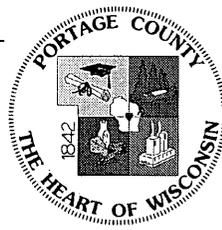


AGENDA

SPACE & PROPERTIES COMMITTEE

MEETING DATE:	Tuesday, August 1, 2017
MEETING TIME:	5:00 PM
MEETING LOCATION:	Portage County Aging & Disability Resource Center, 1519 Water Street, Stevens Point in the Multi-Purpose Room.
AGENDA:	Call to Order Roll Call
PUBLIC NOTICE:	Members of the Public who wish to address the Space and Properties Committee on specific agenda items must register their request at this time, with such comments subject to the reasonable control of the Committee Chair as set forth in Robert's Rules of Order.
REVIEW VENDOR INVOICE LIST:	Review Vendor Invoice Lists Dated June 30, 2017
APPROVAL:	Meeting Minutes for July 11, 2017
DISCUSSION/POSSIBLE ACTION:	Opening and possible awarding of bids on the following Tax Deed Parcel: ITEM 5-2017 CITY OF STEVENS POINT 1823 California Ave 281-24-0833400215 Stevens Point, WI 54481 LEGAL DESCRIPTION: LOT 7 & W10' LOT 8 BLK 1 ROBERTS SUB & PRT VAC ALLEY DESC 764524 BNG PRT NESE S33 T24 R8 520/468 764524-RES APPRAISED VALUE: \$45,000
DISCUSSION/POSSIBLE ACTION:	Disposition of Tax Deeds
DISCUSSION/POSSIBLE ACTION:	Government Building update
DISCUSSION/POSSIBLE ACTION:	Develop Timeline for Approval of the Government Building
DISCUSSION/POSSIBLE ACTION:	Review Updated Responsibility Matrix for New Government Center Facility and City/County Building Remodeling
DISCUSSION/POSSIBLE ACTION:	Update on the City Library Lease Extension
DISCUSSION/POSSIBLE ACTION:	Request from Trish Baker for permission to mount plaque in Courthouse honoring attorneys who have performed a significant amount of pro bono legal work for indigent litigants.
DIRECTOR'S REPORT:	<ul style="list-style-type: none"> Daily Operations
NEXT MEETING DATE:	Tuesday, September 5, 2017 at 5:00 p.m. in ADRC Multi-Purpose Room.
ADJOURNMENT:	A quorum of the Portage County Board Supervisors, or any committee thereof, may be present at this meeting. Any person who has special needs and plans on attending this meeting should contact Todd Neuenfeldt to request reasonable accommodations. Todd Neuenfeldt can be reached by telephone at (715) 346-1598, or by mail at 1462 Strongs Ave, Stevens Point WI 54481, or by e-mail at neuenfet@co.portage.wi.us



**Minutes
SPACE & PROPERTIES COMMITTEE**

MEETING DATE:	Tuesday, July 11, 2017
MEETING TIME:	3:00 PM
MEETING LOCATION:	Starting in foyer of the Annex, 1462 Strongs Avenue, Continuing to Courthouse, 1516 Church Street, Continuing to Health Care Center, 825 Whiting Avenue, Continuing to Health & Human Services, 817 Whiting Avenue, And Continuing to and remaining at the Portage County Aging & Disability Resource Center, 1519 Water Street, Stevens Point 54481 in the Multi-Purpose Room.
MEMBERS PRESENT:	Jeanne Dodge, Dave Medin, Don Jankowski, Don Butkowski, and Jerry Walters
CALL TO ORDER:	Meeting was called to order by Dodge at 3:00 p.m.
ROLL CALL:	Revealed a quorum.
APPROVAL: Meeting Minutes for June 6, 2017 and June 26, 2017	Motion by Walters to approve. Seconded by Jankowski. Motion carried by unanimous voice vote.
DISCUSSION/POSSIBLE ACTION: Tour Portage County buildings to review storm damage starting in the foyer of the Annex, 1462 Strongs Avenue, Continuing to Courthouse, 1516 Church Street, Continuing to Health Care Center, 825 Whiting Avenue, Continuing to Health & Human Services, 817 Whiting Avenue, And Continuing to Aging & Disability Resource Center, 1519 Water Street, Stevens Point. Attached is a memo from Corporation Counsel regarding rules of meetings at different locations.	The tour reviewed the following damage by building: Annex had ceiling damage on all floors. Looked at the weeps in brick wall outside. The Courthouse had flooding in the basement from the flooded ramp, both sides of the basement had flooding and the boiler room had 6 to 8 inches of water. Health Care Center had flooding in basement near the laundry area. The Health Care Center power was out for nearly 48 hours. Multiple trees were down on the grounds, and the bus was slightly damaged from tree in south parking lot. The Health & Human Services building had flooding in the Public Health Section. The Aging & Disability Resource Center had a tree damage the entrance of the Holly Shoppe. There was roof damage to Conference Room C and Knowledge Nook. The basement suffered water damage from storm drain overflowing in the breakroom and storage area. Tree was hanging in power wires on south side of building that WPS took care of. There was a broken window on the bus. No action was taken. At 4:50 the portion of the meeting continued in the Multi-Purpose Room.
DISCUSSION/POSSIBLE ACTION: County Response to Mayor Wiza's letters listed above; RE: Sale of Space in City/County Building, and letter RE: Lease Extension of Library Building.	Motion by Walters to reject offer to purchase the City Portion of the Courthouse for \$837,000. Let Venture Architects work with everyone in the building to accommodate their needs. Seconded by Jankowski. Motion carried with unanimous voice vote. Motion by Butkowski to ask City for a 5-year extension on the lease without any other provisions. Seconded by Jankowski. Motion carried with unanimous voice vote.

PORTAGE COUNTY

Todd Neuenfeldt
Carl Hurrish

FACILITIES MANAGEMENT

Facilities Director
Facilities Asst. Director

<p>DISCUSSION/POSSIBLE ACTION: Request use of Annex Conference Room 1&2 with buffet set up in hallway for 4-H Volunteer Leaders Recognition Banquet Friday, November 10th 5 p.m. to 9 p.m.</p>	<p>Motion by Walters to approve the request. Seconded by Jankowski. Motion carried with unanimous voice vote.</p>
<p>DISCUSSION/POSSIBLE ACTION: Procurement Director to provide an update of the Tax Deed Property sale placed on Wisconsin Surplus.</p>	<p>No action taken. The bid at time of the meeting was \$3100.00. Will revise next sale with WI Surplus to schedule open houses and link more information to website.</p>
<p>DISCUSSION/POSSIBLE ACTION: Approval of Resolution for Bid from Norcon Corporation for Courthouse Ramp Replacement Project in the amount of \$109,845.00.</p>	<p>Motion by Dodge to approve Resolution. Seconded by Medin. Motion carried with unanimous voice vote.</p>
<p>DISCUSSION/POSSIBLE ACTION: Facilities Director define Roles & Responsibilities of John Cain, Staff, Space & Properties Committee, Owners Representative, and Architect & Engineering Firm.</p>	<p>Patty Dreier and Jeanne Dodge had some additional items to add to the Roles & Responsibilities Matrix. This will be updated and brought back to the next meeting.</p>
<p>DISCUSSION/POSSIBLE ACTION: Review and approve updated RFP for Owners Representative for the New Government Building.</p>	<p>Motion by Jankowski to approve the RFP for Owners Representative for building new Government Facility and Renovation of County Courthouse/City Office Building. Seconded by Butkowski. Motion carried with unanimous voice vote.</p>
<p>DIRECTORS REPORT:</p>	<p>Heath Care Center: Work continues to prepare for the annual state survey. Additional emergency lighting has been installed in the Laundry and Boiler Rooms. A new steam coil has been installed in the Hillside Meadow Air Handler.</p> <p>Annex: The tuck pointing and caulking RFP has been issued, several vendors have toured the facilities to prepare for bids. New Wiring has been installed for additional cameras.</p> <p>Courthouse: The tuck pointing and caulking RFP has been issued, several vendors have toured the facilities to prepare for bids. New Wiring has been installed for additional cameras.</p> <p>Library: Painting has been completed in the Plover Library. Multiple new shelving units have been installed.</p> <p>Law Enforcement Center: A new washer has been installed in the Jail.</p> <p>Health and Human Services/Ruth Gilfry Building: Wiring is complete for additional security cameras.</p> <p>Lincoln Center/ADRC: The Generator project is on-hold until the Gas service can be upgraded. It is expected to be complete in the next month.</p> <p>Highway: Facilities has been repairing electrical issues created by roofers</p>

PORTAGE COUNTY

Todd Neuenfeldt
Carl Hurrish

FACILITIES MANAGEMENT

Facilities Director
Facilities Asst. Director

	screwing new insulation to the deck and screwing into existing electrical boxes and conduits.
NEXT MEETING DATE:	Tuesday, August 1, 2017 at 5:00 p.m. in ADRC Multi-Purpose Room.
ADJOURNMENT	Motion to adjourn by Butkowski. Seconded by Jankowski. Motion carried with unanimous voice vote. Meeting adjourned at 6:08 p.m.
MINUTES PREPARED BY	Deb Aldridge

DRAFT

Responsibility Matrix

Portage County

New Government Center Facility and
City/County Building Remodeling
Stevens Point, Wisconsin

170067.00

July 26, 2017

Task(s)	S&P Committee	County Staff	Owner's Representative	Concept Architect	Architect Of Record
Develop Timeline	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Hire Owner's Representative	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Update 2015 Space Program	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Develop conceptual site plan for new Government Facility Building	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Develop conceptual floor plans for new Government Facility Building	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Develop conceptual floor plans for remodeled existing County/City Building	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Develop conceptual floor plans for remodeled existing Annex	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Develop construction budget	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Develop project budget	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Two meetings to discuss preliminary design concepts and project budget	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
One County Board presentation	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Legislative Approval Process	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Prepare RFP for Architect of Record	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Interview/Select Architect of Record	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Schematic Design	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Design Development	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Responsibility Matrix

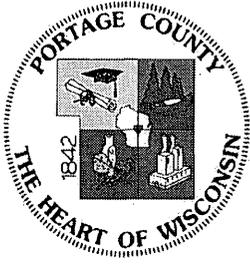
Portage County

New Government Center Facility and
City/County Building Remodeling
Stevens Point, Wisconsin

170067.00

July 26, 2017

Task(s)	S&P Committee	County Staff	Owner's Representative	Concept Architect	Architect Of Record
Construction Documents	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Bidding	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Construction Administration	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Project Close Out	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>



PORTAGE COUNTY SPACE & PROPERTIES COMMITTEE

1462 STRONGS AVENUE

STEVENS POINT, WI 54481

PHONE 715-346-1598

July 13, 2017

Hand delivered

Mayor Mike Wiza
City of Stevens Point
1515 Strong's Avenue
Stevens Point, WI 54481

Dear Mayor Wiza,

The Portage County Space & Properties Committee discussed your June 27, 2017, letter concerning the extension of the Public Library lease at our July 11, 2017 meeting.

After discussion, the committee would like to ask for the extension of the Public Library lease by five years, moving the expiration date from 2024 to 2029. The committee is not in favor of having the building transfer ownership to the County after expiration in 2029, or that for a 20 year period after the building is transferred, in the event that it is no longer operated as a library, the building would transfer back to the City.

The committee is not interested in owning the Public Library building at this time. Additionally, the committee is not comfortable with committing until 2049 to operate a library in that location.

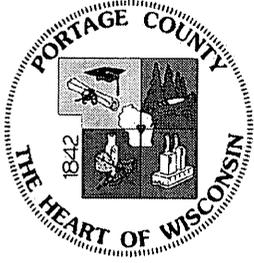
The Space & Properties Committee respectfully requests you consider extending the Public Library lease until 2029 with no further conditions.

Sincerely,

A handwritten signature in cursive script that reads "Jeanne Dodge".

Jeanne Dodge
Space & Properties Chair

cc Phil Idsvoog, County Board Chair
Patty Dreier, County Executive
Larry Oathout, Library Director



PORTAGE COUNTY SPACE & PROPERTIES COMMITTEE

1462 STRONGS AVENUE

STEVENS POINT, WI 54481

PHONE 715-346-1598

July 13, 2017

Hand delivered

Mayor Mike Wiza
City of Stevens Point
1515 Strongs Avenue
Stevens Point, WI 54481

Dear Mayor Wiza,

The Portage County Space & Properties Committee discussed your June 5, 2017, letter concerning the sale of space in the City/County Building at our July 11, 2017 meeting.

The committee is not interested in purchasing the City's 27% share in the City/County Building for \$837,000. We would like to reiterate County Executive Dreier's sentiment that Portage County and the City of the Stevens Point working side-by-side has been and could continue to be mutually beneficial.

