porch/Patio/Deck	Deck
Fireplaces	1
Net Adjustment (Total)	\$ 1,940
Adjusted Sale Price of Comparables	\$ 109,440
I <input checked="" type="checkbox"/> did not research the sale or transfer history of the subject property and comparable sales. If not, explain	

SALES COMPARISON ANALYSIS

My research ☒ did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.

Data source(s) **Public Records**

My research ☒ did not reveal any prior sales or transfers of the comparable sales for the year prior to the date of sale of the comparable sale.

Data source(s) **Public Records**

Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales (report additional prior sales on page 3).

ITEM	SUBJECT	COMPARABLE SALE # 1	COMPARABLE SALE # 2	COMPARABLE SALE # 3
Date of Prior Sale/Transfer	10/11/2016			
Price of Prior Sale/Transfer	\$114,000	\$0	\$0	\$0
Data Source(s)	Public Record/REO	Public Record	Public Record	Public Record
Effective Date of Data Source(s)	05/15/2017	05/15/2017	05/15/2017	05/15/2017

Analysis of prior sale or transfer history of the subject property and comparable sales **Via public record/Wiredata; One recorded transactions in the past 3 year for subject property. During the past 12 months, no transactions have been recorded for comparables, except for those stated.**

Summary of Sales Comparison Approach **Many comparable closed sales were considered in making this appraisal. The market comparison approach is considered the most reliable estimate of value as it considers the values and motivations of buyers and sellers when adequate comparables sales are available; as with the 4 comparable sales and 1 active listing, used in this report. All provided sales are good indicators of market value. Sales data indicates an adjusted value range of \$75,220 to \$109,440; with the subject commanding a value within this range. All sales are within the past 6 months and all with 1/2 mile of subject. All comparables are similar in size to subject, in varying conditions. The square footage for finished area in basement is an estimate, as information is not readily available on MLS and/or public records. The adjustment for site is \$.50/sqft (difference over 10,000sqft) and GLA is \$15/sqft (Estimated total sqft/sold price per estimated total sqft.)**

Indicated Value by Sales Comparison Approach \$ **98,000**

Indicated Value by: Sales Comparison Approach \$ **98,000** Cost Approach (if developed) \$ **137,310** Income Approach (if developed) \$ **0**

Principle weight given to market approach, as it best reflects values and motivations of buyers and sellers. Single family homes are seldom purchased for investments, therefore, income approach is not considered. Cost approach does not accurately reflect current value when an adequate number of comparable sales which are market oriented are available.

This appraisal is made ☒ "as is," ☐ subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been completed, ☐ subject to the following repairs or alterations on the basis of a hypothetical condition that the repairs or alterations have been completed, or ☐ subject to the following required inspection based on the extraordinary assumption that the condition or deficiency does not require alteration or repair:

Based on a complete visual inspection of the interior and exterior areas of the subject property, defined scope of work, statement of assumptions and limiting conditions, and appraiser's certification, my (our) opinion of the market value, as defined, of the real property that is the subject of this report is \$ **98,000**, as of **05/15/2017**, which is the date of inspection and the effective date of this appraisal.

RECONCILIATION

Uniform Residential Appraisal Report

The appraiser made an interior and exterior visual inspection of the readily accessible areas of subject. Those observable conditions are noted in this report. The appraiser does not guarantee the functionality of appliances and/or mechanical systems.

"The intended user of this appraisal report is the lender/client. The intended use is to evaluate the property that is the subject of this appraisal for a mortgage finance transaction, subject to the stated scope of work, purpose of the appraisal, reporting requirements of this appraisal report form, and definition of market value. No additional intended users are identified by the appraiser."

ADDITIONAL COMMENTS

COST APPROACH TO VALUE (not required by Fannie Mae.)

Provide adequate information for the lender/client to replicate your cost figures and calculations.

Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value) Due to lack of recent relevant site sales data with the subjects market area, estimated site value was extracted from the assessed value of site; \$25,900.

COST APPROACH

ESTIMATED	<input checked="" type="checkbox"/>	REPRODUCTION OR	REPLACEMENT COST NEW	OPINION OF SITE VALUE	= \$	25,900
Source of cost data	MARSHALL & SWIFT & LOCAL CONTRACTORS			Dwelling	1,410	Sq. Ft. @ \$ 75.00 = \$ 105,750
Quality rating from cost service	2008	Effective date of cost data	01/01/2008	Bsmt.	1,410	Sq. Ft. @ \$ 20.00 = \$ 28,200
Comments on Cost Approach (gross living area calculations, depreciation, etc.)	Deck					1,500
Replacement cost new is estimated from Marshall & Swift Valuation	Garage/Carport			273	Sq. Ft. @ \$ 20.00 = \$ 5,460	
Service with local refinements. Site value ratio is typical for area and price range. Cost approach was not developed for insurance purposes.	Total Estimate of Cost-new				= \$	140,910
	Less	Physical	33	Functional	0	External 0
	Depreciation	46,500			0	= \$ (46,500)
	Depreciated Cost of Improvements					= \$ 94,410
	"As-is" Value of Site Improvements					= \$ 17,000
Estimated Remaining Economic Life (HUD and VA only)	50	Years	Indicated Value By Cost Approach		= \$	137,310

INCOME APPROACH TO VALUE (not required by Fannie Mae.)

Estimated Monthly Market Rent \$ X Gross Multiplier = \$ 0 Indicated Value by Income Approach

Summary of Income Approach (including support for market rent and GRM)

INCOME

PROJECT INFORMATION FOR PUDs (if applicable)

Is the developer/builder in control of the Homeowner's Association (HOA)? ☐ Yes ☐ No Unit type(s) ☐ Detached ☐ Attached

Provide the following information for PUDs ONLY if the developer/builder is in control of the HOA and the subject property is an attached dwelling unit.

Legal Name of Project

Total number of phases Total number of units Total number of units sold

Total number of units rented Total number of units for sale Data source(s)

Was the project created by the conversion of existing building(s) into a PUD? ☐ Yes ☐ No If Yes, date of conversion.

Does the project contain any multi-dwelling units? ☐ Yes ☐ No Data source.

Are the units, common elements, and recreation facilities complete? ☐ Yes ☐ No If No, describe the status of completion.

PUD INFORMATION

Are the common elements leased to or by the Homeowner's Association? ☐ Yes ☐ No If Yes, describe the rental terms and options.

Describe common elements and recreational facilities.

Daavettila Appraisal Inc.
EXTRA COMPARABLES 4-5-6

File No. 7369
Case No. Fed Nat Mort Assoc

Borrower **Abbie Wilson**
Property Address **3633 St Clair St**
City **Racine** County **Kenosha** State **WI** Zip Code **53402-3549**
Lender/Client **Gateway Mortgage Corporation** Address **6501 Green Bay Road, Kenosha, WI 53142**

SALES COMPARISON ANALYSIS

FEATURE	SUBJECT	COMPARABLE SALE # 4			COMPARABLE SALE # 5			COMPARABLE SALE # 6		
Address	3633 St Clair St Racine, WI 53402-3549	1301 Cedar Creek St Racine, WI 53402			814 Montclair Dr Racine, WI 53402					
Proximity to Subject	0.41 miles W			0.19 miles NW						
Sale Price	\$ 90,750	\$ 79,900			\$ 104,900			\$		
Sale Price/Gross Liv. Area	\$ 64.36 sq. ft.	\$ 65.38 sq. ft.			\$ 85.84 sq. ft.			\$ sq. ft.		
Data Source(s)	WISMLS#1499760;DOM 22			WISMLS#1517431;DOM 69						
Verification Source(s)	Racine Records/Wiredata			Racine Records/Wiredata						
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment	
Sale or Financing		ArmLth		Listing						
Concessions		Conv;0		Active;0						
Date of Sale/Time		s11/16;c10/16		Active	-3,147					
Location	N;Res;	N;Res;		N;Res;						
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple						
Site	9365 sf	6490 sf	0	5924 sf	0					
View	N;Res;	N;Res;		N;Res;						
Design (Style)	DT1;Ranch	DT1;Ranch		DT1;Ranch						
Quality of Construction	Q4	Q3	-5,000	Q3	-5,000					
Actual Age	58	62	0	61	0					
Condition	C5	C4	-5,000	C4	-5,000					
Above Grade	Total Bdms Baths	Total Bdms Baths		Total Bdms Baths		Total Bdms Baths		Total Bdms Baths		
Room Count	5 3 1.1	6 3 1.0	+1,000	6 3 1.0	+1,000					
Gross Living Area	1,410 sq. ft.	1,222 sq. ft.	+2,820	1,222 sq. ft.	+2,820					
Basement & Finished	1410sf282sfin	1222sf0sfin	0	1222sf367sfin	0					
Rooms Below Grade	0rr0br1.0ba0o		+1,500	0rr0br1.0ba0o						
Functional Utility	Good	Good		Good						
Heating/Cooling	GFA/Central	GFA/Central		GFA/Central						
Energy Efficient Items	None	None		None						
Garage/Carport	1gd1dw	1gd1dw		1gd1dw						
Porch/Patio/Deck	Deck	None	0	None	0					
Fireplaces	1	1		1						
Net Adjustment (Total)		+ X -	\$ -4,680	+ X -	\$ -9,327	+ -	\$			
Adjusted Sale Price of Comparables		Net Adj: -6%		Net Adj: -9%		Net Adj: 0%				
		Gross Adj: 19%	\$ 75,220	Gross Adj: 16%	\$ 95,573	Gross Adj: 0%	\$			
Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales										
ITEM	SUBJECT	COMPARABLE SALE # 4			COMPARABLE SALE # 5			COMPARABLE SALE # 6		
Date of Prior Sale/Transfer	10/11/2016									
Price of Prior Sale/Transfer	\$114,000	\$0			\$0					
Data Source(s)	Public Record/REO	Public Record			Public Record					
Effective Date of Data Source(s)	05/15/2017	05/15/2017			05/15/2017					
Analysis of prior sale or transfer history of the subject property and comparable sales During the past 12 months, no transactions have been recorded for comparables, except for those stated.										

Market Conditions Addendum to the Appraisal Report

Case No. Fed Nat Mort Assoc

The purpose of this addendum is to provide the lender/client with a clear and accurate understanding of the market trends and conditions prevalent in the subject neighborhood. This is a required addendum for all appraisal reports with an effective date on or after April 1, 2009.

Property Address **3633 St Clair St** City **Racine** State **WI** ZIP Code **53402-3549**

Borrower **Abbie Wilson**

Instructions: The appraiser must use the information required on this form as the basis for his/her conclusions and must provide support for those conclusions, regarding housing trends and overall market conditions as reported in the Neighborhood section of the appraisal report form. The appraiser must fill in all the information to the extent it is available and reliable and must provide analysis as indicated below. If any required data is unavailable or is considered unreliable, the appraiser must provide an explanation. It is recognized that not all data sources will be able to provide data for the shaded areas below; if it is available, however, the appraiser must include that data in the analysis. If data sources provide all the required information as an average instead of the median, the appraiser should report the available figure and identify it as an average. Sales and listings must be properties that compete with the subject property, determined by applying the criteria that would be used by a prospective buyer of the subject property. The appraiser must explain any anomalies in the data, such as seasonal markets, new construction, foreclosures, etc.

Inventory Analysis	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
Total # of Comparable Sales (Settled)	15	10	6	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Absorption Rate (Total Sales/Months)	2.50	3.33	2.00	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Total # of Comparable Active Listings	10	6	6	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Months of Housing Supply (Total Listings/Ab. Rate)	4.00	1.80	3.00	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Median Sales & List Price, DOM, Sale/List %	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
Median Comparable Sales Price	92,000	103,000	113,700	<input checked="" type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
Median Comparable Sales Days on Market	56	64	38	<input checked="" type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Median Comparable List Price	93,700	91,150	109,950	<input checked="" type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
Median Comparable Listings Days on Market	104	110	44	<input checked="" type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Median Sale Price as % of List Price	0.97	0.95	100.00	<input checked="" type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
Seller (developer, builder, etc.) paid financial assistance prevalent?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing

Explain in detail seller concessions trends for the past 12 months (e.g. seller contributions increased from 3% to 5%, increasing use of buydowns, closing costs condo fees, options, etc.)

Majority of sales in area occur during the late spring, summer and early autumn months, sales activity slows during winter months. Overall days on market increase during winter months as well. During summer months, the amount of active listings tends to increase. Minimal seller concession normally occur in neighborhood, which remains unchanged throughout past 12 months of data. Search criteria: 1-story homes in North Racine, with 1 car garage.

Are foreclosure sales (REO sales) a factor in the market? ☒ Yes ☐ No If yes, explain (including the trends in listings and sales of foreclosed properties).

Some foreclosure/REO sales have occurred and/or are active, within area. Some are bank-owned, while others are HUD sales.

These listings/sales do not have a significant presence in the market as of appraisal date. They do exist but are not a large factor in the current market.

Cite data sources for above information.

MLS and public records.

Summarize the above information as support for your conclusions in the Neighborhood section of the appraisal report form. If you used any additional information, such as an analysis of pending sales, and/or expired and withdrawn listings, to formulate your conclusions, provide both an explanation and support for your conclusions.

Financing is generally conventional, however, FHA and VA are also common. Seller concessions are not unusual, but minimal if applicable, and are typically buyer's closing costs. Sales average 97% of current listing prices, average sale price of \$96,892 and marketing time averages 68-76 days per MLS statistics. Over the past year there have been 10 expired listing, with an average list price of \$104,590 and average 148 DOM.

If the subject is a unit in a condominium or cooperative project, complete the following:

Project Name:

Subject Project Data	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
Total # of Comparable Sales (Settled)				<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
Absorption Rate (Total Sales/Months)				<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
Total # of Active Comparable Listings				<input type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Months of Unit Supply (Total Listings/Ab. Rate)				<input type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input type="checkbox"/> Increasing

Are foreclosures sales (REO sales) a factor in the project? ☐ Yes ☐ No If yes, indicate the number of REO listings and explain the trends in listings and sales of foreclosed properties.

Summarize the above trends and address the impact on the subject unit and project.

Signature

Colleen M. Daavettila

Signature

Appraiser Name

Colleen Daavettila

Supervisor Name

Company Name

Daavettila Appraisal Inc.

