

FACT SHEET

TO FILE NO. 19/20 XXX

The purpose of this ordinance is to address the concern of any substance on county roads that may cause injury. This ordinance is based off of state statute [346.94\(5\)](#) (5) PLACING INJURIOUS SUBSTANCE ON HIGHWAY. No person shall place or cause to be placed upon a highway any foreign substance which is or may be injurious to any vehicle or part thereof. Currently any spill or placement of injurious substance on a highway is required to be cleaned from the highway to prevent injury to the traveling public. This ordinance clearly identifies the county road system as the “highway” referenced in state statutes.

Fiscal Impact: None.

Respectfully Submitted,

Jon L. Johnson

Highway Commissioner

FACT SHEET
TO FILE NO. 19-20/xx

Positions are reviewed when they become vacant to determine if any amendments should be made to reflect changes in duties and responsibilities that have occurred over time or are anticipated due to changing requirements in the department. The changes in the highway department fiscal structure, as proposed, address the program and reporting changes that have happened internally as well as externally.

Two new positions are being requested and two existing positions are being abolished. The two new position requests are: one fiscal supervisor and one fiscal associate IV. The two positions being abolished are: one surveyor and one accountant. Some of the goals of this review were to make sure we standardize our fiscal staff positions so that they match up with the fiscal staff position descriptions of Eau Claire County. Another goal was to make sure the task work for all positions were properly categorized based on the needs of the department and county.

The fiscal manager position is a new position request for the highway department. This position is needed to supervise the other fiscal staff as well as provide the needed oversight of all fiscal business units within the department. This position was evaluated at pay grade R (currently pay grade Q as surveyor position that is being abolished)

The fiscal associate IV position is a new position that better represents the task requirements that were previously done by an accountant position. The position was evaluated at pay grade H (currently pay grade O as accountant position that is being abolished).

Fiscal Impact: The fiscal impact of this change is a cost savings of (\$14,147) - no change/savings to tax levy since these positions are not levy funded.

Respectfully Submitted,
Jon Johnson
Highway Commissioner

EAU CLAIRE COUNTY JOB DESCRIPTION

POSITION SUMMARY: Fiscal Associate IV

Performs fiscal support duties to process and maintain financial and accounting requirements for the highway department including but not limited to; payroll processing, inventory control, purchase card processing, and end of month billing. Provides fiscal support to highway accounting manager

ESSENTIAL FUNCTIONS (Illustrative only):

-
- Determines charges for labor, equipment, and materials used on various Highway Department projects
- Reviews time sheet data to ensure labor, equipment, and materials have been reported and are being charged to the proper cost centers
- Maintains departmental inventory
- Prepares invoices for payment of services provided
- Assists with estimating costs for proposed road jobs
- Monitors sub-contractors' fiscal reports
- Prepares and files monthly financial reports
- Provides professional support to administrative staff for the fiscal operations of the Department; prepares analysis sheets for use by administrative staff Processes month end invoicing for state and local accounts receivable
- Processes quarterly fuel report for state process
- Prepares and processes bills for payment by auditing and verifying accuracy; determines if 1099 code is applicable; codes bills for payment; assigns batch numbers to bills; maintains batch log; proofs and corrects edit list; posts batches to general ledger; issues special checks
 - Participates in and monitors the maintenance of reporting and recording systems, including application of electronic information systems, to ensure that accurate records are kept in accordance with legally mandated record management practices and procedures
- Performs payroll in accordance with state standards
-
- Prepares journal entries according to established procedures; assists departments with questions regarding their accounts and makes journal entries if charges are found to be in error
- Reconciles General Ledger liability account regarding other accounts payable and other accounts as needed
- Records quarterly Accounts Receivable billings and statements as needed.
- Records daily cash receipts posting
- Prepares general Finance cash deposits when required.
- Reviews and balances vendor statements for unpaid balances
- Processes employee travel/training reimbursements
- Assists end users with questions or problems regarding financial accounting software
- Provides backup support for financial accounting software, performing administrator support functions as needed such as IS coordination for software systems and needs
- Performs other related duties as directed or assigned

WORK ENVIRONMENT:

- Work is performed in a general office environment with continuous sitting, talking, and hearing; frequent use of hands dexterously; and occasional standing, walking, and reaching with hands and arms

KNOWLEDGE, SKILLS AND ABILITIES:

- Considerable knowledge of general accounting practices and procedures, manual and computerized general ledger systems, bank procedures and accounts payable processing
- Knowledge of bookkeeping/clerical accounting, record keeping, and standard billing practices
- Skill in basic mathematical computation
- Skill in oral and written communications
- Interpersonal skills as applied to interaction with supervisor, co-workers, the general public, etc. sufficient to exchange or convey information and to receive work direction
- Ability to operate standard office equipment and machines including, but not limited to: personal computer, software applications, printer, copy machine, calculator, fax machine, telephone, and miscellaneous department tools, materials, and equipment
- Ability to perform detailed work accurately in a timely manner
- Ability to maintain accurate ledgers and other books of account
- Ability to maintain effective working relationships with other employees and the public
- Ability to work the allocated hours of the position

REQUIRED QUALIFICATIONS:

- Associate’s Degree in Accounting or closely related field
- Two (2) or more years of previous accounting/bookkeeping experience
- Demonstrated proficiency in the use of Microsoft Excel software

DESIRED QUALIFICATIONS:

- Keyboarding skills of 45 wpm
- Calculator skills at 150 strokes per minute

LICENSES, CERTIFICATES, AND OTHER REQUIREMENTS:

- Appointment will be conditional upon successful completion of a criminal background check

APPROVALS:

Supervisor	Date
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Department Head	Date
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Human Resources Director	Date
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EMPLOYEE REVIEW:

I have read the above and understand that it is intended to describe the general content of and requirements for performing this job. It is not an exhaustive statement of duties, responsibilities or requirements. I have been given a copy of this description.

Incumbent’s Signature	Date
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Incumbent's name printed

EAU CLAIRE COUNTY JOB DESCRIPTION

TITLE:	Fiscal Supervisor	POS NUMBER:	211502
DEPARTMENT:	Highway	PAY GRADE:	R
REPORTS TO:	Highway Commissioner	HAY RATING:	
FLSA STATUS:	Exempt	EEO CATEGORY:	Professional
UNIT:		EFFECTIVE DATE:	

POSITION SUMMARY:

Serves as assistant to the Highway Commissioner and the Assistant Highway Commissioner as outlined in Wisconsin Chapter §83.01(4). Administers all financial needs of the department including but not limited to overseeing of contracts, collections, budget development, state/county contracts, state and federal grants, state reporting, financial audits, fleet program management, project improvement and maintenance cost analysis as well as supervises the fiscal associate position.

ESSENTIAL FUNCTIONS (Illustrative only):

- Directs and supervises the administration support and fiscal staff of the department
 - Responsible of human resource activities to include hiring, supervising, and evaluating assigned staff
 - Establishes work rules and performance standards, conducts or oversees performance evaluations, and initiates and implements disciplinary actions as warranted
 - Provides for the training and motivation of subordinates in order to make full use of individual capabilities and to meet changing system demands
- Directs the preparation of the Department's annual budget
 - Works with the Highway Commissioner to ensure that the Department meets the projections for annual expenditures and revenues
 - Oversees the control of expenses and costs and the maximization of all revenues
- Directs all accounting functions of the Highway Department
 - Maintains the general ledger for all appropriations
 - Prepares receipts, disbursements, general journal entries, and year end reports for state review
 - Reviews and makes recommendations on budget policies and fiscal control activities
 - Plans, designs, and establishes accounting methods and procedures to meet statutory, budgetary, and departmental needs
 - Coordinates with the County Finance Director in establishing and maintaining accounting systems
 - Standardizes, implements, and evaluates new procedures and internal controlsMonitors sub-contractors' fiscal reports; assists independent and state auditors with departmental audits
- Assists County, State and independent auditors with audit schedules, reviews and reports Records and processes accounts receivable
 - Determines when an account is un-collectible and refers for collection
 - Determines charges for labor, equipment, and materials used on various Highway Department projects
- Assists Finance Department, Highway Commissioner and Assistant Highway Commissioner in reviewing and auditing accounting systems for the Highway; identifies areas of potential internal control weaknesses and provides recommendations for improvement.
- Prioritizes, schedules and assists with the delegation of work assignments and provides day-to-day guidance to members of the Highway Department.
- Prepares and/or oversees the preparation of reconciliations for key account balances including (but not limited to) cash, accounts receivable, prepaid balances, fixed assets, accounts payable and

liability accounts.