City representatives, Corey Ladick and Mike Phillips, were present at the Space & Properties Meeting. They were clear with the committee that the City will be seeking a realtor to market the 27% share of the building. They also stated an upwards of four possible locations are being considered for City Offices. As I'm sure you are aware, Portage County has contracted with Venture Architects to update the space needs analysis and work in conjunction with an Owner's Representative to develop a new Government Facility Building, including courthouse, downtown. The moving of the Circuit Courts and related offices will open space within the City/County Building. We would respectfully ask that you work with John Cain from Venture Architects on determining your space needs and strongly consider remodeled space within the City/County Building for the City Offices.

We would very much like to work with you. We understand the City Police Department will need to be moved regardless, however, the committee hopes you will take a major remodel of the City/County Building into serious consideration.

Sincerely,

A handwritten signature in cursive script that reads "Jeanne Dodge". The signature is fluid and connected, with a large initial "J" and "D".

Jeanne Dodge
Space & Properties Chair

cc Phil Idsvoog, County Board Chair
Patty Dreier, County Executive

ITEM 5-2017

CITY OF STEVENS POINT

281-24-0833400215

LEGAL DESCRIPTION:

LOT 7 & W10' LOT 8 BLK 1 ROBERTS SUB & PRT VAC ALLEY DESC 764524 BNG PRT NESE
S33 T24 R8 520/468 764524-RES

APPRAISED VALUE: \$45,000

1823 California Ave

Stevens Point, WI 54481

PORTAGE COUNTY
NOTICE OF PUBLIC SALE
TAX DEEDED LANDS
AUGUST 1, 2017

The following Portage County tax deeded properties are being offered for sale to the highest bidder by SEALED BID. Sealed bids will be publicly opened, read, and possibly awarded by the Space and Properties Committee on the 1ST day of August, 2017 at 5:00 p.m., at the ADRC Multi-Purpose Room, 1519 Water St., Stevens Point, Wisconsin.

Please note that pursuant to Section 75.69, Wisconsin Statutes, the following parcel(s) of tax delinquent real estate acquired by Portage County, Wisconsin, hereinafter described, is being offered for sale by sealed bids at a price NOT LESS than the appraised value set.

ITEM 5-2017

CITY OF STEVENS POINT
281-24-0833400215

1823 California Ave
Stevens Point, WI 54481

LEGAL DESCRIPTION:

LOT 7 & W10' LOT 8 BLK 1 ROBERTS SUB & PRT VAC ALLEY DESC 764524 BNG PRT NESE
S33 T24 R8 520/468 764524-RES

APPRAISED VALUE: \$45,000

Parcels may be landlocked-All purchasers of tax deeded properties are responsible for access easements to land-locked property.

All tax deed property is sold "AS IS". It is the responsibility of the Purchaser to determine any defects in title or property. Portage County will transfer title by Quit Claim Deed, which passes any title, interest, or claim which Portage County has in the property. Portage County also does not guarantee proposed use of the property or access.

If interested in viewing parcels with buildings, contact the Facilities Department at 715-346-1598.

Complete bid packets are available on Portage County's website – www.co.portage.wi.us or available from the Portage County Clerk's Office, 1516 Church Street, Stevens Point, WI Telephone 715-346-1351.

BIDDING DEADLINE: NOON- August 1, 2017-Portage County Clerk's Office

SHIRLEY M. SIMONIS
PORTAGE COUNTY CLERK

Publish: July 12, July 19, and July 26, 2017

BIDDING INSTRUCTIONS

Sealed bids will be accepted in the office of the Portage County Clerk until **NOON on August 1, 2017.** Bids will be opened, read and awarded on August 1, 2017 by the Space and Properties Committee at the ADRC Multi-Purpose Room, 1519 Water St., Stevens Point, at 5:00 p.m.

Please note that pursuant to Section 75.69, Wisconsin Statutes, the following parcel(s) of tax delinquent real estate acquired by Portage County, Wisconsin, hereinafter described, is being offered for sale by sealed bids at a price **NOT LESS** than the appraised value set.

Only one bid is to appear on the Offer to Purchase by Sealed Bid sheet.

A twenty percent (20%) deposit by CASHIER'S CHECK OR MONEY ORDER, payable to the "Portage County Clerk" must accompany all bids. Personal checks will only be accepted if the 20% deposit is \$500 or less. In the event you are the successful bidder, you will be notified by certified mail and will be required to remit the balance within 30 days or forfeit your down-payment. If payment is not received within 30 days, the acceptance of the bid will be withdrawn and may be re-awarded to the next highest bidder. If the successful bidder does not pay the balance within 30 days, the bidder will forfeit the 20% deposit. **If appraised value of property is under \$1000.00, please remit the entire amount with bid.**

The bid should be sealed, addressed to the Portage County Space & Properties Committee, marked on the outside of the envelope:

SEALED BID-TAX DEL. LAND SALE ITEM 5-2017, PARCEL #281-24-0833400215 City of Stevens Point

And **mailed or delivered** to SHIRLEY SIMONIS, PORTAGE COUNTY CLERK, 1516 Church Street, Stevens Point, WI 54481 no later than **NOON, August 1, 2017.**

The County may accept the bid most advantageous to it, but every bid less than the appraised value of the property will be rejected. The County reserves the right to reject any and all bids. The County may combine or subdivide any real property for sale in its discretion based on the nature of the properties.

Sale to the successful bidder will be by Quit Claim Deed executed by the Portage County Clerk.

All sales approved and awarded by the Portage County Space & Properties Committee are final and **NO REFUNDS WILL BE GIVEN.** All tax deeded properties are sold "AS IS" by quit claim deed and no written or implied warranty is given.

IT IS THE BIDDER'S SOLE RESPONSIBILITY TO investigate properties prior to putting in a bid to Portage County and conduct additional zoning research if more information is required than what is noted in the advertisement. Any special assessments/charges in the process of collection shall be the liability of the purchaser. This parcel may be land-locked-all purchasers of tax deeded properties are responsible for access easements to land-locked properties.

All tax deed property is sold "AS IS". It is the responsibility of the Purchaser to determine any defects in title or property. Portage County will transfer title by Quit Claim Deed, which passes any title, interest, or claim which Portage County has in the property. Portage County also does not guarantee proposed use of the property or access.

Information regarding these parcels is available for viewing in the Portage County Clerk's Office.

**OFFER TO PURCHASE
BY SEALED BID**

(INSERT PARCEL NUMBER)

(INSERT PROPERTY ADDRESS)

I, _____ offer to purchase the above described property for a firm fixed amount of \$_____ with the terms and conditions as stated in the notice.

Enclosed is 20% of the purchase price in the form of a money order or cashier's check made payable to the Portage County Clerk in the amount of \$_____. Personal checks will only be accepted if the 20% deposit is \$500 or less. I understand that if my bid is successful, I will be notified by certified mail and will be required to remit to the Portage County Clerk within 30 days from the date of notification, the balance of my bid in the form of a money order or cashier's check, made payable to the Portage County Clerk. If I do not remit the balance of my bid within 30 days, I will forfeit the 20% deposit that is enclosed.

If appraised value of property is under \$1000.00 please remit the entire amount with bid.

I understand that if my bid is unsuccessful, my deposit will be returned.

Dated: _____

Signature

Signature

Address

Address

City, State

City, State

Telephone

Telephone

All tax deed property is sold "AS IS". It is the responsibility of the Purchaser to determine any defects in title or property. Portage County will transfer title by Quit Claim Deed, which passes any title, interest, or claim which Portage County has in the property. Portage County also does not guarantee proposed use of the property or access.

BIDS SHOULD BE RETURNED IN A SEALED ENVELOPE CLEARLY MARKED AS SUCH WITH THE PROPERTY ADDRESS AND/OR PARCEL NUMBER AND ITEM NUMBER TO:

**PORTAGE COUNTY CLERK,
1516 CHURCH STREET, STEVENS POINT, WI 54481**



December 29, 2015

Shirley M. Simonis, Clerk
Portage County
1516 Church Street
Stevens Point, WI 54481

Re: Transaction Screen Assessment
Lorraine Nowak, 1823 California Ave., Stevens Point, WI
Parcel #281-24-0833400215

Dear Ms. Simonis:

This letter report contains the results of the Transaction Screen Assessment (TSA) completed by MSA Professional Services, Inc. (MSA) on the above-referenced property. The TSA Questionnaire, photographs, and data base search completed for the property are attached. Comments regarding the file search and property observations are discussed below.

- This property contains a locked vacant residence. The electric meter has been disconnected and no furniture or other items were visible inside of the house. The owner was obviously not home during the site visit and therefore the house not entered.
- The database search did not contain information on this parcel.
- The photographs taken during this TSA are attached.

In summary, the TSA did not identify environmental conditions that would constitute a potential environmental concern. However, it would be prudent to enter the house to confirm its condition.

Please contact me if you have questions on this TSA.

Sincerely,

MSA Professional Services, Inc.

A handwritten signature in black ink that reads 'Brian Hegge'. The signature is written in a cursive style with a large, looped 'B' and 'H'.

Brian Hegge
Project Manager

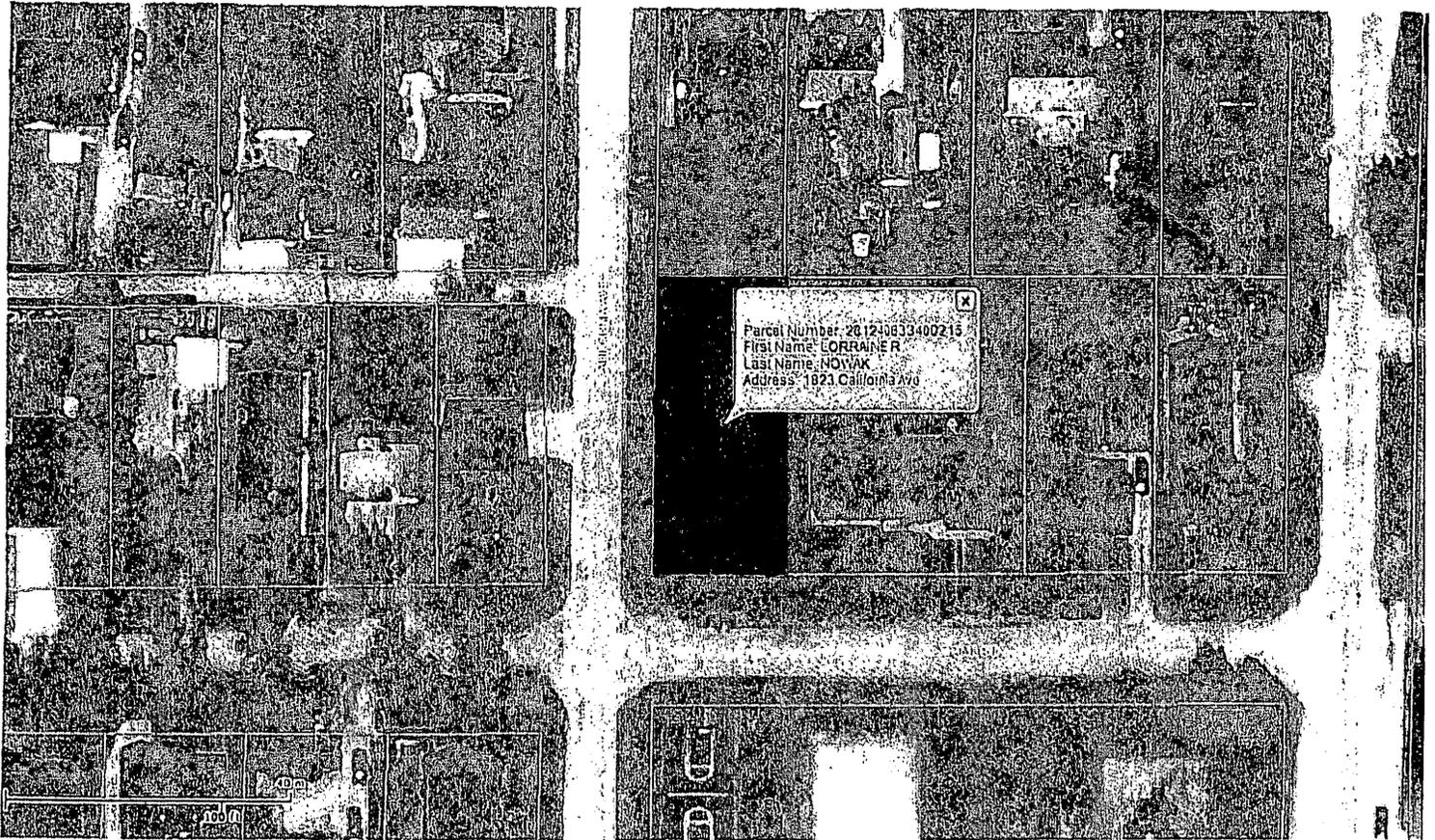
Enc. Photographs
GIS Aerial Parcel Map
ERIS Report

BJH/bjh

Offices in Illinois, Iowa, Minnesota, and Wisconsin

1835 N. STEVENS STREET • RHINELANDER, WI 54501-2163
(715) 362-3244 • (800) 844-7854 • FAX: (715) 362-4116
www.msa-ps.com

281-24-0833400215



This map does not constitute a legal survey. Contact Planning and Zoning Office (715) 346-1334 Tue Nov 10 2015 09:06:31 AM.