Company Name

Company Address

10726 35th Ave., Pleasant Prairie, WI 53158

Company Address

State License/Certification #

1835-9

State

WI

State License/Certification #

State

Email Address

colleen.daavettila@gmail.com

Email Address

Daavettila Appraisal Inc.
SKETCH ADDENDUM

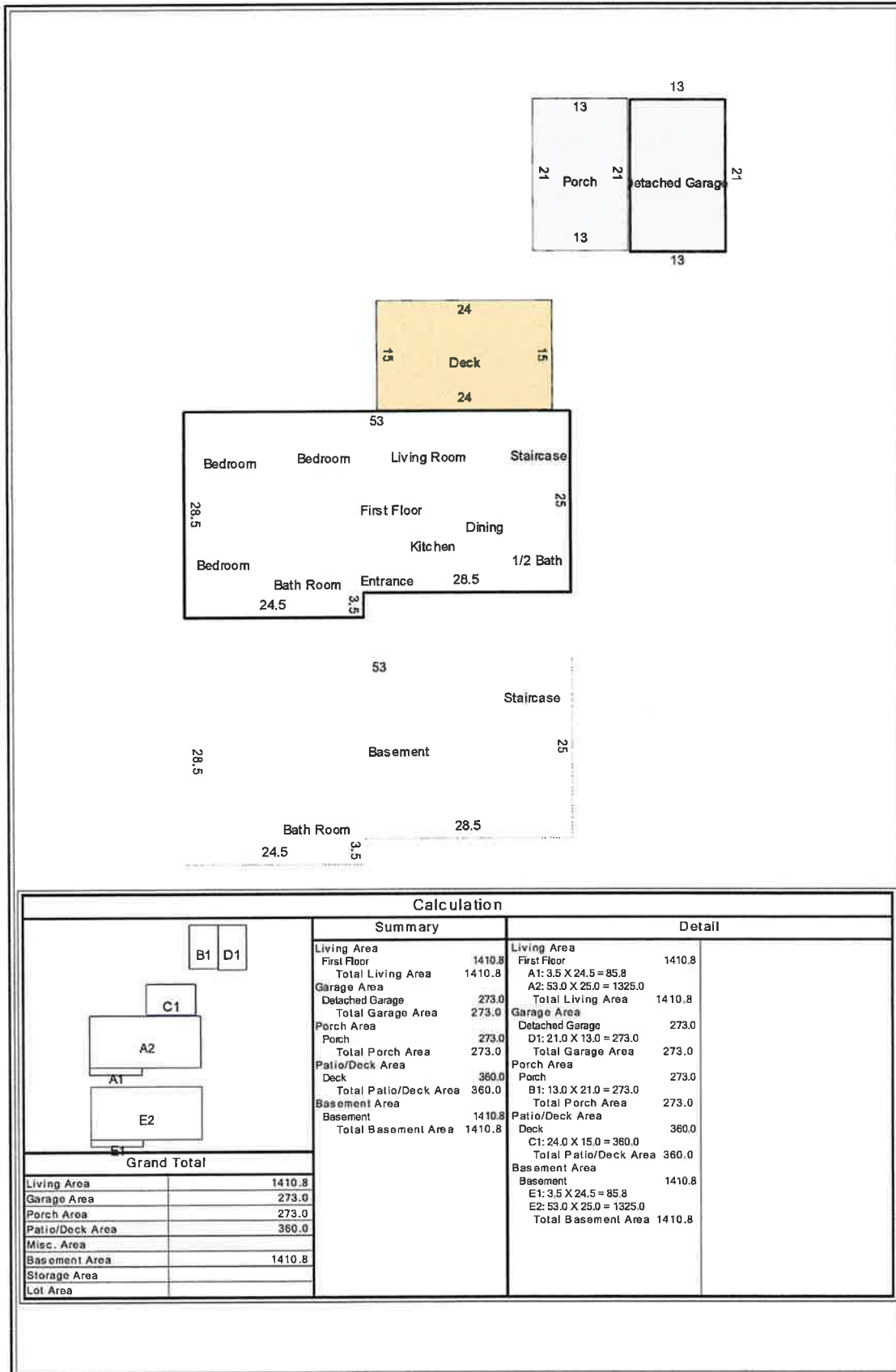
File No. 7369
Case No. Fed Nat Mort Assoc

Borrower **Abbie Wilson**

Property Address **3633 St Clair St**

City **Racine** County **Kenosha** State **WI** Zip Code **53402-3549**

Lender/Client **Gateway Mortgage Corporation** Address **6501 Green Bay Road, Kenosha, WI 53142**



Calculation			
Summary		Detail	
	Living Area	First Floor	1410.8
	First Floor	A1: 3.5 X 24.5 = 85.8	
	Total Living Area	A2: 53.0 X 25.0 = 1325.0	
	Garage Area	Total Living Area	1410.8
	Detached Garage	Garage Area	273.0
	Total Garage Area	Detached Garage	273.0
	Porch Area	D1: 21.0 X 13.0 = 273.0	
	Porch	Total Garage Area	273.0
	Total Porch Area	Porch Area	273.0
	Patio/Deck Area	Porch	273.0
	Deck	B1: 13.0 X 21.0 = 273.0	
	Total Patio/Deck Area	Total Porch Area	273.0
	Basement Area	Patio/Deck Area	360.0
	Basement	Deck	360.0
	Total Basement Area	C1: 24.0 X 15.0 = 360.0	
		Total Patio/Deck Area	360.0
		Basement Area	1410.8
		Basement	1410.8
		E1: 3.5 X 24.5 = 85.8	
		E2: 53.0 X 25.0 = 1325.0	
Grand Total		Total Basement Area	1410.8
Living Area	1410.8		
Garage Area	273.0		
Porch Area	273.0		
Patio/Deck Area	360.0		
Misc. Area			
Basement Area	1410.8		
Storage Area			
Lot Area			

Daavettila Appraisal Inc.
SUBJECT PHOTO ADDENDUM

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**FRONT OF
SUBJECT PROPERTY**
3633 St Clair St
Racine, WI 53402-3549



**REAR OF
SUBJECT PROPERTY**



STREET SCENE

Daavettila Appraisal Inc.
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Opposite Street View



Peeling exterior trim



Detached Garage

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Rear View Other



Detached Garage Roof
(Moss covered)



Front View Other

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Living Room



Kitchen



1/2 Bath

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Water on



Bedroom #1



Bathroom #1

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Electricity on



Toilet flushing



Tile surround

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Scuttle



Bedroom #2



Bedroom #3

Daavettila Appraisal Inc.
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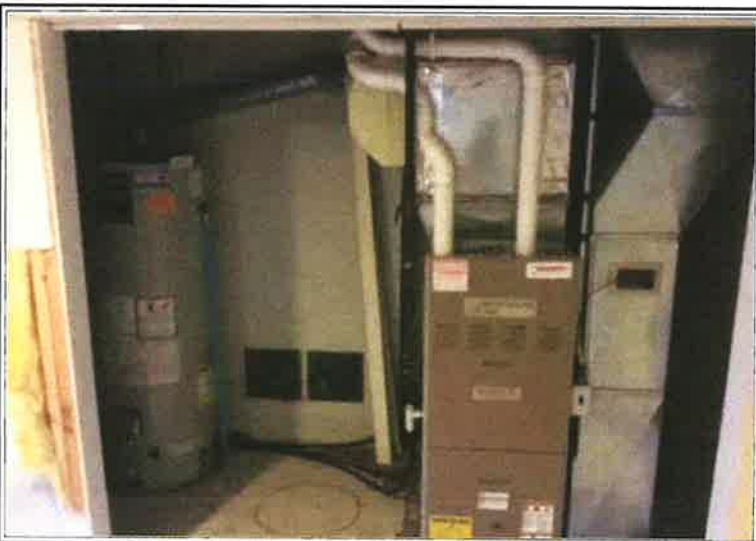
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Basement



Basement Full Bathroom

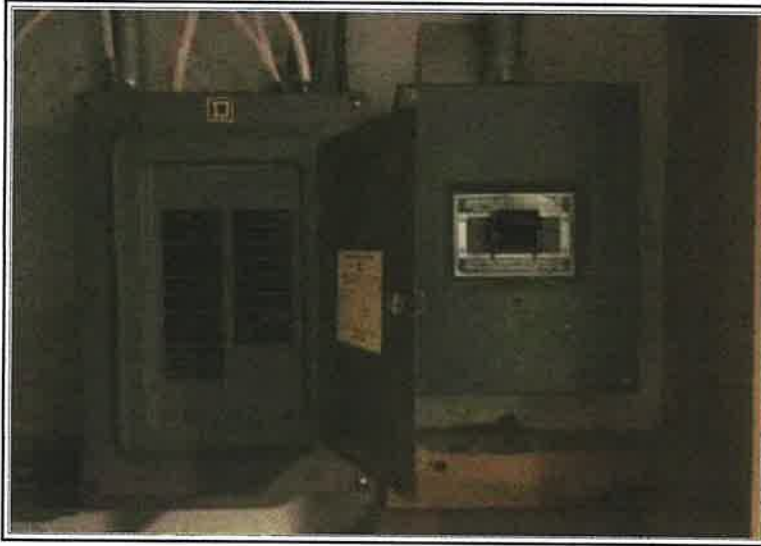


Furnace

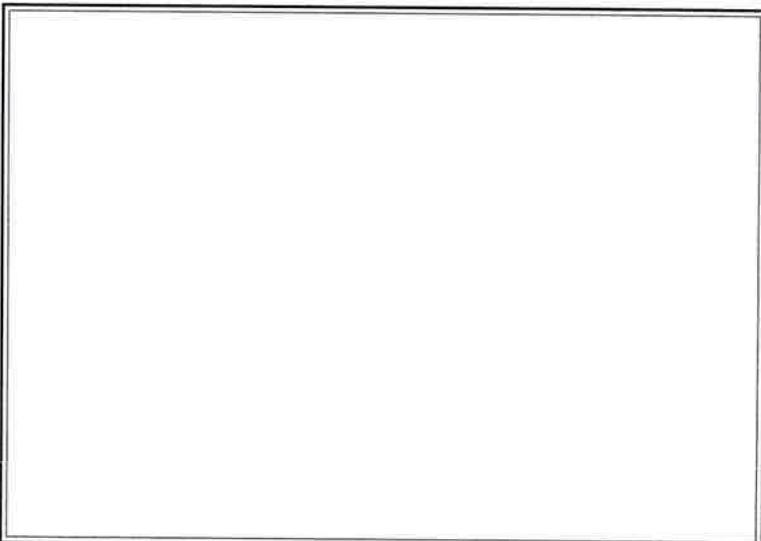
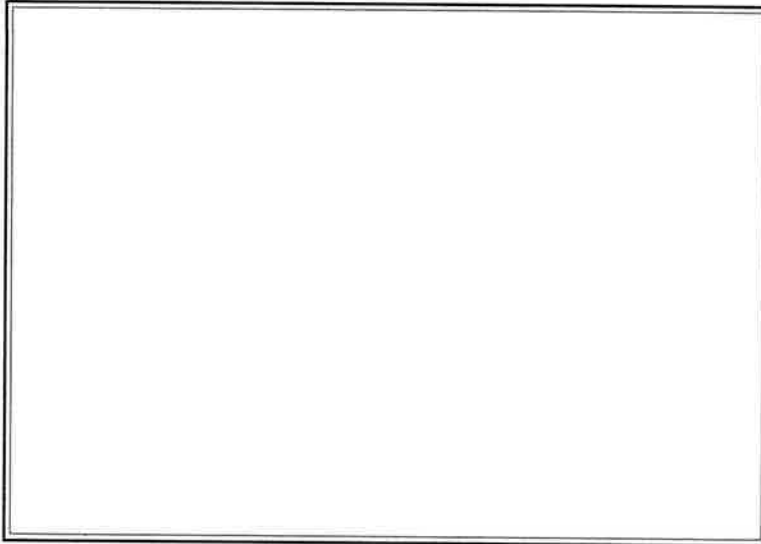
Daavettila Appraisal Inc.
SUBJECT PHOTO ADDENDUM

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Electrical



Daavettila Appraisal Inc.
COMPARABLES 1-2-3

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COMPARABLE SALE # 1
3335 Saint Clair St
Racine, WI 53402



COMPARABLE SALE # 2
1315 Harmony Dr
Racine, WI 53402



COMPARABLE SALE # 3
1026 Montclair Dr
Racine, WI 53402

Daavettila Appraisal Inc.
COMPARABLES 4-5-6

File No. 7369
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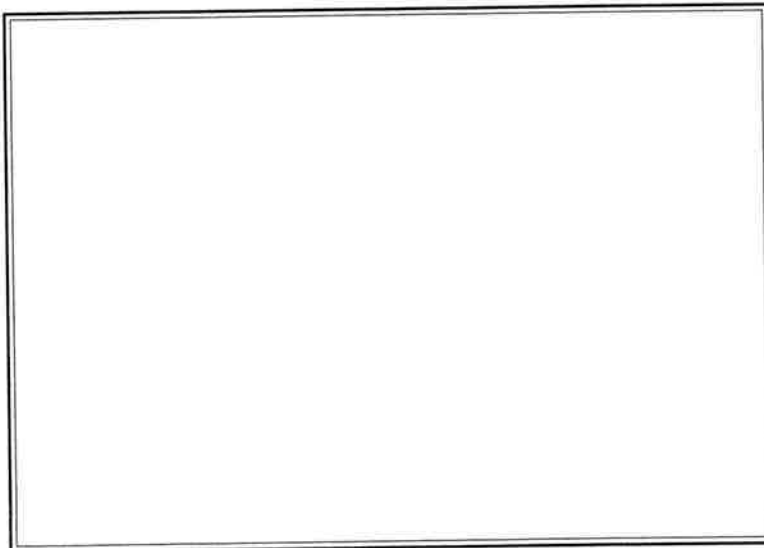
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				Zip Code	53402-3549
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COMPARABLE SALE # 4
1301 Cedar Creek St
Racine, WI 53402



COMPARABLE SALE # 5
814 Montclair Dr
Racine, WI 53402

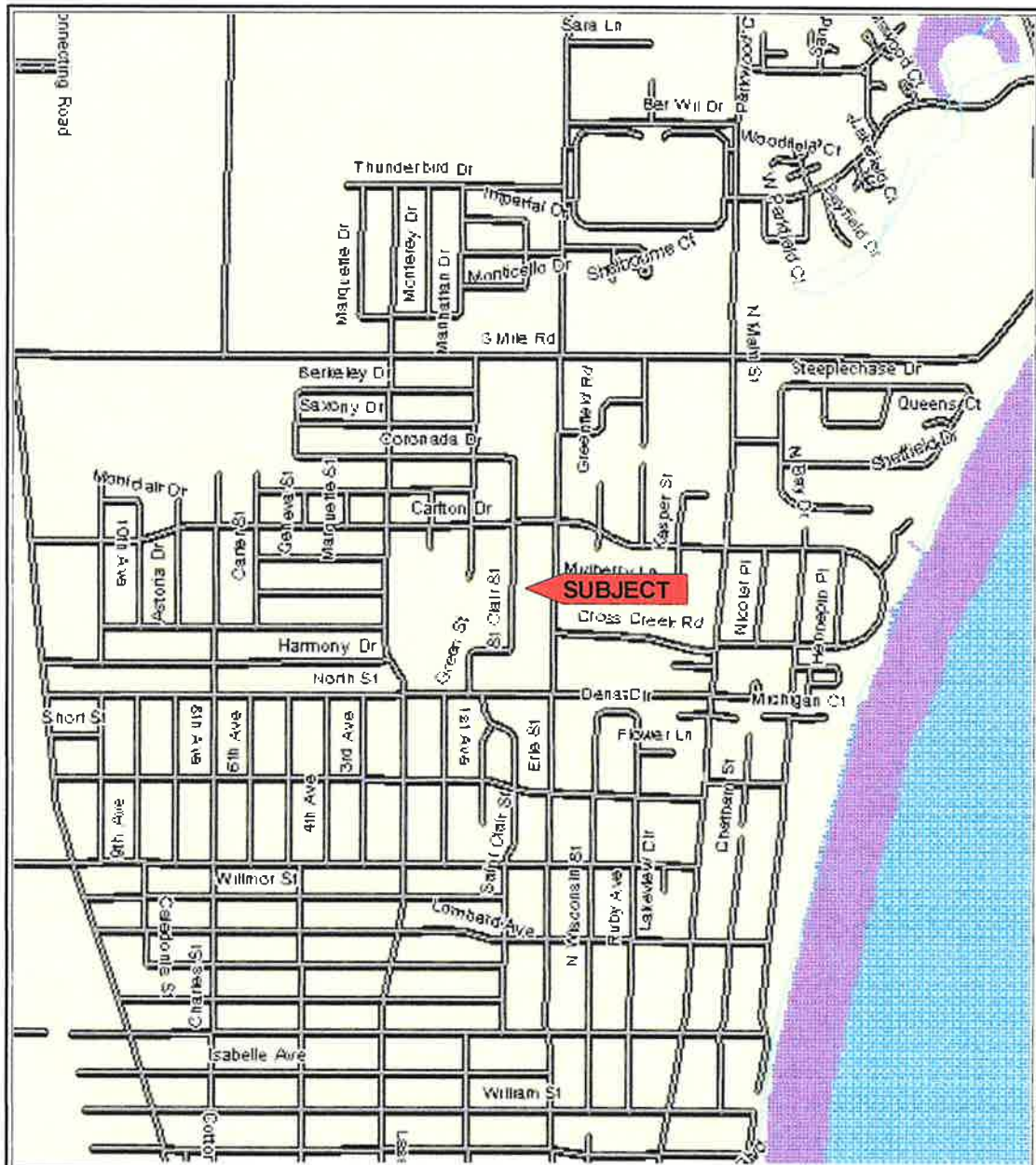


COMPARABLE SALE # 6

**Daavettila Appraisal Inc.
FLOOD MAP ADDENDUM**

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Flood Map Legends

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

Flood Zone Determination

SFHA (Flood Zone): **Out**
 Within 250 ft. of multiple flood zones? **No**
 Community: **555575**
 Community Name: **RACINE, CITY OF**
 Zone: **X** Panel: **555575 0118D** Panel Date: **05/02/2012**
 FIPS Code: **55101** Census Tract: **0014.00**