- Assists in monthly and quarterly close processes by reviewing general ledger accounts for accurate transactions and preparation of necessary journal entries
- Assists with oversight of financial operations, including the production of periodic financial reports, maintenance of adequate system of accounting records, and a comprehensive set of internal controls and segregation of duties designed to mitigate risk and enhance the accuracy of the organization's financial results.
- Oversees all accounts, subsidiary ledgers and reporting system to ensure compliance with appropriate general accepted accounting principles and regulatory requirements.
- Maintains chart of accounts
- Process and tracks WIDOT contracts
- Maintains State DOT Chems system with updated project numbers, activity codes, and budget information.
- Sends State DOT Accident Damage reports to State Regional Representative.
- Issues timely, accurate and complete financial statements on a monthly, quarterly and annual basis, including calculation of variances from budget and prior year, analysis of those variances, and reporting significant variances
- Develops, composes and organizes a variety of professional-level narratives, reports and correspondence
- Applies knowledge of Excel functions to automate various schedules, reduce preparation time and improve efficiency in monthly/quarterly close procedures
- Participates in ongoing training, attend conferences and seminars to maintain knowledge of current laws, rules and regulations pertaining to relevant financial matters
- Participates in long- and short-range planning, reviews progress, and reports results
- Monitors project development and cost tracking; modifies cost projections as needed; reports variances as needed.
- Prepares and directs preparation and implementation of departmental budget, based on Highway objectives and goals, staffing and resource requirements, capital improvement needs, and long-range planning
 - Formulates preparation of the annual budget and administers adherence to it according to state guidelines
 - Analyzes and interprets budget and cost figures to forecast and plan for the future and evaluate and enhance department proficiencies
 - Ensures that accurate fiscal and operational records are kept in accordance with legally mandated practices and procedures
 - Identifies and analyzes additional options for services to look for feasibility and cost effectiveness
- Reviews and calculates various cost estimates for supervisors, administrative staff, and other personnel, and provides information and assistance
 - Prepares reports for projecting estimated expenditures and availability of funds for various programs
 - Monitors cost of construction and maintenance projects in adherence with budget
 - Maintains Capital lease tracking
 - Assists with cost analysis to determine decisions for the Fleet Program with coordination of the Shop Supervisor.
 - Assists with estimating costs for proposed road jobs
- Provides professional consultation and administrative support to the Highway Commissioner, Assistant Commissioner, the Finance Director, and Highway Committee and assumes overall responsibility for the financial operations of the department
 - Provides financial and analytical data regarding the cost, effectiveness, and impact of new and existing initiatives
 - Prepares detailed financial statements and reports
 - Reviews and revises procedure manuals as needed
 - Participates in long- and short-range departmental planning

- Ensures compliance with requirements of County Code and State and Federal regulations governing fiscal accountability
 - Establishes and maintains accounting and reporting systems pursuant to Government Accounting Standards Board (GASB) rules and Generally Accepted Accounting Principles (GAAP) standards
 - Maintains detailed records of highway fixed assets and County infrastructure
 - Prepares and files monthly financial reports
 - Assists independent and state auditors with departmental audits
 - Monitors expenditures and revenues and provides monthly budget comparisons
 - Evaluates, implements, and monitors internal controls
- Supervises assigned staff, including setting work priorities, planning, organizing, assigning, advising, motivating, and training as necessary
 - Prepares and conducts performance evaluations, participates in the selection of new employees, including making recommendations regarding hiring, discipline, and termination
- Develops, reviews, and maintains policies and procedures and suggests changes or updates, provides consultative and technical assistance to staff in the use of funds and application of various procedures, and serves as technical expert
- Serves as liaison between Highway and other departments, agencies, or individuals for such needs as information technology or purchasing
- Maintains expertise in governmental accounting issues through participation in educational opportunities, meetings, conferences, and seminars
- Represents department at various committees and work groups
- Performs other related duties as required or assigned

WORK ENVIRONMENT:

- Work is performed in a general office environment with physical work activities involving continuous sitting, talking, and hearing; frequent use of hands dexterously; and occasional standing, walking, and reaching with hands and arms

KNOWLEDGE, SKILLS AND ABILITIES:

- Knowledge of accounting, budgeting, and auditing principles (including GASB rules and GAAP standards) and methods in their application to a government accounting system
- Knowledge of and experience with budget preparation and procedures
- Knowledge of governmental accounting methods, procedures, and financial practices
- Knowledge of and experience with computerized information systems
- Knowledge of and experience with the concepts and applications of data processing information systems pertaining to highway operations
- Knowledge of principles, practices, and techniques of public administration, with particular reference to governmental budget and finance administration
- Knowledge of the policies, procedures, and practices to develop and monitor budgets
- Skill in working within deadlines to complete projects and assignments
- Skill in personal computer use with a variety of software packages including Microsoft Office
- Ability to operate standard office equipment such as personal computer, laptop computer, calculator, telephone, copy machine, scanner, and fax machine.
- Skill in managing multiple projects, and prioritizing multiple tasks and demands
- Ability to determine violations and non-compliance, to detect and explain significant accounting irregularities, and to recommend effective corrective measures
- Ability to evaluate financial data and statements and advise administrative staff of result of operations
- Ability to gather, analyze, evaluate, and prepare clear and concise reports or recommendations
- Ability to set work priorities and train, direct, motivate, and evaluate the work of assigned staff
- Ability to deal tactfully and effectively with people
- Ability to communicate effectively, orally and in writing

- Ability and skill to communicate clearly and concisely with people, both orally and in writing, and to establish and maintain effective working relationships with employees, supervisors, department heads, officials, governmental agencies, and the public
- Ability to work the allocated hours of the position

REQUIRED QUALIFICATIONS:

- Bachelor's Degree in Accounting, Finance, Business Administration or related field or any combination of education and progressively responsible experience in business administration/managerial field, which provides necessary knowledge, skills and abilities and two years of accounting experience OR five years of accounting experience
- Two (2) years of experience in governmental accounting
- Proficiency in personal computer use with Microsoft Office software

LICENSES, CERTIFICATES, AND OTHER REQUIREMENTS:

- Appointment will be conditional upon successful completion of a criminal background and credit check

DESIRED QUALIFICATIONS:

- Experience with the Wisconsin Department of Transportation accounting procedures
- Experience in application of public procurement procedures and applicable statutes

EMPLOYEE REVIEW:

I have read the above, and understand that it is intended to describe the general content of and requirements for performing this job. It is not an exhaustive statement of duties, responsibilities or requirements. I have been given a copy of this description.

Incumbent's Signature

Date

Incumbent's Printed Name

**2019 Fiscal Analysis
Position Request**

Indicate Abolish or Create Indicate Abolish or Create

Action	Abolish		Create	
	1.0 - Surveyor - Pay Grade Q Effective 9/15/19 PP		1.0 -Fiscal Supervisor - Pay Grade R Effective 9/15/19 PP	
Position Title				DIFFERENCE
Salary for FY 2019 (Hours/year * pay rate)	\$ 65,780		\$ 70,656	\$ 4,876
FICA (7.65%)	5,032		5,405	\$ 373
WRS Employer (6.55%)	4,309		4,628	\$ 319
Health Insurance (or incentive)	23,102		23,102	\$ -
Wellness HSA	2,000		2,000	\$ -
Computer Equipment (laptop 2000/desktop 1500)				\$ -
Office Furniture -				\$ -
Office Supplies				\$ -
Other Operating Expenditures (i.e. cell phone)				\$ -
Renovation/Relocation Costs				\$ -
Revenues (Use Negative #)				\$ -
Other				\$ -
*TOTAL	\$ (100,223)		\$ 105,791	\$ 5,568

*If position is funded with grant dollars, supporting documentation substantiating grant must be attached.

Calculations

	Paygrade Q, Step 3 Surveyor	Paygrade R, Step 3 Fiscal Supervisor
	1.00	1.00
Jan-19	32,562.40	35,784.32
Jul-19	33,217.60	34,871.20
Average 2019 Yearly Salary	<u>65,780.00</u>	<u>70,655.52</u>

Notes:

Sample Request: Abolish Surveyor (1.0 FTE) replace with Fiscal Supervisor (1.0 FTE)

INVOICE

FROM:

J. C. Norby & Associates, Inc.
 2115 East Clairemont Avenue, Suite 2
 Eau Claire, WI 54701

Telephone Number: 715-834-3953 Fax Number: 715-834-5101

INVOICE NUMBER

19:376FV

DATE

05/22/2019

REFERENCE

Internal Order #: 19:376FV

Lender Case #:

Client File #:

Main File # on form: 19:376FV

Other File # on form:

Federal Tax ID: 20-8197487

Employer ID: TEW/BL/ks

TO:

Andrew Holland
 2513 Cty Hwy OO
 Lake Hallie, WI 54729

Telephone Number: Fax Number:
 Alternate Number: E-Mail:

To ensure proper credit is applied:

PAYMENT MUST INCLUDE THE INVOICE NUMBER OR A COPY OF THE INVOICE.

Payment is due within 30 days. Late payment will be assessed a fee of 1.5% per month.

DESCRIPTION

Lender: Andrew Holland Client: Andrew Holland
 Purchaser/Borrower: Andrew Holland
 Property Address: 3506 Seymour Rd
 City: Eau Claire State: WI Zip: 54703
 County: Eau Claire
 Legal Description: See Attached CSM

FEES

AMOUNT

Form LND -Land Appraisal Report	650.00
SUBTOTAL	650.00

PAYMENTS

AMOUNT

Check #:	Date:	Description:	
Check #:	Date:	Description:	
Check #:	Date:	Description:	
SUBTOTAL			0
TOTAL DUE			\$ 650.00

File No. 19:376FV

NAME: **ANDREW HOLLAND**

PROPERTY: **3506 SEYMOUR ROAD, EAU CLAIRE, WISCONSIN**

DATE: **MAY 22, 2019**

The purpose of this appraisal is to provide an opinion of the market value, as defined in the Uniform Standards of Professional Appraisal Practice, as of the effective date of the appraisal.