APPRAISAL OF REAL PROPERTY



Appraised Value \$45,000

LOCATED AT

1823 California Ave
Stevens Point, WI 54481

FOR

Portage County Clerk
1516 Church Street
Stevens Point, WI 54481

AS OF

02/01/2017

BY

James J. Meyer
Lake View Appraisal
1404 Lakehurst Road
Mosinee, WI 54455
715-457-6322
lakeviewappraisal@airmetisp.com
www.lakeviewappraisal-wi.com

RESIDENTIAL APPRAISAL SUMMARY REPORT

File No.: LVA-2017-2,440

Property Address: 1823 California Ave City: Stevens Point State: WI Zip Code: 54481
County: Portage Legal Description: See attached tax document

Assessor's Parcel #: 281-24-0833400215
Tax Year: 2016 R.E. Taxes: \$ N/A Special Assessments: \$ N/A Borrower (if applicable): Not for lending purposes

Current Owner of Record: Portage County Occupant: Owner Tenant Vacant Manufactured Housing
Project Type: PUD Condominium Cooperative Other (describe) HOA: \$ per year per month

Market Area Name: Roberts Subdivision Map Reference: 44620 Census Tract: 9608.00

The purpose of this appraisal is to develop an opinion of: Market Value (as defined), or other type of value (describe) Liquidation Appraisal
This report reflects the following value (if not Current, see comments): Current (the Inspection Date is the Effective Date) Retrospective Prospective

Approaches developed for this appraisal: Sales Comparison Approach Cost Approach Income Approach (See Reconciliation Comments and Scope of Work)
Property Rights Appraised: Fee Simple Leasehold Leased Fee Other (describe)

Intended Use: The intended use of the report is to consider the opinion of value in making a decision to set the sales price in order to sell the subject property. The subject property has not been listed on the open market in the past year per a search of the CWBR mls data base.

Intended User(s) (by name or type): Shirley M. Simonis, Portage County Clerk
Client: Portage County Address: 1462 Stronge Ave, Stevens Point, WI 54481

Appraiser: James J. Meyer Address: 1404 Lakehurst Road, Mosinee, WI 54455

Location: <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Suburban <input type="checkbox"/> Rural	Predominant Occupancy: <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant <input checked="" type="checkbox"/> Vacant (0-5%) <input type="checkbox"/> Vacant (>5%)	One-Unit Housing PRICE (\$000): 30 Low 170 High 111 Pred	AGE (yrs): 20	Present Land Use One-Unit: 86% 2-4 Unit: 5% Multi-Unit: 2% Comm'l: 5% Vacant: 2%	Change in Land Use <input checked="" type="checkbox"/> Not Likely <input type="checkbox"/> Likely * <input type="checkbox"/> In Process *
Built up: <input checked="" type="checkbox"/> Over 75% <input type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%					
Growth rate: <input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow					
Property values: <input type="checkbox"/> Increasing <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Declining					
Demand/supply: <input type="checkbox"/> Shortage <input checked="" type="checkbox"/> In Balance <input type="checkbox"/> Over Supply					
Marketing time: <input type="checkbox"/> Under 3 Mos. <input checked="" type="checkbox"/> 3-6 Mos. <input type="checkbox"/> Over 6 Mos.					

Market Area Boundaries, Description, and Market Conditions (including support for the above characteristics and trends): Typical marketing times for the 17 properties considered for the market conditions addendum for the past year averaged 142 days on market the median was 107 days, the low was 40 days on market and a high of 516 days on market for properties similar to the subject property in this neighborhood. Some sales and financing concessions are occurring in this market but they are not typical as most sales transactions are at arms length. Financing rates have risen slightly during the past year resulting in a reduction of new mortgage loan applications per the national mortgage brokers association reports. The market area boundaries are the areas within the boundaries as described: Patch St to the South, the Wisconsin River to West, Maria Dr to the North, and Interstate 39 to the East. The subjects immediate neighborhood is composed of single family and multi family residences, vacant lots, parks, schools, houses of worship, and some small businesses. The subject improvements are conforming in regards to age, style and build quality when compared to the other homes of it's age in the neighborhood.

Dimensions: 60' x 135 Site Area: 8,100 sf
Zoning Classification: R 2 Description: Residential (Single family residential use)

Are CC&Rs applicable? Yes No Unknown Have the documents been reviewed? Yes No Ground Rent (if applicable) \$ /
Zoning Compliance: Legal Legal nonconforming (grandfathered) Illegal No zoning

Highest & Best Use as improved: Present use, or Other use (explain)

Actual Use as of Effective Date: Single Family Residential Use as appraised in this report: Single Family Residential

Summary of Highest & Best Use: The current use as single family residential is the highest and best use for the subject property. The subjects location allows for practical commuting to the employment centers, schools and to the amenities of the Stevens Point metropolitan area.

Utilities	Public	Other	Provider/Description	Off-site Improvements	Type	Public	Private	Topography	Level, slight slope from home
Electricity	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Over head service	Street	Asphalt 2 lane (typical)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Size	Typical for this street
Gas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Natural gas	Curb/Gutter	Concrete	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Shape	Rectangular
Water	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Public water	Sidewalk	Concrete	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Drainage	Was adequate on 02/01/2017
Sanitary Sewer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Public sewer	Street Lights	None	<input type="checkbox"/>	<input type="checkbox"/>	View	Homes, park
Storm Sewer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	At street	Alley	None	<input type="checkbox"/>	<input type="checkbox"/>		

Other site elements: Inside Lot Corner Lot Cul de Sac Underground Utilities Other (describe)
FEMA Spec'l Flood Hazard Area Yes No FEMA Flood Zone X FEMA Map # 55097C0220D FEMA Map Date 7/20/2009

Site Comments: No adverse easements or encroachments were readily apparent on 02/01/2017. Utility easements for the street, public sewer and water, natural gas, electric and communication services are present. The site is minimally landscaped compared to most other properties on this street.

General Description	Exterior Description	Foundation	Basement	<input checked="" type="checkbox"/> None	Heating	Warm water
# of Units One <input type="checkbox"/> Acc. Unit	Foundation On slab	Slab Concrete	Area Sq. Ft.		Type	baseboard
# of Stories 1	Exterior Walls Vinyl/average	Crawl Space Unknown	% Finished		Fuel	Natural gas
Type <input checked="" type="checkbox"/> Det. <input type="checkbox"/> Att. <input type="checkbox"/>	Roof Surface Asphalt/avg, fair	Basement None	Ceiling			Forced air
Design (Style) Ranch	Gutters & Dwnspts None	Sump Pump <input type="checkbox"/> N/A	Walls		Cooling	
<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Und.Cons.	Window Type Wood slide/avg	Dampness <input type="checkbox"/> N/A	Floor		Central	Central air
Actual Age (Yrs.) 57	Storm/Screens None	Settlement None	Outside Entry		Other	None
Effective Age (Yrs.) 40		Infestation None noted				

Interior Description	Appliances	Attic <input type="checkbox"/> None	Amenities	Car Storage <input type="checkbox"/> None
Floors Vinyl carpet, avg, fair	Refrigerator <input checked="" type="checkbox"/>	Stairs <input type="checkbox"/>	Fireplace(s) # None	Garage # of cars (1 Tot.)
Walls D-wall, wood/avg	Range/Oven <input checked="" type="checkbox"/>	Drop Stair <input type="checkbox"/>	Patio None	Attach. 1
Trim/Finish Wood/average	Disposal <input type="checkbox"/>	Scuttle <input checked="" type="checkbox"/>	Deck None	Detach. 0
Bath Floor Carpet/fair	Dishwasher <input type="checkbox"/>	Doorway <input type="checkbox"/>	Porch Two	Blt-in 0
Bath Wainscot None	Fan/Hood <input type="checkbox"/>	Floor <input type="checkbox"/>	Fence None	Carport 0
Doors Interior wood/avg, fair	Microwave <input type="checkbox"/>	Heated <input type="checkbox"/>	Pool None	Driveway 1
Exterior Doors Wood, glass/avg, fair	Washer/Dryer <input checked="" type="checkbox"/>	Finished <input type="checkbox"/>		Surface Asphalt/average

Finished area above grade contains: 6 Rooms 3 Bedrooms 1.0 Bath(s) 1,348 Square Feet of Gross Living Area Above Grade

Additional features: The subject is in less than typical condition for a home of this age that is found in this market segment. Readily apparent deferred maintenance was observed and pictures are included in the attached photo addendum.

Describe the condition of the property (including physical, functional and external obsolescence): The improvements are in less than average physical condition for a home and garage of this age. Cost curable deferred maintenance was observed on the exterior and interior of the improvements and pictures are included in the attached photo addendum. No external obsolescence concerns were readily apparent to the appraiser. No functional obsolescences were observed. A small outside access hatch to a crawl space area under the bathroom was noted. The home was winterized. The roof may be in bad condition as there is obvious ceiling and floor damage from water from openings in the roof. The roof was snow covered on the day of the appraisal inspection. The low roof pitch can allow snow weight to damage the roof. Home construction quality is considered to be low and it is typical of manufactured construction or modular construction.



RESIDENTIAL APPRAISAL SUMMARY REPORT

File No.: LVA-2017-2,440

My research did 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): Portage County Records

1st Prior Subject Sale/Transfer: Analysis of sale/transfer history and/or any current agreement of sale/listing: The comparables selected were all listed on the open market by local realtors. The sales were all arms length sales. Sales price to list price ratios for this market segment during the past year ranged from 97.70% to 93.99%. A typical marketing strategy in this market segment is to price the property 5% to 10% higher than the anticipated sales price.

Date: No open market sales in prior three years

Price: REDI-net, mls

Source(s): REDI-net, mls

2nd Prior Subject Sale/Transfer: price.

Date:

Price:

Source(s):

SALES COMPARISON APPROACH TO VALUE (if developed) The Sales Comparison Approach was not developed for this appraisal.

FEATURE	SUBJECT	COMPARABLE SALE # 1	COMPARABLE SALE # 2	COMPARABLE SALE # 3
Address	1823 California Ave Stevens Point, WI 54481	1240 Edgewood Ave Stevens Point, WI 54481	518 West St Stevens Point, WI 54481	708 Johns Dr Stevens Point, WI 54481
Proximity to Subject		2.18 miles NW	1.92 miles NW	2.23 miles NW
Sale Price	\$ N/A	\$ 53,500	\$ 56,500	\$ 78,900
Sale Price/GLA	\$ /sq.ft.	\$ 73.90/sq.ft.	\$ 54.02/sq.ft.	\$ 56.36/sq.ft.
Data Source(s)	Records, mls	CWBR mls # 1601114, 60 Dom	CWBR mls # 1502049, 176 Dom	CWBR mls # 1504192, 93 Dom
Verification Source(s)	Inspection	records and viewed from street	records and viewed from street	records and viewed from street
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	DESCRIPTION	DESCRIPTION
Sales or Financing	N/A	Conventional, 1 concessions	Conventional, 1 concession	FHA
Concessions		-1,000	-650	No concessions
Date of Sale/Time	N/A	05/06/2016	09/30/2015	09/30/2015
Rights Appraised	Fee Simple	Fee simple	Fee simple	Fee simple
Location	City/Average	City/Average	City/Average	City/Average
Site	8,100 sf	7,200 sf	6,534 sf	11,520 sf
View	Homes, park	Homes	Homes	Homes
Design (Style)	Ranch	Ranch	Ranch	Ranch
Quality of Construction	Mfg/Mod/fair	Stick/fair	Stick/fair	Mfg/Mod/fair
Age	57	79	117	22
Condition	Below average	Average	Average	Above average
Above Grade		-14,000	-14,000	-18,000
Room Count	Total Bdrms Baths	Total Bdrms Baths	Total Bdrms Baths	Total Bdrms Baths
	6 3 1.0	5 2 1.0	6 2 1.0	5 3 2.0
Gross Living Area	1,348 sq.ft.	724 sq.ft.	1,046 sq.ft.	1,400 sq.ft.
Basement & Finished Rooms Below Grade	No basement	No basement	No basement	No basement
Functional Utility	Average	Average	Newer windows	Newer roof
Heating/Cooling	Fwa, fww/cac	Fwa/Cac	Fwa/Cac	Fwa/Cac
Energy Efficient Items	None	None	None	Skylights
Garage/Carport	1 Car garage	1 Car garage	1 Car garage	2 Car garage
Porch/Patio/Deck	None	Patio	Deck	Patio
Amenities	None	None	None	Fireplace
Net Adjustment (Total)		<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ -5,288	<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ -14,214	<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ -33,436
Adjusted Sale Price of Comparables		\$ 48,232	\$ 42,286	\$ 45,464