This Report is for the sole benefit of the Customer that ordered and paid for the Report and is based on the property information provided by that Customer. That Customer's use of this Report is subject to the terms agreed to by that Customer when accessing this product. No third party is authorized to use or rely on this Report for any purpose. THE SELLER OF THIS REPORT MAKES NO REPRESENTATIONS OR WARRANTIES TO ANY PARTY CONCERNING THE CONTENT, ACCURACY OR COMPLETENESS OF THIS REPORT INCLUDING ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE. The seller of this Report shall not have any liability to any third party for any use or misuse of this Report.

Daavettilla Appraisal Inc.
SITE LOCATION MAP

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Lender/Client **Gateway Mortgage Corporation** Address **6501 Green Bay Road, Kenosha, WI 53142**



Daavettla Appraisal Inc.
LOCATION MAP ADDENDUM

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Uniform Residential Appraisal Report

This report form is designed to report an appraisal of a one-unit property or a one-unit property with an accessory unit, including a unit in a planned unit development (PUD). This report form is not designed to report an appraisal of a manufactured home or a unit in a condominium or cooperative project.

This appraisal report is subject to the following scope of work, intended use, intended user, definition of market value, statement of assumptions and limiting conditions, and certifications. Modifications, additions, or deletions to the intended use, intended user, definition of market value, or assumptions and limiting conditions are not permitted. The appraiser may expand the scope of work to include any additional research or analysis necessary based on the complexity of this appraisal assignment. Modifications or deletions to the certifications are also not permitted. However, additional certifications that do not constitute material alterations to this appraisal report, such as those required by law or those related to the appraiser's continuing education or membership in an appraisal organization, are permitted.

SCOPE OF WORK: The scope of work for this appraisal is defined by the complexity of this appraisal assignment and the reporting requirements of this appraisal report form, including the following definition of market value, statement of assumptions and limiting conditions, and certifications. The appraiser must, at a minimum: (1) perform a complete visual inspection of the interior and exterior areas of the subject property, (2) inspect the neighborhood, (3) inspect each of the comparable sales from at least the street, (4) research, verify, and analyze data from reliable public and/or private sources, and (5) report his or her analysis, opinions, and conclusions in this appraisal report.

INTENDED USE: The intended use of this appraisal report is for the lender/client to evaluate the property that is the subject of this appraisal for a mortgage finance transaction.

INTENDED USER: The intended user of this appraisal report is the lender/client.

DEFINITION OF MARKET VALUE: The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he or she considers his or her own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U. S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions* granted by anyone associated with the sale.

*Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgment.

STATEMENT OF ASSUMPTIONS AND LIMITING CONDITIONS: The appraiser's certification in this report is subject to the following assumptions and limiting conditions:

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it, except for information that he or she became aware of during the research involved in performing this appraisal. The appraiser assumes that the title is good and marketable and will not render any opinions about the title.
2. The appraiser has provided a sketch in this appraisal report to show the approximate dimensions of the improvements. The sketch is included only to assist the reader in visualizing the property and understanding the appraiser's determination of its size.
3. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in this appraisal report whether any portion of the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
4. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand, or as otherwise required by law.
5. The appraiser has noted in this appraisal report any adverse conditions (such as needed repairs, deterioration, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the research involved in performing this appraisal. Unless otherwise stated in this appraisal report, the appraiser has no knowledge of any hidden or unapparent physical deficiencies or adverse conditions of the property (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) that would make the property less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, this appraisal report must not be considered as an environmental assessment of the property.
6. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that the completion, repairs, or alterations of the subject property will be performed in a professional manner.

Daavettila Appraisal Inc.
Uniform Residential Appraisal Report

File No. 7369
Case No. Fed Nat Mort Assoc

APPRAISER'S CERTIFICATION: The Appraiser certifies and agrees that:

1. I have, at a minimum, developed and reported this appraisal in accordance with the scope of work requirements stated in this appraisal report.
2. I performed a complete visual inspection of the interior and exterior areas of the subject property. I reported the condition of the improvements in factual, specific terms. I identified and reported the physical deficiencies that could affect the livability, soundness, or structural integrity of the property.
3. I performed this appraisal in accordance with the requirements of the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
4. I developed my opinion of the market value of the real property that is the subject of this report based on the sales comparison approach to value. I have adequate comparable market data to develop a reliable sales comparison approach for this appraisal assignment. I further certify that I considered the cost and income approaches to value but did not develop them, unless otherwise indicated in this report.
5. I researched, verified, analyzed, and reported on any current agreement for sale for the subject property, any offering for sale of the subject property in the twelve months prior to the effective date of this appraisal, and the prior sales of the subject property for a minimum of three years prior to the effective date of this appraisal, unless otherwise indicated in this report.
6. I researched, verified, analyzed, and reported on the prior sales of the comparable sales for a minimum of one year prior to the date of sale of the comparable sale, unless otherwise indicated in this report.
7. I selected and used comparable sales that are locationally, physically, and functionally the most similar to the subject property.
8. I have not used comparable sales that were the result of combining a land sale with the contract purchase price of a home that has been built or will be built on the land.
9. I have reported adjustments to the comparable sales that reflect the market's reaction to the differences between the subject property and the comparable sales.
10. I verified, from a disinterested source, all information in this report that was provided by parties who have a financial interest in the sale or financing of the subject property.
11. I have knowledge and experience in appraising this type of property in this market area.
12. I am aware of, and have access to, the necessary and appropriate public and private data sources, such as multiple listing services, tax assessment records, public land records and other such data sources for the area in which the property is located.
13. I obtained the information, estimates, and opinions furnished by other parties and expressed in this appraisal report from reliable sources that I believe to be true and correct.
14. I have taken into consideration the factors that have an impact on value with respect to the subject neighborhood, subject property, and the proximity of the subject property to adverse influences in the development of my opinion of market value. I have noted in this appraisal report any adverse conditions (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) observed during the inspection of the subject property or that I became aware of during the research involved in performing this appraisal. I have considered these adverse conditions in my analysis of the property value, and have reported on the effect of the conditions on the value and marketability of the subject property.
15. I have not knowingly withheld any significant information from this appraisal report and, to the best of my knowledge, all statements and information in this appraisal report are true and correct.
16. I stated in this appraisal report my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the assumptions and limiting conditions in this appraisal report.
17. I have no present or prospective interest in the property that is the subject of this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or opinion of market value in this appraisal report on the race, color, religion, sex, age, marital status, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property or on any other basis prohibited by law.
18. My employment and/or compensation for performing this appraisal or any future or anticipated appraisals was not conditioned on any agreement or understanding, written or otherwise, that I would report (or present analysis supporting) a predetermined specific value, a predetermined minimum value, a range or direction in value, a value that favors the cause of any party, or the attainment of a specific result or occurrence of a specific subsequent event (such as approval of a pending mortgage loan application).
19. I personally prepared all conclusions and opinions about the real estate that were set forth in this appraisal report. If I relied on significant real property appraisal assistance from any individual or individuals in the performance of this appraisal or the preparation of this appraisal report, I have named such individual(s) and disclosed the specific tasks performed in this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in this appraisal report; therefore, any change made to this appraisal is unauthorized and I will take no responsibility for it.
20. I identified the lender/client in this appraisal report who is the individual, organization, or agent for the organization that ordered and will receive this appraisal report.

Uniform Residential Appraisal Report

21. The lender/client may disclose or distribute this appraisal report to: the borrower; another lender at the request of the borrower; the mortgagee or its successors and assigns; mortgage insurers; government sponsored enterprises; other secondary market participants; data collection or reporting services; professional appraisal organizations; any department, agency, or instrumentality of the United States; and any state, the District of Columbia, or other jurisdictions; without having to obtain the appraiser's or supervisory appraiser's (if applicable) consent. Such consent must be obtained before this appraisal report may be disclosed or distributed to any other party (including, but not limited to, the public through advertising, public relations, news, sales, or other media).

22. I am aware that any disclosure or distribution of this appraisal report by me or the lender/client may be subject to certain laws and regulations. Further, I am also subject to the provisions of the Uniform Standards of Professional Appraisal Practice that pertain to disclosure or distribution by me.

23. The borrower, another lender at the request of the borrower, the mortgagee or its successors and assigns, mortgage insurers, government sponsored enterprises, and other secondary market participants may rely on this appraisal report as part of any mortgage finance transaction that involves any one or more of these parties.

24. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

25. Any intentional or negligent misrepresentation(s) contained in this appraisal report may result in civil liability and/or criminal penalties including, but not limited to, fine or imprisonment or both under the provisions of Title 18, United States Code, Section 1001, et seq., or similar state laws.

SUPERVISORY APPRAISER'S CERTIFICATION: The Supervisory Appraiser certifies and agrees that:

1. I directly supervised the appraiser for this appraisal assignment, have read the appraisal report, and agree with the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.

2. I accept full responsibility for the contents of this appraisal report including, but not limited to, the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.

3. The appraiser identified in this appraisal report is either a sub-contractor or an employee of the supervisory appraiser (or the appraisal firm), is qualified to perform this appraisal, and is acceptable to perform this appraisal under the applicable state law.

4. This appraisal report complies with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.

5. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

APPRAISER

Signature Colleen M. Daavettila
 Name Colleen Daavettila
 Company Name Daavettila Appraisal Inc.
 Company Address 10726 35th Ave.
Pleasant Prairie, WI 53158
 Telephone Number 262-902-8014
 Email Address colleen.daavettila@gmail.com
 Date of Signature and Report 05/15/2017
 Effective Date of Appraisal 05/15/2017
 State Certification # 1835-9
 or State License # _____
 or Other (describe) _____ State # _____
 State WI
 Expiration Date of Certification or License 12/14/2017

ADDRESS OF PROPERTY APPRAISED

3633 St Clair St
Racine, WI 53402-3549

APPRAISED VALUE OF SUBJECT PROPERTY \$ 98,000

LENDER/CLIENT

Name Marie Hardy
 Company Name Gateway Mortgage Corporation
 Company Address 6501 Green Bay Road
Kenosha, WI 53142
 Email Address loans@gmcmgt.com

SUPERVISORY APPRAISER (ONLY IF REQUIRED)

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

SUBJECT PROPERTY

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

COMPARABLE SALES

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

APPRAISAL COMPLIANCE ADDENDUM

File No. 7369

Case No. Fed Nat Mort Assoc

Borrower/Client Abbie Wilson		Unit No.	
Address 3633 St Clair St			
City Racine	County Kenosha	State WI	Zip Code 53402-3549
Lender/Client Gateway Mortgage Corporation			

This Appraisal Compliance Addendum is included to ensure this appraisal report meets all USPAP 2016 requirements.

APPRAISAL AND REPORT IDENTIFICATION

This Appraisal Report is one of the following types:

- ☒ **Appraisal Report** This report was prepared in accordance with the requirements of the Appraisal Report option of USPAP Standards Rule 2-2(a).
- ☐ **Restricted Appraisal Report** This report was prepared in accordance with the requirements of the Restricted Appraisal Report option of USPAP Standards Rule 2-2(b). The intended user of this report is limited to the identified client. This is a Restricted Appraisal Report and the rationale for how the appraiser arrived at the opinions and conclusions set forth in the report may not be understood properly without the additional information in the appraiser's workfile.

ADDITIONAL CERTIFICATIONS

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- Unless otherwise indicated, I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to parties involved.
- Unless otherwise indicated, I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- I have no bias with respect to the property that is the subject of this report or the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared.
- Unless otherwise indicated, I have made a personal inspection of the property that is the subject of this report.
- Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification (if there are exceptions, the name of each individual providing significant real property appraisal assistance is stated elsewhere in this report).
- This report has been prepared in accordance with Title XI of FIRREA as amended, and any implementing regulations.

PRIOR SERVICES

- ☒ I have **NOT** performed services, as an appraiser or in another other capacity, regarding the property that is the subject of the report within the three-year period immediately preceding acceptance of this assignment.
- ☐ I HAVE performed services, as an appraiser or in another capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment. Those services are described in the comments below.

PROPERTY INSPECTION

- ☒ I HAVE made a personal inspection of the property that is the subject of this report.
- ☐ I have NOT made a personal inspection of the property that is the subject of this report.

APPRAISAL ASSISTANCE

Unless otherwise noted, no one provided significant real property appraisal assistance to the person signing this certification. If anyone did provide significant assistance, they are hereby identified along with a summary of the extent of the assistance provided in the report.

ADDITIONAL COMMENTS

Additional USPAP related issues requiring disclosure and/or any state mandated requirements: **The subject property is located 19.7 miles from my office. This assignment requires geographic competency as part of the scope of work. I have spent sufficient time in the subjects market and understand the nuances of the local market and the supply and demand factors relating to the specific property type and the location involved. Such understanding will not be imparted solely from a consideration of the specific data such as demographic, costs, sales and rentals. The necessary understanding of the local market conditions provides the bridge between a sale and a comparable sale or a rental and a comparable rental.**

MARKETING TIME AND EXPOSURE TIME FOR THE SUBJECT PROPERTY

- ☒ A reasonable marketing time for the subject property is **68-76** day(s) utilizing market conditions pertinent to the appraisal assignment.
- ☒ A reasonable exposure time for the subject property is **68-76** day(s).

APPRAISER

SUPERVISORY APPRAISER (ONLY IF REQUIRED)

Signature 
 Name **Colleen Daavettila**
 Date of Signature **05/15/2017**
 State Certification # **1835-9**
 or State License # _____
 State **WI**
 Expiration Date of Certification or License **12/14/2017**
 Effective Date of Appraisal **05/15/2017**

Signature _____
 Name _____
 Date of Signature _____
 State Certification # _____
 or State License # _____
 State _____
 Expiration Date of Certification or License _____
 Supervisory Appraiser Inspection of Subject Property:
☐ Did Not ☐ Exterior Only from street ☐ Interior and Exterior

**UNIFORM APPRAISAL DATASET (UAD)
Property Condition and Quality Rating Definitions**

File No. 7369
Case No. Fed Nat Mort Assoc

Requirements - Condition and Quality Ratings Usage

Appraisers must utilize the following standardized condition and quality ratings within the appraisal report.