The function of this report is to present the data and reasoning employed by the appraiser to form a professional opinion of the nature, quality, value or utility of specified interest in, or aspects of, identified real estate. The objective of this report is to communicate the appraiser's conclusions to the client.

The scope of the appraisal included a number of independent investigations and analyses including a viewing, both inside and out, of the subject and an exterior viewing of the comparable sales or MLS sheets by the appraiser. Unless otherwise indicated, no interior viewing was made of the comparable sales. In the appraiser's opinion, the research sources used were sufficient for the discovery of comparable market data and the sales recited and analyzed are sufficient to provide a reliable value opinion for the property being appraised. However, because of the diversity of the data discovery process, there may be other sales which may be more comparable, more recent or more proximate to the subject property which were not discovered and which were, therefore, not included in the sales analysis.

No warranty is made or implied regarding the physical condition or adequacy of the structural, mechanical, plumbing or electrical systems and equipment. Any obvious defects have been identified in the improvement description section of the report.

Research sources may include: office files maintained by the appraiser, interviews with local public officials, brokers and market participants, County Regional Planning, the City Department of Planning and planning agencies from the surrounding communities. Market data was obtained from some of all of the following sources: office files, public records, property transfers, title companies, other appraisers, the Multiple Listing Service, and/or independent investigations by the appraiser.

When appropriate, the scope of the appraisal is treated in more detail in separate sections of the report. In the appraiser's opinion, the scope of the appraisal is adequate for the purpose and function of the report. The readers' attention is also directed to the certification, assumptions and limiting conditions of the report.

Special Comments:

Our privacy principals: We are committed to protecting our clients' personal and financial information. This privacy statement addresses what non-public personal information we collect, what we do with it, and how we protect it.

What information we collect: We may collect and maintain several types of personal information in the course of providing you with appraisal services, such as: Information we receive from you on applications, letters of engagement, forms found on our website, correspondence, or conversations including, but not limited to, your name, address, phone number, social security number, date of birth, bank records, salary information, the income and expenses associated with the subject property, the sale price of the subject property, and the details to any financing on the the subject property. Information about your transactions with us, our affiliates, or others, include, but are not limited to, payment history, parties of transactions, financial information and information we receive from a consumer reporting agency such as credit history.

What information we may disclose: We may disclose the non-public personal information about you described above, primarily to provide you with the appraisal services you seek from us. We do not disclose non-public information about clients or former clients except as required by law.

Who we share the information with: Unless you tell us not to, we may disclose non-public information about you to the following types of third parties: Financial service providers such as banks and lending institutions and non-financial companies.

J. C. NORBY & ASSOCIATES, INC
2115 East Clairemont Avenue, Suite 2
Eau Claire, WI 54701 (715)834-3953

LAND APPRAISAL REPORT

The purpose of this summary appraisal report is to provide the lender/client with an accurate and adequately supported opinion of the market value of the subject property.

CLIENT AND PROPERTY IDENTIFICATION

Property Address: 3506 Seymour Rd City: Eau Claire State: WI ZIP: 54703
 Borrower: Andrew Holland Owner of Public Record: Eau Claire County Highway De County: Eau Claire
 Legal Description: See Attached CSM
 Assessor's Parcel #: Tax Exempt Tax Year: N/A R.E. Taxes: TBD
 Neighborhood Name: Eau Claire Northside Map Reference: _____ Census Tract: 0005.02
 Special Assessments: N/A PUD Yes No HOA: \$ _____ Per Year Per Month
 Property Rights Appraised: Fee Simple Leasehold Other (describe) _____
 Assignment Type: Purchase Transaction Refinance Transaction Other (describe) Determine Market Value for Potential Purchase
 Lender/Client: Andrew Holland Address: 2513 County Rd OO, Chippewa Falls, WI 54729

CONTRACT ANALYSIS

I did did not analyze the contract for sale for the subject purchase transaction. Explain the results of the analysis of the contract for sale or why the analysis was not performed. _____
 Contract Price \$: _____ Date of Contract: _____ Is the property seller the owner of public record? Yes No Data Sources _____
 Is there any financial assistance (loan charges, sale concessions, gift or down payment assistance, etc.) to be paid by any party on behalf of the borrower? Yes No
 If Yes, report the total dollar amount and describe the items to be paid. \$ _____

NEIGHBORHOOD DESCRIPTION

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

Neighborhood Characteristics			One-Unit Housing Trends			One-Unit Housing			Present Land Use %			
Location	<input checked="" type="checkbox"/> Urban	<input type="checkbox"/> Suburban	<input type="checkbox"/> Rural	Property Values	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining	PRICE	AGE	One-Unit	60 %	
Built-Up	<input type="checkbox"/> Over 75%	<input checked="" type="checkbox"/> 25-75%	<input type="checkbox"/> Under 25%	Demand/Supply	<input type="checkbox"/> Shortage	<input checked="" type="checkbox"/> In Balance	<input type="checkbox"/> Over Supply	\$ (000)	(yrs)	2-4 Unit	3 %	
Growth	<input type="checkbox"/> Rapid	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Slow	Marketing Time	<input type="checkbox"/> Under 3 mths	<input checked="" type="checkbox"/> 3-6 mths	<input type="checkbox"/> Over 6 mths	35	Low	0	Multi-Family	2 %
Neighborhood Boundaries: <u>Highway 312 to the N, Highway 53 E, Highway 12 to the S, and the Chippewa River to the E. See Attached Location Map.</u>								600+	High	100+	Commercial	10 %
								168	Pred.	40	Vacant	25 %

	Good	Average	Fair	Poor		Good	Average	Fair	Poor
Convenience to Employment	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Property Compatibility	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Convenience to Shopping	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	General Appearance of Properties	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Convenience to Primary Education	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Adequacy of Police/Fire Protection	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Convenience to Recreational Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Protection from Detrimental Conditions	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Employment Stability	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Overall Appeal to Market	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Neighborhood Description: The subject is located in a mostly residential area with some commercial/industrial properties to the north, south and east, and is located in both the City and County of Eau Claire, about a quarter mile west of Hwy 53 and about a mile south of Hwy 312.

Market Conditions (including support for the above conclusions): Values in the subject's neighborhood appear to be stable to improving slightly. This trend appears to be common in most areas of Northwestern Wisconsin. Sales numbers for most areas also appear to be improving. In this area of Wisconsin, real-estate sales tend to be seasonal. Approximately 80% of the sales take place in a 6 month period.

SITE DESCRIPTION

Dimensions: See the attached GIS Map Area: 5,692.33 Acres Sq.Ft. Shape: Irregular View: Typical
 Zoning Classification: TR1A Zoning Description: Transitional
 Zoning Compliance: Legal Legal Nonconforming (Grandfathered Use) No Zoning Illegal (describe) _____
 Uses permitted under current zoning regulations: Typical
 Highest & Best Use: Residential
 Describe any improvements: None
 Do present improvements conform to zoning? Yes No No improvements If No, explain: _____

Present use of subject site: Reminent Parcel / Curb & Gutter Current or proposed ground rent? Yes No If Yes, \$ _____
 Topography: Mostly Level Size: Irregular Drainage: Appears Adequate
 Corner Lot: Yes No Underground Utilities: Yes No Fenced: Yes No If Yes, type: _____
 Special Flood Hazard Area Yes No FEMA Flood Zone: X FEMA Map #: 55035C0054E FEMA Map Date: 02/18/2009

Utilities	Public	Other	Provider or Description	Off-site Improvements	Type/Description	Public	Other
Electricity	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>At Street</u>	Street Surface	<u>Bituminous</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Gas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>At Street</u>	Street Type/Influence	<u>Bituminous</u>		
Water	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>At Street</u>	Curb/Gutter	<u>Present</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sanitary Sewer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>At Street</u>	Sidewalk	<u>Present</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Other	<input type="checkbox"/>	<input type="checkbox"/>		Street Lights (type)	<u>Present</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Other	<input type="checkbox"/>	<input type="checkbox"/>		Alley	<u>None</u>	<input type="checkbox"/>	<input type="checkbox"/>

Are the utilities and off-site improvements typical for the market? Yes No If No, describe: _____
 Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)? Yes No If Yes, describe: _____

Site Comments: The subject property is a small, reminent parcel which is unbuildable which negatively affects the marketability of the subject site. If there are questions regarding easements, a full title search should be conducted by a qualified professional.