Summary of Sales Comparison Approach: The sales comparables used in this report were the best available at this time. The sales comparables are located in a setting mostly similar to the subjects. The sales comparables bracket the subjects amenities, acreage and improvements in most regards. Above grade living area was adjusted at a rate of \$18/per square foot. Only bathrooms and not bedrooms are adjusted for as the aqla adjustment covers square footage and owners may configure the rooms to meet their current needs. The minimum level of an adjustment is \$500. The subject and comparables are located in Stevens Point. Comparable one had 51.84 % weight which was the most weight of the comparables in influencing the opinion of value. Comparable two had 44.40 % weight in influencing the opinion of value. Comparable three had the least weight, 42.38% weight in influencing the opinion of value. The subjects deferred maintenance that was readily apparent is typically cost curable. The snow covered roof may be hiding more damage then is apparent when walking thru the improvements. There could be damage to the roof structure. Repairs to doors or replacement of them would need to be made, damaged floor coverings and ceiling areas damaged by water need to be repaired or replaced. Adjustment for condition is made to the comparables based on mls pictures and descriptions, assessors information, and by viewing the properties from the street. Age is not adjusted for as condition can vary substantially from properties of the same age and condition is typically the more reliable indicator of anticipated market reaction.

Indicated Value by Sales Comparison Approach \$ 45,000



RESIDENTIAL APPRAISAL SUMMARY REPORT

File No.: LVA-2017-2,440

COST APPROACH	COST APPROACH TO VALUE (if developed) <input checked="" type="checkbox"/> The Cost Approach was not developed for this appraisal.	
	Provide adequate information for replication of the following cost figures and calculations.	
	Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value): <u>A search of the Central Wisconsin MLS data base was used to develop the opinion of the subjects site value. Sales comparables for lots in the city suitable for residential development that were recently sold in the city were considered. The best land sale comparable was at 908 Fifth Avenue, Stevens Point. The 0.21 acre lot is suitable for residential development. The lot was listed for \$21,000 for 104 days and then sold for \$19,000 per CWBR Mls # 1602725. The lot is larger than the subject lot and the location is more typically considered more desirable than the subjects location.. The opinion of value of the subjects site is \$18,000.</u>	
	ESTIMATED <input type="checkbox"/> REPRODUCTION OR <input type="checkbox"/> REPLACEMENT COST NEW	OPINION OF SITE VALUE = \$
	Source of cost data:	DWELLING Sq.Ft. @ \$ = \$
	Quality rating from cost service: Effective date of cost data:	Sq.Ft. @ \$ = \$
	Comments on Cost Approach (gross living area calculations, depreciation, etc.):	Sq.Ft. @ \$ = \$
	The cost approach is not required for this assignment. Due to the subjects age of 57 years and massive depreciation that would be considered for this property the cost approach is not a viable indicator of the subjects market value.	Sq.Ft. @ \$ = \$
	Garage/Carport Sq.Ft. @ \$ = \$	Total Estimate of Cost-New = \$
	Less Physical Functional External	Depreciation = \$()
Depreciated Cost of Improvements = \$	"As-is" Value of Site Improvements = \$	
Estimated Remaining Economic Life (if required): _____ Years	INDICATED VALUE BY COST APPROACH = \$	
INCOME APPROACH	INCOME APPROACH TO VALUE (if developed) <input checked="" type="checkbox"/> The Income Approach was not developed for this appraisal.	
	Estimated Monthly Market Rent \$ <u>N/A</u> X Gross Rent Multiplier <u>N/A</u> = \$ <u>N/A</u> Indicated Value by Income Approach	
Summary of Income Approach (including support for market rent and GRM): <u>The lack of comparable rental sales precluded a further analysis of the INCOME APPROACH. The sales comparables considered are typically not operated as rental properties as indicated by analysis of mls data. The subject is currently rented to a relative at well below typical market rent per client.</u>		
PUD	PROJECT INFORMATION FOR PUDs (if applicable) <input type="checkbox"/> The Subject is part of a Planned Unit Development.	
	Legal Name of Project: _____ Describe common elements and recreational facilities: _____	
RECONCILIATION	Indicated Value by: Sales Comparison Approach \$ <u>45,000</u> Cost Approach (if developed) \$ <u>N/A</u> Income Approach (if developed) \$ <u>N/A</u>	
	Final Reconciliation <u>The lack of comparable rental sales precluded a further analysis of the INCOME APPROACH. The COST APPROACH was not developed due to the age of the improvements and depreciation. The MARKET APPROACH is the best indicator of the subjects market value on 02/01/2017.</u>	
	This appraisal is made <input checked="" type="checkbox"/> "as is", <input type="checkbox"/> subject to completion per plans and specifications on the basis of a Hypothetical Condition that the improvements have been completed, <input type="checkbox"/> subject to the following repairs or alterations on the basis of a Hypothetical Condition that the repairs or alterations have been completed, <input type="checkbox"/> subject to the following required inspection based on the Extraordinary Assumption that the condition or deficiency does not require alteration or repair: <u>This appraisal is made "As Is" in regards to the condition of the site and improvements as of the effective date of the appraisal which is 02/01/2017.</u>	
ATTACHMENTS	<input checked="" type="checkbox"/> This report is also subject to other Hypothetical Conditions and/or Extraordinary Assumptions as specified in the attached addenda.	
	Based on the degree of inspection of the subject property, as indicated below, defined Scope of Work, Statement of Assumptions and Limiting Conditions, and Appraiser's Certifications, my (our) Opinion of the Market Value (or other specified value type), as defined herein, of the real property that is the subject of this report is: \$ <u>45,000</u> , as of: <u>02/01/2017</u> , which is the effective date of this appraisal. If indicated above, this Opinion of Value is subject to Hypothetical Conditions and/or Extraordinary Assumptions included in this report. See attached addenda.	
	A true and complete copy of this report contains <u>26</u> pages, including exhibits which are considered an integral part of the report. This appraisal report may not be properly understood without reference to the information contained in the complete report.	
SIGNATURES	Attached Exhibits:	
	<input checked="" type="checkbox"/> Scope of Work <input checked="" type="checkbox"/> Limiting Cond./Certifications <input type="checkbox"/> Narrative Addendum <input checked="" type="checkbox"/> Photograph Addenda <input checked="" type="checkbox"/> Sketch Addendum <input checked="" type="checkbox"/> Map Addenda <input type="checkbox"/> Additional Sales <input type="checkbox"/> Cost Addendum <input type="checkbox"/> Flood Addendum <input type="checkbox"/> Manuf. House Addendum <input type="checkbox"/> Hypothetical Conditions <input checked="" type="checkbox"/> Extraordinary Assumptions <input type="checkbox"/>	
Client Contact: <u>Shirley Simonis</u> Client Name: <u>Portage County</u> E-Mail: <u>simoniss@co.portage.wi.us</u> Address: <u>1462 Strongs Ave, Stevens Point, WI 54481</u>		
APPRAISER: _____ SUPERVISORY APPRAISER (if required) or CO-APPRAISER (if applicable)		
Appraiser Name: <u>James J. Meyer</u> Company: <u>Lake View Appraisal</u> Phone: <u>715-457-6322</u> Fax: <u>None</u> E-Mail: <u>lakeviewappraisal@airnetisp.com</u> Date of Report (Signature): <u>02/05/2017</u> License or Certification #: <u>1345-9</u> State: <u>WI</u> Designation: <u>Certified Residential Appraiser</u> Expiration Date of License or Certification: <u>12/14/2017</u> Inspection of Subject: <input checked="" type="checkbox"/> Interior & Exterior <input type="checkbox"/> Exterior Only <input type="checkbox"/> None Date of Inspection: <u>02/01/2017</u>		

Supplemental Addendum

File No. LVA-2017-2,440

Client	Portage County						
Property Address	1823 California Ave						
City	Stevens Point	County	Portage	State	WI	Zip Code	54481
Appraiser	James J. Meyer						

CLIENT, INTENDED USER, INTENDED USE OF THE REPORT:

The clients and the intended user of the report is Portage County. The intended use of the report is to provide an appraisers opinion of the subjects market value for consideration in setting a sales price for the subject property if it is listed on the market for an auction sale. The report is not intended to be used for any other uses or for any other users.

APPRAISERS COMMENTS:

The sales comparables are all located in residential settings and are located in Stevens Point , which is similar to the subjects location.

SCOPE OF WORK:

The appraiser relied on appraisal files, Portage County and the City of Stevens Point records, Central Wisconsin mls files and the Marshall & Swift Residential Cost Estimating Manual if the cost approach is developed, while compiling the information for this report. The appraiser has appraised residential property in this market since 1999. The subject real property was inspected in person by the appraiser on 02/01/2017. The appraiser photographed the subjects exterior and measured the exteriors of the improvements. The sales comparables were photographed from the street by the appraiser on the same day of the appraisal inspection or while on recent assignments.. The appraisal report type used to communicate the opinion of value is the report type.

REASONABLE MARKET EXPOSURE TIME LINKED TO THE OPINION OF VALUE:

The appraiser estimates that the subject would have required 218 days on the market in order to sell for \$45,000 on the effective date of the appraisal which is 02/01/2017. The appraisers market exposure time estimate is made with the assumption that a local realtor service was used to effectively market the property.

APPRAISERS COMMENTS:

The appraisers walk thru inspection is not as in depth as a home inspector inspection by a qualified expert. An inspection by a qualified home inspector could reveal high levels of radon gas and or concealed mold or other problems including structural or mechanical that would not be apparent to the appraiser. It is assumed that the mechanical, electrical, plumbing systems are in good working order. The utilities were off during the appraisers inspection. No access to the attic area was observed in the home and the garage was locked. It is assumed that the furnace and water heater are in working condition
The type of value appraised for in this report is liquidation market value. Liquidation market value is defined as being the most probable price the subject property will bring at auction and that the buyer and seller are informed and acting with undue stimulus and that they are acting in their best interests. The report type used to communicate the opinion of value to the client is the appraisal report type.

The subject improvements has less than average market appeal in as is condition on 02/01/20175 compared to the other homes on the street

PRIOR SERVICES DISCLOSURE:

The appraiser has not previously appraised the subject property or provided a service for the clients during the past 36 months. The appraiser has no future prospective interests in the subject property.

Assumptions, Limiting Conditions & Scope of Work

File No.: LVA-2017-2,440

Property Address: 1823 California Ave City: Stevens Point State: WI Zip Code: 54481

Client: Portage County Address: 1462 Strongs Ave, Stevens Point, WI 54481

Appraiser: James J. Meyer Address: 1404 Lakehurst Road, Mosinee, WI 54455

STATEMENT OF ASSUMPTIONS & LIMITING CONDITIONS

- The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. The appraiser assumes that the title is good and marketable and, therefore, will not render any opinions about the title. The property is appraised on the basis

of it being under responsible ownership.

- The appraiser may have provided a sketch in the appraisal report to show approximate dimensions of the improvements, and any such sketch

is included only to assist the reader of the report in visualizing the property and understanding the appraiser's determination of its size. Unless otherwise indicated, a Land Survey was not performed.

- If so indicated, the appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other

data sources) and has noted in the appraisal report whether the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.

- 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.

- If the cost approach is included in this appraisal, the appraiser has estimated the value of the land in the cost approach at its highest and best

use, and the improvements at their contributory value. These separate valuations of the land and improvements must not be used in conjunction

with any other appraisal and are invalid if they are so used. Unless otherwise specifically indicated, the cost approach value is not an insurance

value, and should not be used as such.

- The appraiser has noted in the appraisal report any adverse conditions (including, but not limited to, needed repairs, depreciation, the presence

of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property, or that he or she became aware of during the

normal research involved in performing the appraisal. Unless otherwise stated in the appraisal report, the appraiser has no knowledge of any hidden or unapparent conditions of the property, or adverse environmental conditions (including, but not limited to, the presence of hazardous

wastes, toxic substances, etc.) that would make the property more or less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied, regarding the condition of the property. The appraiser will not be responsible for any

such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, the appraisal report must not be considered as an environmental assessment

of

the property.