Condition Ratings and Definitions

C1

The improvements have been recently constructed and have not been previously occupied. The entire structure and all components are new and the dwelling features no physical depreciation.

Note: Newly constructed improvements that feature recycled or previously used materials and/or components can be considered new dwellings provided that the dwelling is placed on a 100 percent new foundation and the recycled materials and the recycled components have been rehabilitated/remanufactured into like-new condition. Improvements that have not been previously occupied are not considered "new" if they have significant physical depreciation (that is, newly constructed dwellings that have been vacant for an extended period of time without adequate maintenance or upkeep).

C2

The improvements feature no deferred maintenance, little or no physical depreciation, and require no repairs. Virtually all building components are new or have been recently repaired, refinished, or rehabilitated. All outdated components and finishes have been updated and/or replaced with components that meet current standards. Dwellings in this category are either almost new or have been recently completely renovated and are similar in condition to new construction.

Note: The improvements represent a relatively new property that is well maintained with no deferred maintenance and little or no physical depreciation, or an older property that has been recently completely renovated.

C3

The improvements are well maintained and feature limited physical depreciation due to normal wear and tear. Some components, but not every major building component, may be updated or recently rehabilitated. The structure has been well maintained.

Note: The improvement is in its first-cycle of replacing short-lived building components (appliances, floor coverings, HVAC, etc.) and is being well maintained. Its estimated effective age is less than its actual age. It also may reflect a property in which the majority of short-lived building components have been replaced but not to the level of a complete renovation.

C4

The improvements feature some minor deferred maintenance and physical deterioration due to normal wear and tear. The dwelling has been adequately maintained and requires only minimal repairs to building components/mechanical systems and cosmetic repairs. All major building components have been adequately maintained and are functionally adequate.

Note: The estimated effective age may be close to or equal to its actual age. It reflects a property in which some of the short-lived building components have been replaced, and some short-lived building components are at or near the end of their physical life expectancy; however, they still function adequately. Most minor repairs have been addressed on an ongoing basis resulting in an adequately maintained property.

C5

The improvements feature obvious deferred maintenance and are in need of some significant repairs. Some building components need repairs, rehabilitation, or updating. The functional utility and overall livability are somewhat diminished due to condition, but the dwelling remains useable and functional as a residence.

Note: Some significant repairs are needed to the improvements due to the lack of adequate maintenance. It reflects a property in which many of its short-lived building components are at the end of or have exceeded their physical life expectancy but remain functional.

C6

The improvements have substantial damage or deferred maintenance with deficiencies or defects that are severe enough to affect the safety, soundness, or structural integrity of the improvements. The improvements are in need of substantial repairs and rehabilitation, including many or most major components.

Note: Substantial repairs are needed to the improvements due to the lack of adequate maintenance or property damage. It reflects a property with conditions severe enough to affect the safety, soundness, or structural integrity of the improvements.

**UNIFORM APPRAISAL DATASET (UAD)
Property Condition and Quality Rating Definitions**

File No. 7369
Case No. Fed Nat Mort Assoc

Quality Ratings and Definitions

Q1

Dwellings with this quality rating are usually unique structures that are individually designed by an architect for a specified user. Such residences typically are constructed from detailed architectural plans and specifications and feature an exceptionally high level of workmanship and exceptionally high-grade materials throughout the interior and exterior of the structure. The design features exceptionally high-quality exterior refinements and ornamentation, and exceptionally high-quality interior refinements. The workmanship, materials, and finishes throughout the dwelling are exceptionally high quality.

Q2

Dwellings with this quality rating are often custom designed for construction on an individual property owner's site. However, dwellings in this quality grade are also found in high-quality tract developments featuring residences constructed from individual plans or from highly modified or upgraded plans. The design features detailed, high-quality exterior ornamentation, high-quality interior refinements, and detail. The workmanship, materials, and finishes throughout the dwelling are generally of high or very high quality.

Q3

Dwellings with this quality rating are residences of higher quality built from individual or readily available designer plans in above-standard residential tract developments or on an individual property owner's site. The design includes significant exterior ornamentation and interiors that are well finished. The workmanship exceeds acceptable standards and many materials and finishes throughout the dwelling have been upgraded from "stock" standards.

Q4

Dwellings with this quality rating meet or exceed the requirements of applicable building codes. Standard or modified standard building plans are utilized and the design includes adequate fenestration and some exterior ornamentation and interior refinements. Materials, workmanship, finish, and equipment are of stock or builder grade and may feature some upgrades.

Q5

Dwellings with this quality rating feature economy of construction and basic functionality as main considerations. Such dwellings feature a plain design using readily available or basic floor plans featuring minimal fenestration and basic finishes with minimal exterior ornamentation and limited interior detail. These dwellings meet minimum building codes and are constructed with inexpensive, stock materials with limited refinements and upgrades.

Q6

Dwellings with this quality rating are of basic quality and lower cost; some may not be suitable for year-round occupancy. Such dwellings are often built with simple plans or without plans, often utilizing the lowest quality building materials. Such dwellings are often built or expanded by persons who are professionally unskilled or possess only minimal construction skills. Electrical, plumbing, and other mechanical systems and equipment may be minimal or non-existent. Older dwellings may feature one or more substandard or non-conforming additions to the original structure.

Requirements - Definitions of Not Updated, Updated and Remodeled

Not Updated

Little or no updating or modernization. This description includes, but is not limited to, new homes.

Residential properties of fifteen years of age or less often reflect an original condition with no updating, if no major components have been replaced or updated. Those over fifteen years of age are also considered not updated if the appliances, fixtures, and finishes are predominantly dated. An area that is 'Not Updated' may still be well maintained and fully functional, and this rating does not necessarily imply deferred maintenance or physical/functional deterioration.

Updated

The area of the home has been modified to meet current market expectations. These modifications are limited in terms of both scope and cost.

An updated area of the home should have an improved look and feel, or functional utility. Changes that constitute updates include refurbishment and/or replacing components to meet existing market expectations. Updates do *not* include significant alterations to the existing structure.

Remodeled

Significant finish and/or structural changes have been made that increase utility and appeal through complete replacement and/or expansion.

A remodeled area reflects fundamental changes that include multiple alterations. These alterations may include some or all of the following: replacement of a major component (cabinet(s), bathtub, or bathroom tile), relocation of plumbing/gas fixtures/appliances, significant structural alterations (relocating walls, and/or the addition of square footage). This would include a complete gutting and rebuild.

Explanation of Bathroom Count

Three-quarter baths are counted as a full bath in all cases. Quarter baths (baths that feature only a toilet) are not included in the bathroom count. The number of full and half baths is reported by separating the two values using a period, where the full bath count is represented to the left of the period and the half bath count is represented to the right of the period.

Example:

3.2 indicates three full baths and two half baths.

UNIFORM APPRAISAL DATASET (UAD)
Property Description Abbreviations Used in This Report

File No. 7369
Case No. Fed Nat Mort Assoc

Abbreviation	Full Name	May Appear in These Fields
A	Adverse	Location & View
ac	Acres	Area, Site
AdjPrk	Adjacent to Park	Location
AdjPwr	Adjacent to Power Lines	Location
ArmLth	Arms Length Sale	Sales or Financing Concessions
AT	Attached Structure	Design (Style)
B	Beneficial	Location & View
ba	Bathroom(s)	Basement & Finished Rooms Below Grade
br	Bedroom	Basement & Finished Rooms Below Grade
BsyRd	Busy Road	Location
c	Contracted Date	Date of Sale/Time
Cash	Cash	Sale or Financing Concessions
Comm	Commercial Influence	Location
Conv	Conventional	Sale or Financing Concessions
cp	Carport	Garage/Carport
CrtOrd	Court Ordered Sale	Sale or Financing Concessions
CtySky	City View Skyline View	View
CtyStr	City Street View	View
cv	Covered	Garage/Carport
DOM	Days On Market	Data Sources
DT	Detached Structure	Design (Style)
dw	Driveway	Garage/Carport
e	Expiration Date	Date of Sale/Time
Estate	Estate Sale	Sale or Financing Concessions
FHA	Federal Housing Administration	Sale or Financing Concessions
g	Garage	Garage/Carport
ga	Attached Garage	Garage/Carport
gbi	Built-In Garages	Garage/Carport
gd	Detached Garage	Garage/Carport
GlfCse	Golf Course	Location
Glfvw	Golf Course View	View
GR	Garden	Design (Style)
HR	High Rise	Design (Style)
in	Interior Only Stairs	Basement & Finished Rooms Below Grade
Ind	Industrial	Location & View
Listing	Listing	Sales or Financing Concessions
Lndfl	Landfill	Location
LtdSght	Limited Sight	View
MR	Mid Rise	Design (Style)
Mtn	Mountain View	View
N	Neutral	Location & View
NonArm	Non-Arms Length Sale	Sale or Financing Concessions
o	Other	Basement & Finished Rooms Below Grade
O	Other	Design (Style)
op	Open	Garage/Carport
Prk	Park View	View
Pstrl	Pastoral View	View
PubTrn	Public Transportation	Location
PwrLn	Power Lines	View
Relo	Relocation Sale	Sale or Financing Concessions
REO	REO Sale	Sale or Financing Concessions
Res	Residential	Location & View
RH	USDA - Rural Housing	Sale or Financing Concessions
rr	Recreational (Rec) Room	Basement & Finished Rooms Below Grade
RT	Row or Townhouse	Design (Style)
s	Settlement Date	Date of Sale/Time
SD	Semi-detached Structure	Design (Style)
Short	Short Sale	Sale or Financing Concessions
sf	Square Feet	Area, Site, Basement
sqm	Square Meters	Area, Site
Unk	Unknown	Date of Sale/Time
VA	Veterans Administration	Sale or Financing Concessions
w	Withdrawn Date	Date of Sale/Time
wo	Walk Out Basement	Basement & Finished Rooms Below Grade
Woods	Woods View	View
Wtr	Water View	View
WtrFr	Water Frontage	Location
wu	Walk Up Basement	Basement & Finished Rooms Below Grade

Appraiser License Certificate

File No. 7369
Case No. Fed Nat Mort Assoc

NO. 1835 - 9

EXPIRES 12/14/2017

The State of Wisconsin Department of Safety and Professional Services

Hereby certifies that

COLLEEN M DAAVETILA

was granted a certificate to practice as a

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

in the State of Wisconsin in accordance with Wisconsin Law

on the 9th day of May in the year 2011.

The authority granted herein must be renewed each biennium by the granting authority.

In witness thereof, the State of Wisconsin

Department of Safety and Professional Services

*has caused this certificate to be issued under
its official seal.*



This certificate was printed on the 10th day of November in the year 2013

BPO

File #: 4012854188

ORDER INFORMATION

Inspection Date: 12/02/2019	Deal Name: N/A	VMA Request ID: 7425992
Client:	BPO Vendor: Pro Teck	Vendor Tracking ID: TR144350X
Agent Name: Christian Preusser	Brokerage: Realty 100 Inc	Agent Phone: 2629559455

SUBJECT PROPERTY

Address: 3633 SAINT CLAIR ST;	Unit: N/A	City: RACINE	State: WI	Zip: 53402
Assessor's Parcel #: 04787019	Subdivision Name: N/A			
Occupant: OWNER	Property Type: Single Family Detached	Inspection Type: Interior & Exterior		
Manufactured House VIN/HUD Plate #(s): N/A	Condo/HOA: N/A per N/A			
Legal Description: BLK 4 NORTHBROOK SUB NO 2 LOT 19				
Is the subject property currently offered for sale or recently sold? Recently sold				
Original Listing Price:	\$97,000	Sale Type: List	Date: 02/23/2017	Total DOM: 93
Current Listing Price:	\$92,000	Sale Type: List	Date: 02/24/2017	Current DOM:
Sales Price:	\$90,750	Sale Type: Retail	Date: 05/26/2017	Total DOM: 93
Comments: Subject appears in average condition and no signs of needed repairs visible during my interior and exterior inspections				

NEIGHBORHOOD

Typical Marketing Time: Less than 72 days	Property Prices (range): \$109,900.00 to \$309,900.00
Estimate percentage of owners vs. tenants in neighborhood: Owner %: 99 Tenant %: 1	
Number of Comparable Properties in the Subject Property's neighborhood currently on the market: 3 Price Range: \$134,900.00 to \$229,900.00	
Number of Comparable Properties in the Subject Property's neighborhood during the past 12 months: 19 Price Range: \$121,500.00 to \$251,400.00	
Search Criteria: GLA	
Appropriately priced properties typically sell at what percentage of the listing price? %: 95	
Discuss neighborhood market trends and conditions including supply and demand, the prevalence of REO properties and seller concessions. Neighborhood comprised of similar sized homes on similar sized lots. There is a shortage of new listings within subject market. REO properties are stable and concessions are not common.	

SITE

Zoning Classification: Residential	Zoning Compliance: Legal
Site Size: 9558 sf	Site View: N; Res

CONDO

Year Built: 1959	Number of Units: N/A	Est. Number Rented: N/A	Number for Sale: N/A
HOA Status: N/A	Converted? (Y/N) N/A	Project Maintenance: N/A	

CONDITION

Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.):
C4; No; No updates in the prior 15 years

ITEMIZED UPDATES

List of updates that took place after the origination of the current loan.