LAND APPRAISAL REPORT

There are _____ comparable sites currently offered for sale in the subject neighborhood ranging in price from \$ _____ to \$ _____
 There were _____ comparable sites sold in the past 12 months in the subject neighborhood ranging in sale price from \$ _____ to \$ _____

COMPARABLE SALES

FEATURE	SUBJECT	COMPARABLE # 1	COMPARABLE # 2	COMPARABLE # 3
Address	3506 Seymour Rd	3506 Seymour Rd	0 Airport Rd	4727 Jeffers Rd
City/St/Zip	Eau Claire, WI 54703	Eau Claire, WI 54703	Eau Claire, WI 54703	Eau Claire, WI 54703
Proximity to Subject		Less than 0.01 miles	2.75 miles NW	3.39 miles NW
Data Sources	Inspection, Grantee	Appraiser's Files, Assessor	MLS #1508936, D.O.R.	MLS #1516986, D.O.R.
Verification Sources	Owner	Assessor, Dept. of Revenue		
Sale Price	\$	\$ 110,000	\$ 85,000	\$ 219,900
Price/ Sq.Ft.	\$	\$ 0.15	\$ 0.15	\$ 0.30
Date of Sale (MO/DA/YR)		10/19/2018	12/07/2017	06/21/2018
Days on Market		0	182	92
Financing Type		n/a	Conventional	Conventional
Concessions		-0-	-0-	-0-
Location	Urban / Avg	Urban / Avg	Urban / Avg	Urban / Avg
Property Rights Appraised	Fee Simple	Fee Simple	Fee Simple	Fee Simple
Site Size Square Feet	5,692	723,093	583,704	740,520
View	Typical	Typical	Typical	Typical
Topography	Mostly Level	Rolling	Level-Rolling	Level-Rolling
Available Utilities	Typical	Typical	Typical	Typical
Street Frontage	Typical	Typical	Typical	Typical
Street Type	Bituminous	Bituminous	Bituminous	Bituminous
Water Influence	None	None	None	None
Fencing	None	None	None	None
Improvements	None	None	None	None
Other Feature	None	None	None	None
Other Feature	None	None	None	None
Net Adjustment (Total, in \$)		<input type="checkbox"/> + <input type="checkbox"/> - \$	<input type="checkbox"/> + <input type="checkbox"/> - \$	<input type="checkbox"/> + <input type="checkbox"/> - \$
Adjusted sales price of the Comparable Sales (in \$)		Net Adj. % Gross Adj. % \$ 110,000	Net Adj. % Gross Adj. % \$ 85,000	Net Adj. % Gross Adj. % \$ 219,900

The Appraiser has researched the transfer history of the subject property for the past 3 years and the listing history of the subject for the past 12 months prior to the effective date of this appraisal. The appraiser has also researched the transfer and listing history of the comparable sales for the past 12 months.

The appraiser's research did did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of the appraisal.

Data Sources: MLS, DOR

The appraiser's research did did not reveal any prior sales or transfers of the comparable sales for the year prior to the date of sale of the comparable sale.

Data Sources: MLS, DOR

The appraiser's research did did not reveal any prior listings of the subject property or comparable sales for the year prior to the effective date of the appraisal.

Data Sources: MLS, DOR

Listing/Transfer History (if more than two, use comments section or an addendum.)	Transfer/Sale (ONLY) of the Subject in past 36 months:	Listing and Transfer history of Comp 1 in past 12 months:	Listing and Transfer history of Comp 2 in past 12 months:	Listing and Transfer history of Comp 3 in past 12 months:
	\$	\$	\$	\$
	\$	\$	\$	\$

Subject property is currently listed for sale? Yes No Data Source: MLS, Dept. of Revenue

Current Listing History	List Date	List Price	Days on Market	Data Source
		\$		

Subject property has been listed within the last 12 months? Yes No Data Source: MLS, Dept. of Revenue

12 Month Listing History	List Date	List Price	Days on Market	Data Source
		\$		
		\$		

Comments on Prior Sales/Transfers and Current and Prior Listings: The RANWW MLS was searched for prior sales or listings of the comparable sales and the subject property, results are listed above. I am not aware of any prior sales of the comparables within a year or the subject within three years.

Summary of the Sales Comparison Approach: Reminent land sales in this area, of this size, and price range are very limited. The sales selected were considered to be the best comparables available. Due to the lack of pertinent comparables a two year time period was searched. Although the sales do not bracket the subjects size, they are considered similar in appeal, this does not prohibit credible results. Sales of vacant reminent & unbuildable/unusable land can vary substantially due to many variables, not limited to; access, size, cover, location, topography, zoning, road frontage, easements, and water frontage. Sale #1 is a contiguous parcel to the North of the subject property and was given the most weight in arriving at a value. The comparables have a sale price per square foot range of \$0.10 - \$0.30 per square foot. The subject was given a per square foot value of \$0.15 / square foot (5692.33sf x \$0.15 = \$853.86, say \$850.00).

Reconciliation Comments: The Sales Comparison Approach best reflects the motivation of buyers in the market place and is given the most consideration. The Income Approach and the Cost Approach do not apply to vacant land. See Addendum.

This appraisal is made "as is", or subject to the following conditions or inspections: The opinion of market value, as expressed in this appraisal, is based on the assumption that environmental issues or any other adverse factors that would prevent the development of improvements or other
Based on a complete visual inspection of the subject site and those improvements upon said site, defined scope of work, statement of assumptions and limiting conditions, and appraiser's certification, my (our) opinion of market value, as defined, of the real property that is the subject of this report is:
 Opinion of Market Value: \$ 850, as of: 05/13/2019, which is the date of inspection and the effective date of this appraisal.

LAND APPRAISAL REPORT**PROJECT INFORMATION FOR PUDs (if applicable)**Is the developer/builder in control of the Homeowners' Association (HOA)? Yes No Unit type(s): Detached: Attached:

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

Legal Name of Project: _____

Total number of phases: _____ Total number of units: _____ Total number of units sold: _____

Total number of units rented: _____ Total number of units for sale: _____ Data sources: _____

Was the project created by the conversion of existing building(s) into a PUD? Yes No If Yes, date of conversion: _____Does the project contain any multi-dwelling units? Yes No Data Source: _____Are the units, common elements, and recreation facilities complete? Yes No If No, describe the status of completion: _____

Describe common elements and recreational facilities: _____

CERTIFICATIONS AND LIMITING CONDITIONS

This report form is designed to report an appraisal of a parcel of land which may have some minor improvements but is not considered to be an "improved site". All improvements are considered to be of relatively minor value impact on the overall value of the site. This report form is not designed to report on an "improved site" where significant value is derived from the improvements. This appraisal report form may be used for single family, multi-family sites and may be included within a PUD development.

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

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

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

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

DEFINITION OF MARKET VALUE: The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently 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 each acting in what they consider their own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in United States 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. (Source: OCC, OTS, FRS, & FDIC joint regulations published June 7, 1994)

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

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

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

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

1. I have, at a minimum, developed and reported this appraisal in accordance with the scope of work requirements stated in this appraisal report.
2. I performed a complete visual inspection of the subject site and any limited improvements. I have reported the information in factual and specific terms. I identified and reported the deficiencies of the subject site that could affect the utility of the site and its usefulness as a building lot(s).
3. I performed this appraisal in accordance with the requirements of the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of the Appraisal Foundation and that were in place at the time this appraisal report was prepared.
4. I developed my opinion of the market value of the real property that is the subject of this report based on the sales comparison approach to value. I have adequate comparable market data to develop a reliable sales comparison approach for this appraisal assignment. I further certify that I considered the cost and income approaches to value but did not develop them unless indicated elsewhere within this report as there are no or very limited improvements and these approaches to value are not deemed necessary for credible results and/or reliable indicators of value for this appraisal assignment.
5. I researched, verified, analyzed, and reported on any current agreement for sale for the subject property, any offering for sale of the subject property in the twelve months prior to the effective date of this appraisal, and the prior sales of the subject property for a minimum of three years prior to the effective date of this appraisal, unless otherwise indicated in this report.
6. I researched, verified, analyzed, and reported on the prior sales of the comparable sales for a minimum of one year prior to the date of the sale of the comparable sale, unless otherwise indicated in this report.
7. I selected and used comparable sales that are locationally, physically, and functionally the most similar to the subject property.
8. I have not used comparable sales that were the result of combining multiple transactions into one reported sale.
9. I have reported adjustments to the comparable sales that reflect the market's reaction to the differences between the subject property and the comparable sales.
10. I have verified, from a disinterested source, all information in this report that was provided by parties who have a financial interest in the sale or financing of the subject property.
11. I have knowledge and experience in appraising this type of property in this market area.
12. I am aware of, and have access to, the necessary and appropriate public and private data sources, such as multiple listing services, tax assessment records, public land records and other such data sources for the area in which the property is located.

LAND APPRAISAL REPORT

CERTIFICATIONS AND LIMITING CONDITIONS (continued)