- The appraiser obtained the information, estimates, and opinions that were expressed in the appraisal report from sources that he or she considers to be reliable and believes them to be true and correct. The appraiser does not assume responsibility for the accuracy of such items

that were furnished by other parties.

- The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice, and any applicable federal, state or local laws.

- If this appraisal is indicated as subject to satisfactory completion, repairs, or alterations, the appraiser has based his or her appraisal report and valuation conclusion on the assumption that completion of the improvements will be performed in a workmanlike manner.

- An appraiser's client is the party (or parties) who engage an appraiser in a specific assignment. Any other party acquiring this report from the

client does not become a party to the appraiser-client relationship. Any persons receiving this appraisal report because of disclosure requirements

applicable to the appraiser's client do not become intended users of this report unless specifically identified by the client at the time of the assignment.

- The appraiser's written consent and approval must be obtained before this appraisal report can be conveyed by anyone to the public, through advertising, public relations, news, sales, or by means of any other media, or by its inclusion in a private or public database.

- An appraisal of real property is not a "home inspection" and should not be construed as such. As part of the valuation process, the appraiser performs a non-invasive visual inventory that is not intended to reveal defects or detrimental conditions that are not readily apparent. The presence

of such conditions or defects could adversely affect the appraiser's opinion of value. Clients with concerns about such potential negative factors

are encouraged to engage the appropriate type of expert to investigate.

The Scope of Work is the type and extent of research and analyses performed in an appraisal assignment that is required to produce credible assignment results, given the nature of the appraisal problem, the specific requirements of the intended user(s) and the intended use of the appraisal report. Reliance upon this report, regardless of how acquired, by any party or for any use, other than those specified in this report by

the Appraiser, is prohibited. The Opinion of Value that is the conclusion of this report is credible only within the context of the Scope of Work, Effective Date, the Date of Report, the Intended User(s), the Intended Use, the stated Assumptions and Limiting Conditions, any Hypothetical Conditions and/or Extraordinary Assumptions, and the Type of Value, as defined herein. The appraiser, appraisal firm, and related parties assume no obligation, liability, or accountability, and will not be responsible for any unauthorized use of this report or its conclusions.

Additional Comments (Scope of Work, Extraordinary Assumptions, Hypothetical Conditions, etc.):

It is assumed that the electrical and plumbing and heating systems are in good working order since the utilities were off during the appraisers walk thru inspection. It is assumed the prior owners personal property and debris would be removed from the premises so that the interior can be properly viewed by prospective buyers.

Certifications

File No.: LVA-2017-2,440

Property Address: 1823 California Ave	City: Stevens Point	State: WI	Zip Code: 54481
Client: Portage County	Address: 1462 Strongs Ave, Stevens Point, WI 54481		
Appraiser: James J. Meyer	Address: 1404 Lakehurst Road, Mosinee, WI 54455		

APPRAISER'S CERTIFICATION

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

- The statements of fact contained in this report are true and correct.
- The credibility of this report, for the stated use by the stated user(s), of the reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- 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 to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment 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.
- I did not base, either partially or completely, my analysis and/or the opinion of value in the appraisal report on the race, color, religion, sex, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property, or of the present owners or occupants of the properties in the vicinity of the subject property.
- 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.

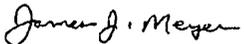
Additional Certifications:

DEFINITION OF MARKET VALUE *:

Market value means the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. Buyer and seller are typically motivated;
2. Both parties are well informed or well advised and acting in what they consider their own best interests;
3. A reasonable time is allowed for exposure in the open market;
4. Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
5. The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

* This definition is from regulations published by federal regulatory agencies pursuant to Title XI of the Financial Institutions Reform, Recovery, and Enforcement Act (FIRREA) of 1989 between July 5, 1990, and August 24, 1990, by the Federal Reserve System (FRS), National Credit Union Administration (NCUA), Federal Deposit Insurance Corporation (FDIC), the Office of Thrift Supervision (OTS), and the Office of Comptroller of the Currency (OCC). This definition is also referenced in regulations jointly published by the OCC, OTS, FRS, a

Client Contact: Shirley Simonis	Client Name: Portage County
E-Mail: simoniss@co.portage.wi.us	Address: 1462 Strongs Ave, Stevens Point, WI 54481
APPRAISER	SUPERVISORY APPRAISER (if required) or CO-APPRAISER (if applicable)
 Appraiser Name: James J. Meyer Company: Lake View Appraisal Phone: 715-457-6322 Fax: None E-Mail: lakeviewappraisal@airnetisp.com Date Report Signed: 02/05/2017 License or Certification #: 1345-9 State: WI Designation: Certified Residential Appraiser Expiration Date of License or Certification: 12/14/2017 Inspection of Subject: <input checked="" type="checkbox"/> Interior & Exterior <input type="checkbox"/> Exterior Only <input type="checkbox"/> None Date of Inspection: 02/01/2017	Supervisory or Co-Appraiser Name: _____ Company: _____ Phone: _____ Fax: _____ E-Mail: _____ Date Report Signed: _____ State: _____ License or Certification #: _____ State: _____ Designation: _____ Expiration Date of License or Certification: _____ Inspection of Subject: <input type="checkbox"/> Interior & Exterior <input type="checkbox"/> Exterior Only <input type="checkbox"/> None Date of Inspection: _____

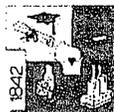


Portage County Tax Document

2/3/2017

Portage County - Current Assessment

Portage County Tax Application



ASSESSMENT

[Tax Home](#)

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[Tax Info](#)

Parcel Number:	281-24-0833400215	Address:	1516 CHURCH ST
Municipality:	CITY OF STEVENS POINT	Stevens Point WI , 544810000	
Current Owner:	PORTAGE COUNTY,		
Note Field:			

Property Address:	1823 CALIFORNIA AVE	Legal Descriptions
	STEVENS POINT, WI 54481	LOT 7 & W10' LOT 8
		BLK 1 ROBERTS SUB & PRT VAC
		ALLEY DESC 764524
		BNG PRT NESE S33 T24 R8
		520/468 764524-RES
		821159TXD

	Acres	Land	Improvements	School District:	STEVENS POINT AREA
				Vetnl District:	MID-STATE
				Total Acres:	.19
				Total Land:	
				Total Improve:	
				Exempt Info	

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[Tax Home](#) • [New Search](#) • [Search Results](#) • [Tax Info](#)

<http://pctax.co.portage.wi.us/PC/Tax/Taxrtr?action=taxcases&linenum=none>

1/1

Portage County Tax Document

2/3/2017

Portage County - Tax Info

Portage County Tax Application



TAX INFO

Tax Home

New Search

Search Results

Current Assessment

Parcel Number:	281-24-0833400215	Address:	1823 CALIFORNIA AVE		
Municipality:	CITY OF STEVENS POINT		STEVENS POINT, WI 54481		
Tax Payer:	PORTAGE COUNTY,				
Note Field:					
SELECT YEAR FOR DETAIL					
	2012	2013	2014	2015	2016
Gross Tax:	1,899.41	1,946.08	1,887.06	1,936.93	1,925.86
Lot Credit:					
Net Tax:	1,899.41	2,078.38	2,122.22	2,110.37	2,125.56
Paid:					
Balance:	1,899.41	2,078.38	2,122.22	2,110.37	2,125.56
	Delinquent	Delinquent	Delinquent	Delinquent	
Interest Due:	930.71	769.00	530.56	274.35	
New Balance:	3,502.94	2,959.51	2,652.78	2,414.72	2,125.56

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Tax Home • New Search • Search Results • Current Assessment

<http://pctax.co.portage.wi.us/PCTax/Taxtr?action=taxinfo>

1/1

Market Conditions Addendum to the Appraisal Report

File No. LVA-2017-2,440

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 **1823 California Ave** City **Stevens Point** State **WI** ZIP Code **54481**
 Borrower **Not for lending purposes**

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 the data in the analysis. If data sources provide 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)	5	0	3	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Absorption Rate (Total Sales/Months)	0.83	1.67	1.00	<input checked="" type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
Total # of Comparable Active Listings	2	4	2	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Months of Housing Supply (Total Listings/Ab.Rate)	2.4	2.4	2.0	<input checked="" type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Median Sale & List Price, DOM, Sale/List %	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
Median Comparable Sale Price	\$83,000.00	0	\$72,000.00	<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input checked="" type="checkbox"/> Declining
Median Comparable Sales Days on Market	133	0	107	<input checked="" type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Median Comparable List Price	\$85,000.00	\$79,900.00	\$74,900.00	<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input checked="" type="checkbox"/> Declining
Median Comparable Listings Days on Market	145	132	107	<input checked="" type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Median Sale Price as % of List Price	97.70%	0	93.99%	<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input checked="" type="checkbox"/> Declining
Seller-(developer, builder, etc.)paid financial assistance prevalent?				<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Increasing

Explain in detail the 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.). Inventory analysis is based on Central Wisconsin MLS statistics. The mls database was searched for single family ranch styled homes located within the subject neighborhood. The comparables considered were mostly similar in age and size compared to the subject. This segment of the market has a low volume of sales and listings based on mls data. While seller concessions occur in this segment of the market they are not prevalent per analysis of relevant mls data.

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).
 There is currently one bank owned REO property that is mostly similar to the subject, according to a search of the realtytrac website. Occasionally there is an REO property in this market segment that would be competing with other listings to be considered somewhat of a factor especially in light of the fact that they are often sold at discount prices. The realtytrac search was done for single family homes that are mostly similar to the subject and located near the subject property in the city.

Cite data sources for above information. The realtytrac website and the Central Wisconsin Mls data bases were used to search for foreclosure information.

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.
 Market activity has increased slightly during the past year for this market segment during the past year per monthly Wisconsin Realtor Association reports. Low mortgage interest rates and first time home buyer government programs are attracting some home buyers. Typically 18 sales and listings per time period are considered by some appraisal experts to be the minimum amount needed to form reliable base information. Appraiser "Inventory Analysis," "Median Sale & List Price, DOM" and other observations in this addendum are based on the data source identified above, which the appraiser generally believes to be an acceptable source of market data. However, the appraiser cannot verify all of the information in that data source and cannot guarantee the accuracy of such data or conclusions based thereon. The appraiser also cannot predict or guarantee future market conditions that could be affecting the subject property.

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 foreclosure 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.

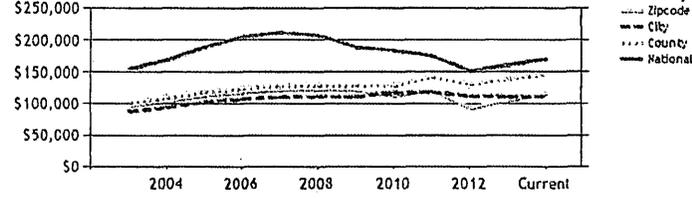
Summarize the above trends and address the impact on the subject unit and project.