INTERIOR		EXTERIOR	
Item	Date of Updates	Item	Date of Updates
<input type="checkbox"/> Cosmetics: Paint exterior	6/1/2017	<input type="checkbox"/>	
<input type="checkbox"/> Landscaping: New deck	6/1/2019	<input type="checkbox"/>	
<input type="checkbox"/> Addition: New garage roof	7/1/2019	<input type="checkbox"/>	
<input type="checkbox"/>		<input type="checkbox"/>	
<input type="checkbox"/>		<input type="checkbox"/>	
<input type="checkbox"/>		<input type="checkbox"/>	
<input type="checkbox"/>		<input type="checkbox"/>	
<input type="checkbox"/>		<input type="checkbox"/>	
<input type="checkbox"/>		<input type="checkbox"/>	
<input type="checkbox"/>		<input type="checkbox"/>	

BPO
COMPARABLE PROPERTIES - SALES & LISTINGS

ITEM	SUBJECT	SALE 1	SALE 2	SALE 3	LISTING 1	LISTING 2	LISTING 3
Address	3633 Saint Clair St Racine WI 53402	3415 10Th Ave Racine WI 53402	3650 Erie St Racine WI 53402	516 Shoreland Dr Racine WI 53402	3644 Saint Clair St Racine WI 53402	3700 Carter St Racine WI 53402	3653 Charles St Racine WI 53402
Proximity to Subject (Miles)		0.66	0.05	0.29	0.04	0.42	0.44
Current or Final List Price	\$92,000	\$144,900	\$164,900	\$157,900	\$134,900	\$209,900	\$144,900
Sale Price		\$145,500	\$160,000	\$151,500	N/A	N/A	N/A
Sale Price / Gross Liv. Area	108	93	91	126	99	155	121
DOM / CDOM	DOM 93 / CDOM 91	DOM 58 / CDOM 57	DOM 63 / CDOM 62	DOM 78 / CDOM 77	DOM 40 / CDOM 42	DOM 3 / CDOM 5	DOM 64 / CDOM 66
Data Source(s)	Tax Roll	MLS#1632520	MLS#1629368	MLS#1637227	MLS#1665369	MLS#1669320	MLS#1661579
Rent (if applicable)	1500	1600	1800	1200	1400	1400	1200
Financing / Concessions	Conv	Conv;3000	VA;4500	RH;0	N/A	N/A	N/A
Date of Sale / Time		s06/19; c	s06/19; c	s07/19; c	Active	Active	Active
Sale Type					List	List	List
Location	N; Res	N; Res	N; Res	N; Res	N; Res	N; Res	N; Res
Leasehold / Fee Simple	Fee Simple	Fee Simple	Fee Simple	Fee Simple	Fee Simple	Fee Simple	Fee Simple
Common Elements and Rec. Facilities	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Site Size	9558 sf	6534 sf	10890 sf	7840 sf	9147 sf	6969 sf	6969 sf
Site View	N; Res	N; Res	N; Res	N; Res	N; Res	N; Res	N; Res
Design	DT1;Ranch	DT2;CapeCod	DT1;Ranch	DT1;Ranch	DT1;Ranch	DT1;Ranch	DT1;Ranch
Quality of Construction	Q4	Q4	Q4	Q4	Q4	Q4	Q4
Property Type	SFR Detached	SFR Detached	SFR Detached	SFR Detached	SFR Detached	SFR Detached	SFR Detached
# of Units	1	1	1	1	1	1	1
Year Built	1959	1950	1965	1951	1961	1955	1956
Condition	C4	C4	C4	C4	C4	C4	C4
Unit Breakdown	Total Bdrms Full Bth Half Bth	Total Bdrms Full Bth Half Bth	Total Bdrms Full Bth Half Bth	Total Bdrms Full Bth Half Bth	Total Bdrms Full Bth Half Bth	Total Bdrms Full Bth Half Bth	Total Bdrms Full Bth Half Bth
Unit #1	5 3 2 1	7 3 1 1	6 3 2 0	5 2 1 0	6 3 1 1	6 3 1 1	5 3 1 0
Unit #2							
Unit #3							
Unit #4							
Gross Living Area	1411	1550	1755	1195	1361	1350	1195
Basement & Finished Rooms Below Grade	1411sf700sf 1n2br1ba0o	775sf0sf 0n0br0ba0o	875sf0sf 0n0br0ba0o	1195sf0sf 0n0br0ba0o	1361sf650sf 1n0br0ba0o	1350sf675sf 1n0br0ba0o	1195sf0sf 0n0br0ba0o
Heating / Cooling	FHA/ Central	FHA/ Central	FHA/ Central	FHA/ Central	FHA/ Central	FHA/ Central	FHA/ Central
Garage / Carport / Other	1gd	2gd	2ga	2ga	1ga	1ga	2gd
Porch / Patio / Deck	No / No / Yes	No / No / No	No / Yes / No	No / Yes / No	No / Yes / No	No / No / No	No / No / No
Pool / Spa / Screened Pool	No / No / No	No / No / No	No / No / No	No / No / No	No / No / No	No / No / No	No / No / No
Other	None	None	None	None	None	None	None

Source(s) Used for Physical Characteristics of Subject Property: Assessment and Tax Records

COMMENTS ON COMPARABLE PROPERTIES

Sale 1:	Beautiful brick Cape Cod on Racine's north side!! Over 1500 sq ft, with 3 bedrooms with a bonus room, 1.5 baths, perfect for your growing family!! Spacious living room and dining room, perfect for family gatherings!! This home is move in ready with newer windows, roof, furnace, water heater, central air, and a freshly sided 2 car garage with an attached shed! Spacious fenced in backyard, perfect for summer cookouts! Full basement that is ready to be finished!! Home Warr...(more in addendum)
Sale 2:	Buyer's financing fell through - their loss, your gain! This home was built to last! Huge 3 bedroom brick Northside beauty with over 1700 sf of living space (per public records). Huge living room with bow window allows for sunrise views and an area for formal dining. Eat in kitchen offers fantastic storage space and room for multiple chefs. The main floor family room with be one of your favorite rooms of the house which offers a wood burning fireplace and patio doors th...(more in addendum)
Sale 3:	Spacious & very well maintained northside 2 bedroom, 1 bath ranch with attached garage. Floor plan features living room, dining room w/built-in's, large bathroom, 2 large bedrooms and kitchen. Backyard is completely fenced in with patio for outdoor living. Fantastic neighborhood, close to downtown, shopping/restaurants, zoo, parks and the beach
Listing 1:	Quiet north-side neighborhood 3-bedroom 1.5-bath brick home with an open concept dining/living room that are just off the kitchen. The large open sunken living area features a natural multilevel fireplace (second fireplace in the basement). The backyard is fenced with patio, perfect for entertaining. Home's interior has been freshly painted with new carpet in the living room and bedrooms. Home is move in ready with newer windows in bedrooms, roof and furnace are less th...(more in addendum)
Listing 2:	Meticulously Maintained 3 bedroom 1.5 bath brick ranch. Electrical, Hot water heater, furnace, and Roof are two years old. New Garage Door, and Air conditioning unit in 2019. Fresh paint, hardwood floors, and Ceiling Fans throughout the home. Corner lot with a beautifully landscaped yard. Finished basement includes wet bar, rec room, and laundry room
Listing 3:	This wonderful brick ranch is beautiful inside and out. Located on a lovely and wide street this home offers a large living room with 2 picture windows and hardwood floors throughout (except kitchen). The kitchen is roomy enough for a table & chairs and the bath has ceramic tile and a pedestal sink. Close to schools, churches, grocery stores, dining options, bike trail, and park. Great place to walk on hard to find sidewalks. Current owner replaced main floor windows in...(more in addendum)

MARKETING STRATEGY

BROKER	*As-Is* Price
Estimated Sale Price::	\$153,000
Estimated Marketing Time: 90-120 days	
Price Conclusion Summary: I performed an unfiltered MLS search and then completed a map grid search, using subject as starting point and expanding outward to locate comps. As-IS value based on adjusted sold comps within subject market.	

BPO

CERTIFICATION OF SALES AGENT OR BROKER

The undersigned hereby certifies and agrees that:

1. I personally took the pictures, selected comparables, and determined the price conclusion.
2. To the best of my knowledge, the statements of fact contained in this report are true and correct.
3. The reported analyses, opinions, and conclusions are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
4. I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
5. I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
6. My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined price point.

SIGNATURE

Signature	[Electronically Signed] 12/3/2019 9:53:03 PM
Name	CHRISTIAN PREUSSER
Company Name	RE/MAX Realty 100
Company Address	14540 W Greenfield Avenue Brookfield, WI 53005
Telephone Number	2629559455
Email Address	Bpokng@yahoo.com
Date of Report	12/02/2019

Real Estate Broker or Salesperson License Number:

License #	76960-94
State	WI
Expiration Date of License	12/14/2020

ADDRESS OF PROPERTY
3633 SAINT CLAIR ST;
RACINE, WI 53402

Listing 3 Comments: This wonderful brick ranch is beautiful inside and out. Located on a lovely and wide street this home offers a large living room with 2 picture windows and hardwood floors throughout (except kitchen). The kitchen is roomy enough for a table & chairs and the bath has ceramic tile and a pedestal sink. Close to schools, churches, grocery stores, dining options, bike trail, and park. Great place to walk on hard to find sidewalks. Current owner replaced main floor windows in approx 2013, refinished floors approx 2012, furnace approx 2011, CA approx 2012. The only reason this home comes to the market is because owners are moving out of town. Per sellers previous owners replaced furnace in 2011

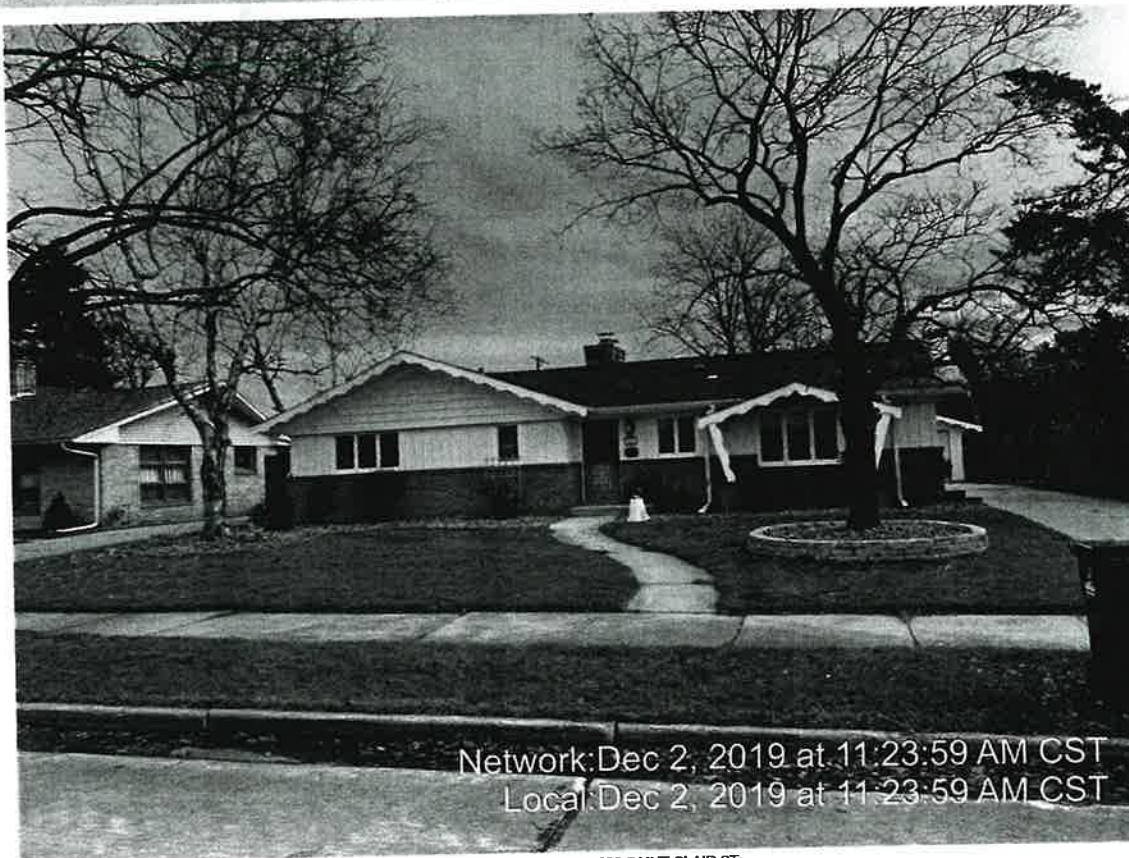
BPO



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Local: Dec 2, 2019 at 11:24:32 AM CST

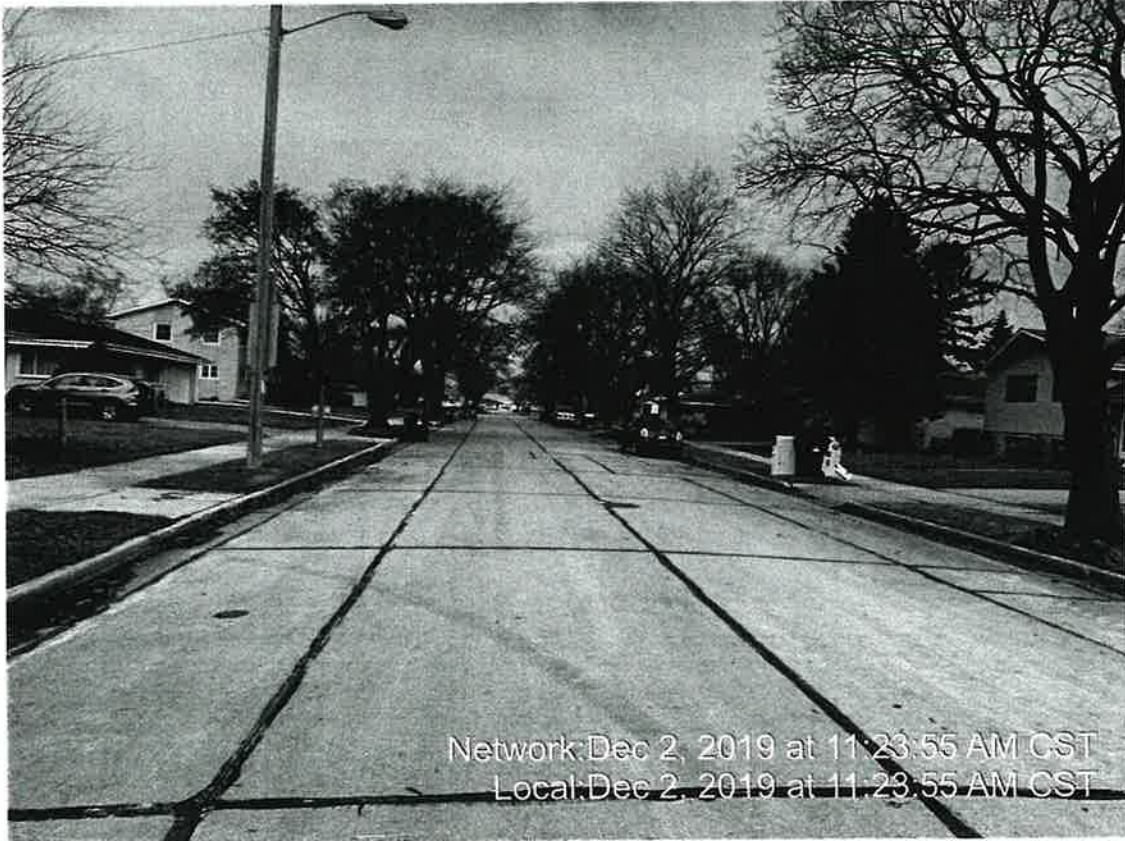
Subject Address Verification Photo : 3633 SAINT CLAIR ST;