13. I obtained the information, estimates, and opinions furnished by other parties and expressed in this appraisal report from reliable sources that I believe to be true and correct.
14. I have taken into consideration the factors that have an impact on value with respect to the subject neighborhood, subject property, and the proximity of the subject property to adverse influences in the development of my opinion of market value. I have noted in this appraisal report any adverse conditions (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) observed during the inspection of the subject property or that I became aware of during the research involved in performing this appraisal. I have considered these adverse conditions in my analysis of the property value, and have reported on the effect of the conditions on the value and marketability of the subject property.
15. I have not knowingly withheld any significant information from this appraisal report and, to the best of my knowledge, all statements and information in this appraisal report are true and correct.
16. I stated in this appraisal report my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the assumptions and limiting conditions in this appraisal report.
17. I have no present or prospective interest in the property that is the subject of this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or opinion of market value in this appraisal report on the race, color, religion, sex, age, marital status, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property or on any other basis prohibited by law.
18. My employment and/or compensation for performing this appraisal or any future or anticipated appraisals was not conditioned on any agreement or understanding, written or otherwise, that I would report (or present analysis supporting) a predetermined specific value, a predetermined minimum value, a range or direction in value, a value that favors the cause of any party, or the attainment of a specific result or occurrence of a specific subsequent event (such as approval of a pending mortgage loan application).
19. I personally prepared all conclusions and opinions about the real estate that were set forth in this appraisal report. If I relied on significant real property appraisal assistance from any individual or individuals in the performance of this appraisal or the preparation of this appraisal report, I have named such individual(s) and disclosed the specific tasks performed in this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in this appraisal report; therefore, any change made to this appraisal is unauthorized and I will take no responsibility for it.
20. I identified the lender/client in this appraisal report who is the individual, organization, or agent for the organization that ordered and will receive this appraisal report.
21. The lender/client may disclose or distribute this appraisal report to: the borrower; another lender at the request of the borrower; the mortgagee or its successors and assigns; mortgage insurers; government sponsored enterprises; other secondary market participants; data collection or reporting services; professional appraisal organizations; any department, agency, or instrumentality of the United States; and any state, the District of Columbia, or other jurisdictions; without having to obtain the appraiser's or supervisory appraiser's (if applicable) consent. Such consent must be obtained before this appraisal report may be disclosed or distributed to any other party (including, but not limited to, the public through advertising, public relations, news, sales, or other media).
22. I am aware that any disclosure or distribution of this appraisal report by me or the lender/client may be subject to certain laws and regulations. Further, I am also subject to the provisions of the Uniform Standards of Professional Appraisal Practice that pertain to disclosure or distribution by me.
23. The borrower, another lender at the request of the borrower, the mortgagee or its successors and assigns, mortgage insurers, government sponsored enterprises, and other secondary market participants may rely on this appraisal report as part of any mortgage finance transaction that involves any one or more of these parties.
24. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature", as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.
25. Any intentional or negligent misrepresentation(s) contained in this appraisal report may result in civil liability and/or criminal penalties including, but not limited to, fine or imprisonment or both under the provisions of Title 18, United States Code, Section 1001, et seq., or similar state laws.

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

1. I directly supervised the appraiser for this appraisal assignment, have read the appraisal report, and agree with the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
2. I accept full responsibility for the contents of this appraisal report including, but not limited to, the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
3. The appraiser identified in this appraisal report is either a sub-contractor or an employee of the supervisory appraiser (or the appraisal firm), is qualified to perform this appraisal, and is acceptable to perform this appraisal under the applicable state law.
4. This appraisal report complies with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
5. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature", as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

SIGNATURES

APPRAISER

Signature: 
 Name: Timothy E. Williamson
 Company Name: J.C. Norby & Associates, Inc.
 Company Address: 2115 E. Clairemont Avenue, Ste #2
Eau Claire, WI 54701
 Telephone Number: (715) 834-3953
 Email Address: info@jcnorby.com
 Date of Signature and Report: May 22, 2019
 Effective Date of Appraisal: 05/13/2019
 State Certification #: 1425-9
 or State License #: _____
 or Other (describe): _____ State #: _____
 State: WI
 Expiration Date of Certification or License: 12/14/2019
ADDRESS OF PROPERTY APPRAISED
3506 Seymour Rd
Eau Claire, WI 54703
 APPRAISED VALUE OF SUBJECT PROPERTY \$ 850
LENDER/CLIENT
 Name: Andrew Holland
 Company Name: Andrew Holland
 Company Address: 2513 County Rd OO
Chippewa Falls, WI 54729
 Email Address: andrewsholland@gmail.com

SUPERVISORY APPRAISER (ONLY IF REQUIRED)

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

SUBJECT PROPERTY

Did not inspect subject property
 Did inspect exterior of subject property from at least the street
 Date of Inspection: _____

COMPARABLE SALES

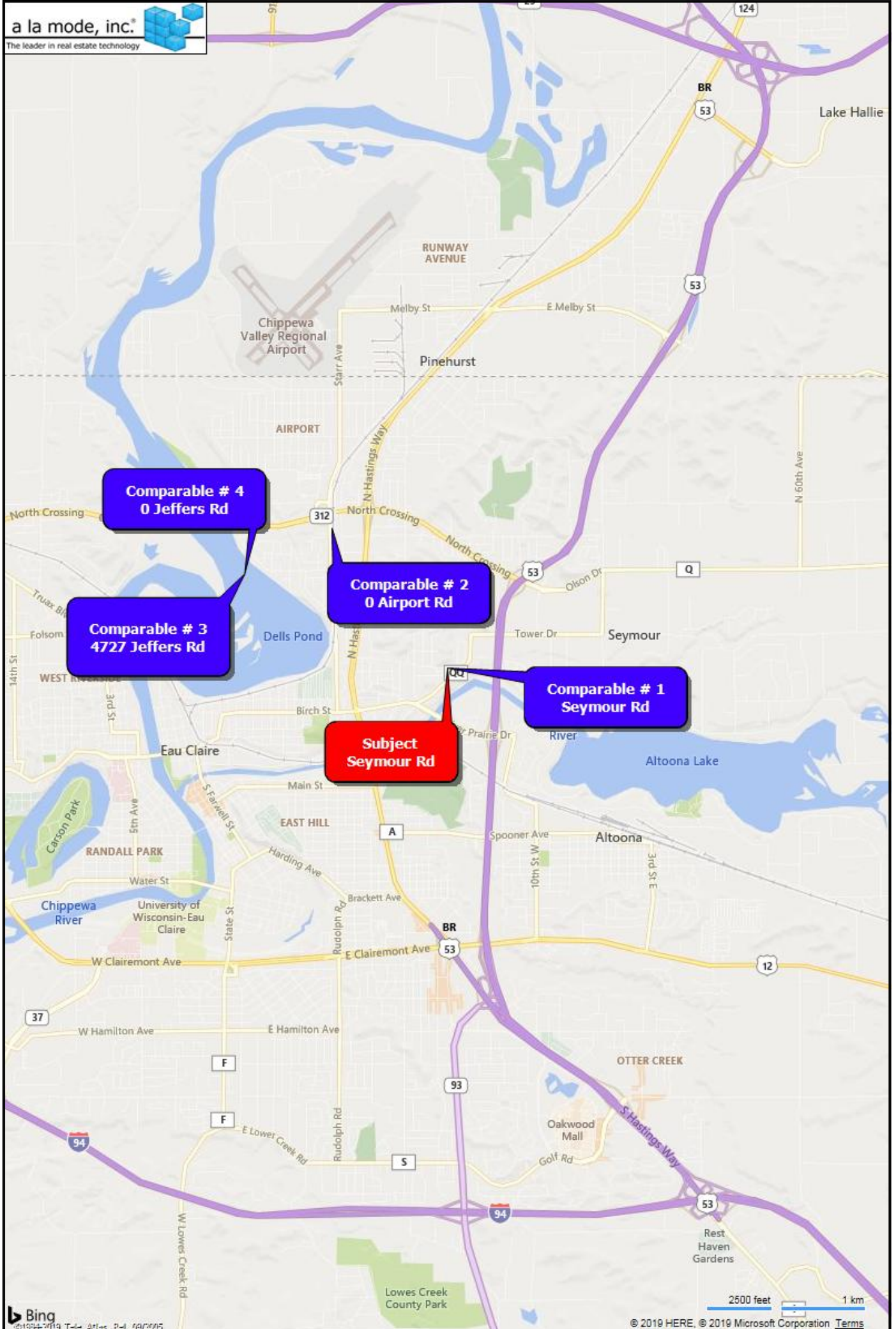
Did not inspect exterior of comparable sales from street
 Did inspect exterior of comparable sales from street
 Date of Inspection: _____

LAND APPRAISAL REPORT ADDITIONAL COMPARABLE SALES

FEATURE	SUBJECT	COMPARABLE # 4	COMPARABLE # 5	COMPARABLE # 6
Address	3506 Seymour Rd	0 Jeffers Rd		
City/St/Zip	Eau Claire, WI 54703	Eau Claire, WI 54703		
Proximity to Subject		3.39 miles NW		
Data Sources	Inspection, Grantee	Appraiser's Files, Grantee		
Verification Sources	Owner			
Sale Price	\$	\$ 135,000	\$	\$
Price/ Sq.Ft.	\$	\$ 0.27	\$	\$
Date of Sale (MO/DA/YR)		09/01/2017	0	
Days on Market		0	0	
Financing Type		n/a	0	
Concessions		-0-	0	
Location	Urban / Avg	Urban / Avg		
Property Rights Appraised	Fee Simple	Fee Simple		
Site Size Square Feet	5,692	498,326		
View	Typical	Typical		
Topography	Mostly Level	Rolling-Sloping	0	
Available Utilities	Typical	Typical		
Street Frontage	Typical	Typical		
Street Type	Bituminous	Bituminous		
Water Influence	None	None		
Fencing	None	None		
Improvements	None	None		
Other Feature	None	None		
Other Feature	None	None		
Net Adjustment (Total, in \$)		<input type="checkbox"/> + <input type="checkbox"/> - \$	<input type="checkbox"/> + <input type="checkbox"/> - \$	<input type="checkbox"/> + <input type="checkbox"/> - \$
Adjusted sales price of the Comparable Sales (in \$)		Net Adj. % Gross Adj. % \$ 135,000	Net Adj. % Gross Adj. % \$	Net Adj. % Gross Adj. % \$
Listing/Transfer History (if more than two, use comments section or an addendum.)	Transfer/Sale (ONLY) of the Subject in past 36 months:	Listing and Transfer history of Comp 4 in past 12 months:	Listing and Transfer history of Comp 5 in past 12 months:	Listing and Transfer history of Comp 6 in past 12 months:
	\$	\$	\$	\$
Comments on Prior Sales/Transfers and Current and Prior Listings:		It is my understanding that the seller has owned the property for several years. The appraiser is not aware of any other prior sales of the comparables within the last year.		
Summary of the Sales Comparison Approach: The additional comparable was included to help support and bracket the appraised value of the subject property.				