Signature <i>James J. Meyer</i>	Signature
Appraiser Name James J. Meyer	Supervisory Appraiser Name
Company Name Lake View Appraisal	Company Name
Company Address 1404 Lakehurst Road, Mosinee, WI 54455	Company Address
State License/Certification # 1345-9 State WI	State License/Certification # State
Email Address lakeviewappraisal@airnetisp.com	Email Address

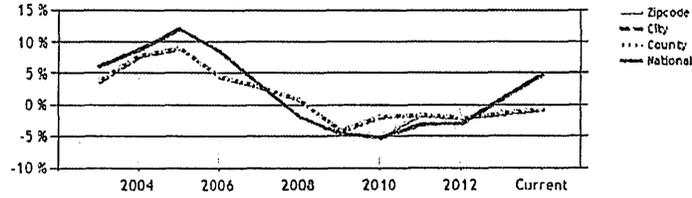
Home Values Data

	Neighborhood	City	County	National
🏠 Median Home Value	\$94,300	\$111,600	\$147,800	\$170,100
📈 Home Appreciation	-0.6%	-0.7%	-0.7%	4.9%

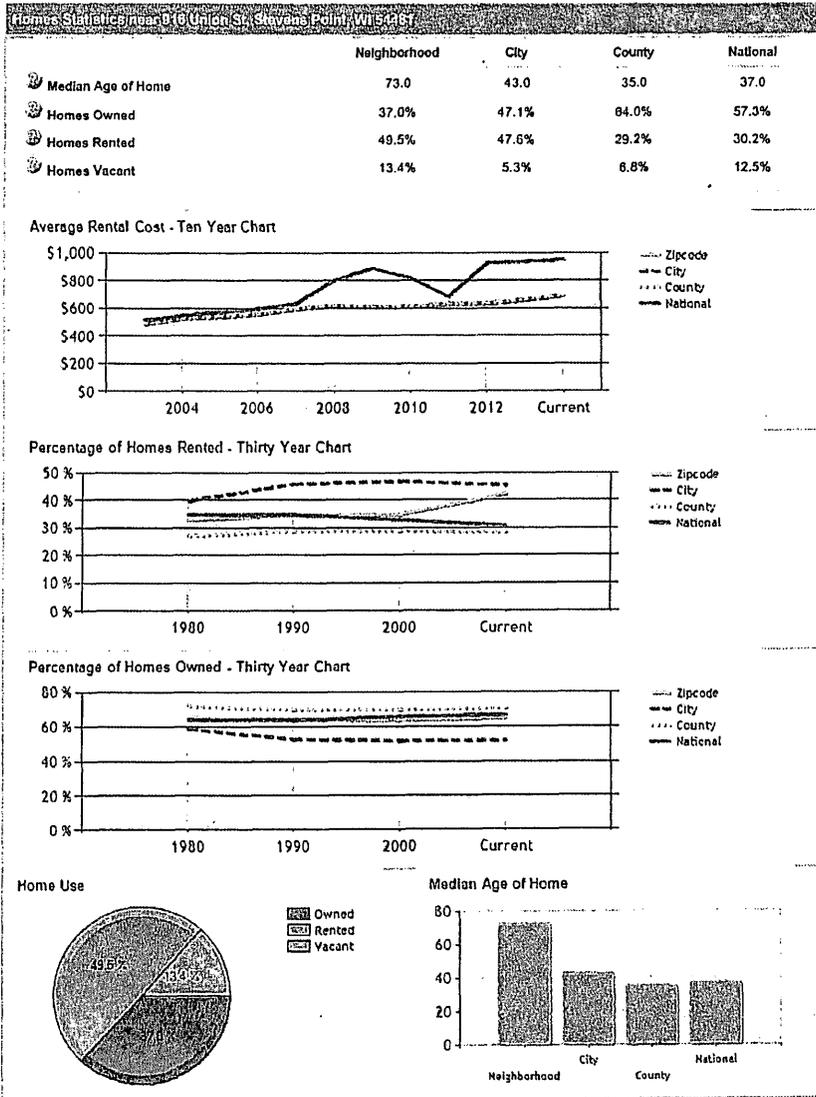
Median Home Value - Ten Year Chart



Home Appreciation - Ten Year Chart

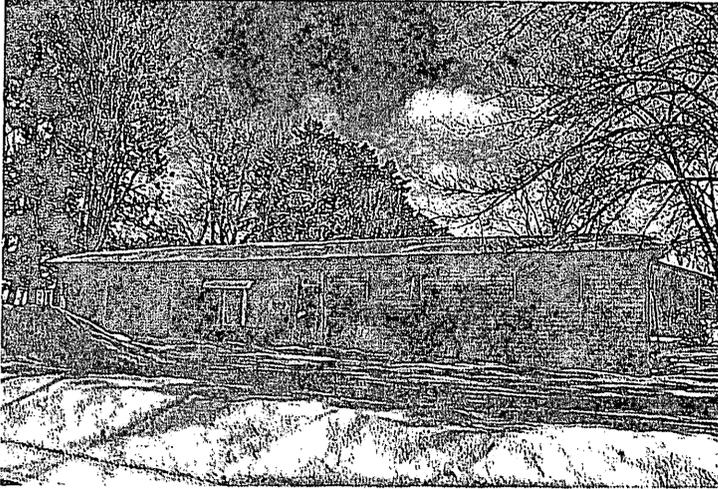


Home Ownership Data



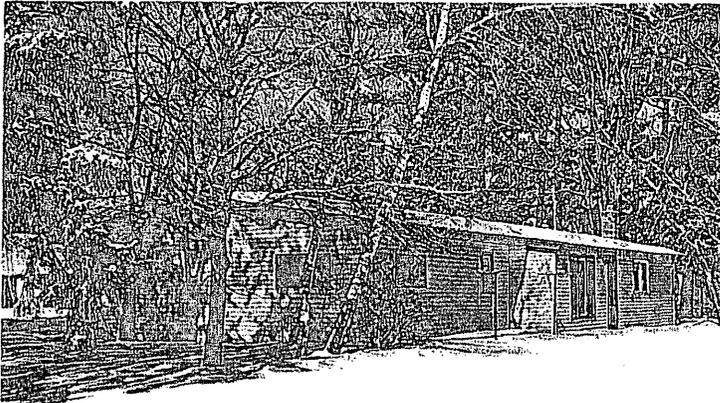
Subject Photo Page

Client	Portage County		
Property Address	1823 California Ave		
City	Stevens Point	County	Portage
Appraiser	James J. Meyer	State	WI
		Zip Code	54481

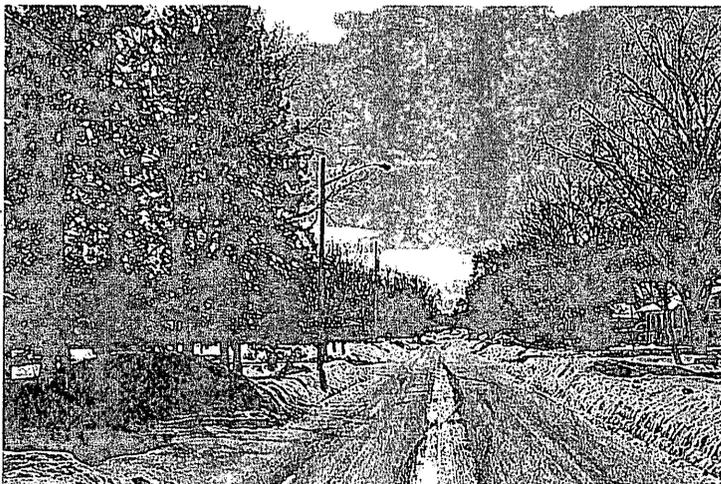


Subject Front

1823 California Ave
Sales Price N/A
Gross Living Area 1,348
Total Rooms 6
Total Bedrooms 3
Total Bathrooms 1.0
Location City/Average
View Homes, park
Site 8,100 sf
Quality Mfg/Mod/fair
Age 57



Subject Rear



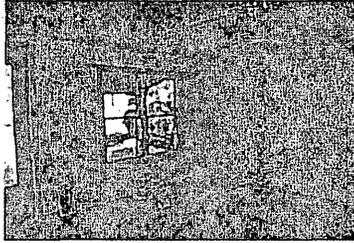
Subject Street

Photograph Addendum

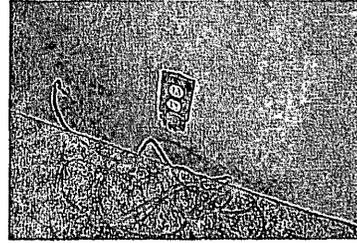
Client	Portage County							
Property Address	1823 California Ave		County	Portage	State	WI	Zip Code	54481
City	Stevens Point							
Appraiser	James J. Meyer							



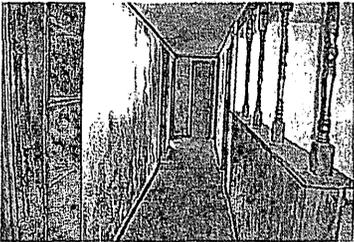
Alternate street scene



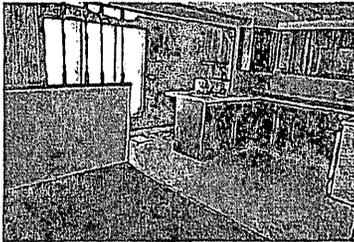
Living room



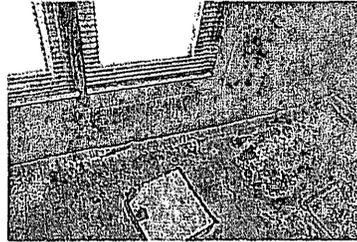
Hole below outlet



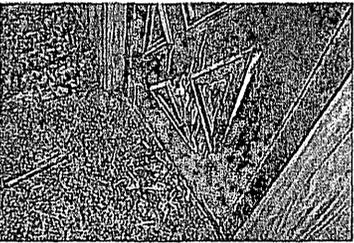
Hall



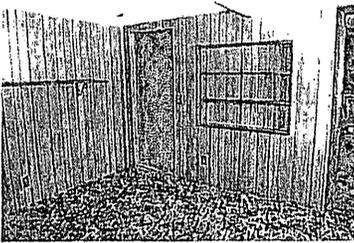
Kitchen and dinette area



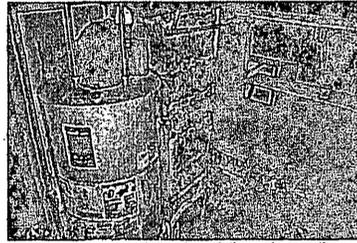
Damaged floor



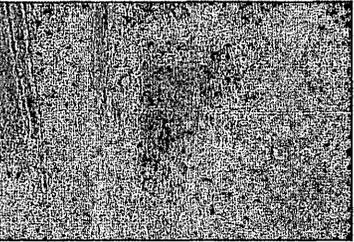
Damaged back door



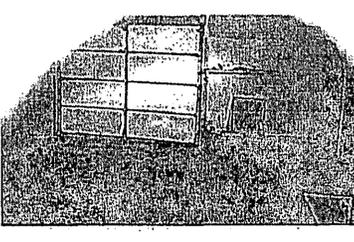
Family room



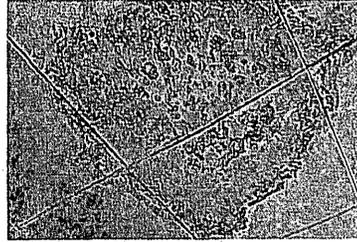
Newer water heater



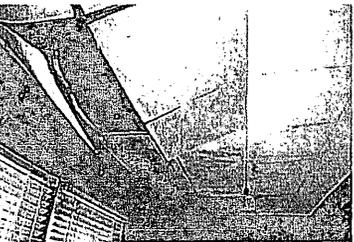
Furnace



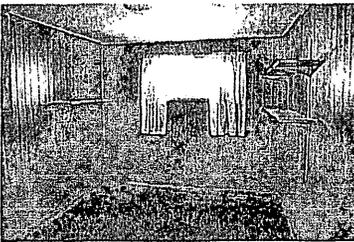
Garage interior



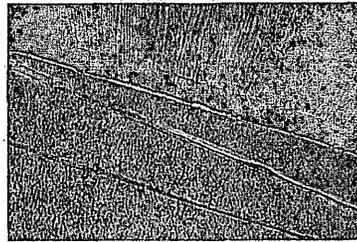
Damaged ceiling



Damaged ceiling



Bedroom



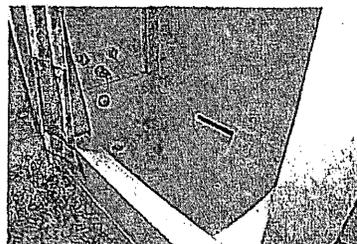
Loose wood trim

Photograph Addendum

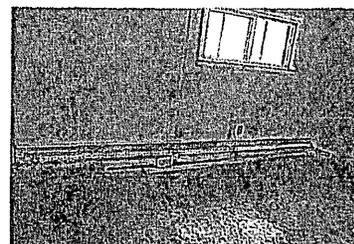
Client	Portage County		
Property Address	1823 California Ave		
City	Stevens Point	County	Portage
		State	WI
		Zip Code	54481
Appraiser	James J. Meyer		