BPO



Network: Dec 2, 2019 at 11:23:59 AM CST
Local: Dec 2, 2019 at 11:23:59 AM CST

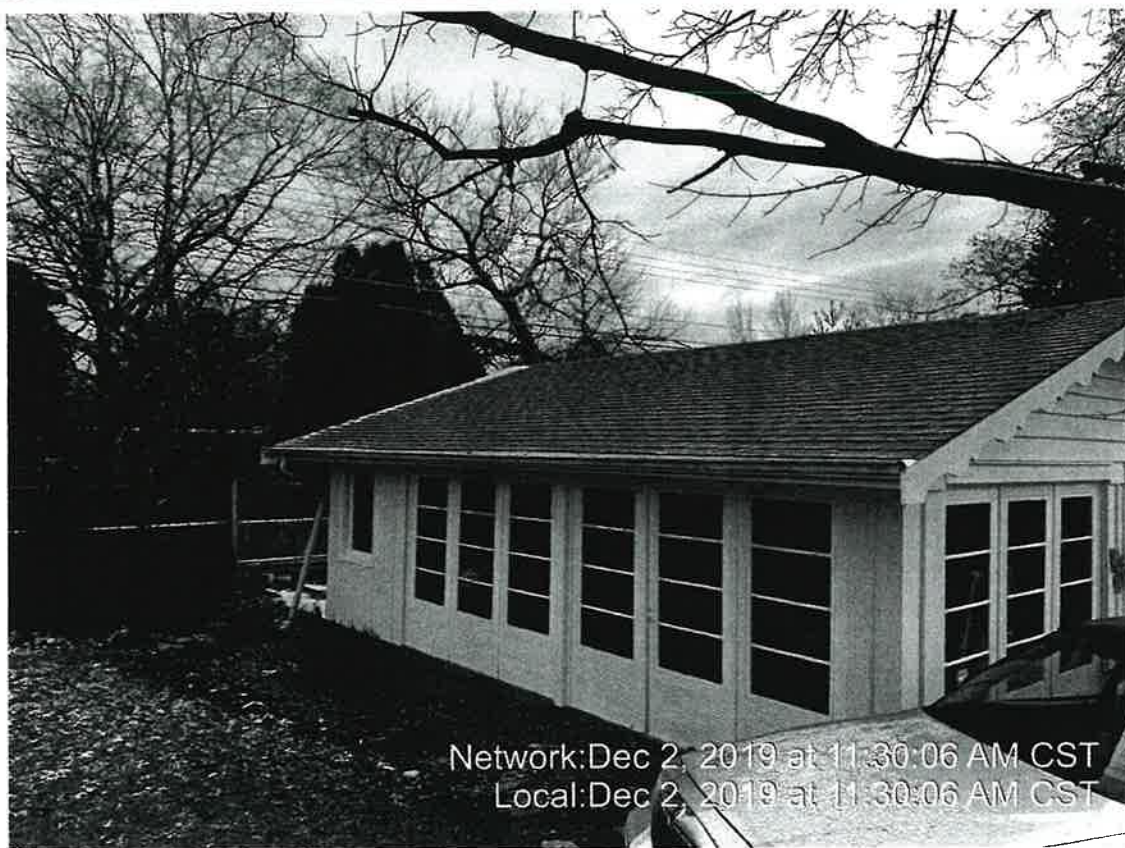
Subject Photo of Front : 3633 SAINT CLAIR ST;



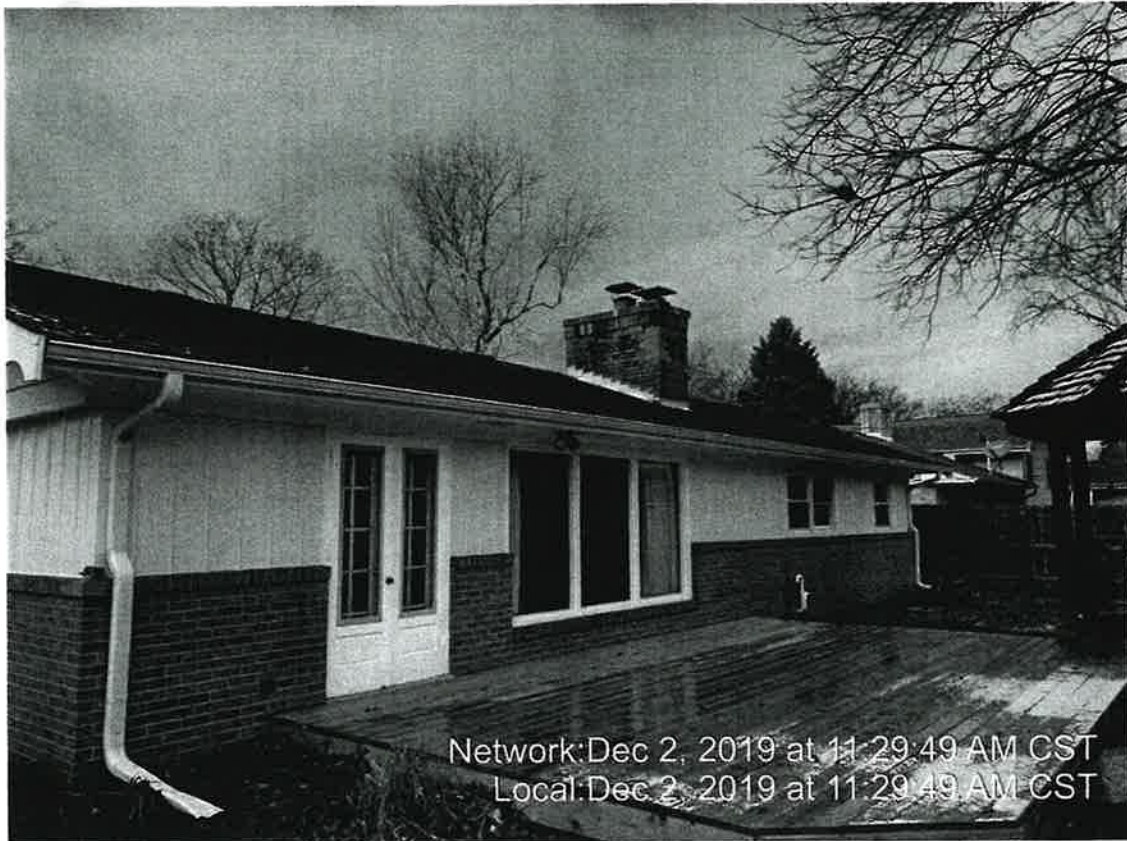
Subject Street Scene : 3633 SAINT CLAIR ST;



Subject Backyard : 3633 SAINT CLAIR ST;

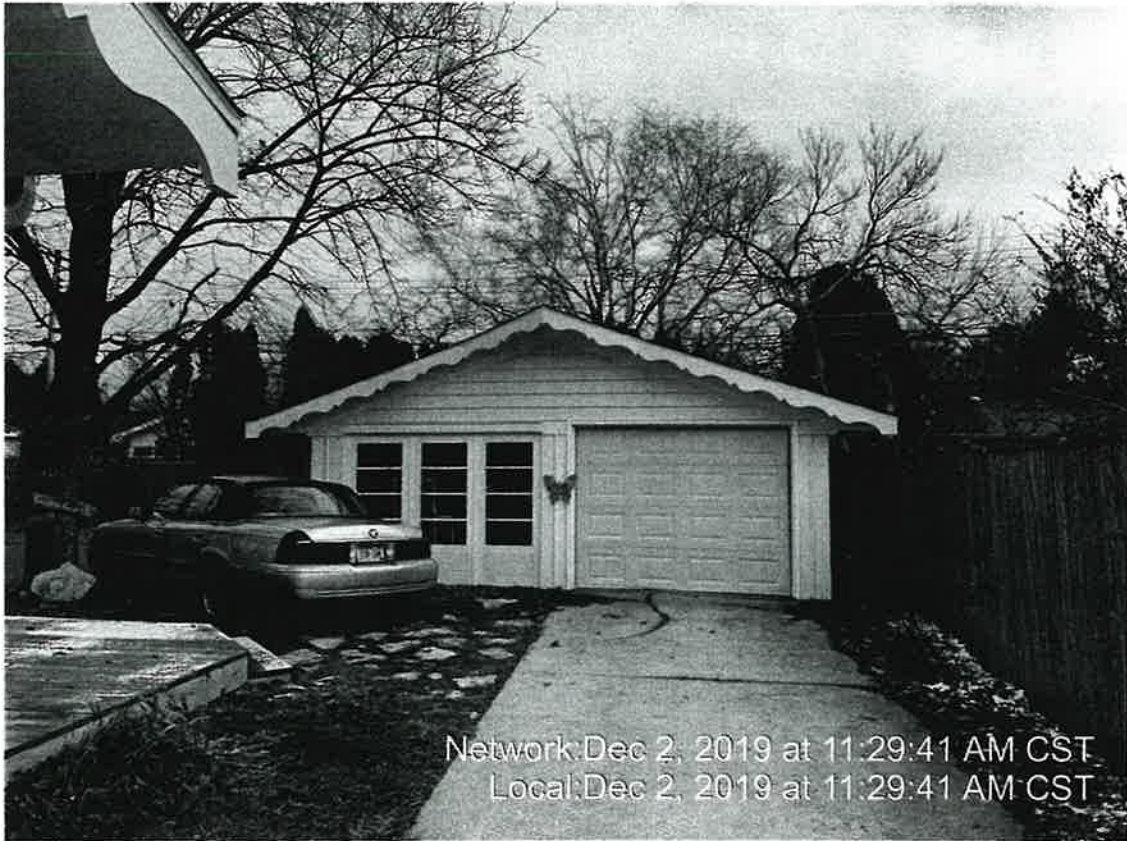


Additional Exterior Subject Photo : 3633 SAINT CLAIR ST;

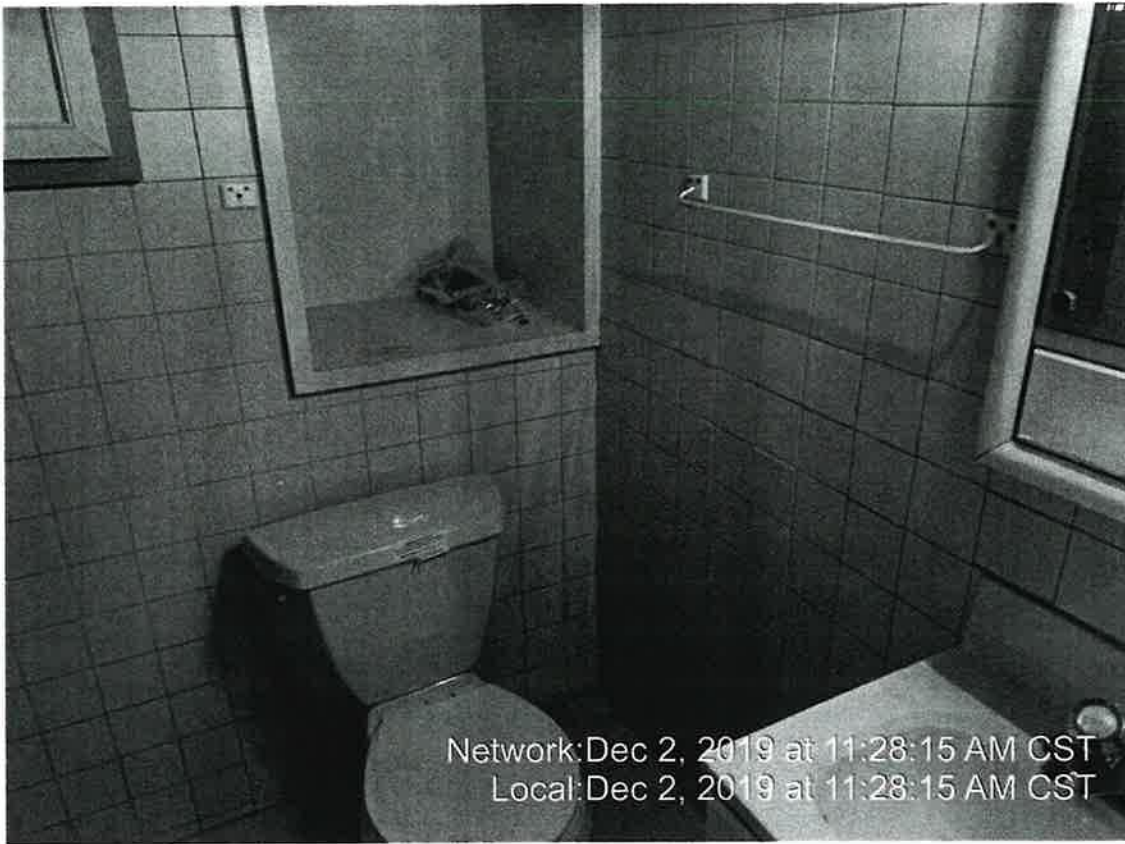


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Local: Dec 2, 2019 at 11:29:49 AM CST

Subject Photo of Back : 3633 SAINT CLAIR ST;

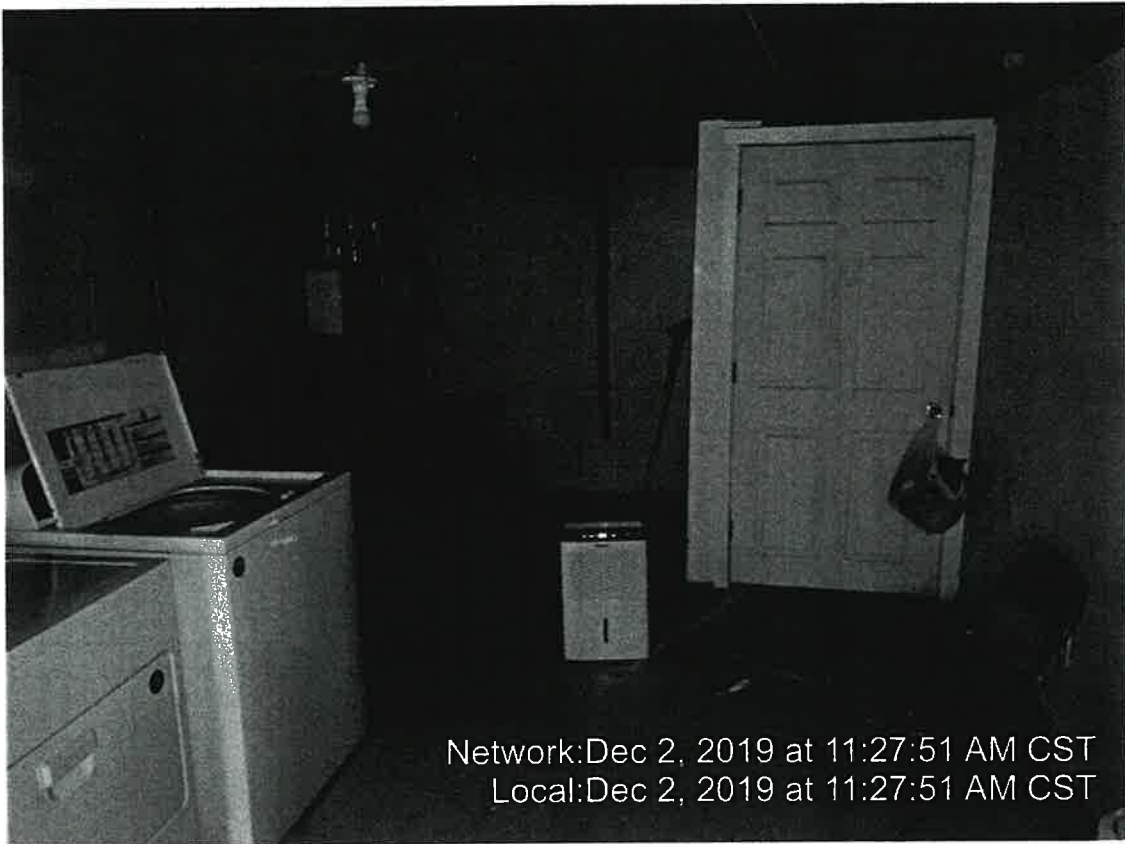


Additional Exterior Subject Photo : 3633 SAINT CLAIR ST;



Network: Dec 2, 2019 at 11:28:15 AM CST
Local: Dec 2, 2019 at 11:28:15 AM CST

Bathroom : 3633 SAINT CLAIR ST;