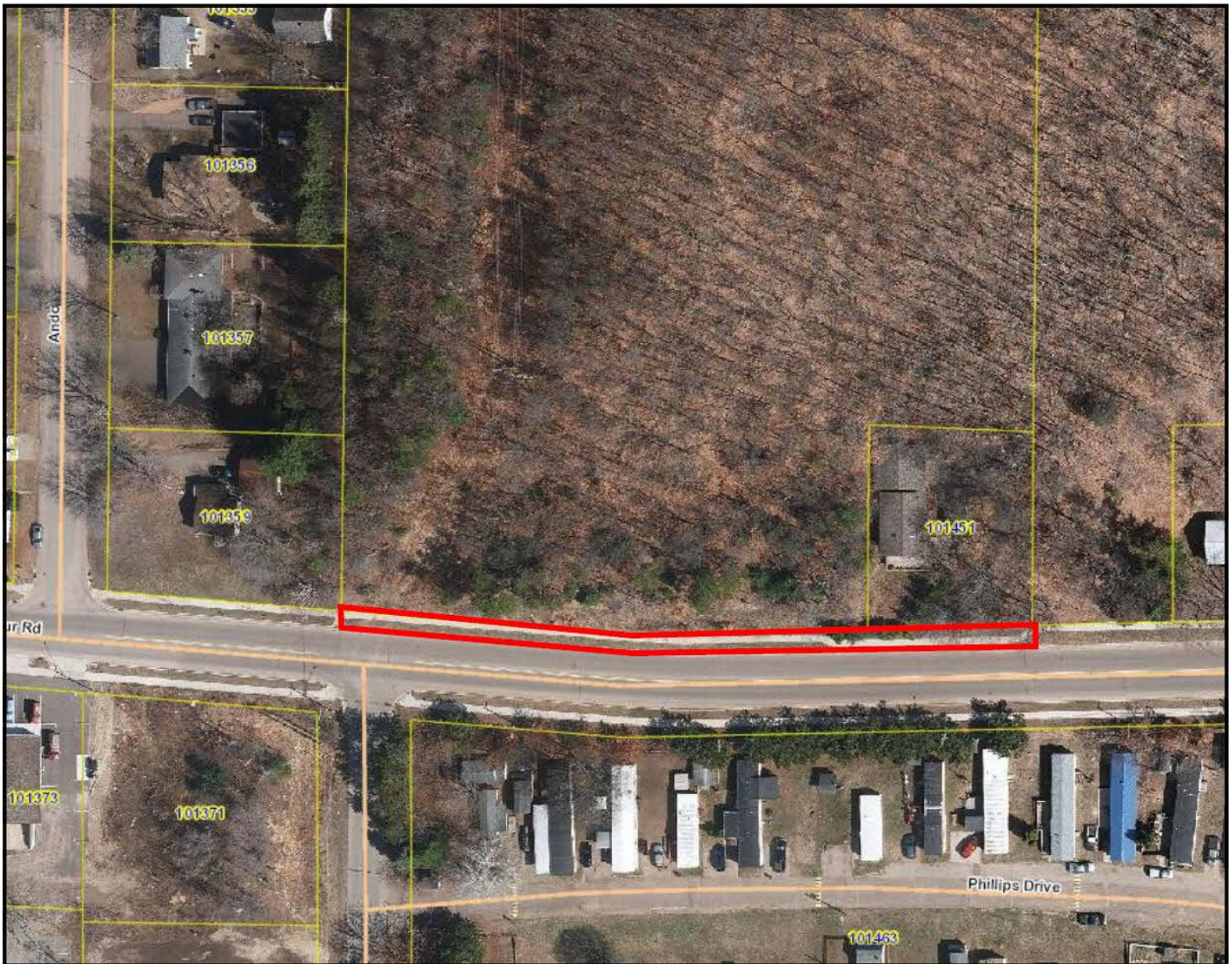
Location Map

Borrower/Client	Andrew Holland						
Property Address	3506 Seymour Rd						
City	Eau Claire	County	Eau Claire	State	WI	Zip Code	54703
Lender	Andrew Holland						



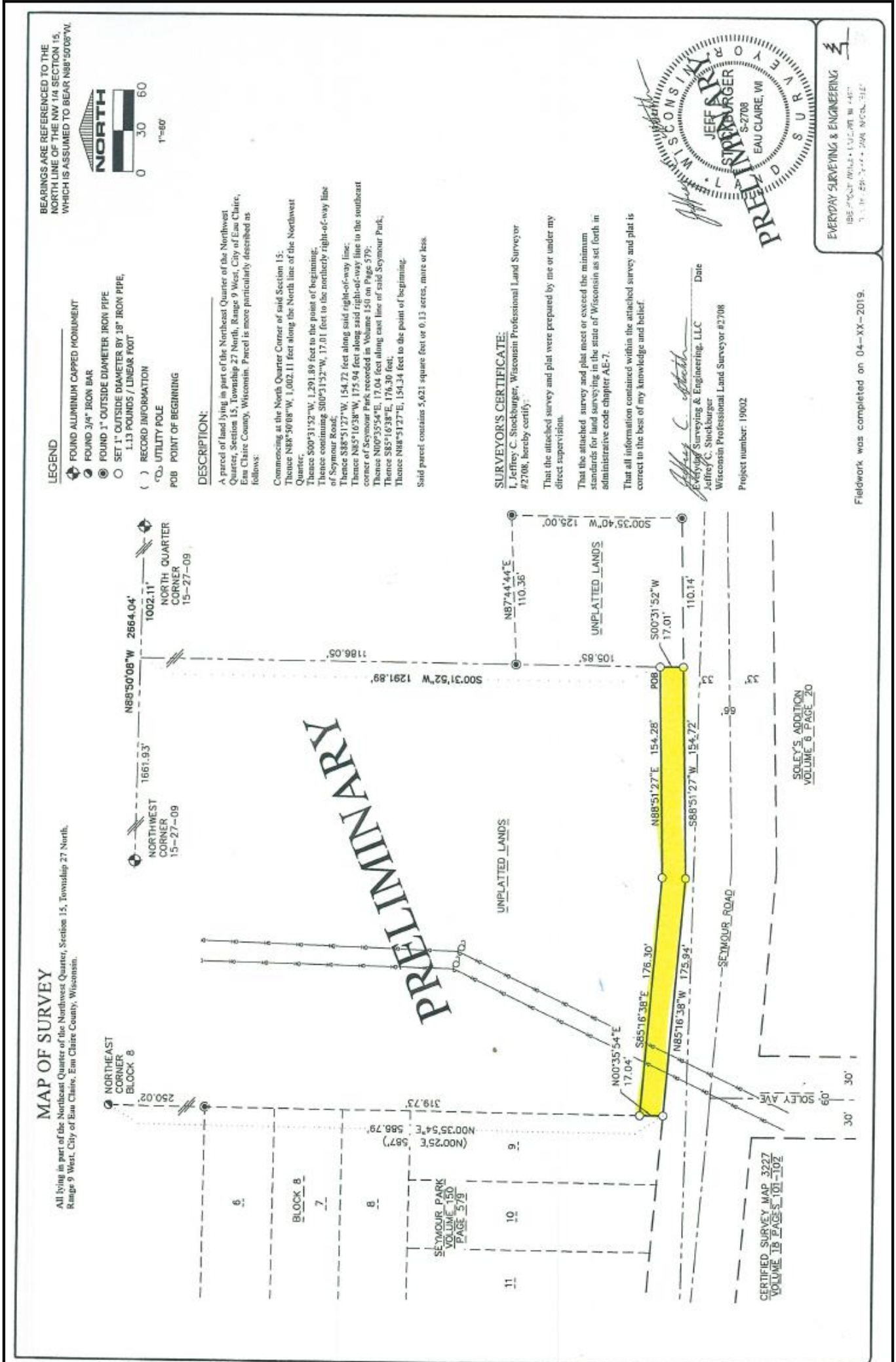
GIS Aerial

Borrower/Client	Andrew Holland						
Property Address	3506 Seymour Rd						
City	Eau Claire	County	Eau Claire	State	WI	Zip Code	54703
Lender	Andrew Holland						



Preliminary Survey Map

Borrower/Client	Andrew Holland		
Property Address	3506 Seymour Rd		
City	Eau Claire	County	Eau Claire
		State	WI
		Zip Code	54703
Lender	Andrew Holland		



Photograph Addendum

Borrower/Client	Andrew Holland				
Property Address	3506 Seymour Rd				
City	Eau Claire	County	Eau Claire	State	WI Zip Code 54703
Lender	Andrew Holland				



Site

Comments:



Street

Comments:



Street

Comments:

Comments:

Comparable Photo Page

Borrower/Client	Andrew Holland				
Property Address	3506 Seymour Rd				
City	Eau Claire	County	Eau Claire	State	WI Zip Code 54703
Lender	Andrew Holland				

**Comparable 1**

3506 Seymour Rd
 Prox. to Subject Less than 0.01 miles
 Sales Price 110,000
 Gross Living Area
 Total Rooms
 Total Bedrooms
 Total Bathrooms
 Location Urban / Avg
 View Typical
 Site 723,093
 Quality
 Age