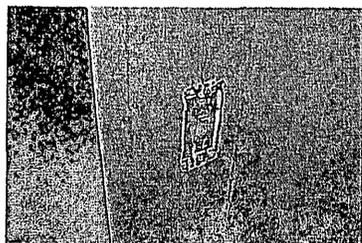
Bathroom



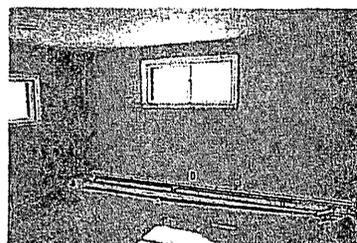
Bathroom



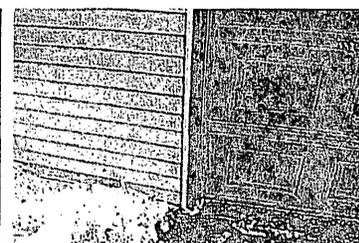
Bedroom



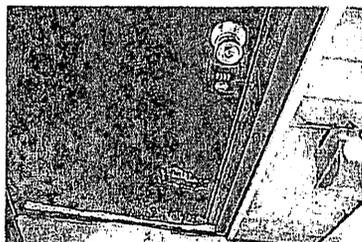
Open outlet



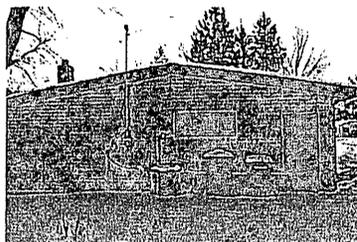
Bedroom



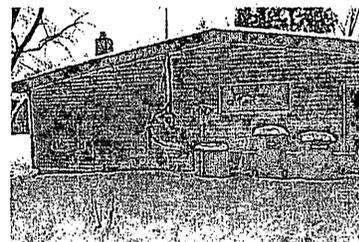
Trim damage at door



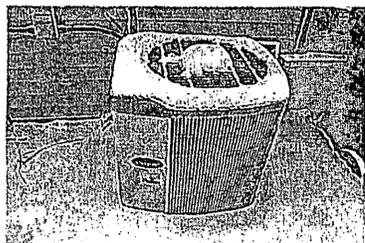
Damaged garage door



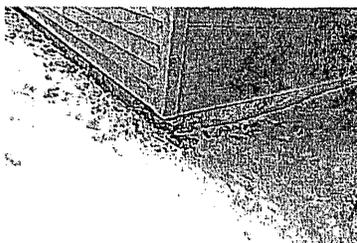
North facing end view



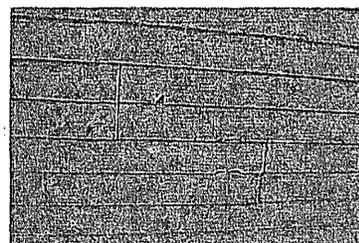
Alternate view



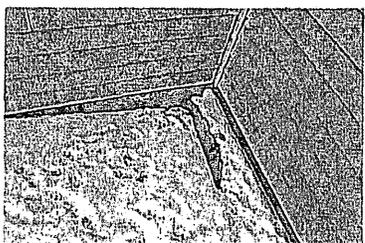
Newer central air conditioner



Damaged concrete corner



Vinyl siding damaged



Access hatch to piping

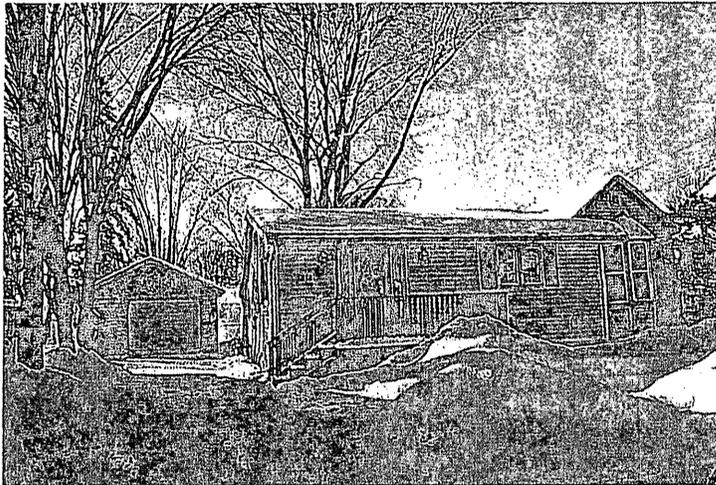
Comparable Photo Page

Client	Portage County				
Property Address	1823 California Ave				
City	Stevens Point	County	Portage	State	WI
Appraiser	James J. Meyer			Zip Code	54481



Comparable 1

1240 Edgewood Ave
 Prox. to Subject 2.18 miles NW
 Sales Price 53,500
 Gross Living Area 724
 Total Rooms 5
 Total Bedrooms 2
 Total Bathrooms 1.0
 Location City/Average
 View Homes
 Site 7,200 sf
 Quality Stick/fair
 Age 79



Comparable 2

518 West St
 Prox. to Subject 1.92 miles NW
 Sales Price 56,500
 Gross Living Area 1,046
 Total Rooms 6
 Total Bedrooms 2
 Total Bathrooms 1.0
 Location City/Average
 View Homes
 Site 6,534 sf
 Quality Stick/fair
 Age 117



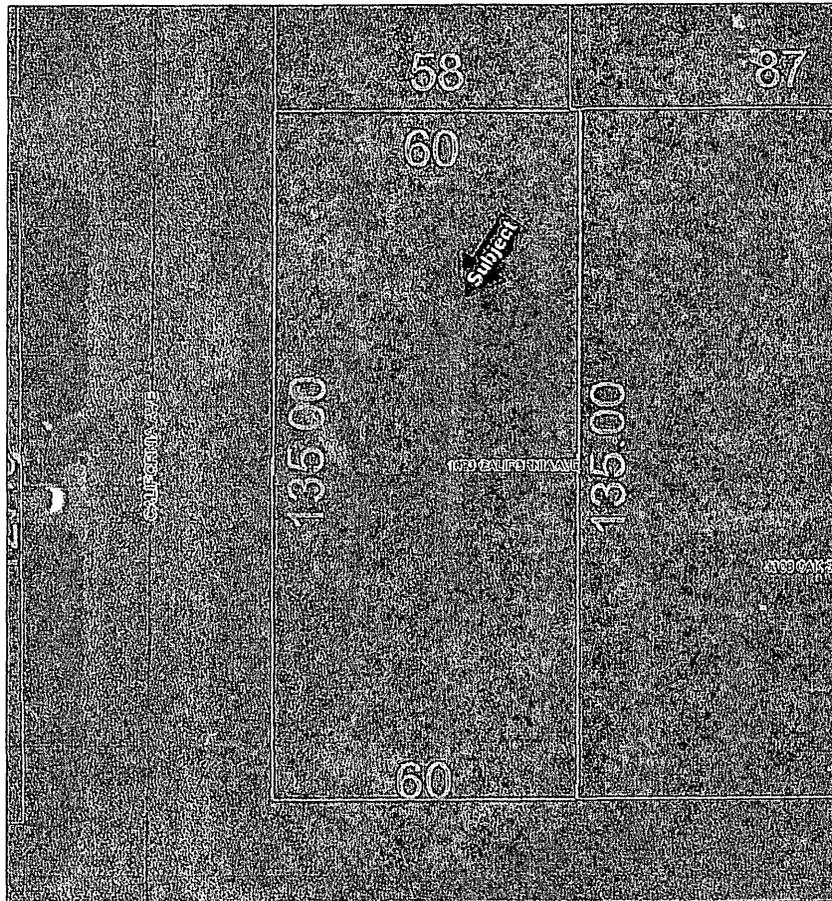
Comparable 3

708 Johns Dr
 Prox. to Subject 2.23 miles NW
 Sales Price 78,900
 Gross Living Area 1,400
 Total Rooms 5
 Total Bedrooms 3
 Total Bathrooms 2.0
 Location City/Average
 View Homes
 Site 11,520 sf
 Quality Mfg/Mod/fair
 Age 22

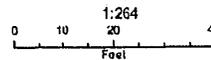
Aerial Site Map

Client	Portage County		
Property Address	1823 California Ave		
City	Stevens Point	County	Portage
		State	WI
		Zip Code	54481
Appraiser	James J. Meyer		

Portage County GIS



February 3, 2017



- Parcel Number _Query Result
- Address Points
- Parcel Boundaries
- Special Flood Hazard
 - ⋯ Floodway, Base flood elevations determined
 - ⋯ Floodfringe, 1% Annual flood hazard, Base flood elevations determined
 - ⋯ Zone A, 1% Annual flood hazard, No base flood elevations determined

Planning and Zoning Department

Assessors Data

2016 Property Records for City of Stevens Point, Portage County

January 31, 2017

Tax key number: 281-24-0833400215

Property address: 1823 California Ave

Owner: Portage County
1516 Church St
Stevens Point, WI 54481

Summary of Assessment	
Land	\$15,200
Improvements	\$64,300
Total value	\$79,500

Neighborhood / zoning: None / R2 Single Family
Traffic / water / sanitary: Light / City water / Sewer
Legal description: LOT 7 & W1/2 LOT 8 BLK 1 ROBERTS SUB & PRT VAC ALLEY DESC 764524 BNG PRT NESE S93 T24 R8 S20/468 764524-RCS

Qty	Tax Classification	Unit of Measure	Width	Depth	Sq Ft	Acres	Waterfront	Description	Assess Value
1	Residential	Square feet	60	135	8,100	0.186	None	per Roberts Sub (& vacated alley) corner lot	\$15,200
Total land:									\$15,200

Residential Building	
Year built:	1980
Story height:	1 story
Style:	Ranch
Use:	Single family
Exterior wall:	Alum/Vinyl/Steel
Roof type:	Asphalt shingles
Heating:	Gas, forced air
Cooling:	A/C, same ducts
Bedrooms:	3
Family rooms:	1
Baths:	1 full, 0 half
Total rooms:	6
Whirl / hot tubs:	
Masonry FPS:	
Metal FPS:	
Gas only FPS:	
Brntl garage:	
Shed dormers:	
Gable/hip dorm:	



Qty	Description	Width	Depth	Height	Assess Value
Other Building Improvements					
					Total OBIs:

Residential assessed building value: \$0		Total square feet: 1,348	
Tax Class	Description	Assess Value	
Residential		\$64,300	
Total other improvements:		\$64,300	

Assessors Data

2016 Property Records for City of Stevens Point, Portage County

January 31, 2017

Date Opened	Building Permit
12/23/2002	Electrical Upgrade
12/23/2002	Sliding

Sale Date	Valid Sales	Sale Price	Sale Type
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1823 California Ave, City of Stevens Point

Tax key number: 281-24-0833400216

Page 2 of 2

Subject Property Previous Listing

2/3/2017

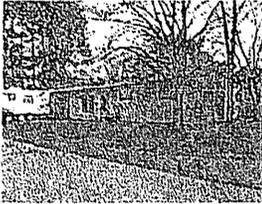
Spreadsheet Page

MLS # 1000158

Address: 1823 CALIFORNIA AVENUE

Page 1 of 2

ALL FIELDS DETAIL



MLS #	1000158	Style	1 Story
Class	Residential	Bedrooms	3
Type	Single Family	Baths	1.00
Asking Price	\$89,900	Garage Capacity	1
Address	1823 CALIFORNIA AVENUE	Basement	No
City	Stevens Point	Age	31-50 Yrs
State	WI	Sewer/Water	Pb Sewer/Pb Water
Zip	54481	Ab Ground Finished Sq Ft	1251-1500
Municipality	Stevens Point, City of	Total Finished SQFT Range	1251-1500
Status	Expired	Waterfront	No
Sale/Rent	For Sale		
Area	Stevens Point		



GENERAL

Listing Date	1/8/2010	Agent	TIFFANY BROECKER - HOME: 715-630-5478
Listing Office 1	COLDWELL BANKER THE REAL ESTATE GROUP, INC - Office: 800-236-1550	Acreage	0.17
Lot Size	60x127	Age	50
Total Finished Sq Ft	1348	Above Grade Fin Sq Ft	1348
Below Grade Fin Sq Ft	0	Main	1348
County	Portage County	Tax Amount	2018
Tax Year	09	Tax PIN #	2408-33-4002-05
FC	No	SS	No
Confidential	No	Living Rm Size	15x13
Living Rm Level	m	Bedroom 1 Size	14x11
Bedroom 1 Level	m	Dinette Area Size	9x9
Dinette Area Level	m	Bedroom 2 Size	13x9
Bedroom 2 Level	m	Kitchen Size	9x9
Kitchen Level	m	Bedroom 3 Size	9x10
Bedroom 3 Level	m	Other Rm 1 Desc	Den
Other Rm 1 Size	12x10	Other Rm 1 Lvl	m
Title Evidence	TI	Directions	Michigan to East on Dixon, North on California
Listing Is Primary In	Central	Associated Document Count 2	
BA: %/\$	3.00	SA: %/\$	3.00
EXA: Y/N	N	EXC: Y/N	N
VAR: Y/N	N	Limited Service	No
Owner Name	Nowak	Occupied By	vacant
Update Date	8/7/2010	Status Date	8/7/2010
Off Market Date	8/7/2010	HotSheet Date	8/7/2010
Price Date	1/8/2010	Input Date	1/8/2010 3:58 PM
IDX Include	Yes	VOW Include	Yes
VOW Address	Yes	VOW Comment	Yes
VOW AVM	Yes	Pending	N
Cumulative DOM	265	Picture	12
Days On Market	213		