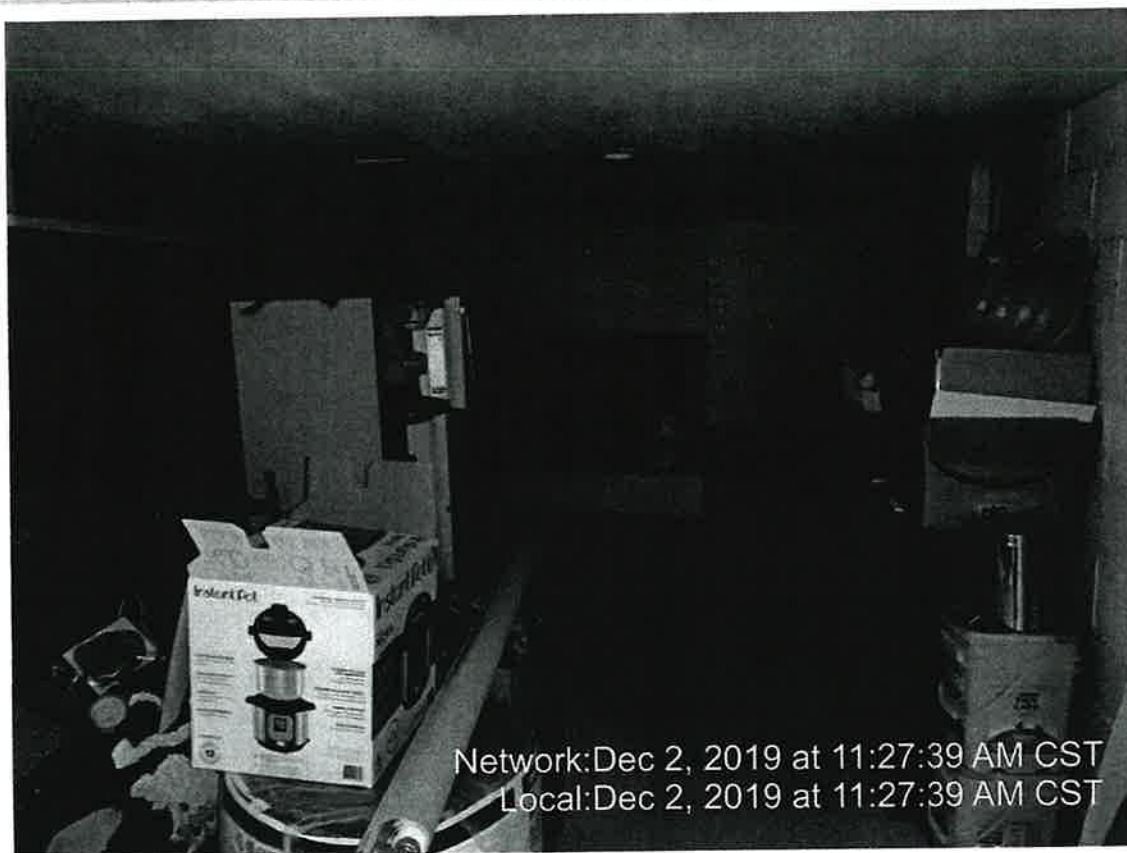


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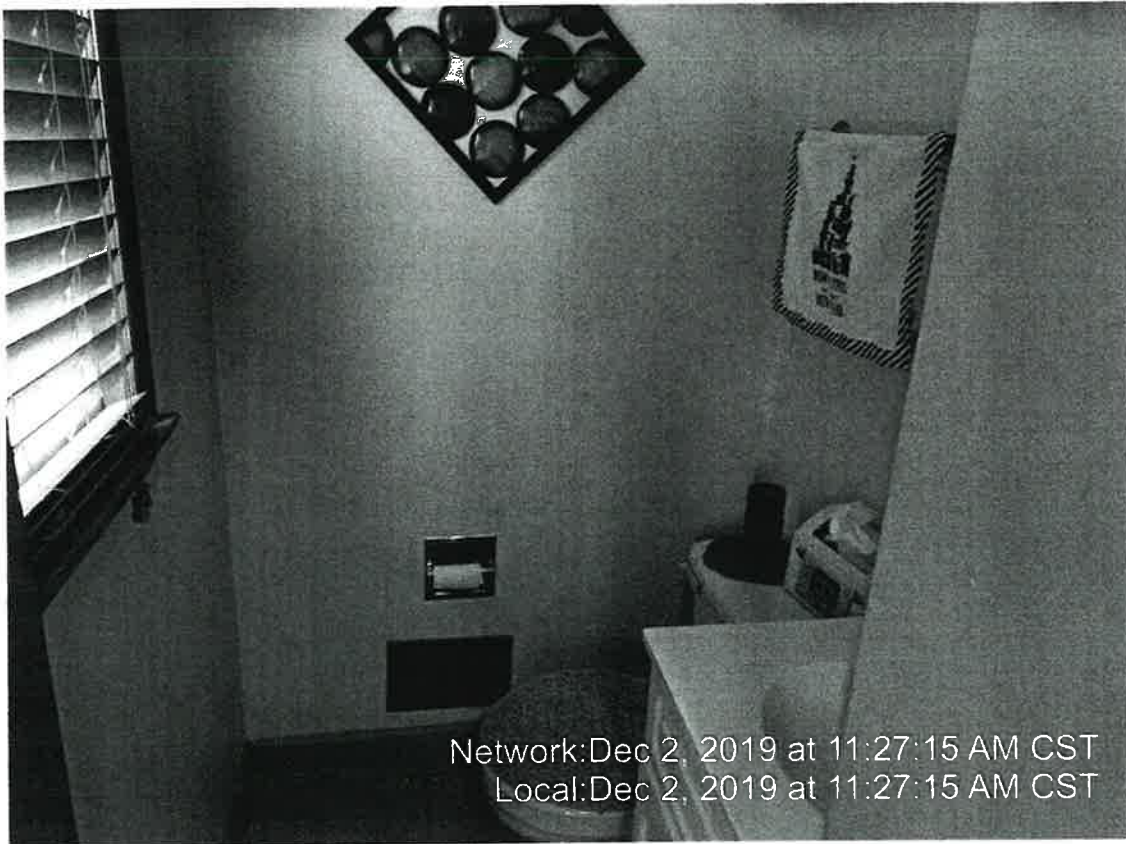
Basement : 3633 SAINT CLAIR ST;

BPO

File #: 4012854188



Basement : 3633 SAINT CLAIR ST;

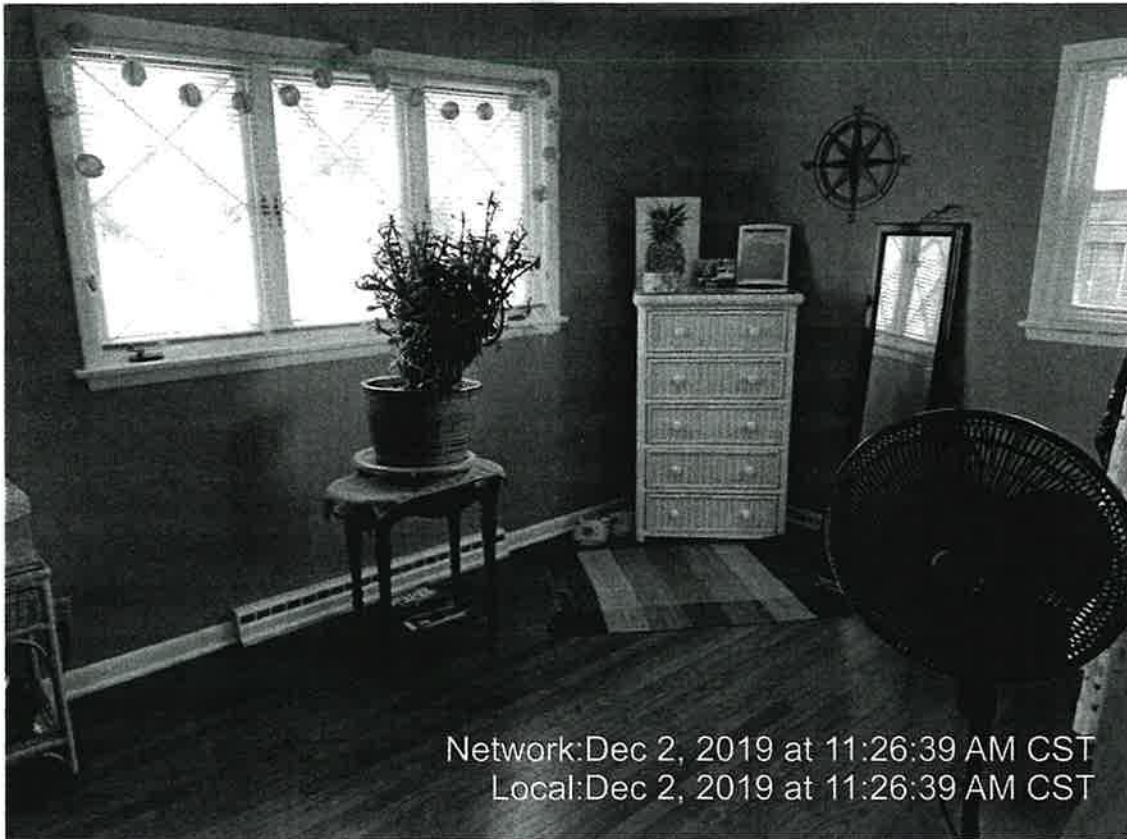


Network: Dec 2, 2019 at 11:27:15 AM CST
Local: Dec 2, 2019 at 11:27:15 AM CST

Bathroom : 3633 SAINT CLAIR ST;

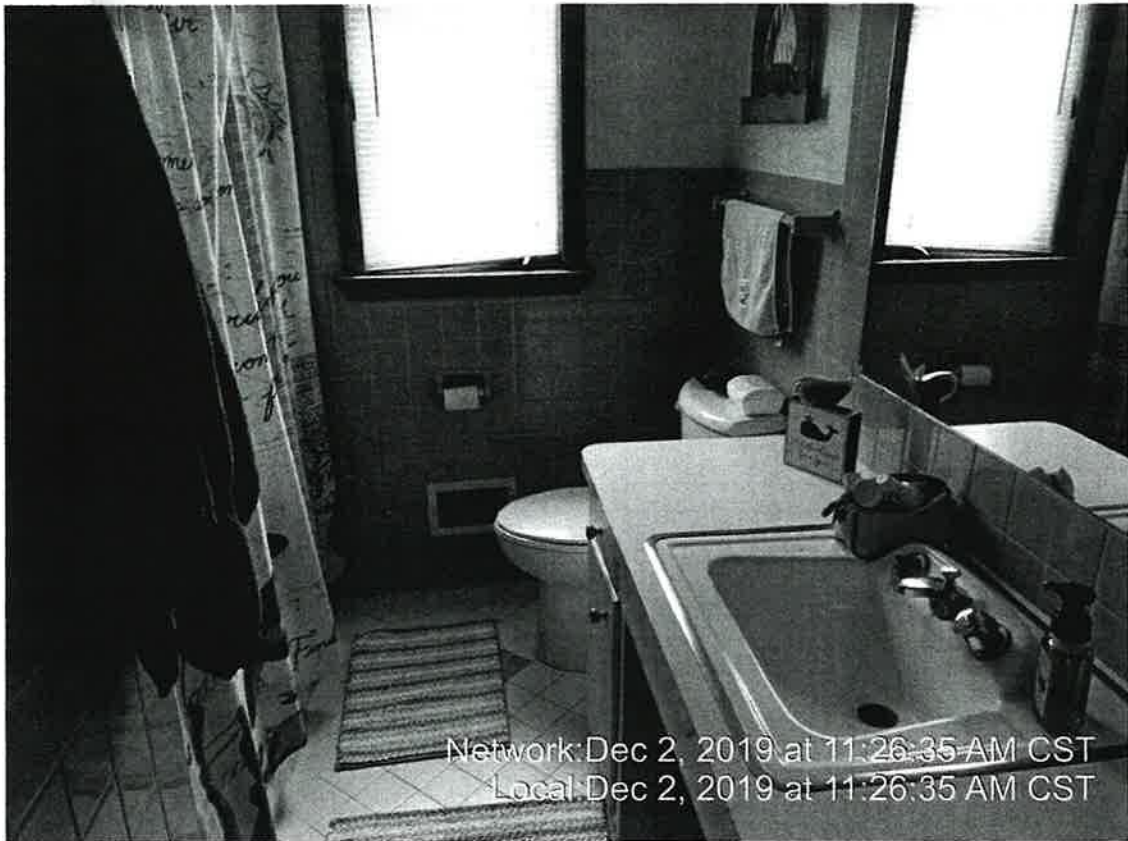


Bedroom : 3633 SAINT CLAIR ST;

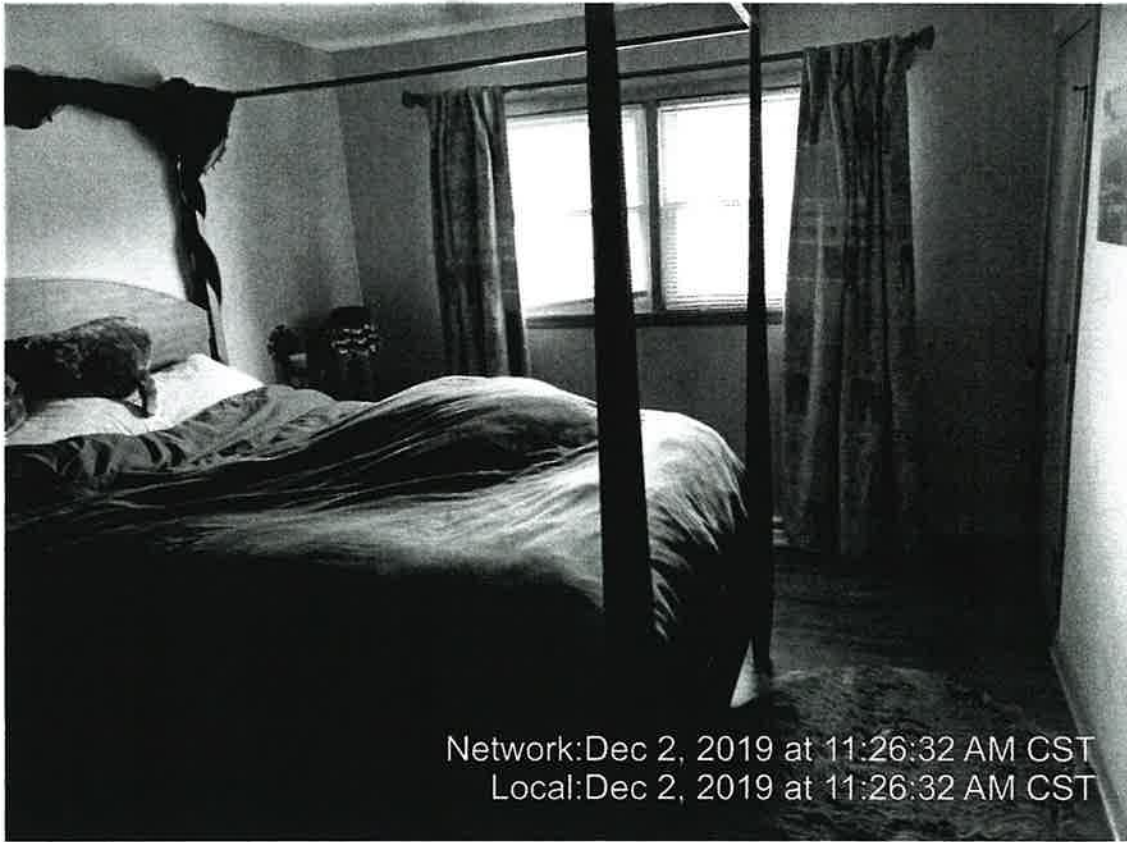


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Local: Dec 2, 2019 at 11:26:39 AM CST