**Comparable 2**

0 Airport Rd
 Prox. to Subject 2.75 miles NW
 Sales Price 85,000
 Gross Living Area
 Total Rooms
 Total Bedrooms
 Total Bathrooms
 Location Urban / Avg
 View Typical
 Site 583,704
 Quality
 Age

**Comparable 3**

4727 Jeffers Rd
 Prox. to Subject 3.39 miles NW
 Sales Price 219,900
 Gross Living Area
 Total Rooms
 Total Bedrooms
 Total Bathrooms
 Location Urban / Avg
 View Typical
 Site 740,520
 Quality
 Age

Comparable Photo Page

Borrower/Client	Andrew Holland				
Property Address	3506 Seymour Rd				
City	Eau Claire	County	Eau Claire	State	WI Zip Code 54703
Lender	Andrew Holland				

**Comparable 4**

0 Jeffers Rd
 Prox. to Subject 3.39 miles NW
 Sales Price 135,000
 Gross Living Area
 Total Rooms
 Total Bedrooms
 Total Bathrooms
 Location Urban / Avg
 View Typical
 Site 498,326
 Quality
 Age

Comparable 5

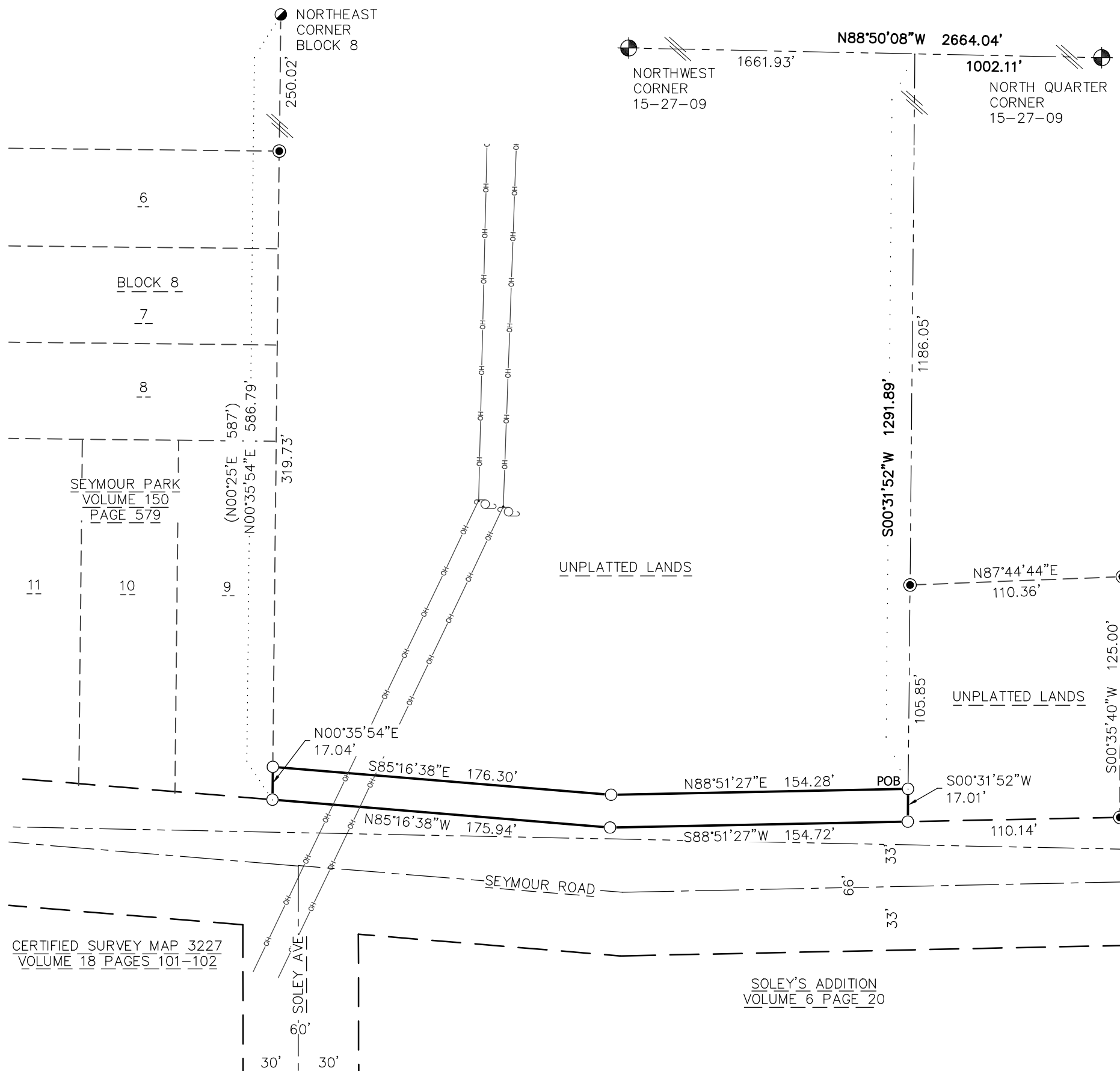
Prox. to Subject
 Sales Price
 Gross Living Area
 Total Rooms
 Total Bedrooms
 Total Bathrooms
 Location
 View
 Site
 Quality
 Age

Comparable 6

Prox. to Subject
 Sales Price
 Gross Living Area
 Total Rooms
 Total Bedrooms
 Total Bathrooms
 Location
 View
 Site
 Quality
 Age

MAP OF SURVEY

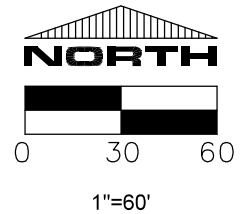
All lying in part of the Northeast Quarter of the Northwest Quarter, Section 15, Township 27 North, Range 9 West, City of Eau Claire, Eau Claire County, Wisconsin.



LEGEND

- FOUND ALUMINUM CAPPED MONUMENT
- FOUND 3/4" IRON BAR
- FOUND 1" OUTSIDE DIAMETER IRON PIPE
- SET 1" OUTSIDE DIAMETER BY 18" IRON PIPE, 1.13 POUNDS / LINEAR FOOT
- () RECORD INFORMATION
- UTILITY POLE
- POB POINT OF BEGINNING

BEARINGS ARE REFERENCED TO THE NORTH LINE OF THE NW 1/4 SECTION 15, WHICH IS ASSUMED TO BEAR N88°50'08"W.



DESCRIPTION:

A parcel of land lying in part of the Northeast Quarter of the Northwest Quarter, Section 15, Township 27 North, Range 9 West, City of Eau Claire, Eau Claire County, Wisconsin. Parcel is more particularly described as follows:

Commencing at the North Quarter Corner of said Section 15;
 Thence N88°50'08"W, 1,002.11 feet along the North line of the Northwest Quarter;
 Thence S00°31'52"W, 1,291.89 feet to the point of beginning;
 Thence continuing S00°31'52"W, 17.01 feet to the northerly right-of-way line of Seymour Road;
 Thence S88°51'27"W, 154.72 feet along said right-of-way line;
 Thence N85°16'38"W, 175.94 feet along said right-of-way line to the southeast corner of Seymour Park recorded in Volume 150 on Page 579;
 Thence N00°35'54"E, 17.04 feet along east line of said Seymour Park;
 Thence S85°16'38"E, 176.30 feet;
 Thence N88°51'27"E, 154.34 feet to the point of beginning.

Said parcel contains 5,621 square feet or 0.13 acres, more or less.

SURVEYOR'S CERTIFICATE:

I, Jeffrey C. Stockburger, Wisconsin Professional Land Surveyor #2708, hereby certify:

That the attached survey and plat were prepared by me or under my direct supervision.

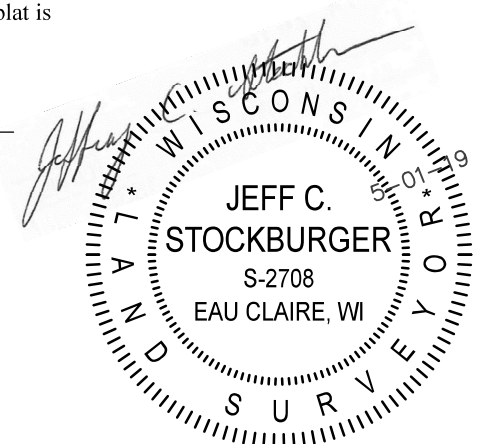
That the attached survey and plat meet or exceed the minimum standards for land surveying in the state of Wisconsin as set forth in administrative code chapter AE-7.

That all information contained within the attached survey and plat is correct to the best of my knowledge and belief.

Jeffrey C. Stockburger
 Jeffrey C. Stockburger
 Wisconsin Professional Land Surveyor #2708

5-01-19
 Date

Project number: 19002



CERTIFIED SURVEY MAP 3227
 VOLUME 18 PAGES 101-102

SOLEY'S ADDITION
 VOLUME 6 PAGE 20

Fieldwork was completed on 05-01-2019.