FEATURES

EXTERIOR	APPLIANCES	FUEL TYPE	UTILITY/LAUNDRY
Vinyl	Range	Natural Gas	Main Level Utility
ROOF	BASEMENT	WATER HEATER	ZONING
Shingle	Slab	Natural Gas	Residential
INTERIOR	GARAGE TYPE	COOLING	STEVENS PT AREA SCH DIST
Ceiling Fan(s)	Attached	Central	Stevens Point A
Smoke Detector	HEAT TYPE	FLOORING TYPE	
G. Door Opener	Forced Air	Carpet	
Cable Hookup		Vinyl	

FINANCIAL

Original Price \$89,900	Covenant	N
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Subject Property Previous Listing

2/3/2017

Spreadsheet Page

MLS # 1000158

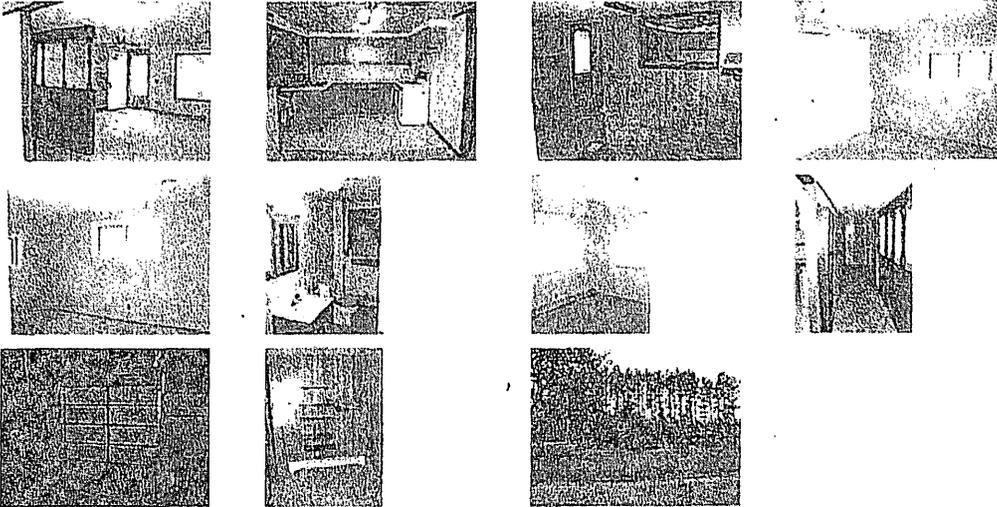
Address: 1823 CALIFORNIA AVENUE

Page 2 of 2

REMARKS

Great house in a great neighborhood...Centrally located 3 bedroom ranch next door to Texas Park. Larger bedrooms, 2 living rooms. Attached 1.5 stall garage. Main floor utility room, New carpet in living room, freshly painted. Seller represents new forced air furnace, central air and some windows in 2002. Seller to replace roof prior to closing. There's plenty of space and storage. Worth your time to see!

ADDITIONAL PICTURES

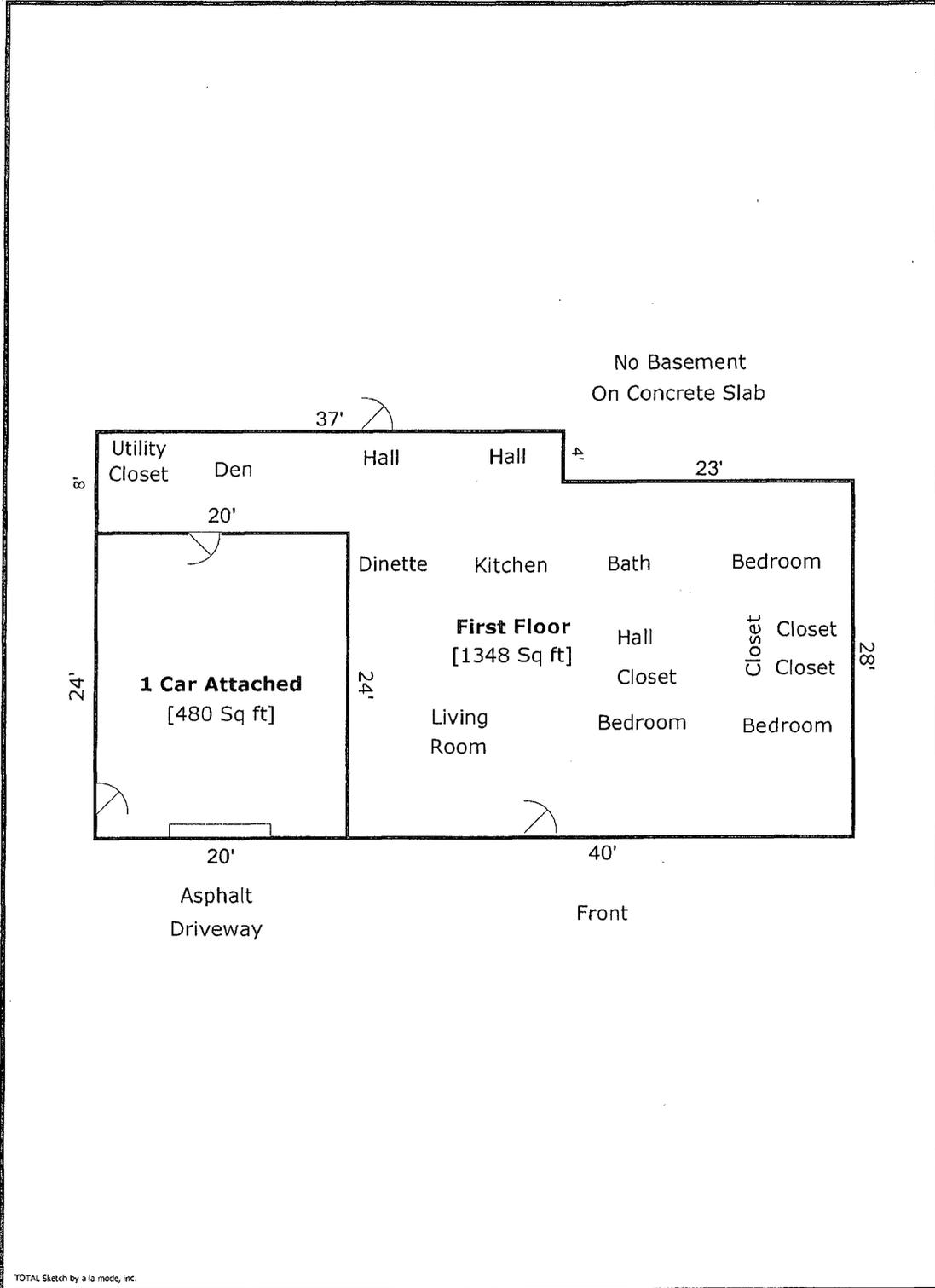


DISCLAIMER

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Building Sketch (Page - 1)

Client	Portage County		
Property Address	1823 California Ave		
City	Stevens Point	County Portage	State WI Zip Code 54481
Appraiser	James J. Meyer		



Building Sketch (Page - 2)

Client	Portage County						
Property Address	1823 California Ave						
City	Stevens Point	County	Portage	State	WI	Zip Code	54481
Appraiser	James J. Meyer						

TOTAL Sketch by a la mode, inc.

Area Calculations Summary

Living Area	
First Floor	1348 Sq ft
Total Living Area (Rounded):	1348 Sq ft
Non-living Area	
1 Car Attached	480 Sq ft

Building Sketch (Page - 3)

Client	Portage County			
Property Address	1823 California Ave			
City	Stevens Point	County	Portage	State WI Zip Code 54481
Appraiser	James J. Meyer			

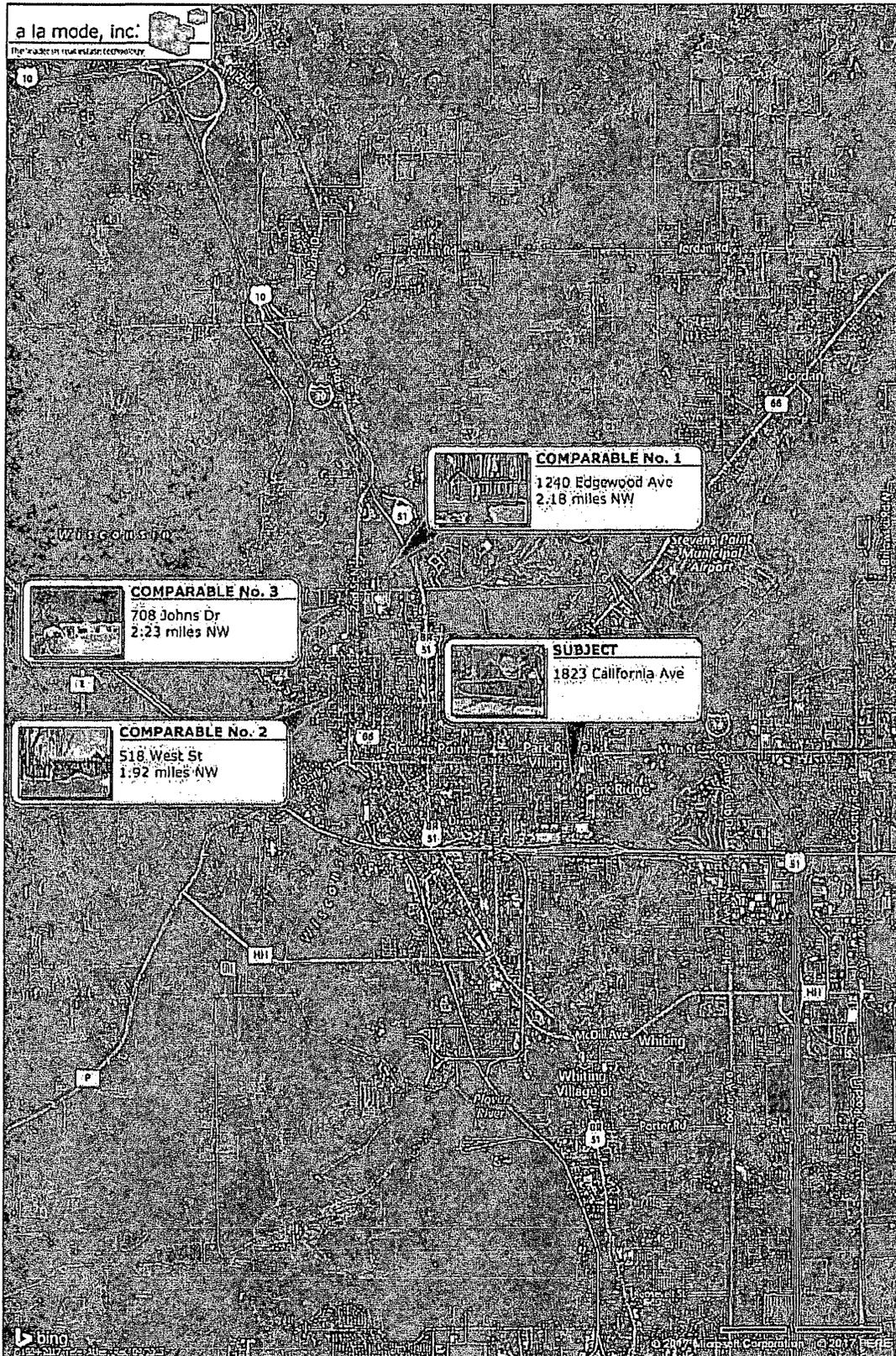
TOTAL Sketch by a la mode, inc.

Area Calculations Summary

Living Area		Calculation Details
First Floor	1348 Sq ft	$28 \times 23 = 644$ $17 \times 24 = 408$ $37 \times 8 = 296$
Total Living Area (Rounded):	1348 Sq ft	
Non-living Area		
1 Car Attached	480 Sq ft	$24 \times 20 = 480$

Location Map

Client	Portage County		
Property Address	1823 California Ave		
City	Stevens Point	County Portage	State WI Zip Code 54481
Appraiser	James J. Meyer		



Appraiser's Credential

Client	Portage County						
Property Address	1823 California Ave						
City	Stevens Point	County	Portage	State	WI	Zip Code	54481
Appraiser	James J. Meyer						

NO. B45 - 9

**The State of Wisconsin
Department of Safety and Professional Services**

EXPIRES: 12/31/2007

Heretofore certified that
JAMES J MEYER

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

was granted a certificate to practice as a
in the State of Wisconsin in accordance with Wisconsin Law
on the 20th day of January in the year 2004.

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

*In witness whereof, the State of Wisconsin
Department of Safety and Professional Services
has caused this certificate to be signed under
its official seal.*



This certificate was printed on the 20th day of December in the year 2015