Bedroom : 3633 SAINT CLAIR ST;

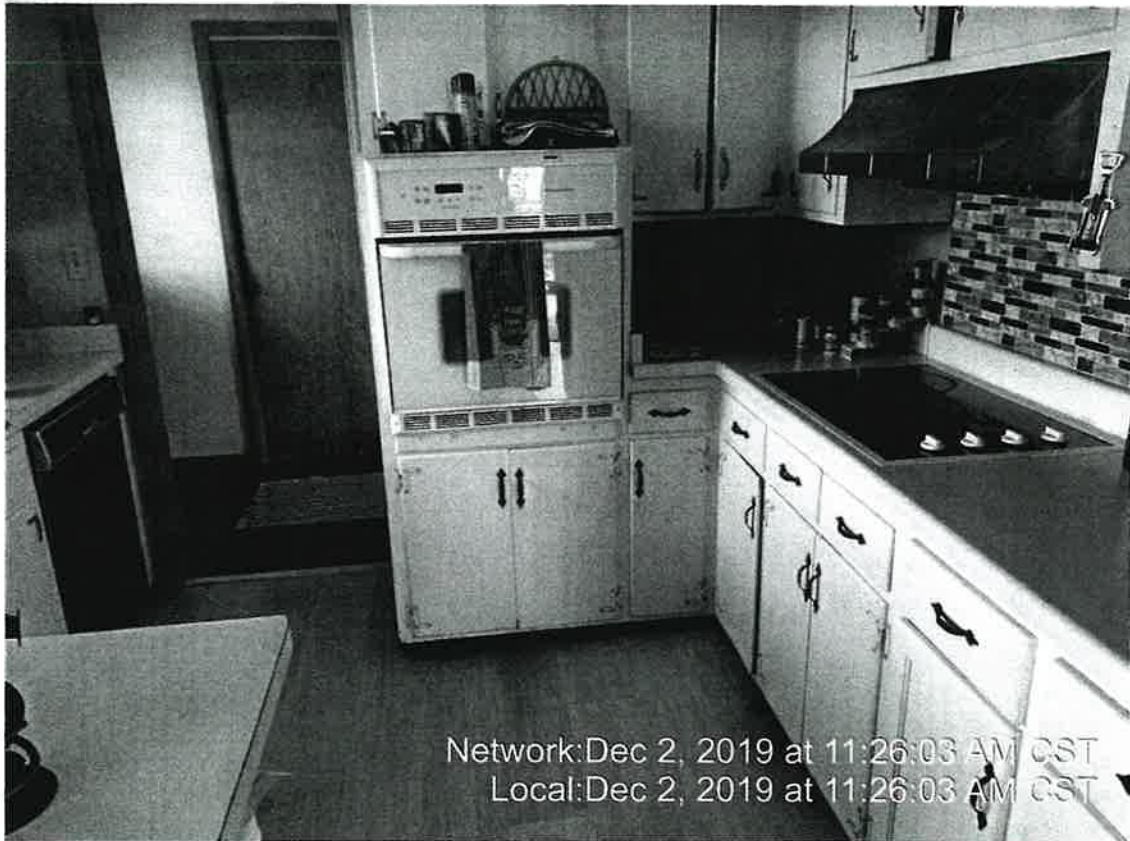


Bathroom : 3633 SAINT CLAIR ST;

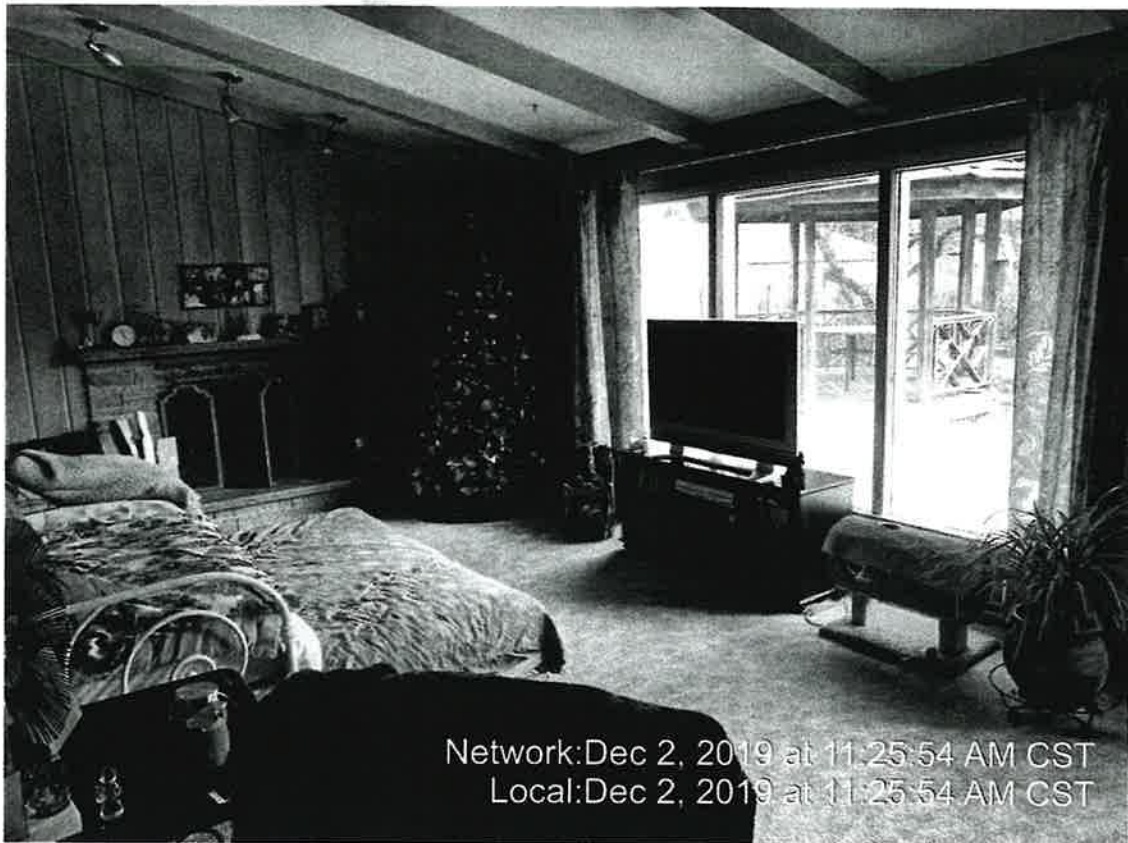


Network: Dec 2, 2019 at 11:26:32 AM CST
Local: Dec 2, 2019 at 11:26:32 AM CST

Bedroom : 3633 SAINT CLAIR ST;

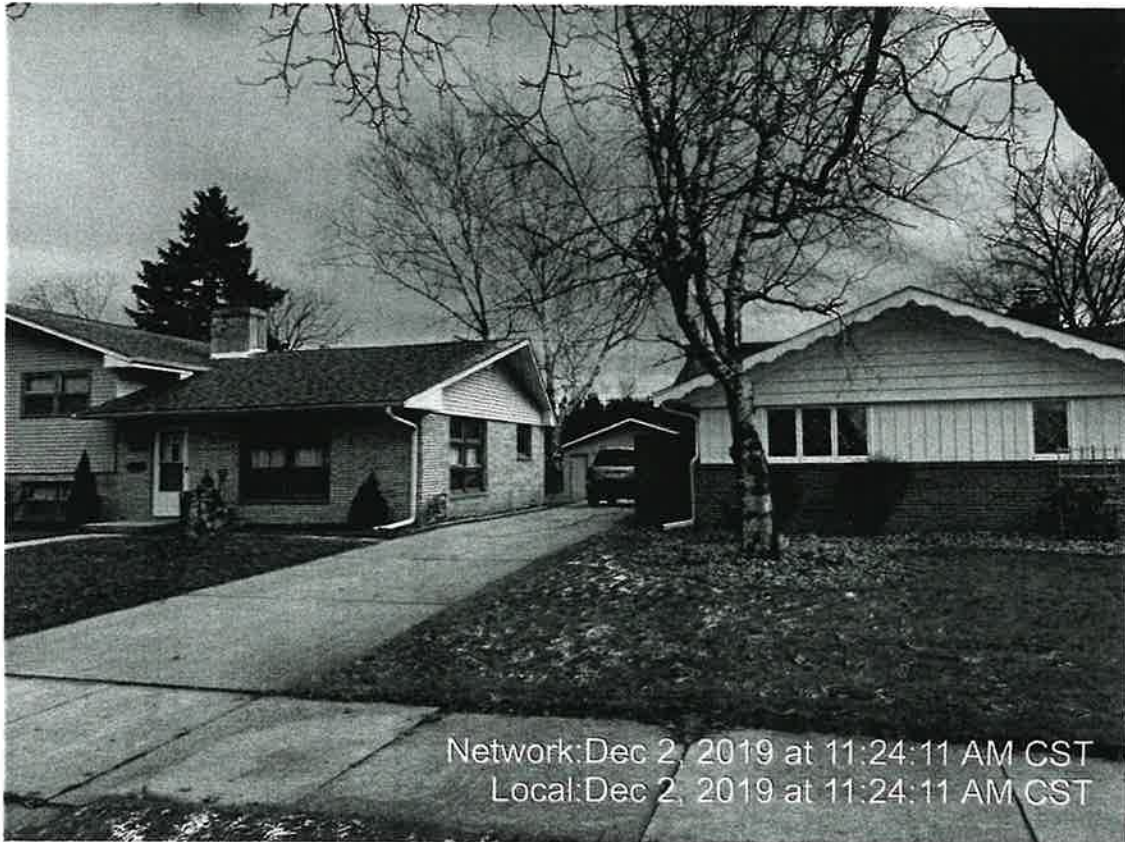


Kitchen : 3633 SAINT CLAIR ST;



Network: Dec 2, 2019 at 11:25:54 AM CST
Local: Dec 2, 2019 at 11:25:54 AM CST

Additional Interior Subject Photo : 3633 SAINT CLAIR ST;

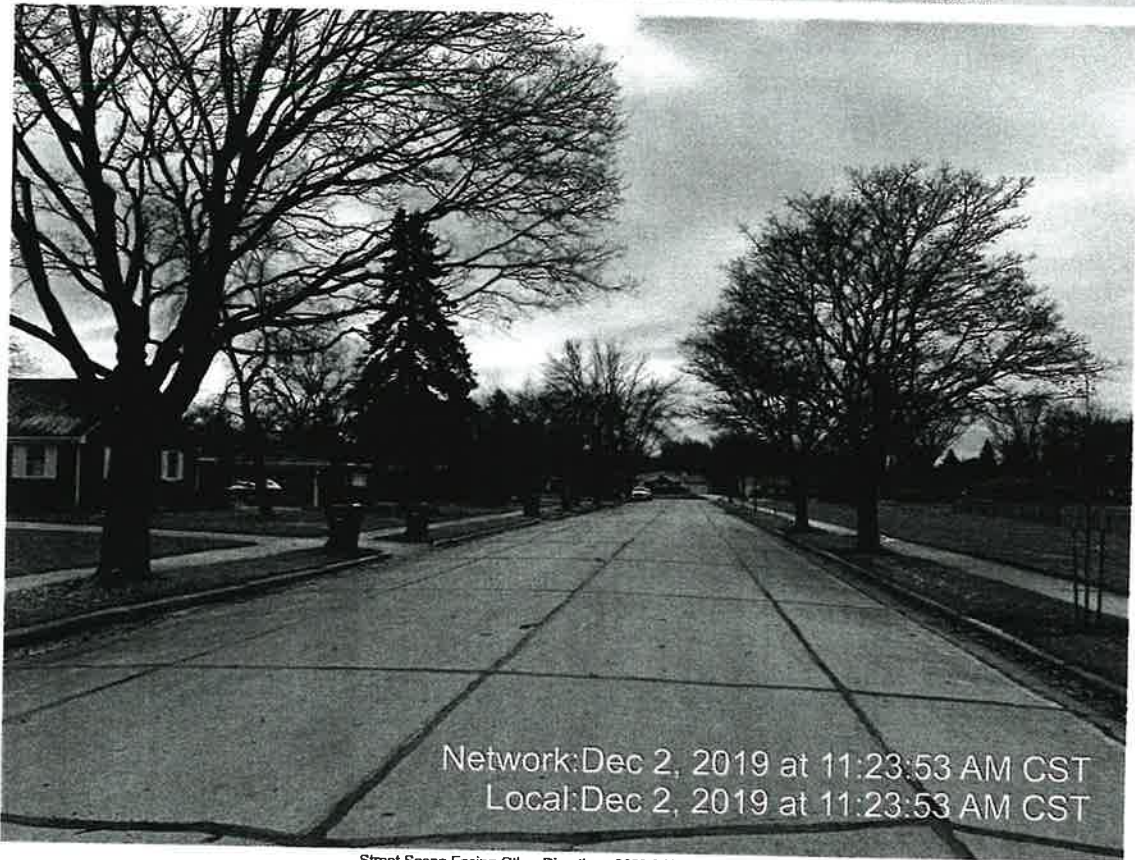


Network: Dec 2, 2019 at 11:24:11 AM CST
Local: Dec 2, 2019 at 11:24:11 AM CST

Left Side : 3633 SAINT CLAIR ST;



Right Side : 3633 SAINT CLAIR ST;



Street Scene Facing Other Direction : 3633 SAINT CLAIR ST;

BPO

File #: 4012854188



3415 10Th Ave Racine, WI 53402



3650 Erie St Racine, WI 53402



516 Shoreland Dr Racine, WI 53402



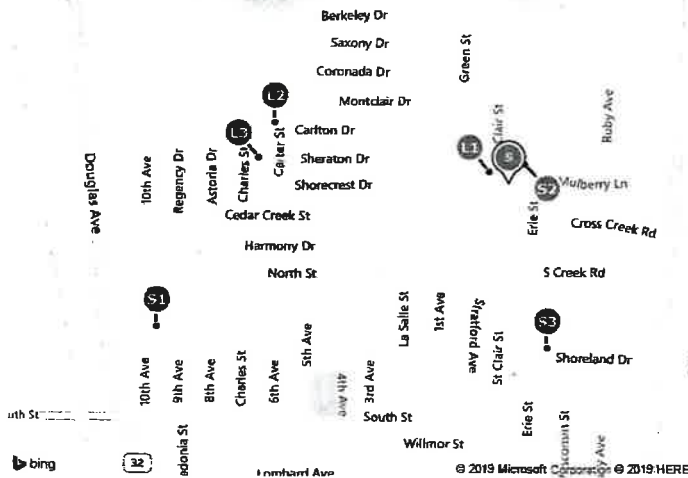
Comp Listing Photo 1



Comp Listing Photo 2



3653 Charles St Racine, WI 53402



Street Map Of Subject (Optional) #1 : 3633 SAINT CLAIR ST; : Subject & Comp Map

S: Subject - 3633 SAINT CLAIR ST;

L1: Listing 1 - 3644 Saint Clair St

L2: Listing 2 - 3700 Carter St

L3: Listing 3 - 3653 Charles St

S1: Sale 1 - 3415 10Th Ave

S2: Sale 2 - 3650 Erie St

S3: Sale 3 - 516 Shoreland Dr