EVERYDAY SURVEYING & ENGINEERING

1818 BRACKETT AVENUE • EAU CLAIRE, WI 54701
 PH: (715) 831-0654 • EMAIL: INFO@KLD5.NET



SPECIAL ADMINISTRATOR'S DEED

Document Number

Document Name

THIS DEED, made between Donald J. Magadance

as Special Administrator of the estate of Francis C. Magadance, Sr. a/k/a Frank C. Magadance, Deceased

("Decedent"), ("Grantor," whether one or more), and MDANCE LLP, a Wisconsin limited liability company

("Grantee," whether one or more). Grantor conveys to Grantee, without warranty, the following described real estate, together with the rents, profits, fixtures and other appurtenant interests, in Eau Claire County, State of Wisconsin ("Property") (if more space is needed, please attach addendum):

The W 10 acres of the NE 1/4 of the NW 1/4 of Section 15, Township 27 North, Range 9 West, excepting that parcel conveyed to Eau Claire County and described as being a strip of land 17 feet in width across said West 10 acres, said strip lying North of and adjacent to the North limits of the present public Highway across the South limits of said 10-acre tract, Eau Claire County, Wisconsin.

*for highway purposes in SCD
d 5/28/15 r 6/12/15 Y203
Books P195 d# 262855*

Special Administrator by this Deed does convey to Grantee all of the estate and interest in the Property which Decedent had immediately prior to Decedent's death, and all of the estate and interest in the Property which the Special Administrator has since acquired.
Dated October 17, 2014.



1 106371

**KATHRYN A. CHRISTENSON
EAU CLAIRE COUNTY, WI
REGISTER OF DEEDS**

**RECORDED ON
10/20/2014 09:56 AM**

**REC FEE: 30.00
TRANSFER FEE:
EXEMPT # 13**

Recording Area **PAGES: 1**

Name and Return Address
**MDANCE LLP
7121 S. Shore Dr.
Altoona, WI 54720**

Part of 221-10-1446-000

Parcel Identification Number (PIN)

This is not homestead property.
(-)-is not

Donald J. Magadance
* Donald J. Magadance, Special Administrator

(SEAL)

(SEAL)

Signature(s)

AUTHENTICATION

authenticated on _____

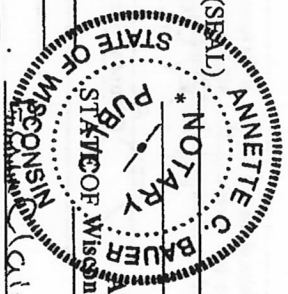
* TITLE: MEMBER STATE BAR OF WISCONSIN

(If not, _____)
authorized by Wis. Stat. § 706.06)

THIS INSTRUMENT DRAFTED BY:

Michael J. Vinopal, Attorney at Law

(Signatures may be authenticated or acknowledged.)



* ANNETTE C. BAUER
NOTARY PUBLIC
STATE OF WISCONSIN

ACKNOWLEDGMENT
()) ss.
Annette C. Bauer (Eau Claire COUNTY)

Personally came before me on October 17, 2014,
the above-named Donald J. Magadance

to me known to be the person(s) who executed the foregoing
instrument and acknowledged the same.

* Annette C. Bauer
Notary Public, State of Wisconsin

My commission (is permanent) (expires: 2-5-2017)

*Type name below signatures.

QUIT CLAIM DEED

No. 262855

MC MILLER CO., MILWAUKEE, WIS. 53102

This Indenture, Made by Earl Dulac - - -

grantor of Eau Claire County, Wisconsin, hereby quit-claims to Eau Claire County

for the sum of Twenty Five & no/100 Dollars grantee of Eau Claire County, Wisconsin,

the following tract of land in Eau Claire County, State of Wisconsin;

A strip of land seventeen (17) feet in width across the west ten (10) acres of the northeast one-quarter of the northwest one-quarter (N. E. 1/4 N. W. 1/4) of Section 15, Township 27 North, Range 9 West. Said strip lies north of and adjacent to the north limits of the present public highway across the south limits of said ten (10) acre tract.

Containing 0.13 acres more or less.

In Witness Whereof, the said grantor has hereunto set his hand and seal this 28th day of May, A. D., 19 51 .

Signed and Sealed in Presence of
Anton Peterson (SEAL)
Anton Peterson (typed)
V. G. Cleasby (SEAL)
V. G. Cleasby (typed)
STATE OF WISCONSIN
Eau Claire County, } ss.
Earl Dulac (SEAL)
Earl Dulac (typed)

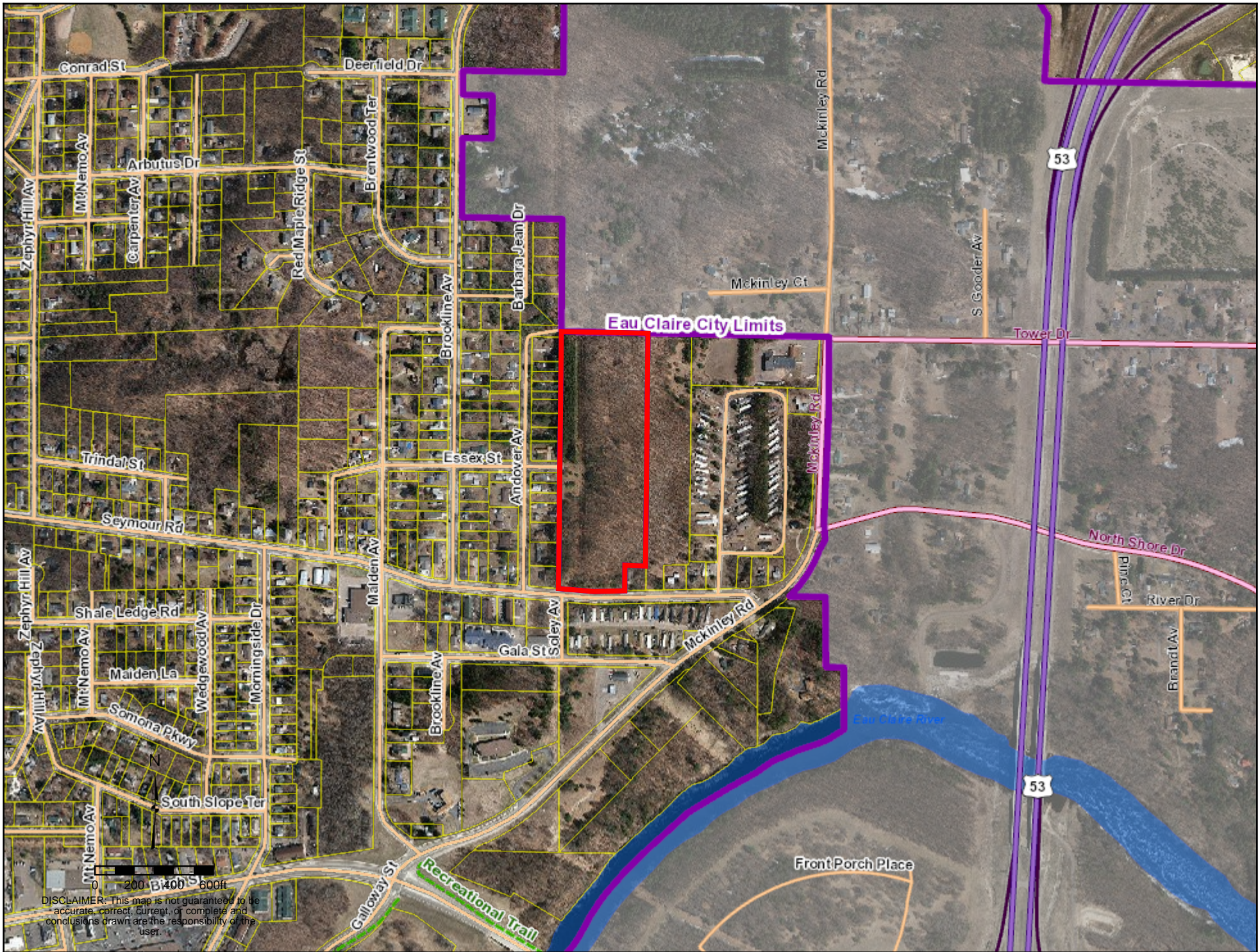
Personally came before me, this 28th day of May, 1951, the above named Earl Dulac

to me known to be the person who executed the foregoing instrument, and acknowledged the same.

Received for Record the 12 day of June, A. D., 19 51, at 9:45 o'clock A. M. Byron J. Loken Register.



V. G. Cleasby
V. G. Cleasby (typed)
Notary Public
Eau Claire County, Wis.
My commission expires March 8, A. D., 19 53



Eau Claire City Limits

DISCLAIMER: This map is not guaranteed to be accurate, correct, current, or complete and conclusions drawn are the responsibility of the user.

Eau Claire County Highway Department



2000 Spooner Avenue
Altoona, Wisconsin 54720-1400

Jon Johnson
Highway Commissioner

Highway Committee
Chair-R Henning, Vice Chair-S Chilson
C Anton, N Anderson, J Gatlin

Telephones:
Office 715-839-2952
Shop 715-839-2954
Fax 715-839-4952

Website:
www.eau-claire.wi.us

Subject: Sale of land

Questions from Committee

1. Who did we buy from?
 - a. Earl Dulac quit claimed it to the county
2. When did we buy it?
 - a. 1951 Earl quit claimed it to the county
3. How much did we pay?
 - a. \$25.00 as quit claim
4. What is the title work cost and who pays?
 - a. Waiting to here back from Corp. Counsel Office
5. Where is it located?
 - a. Map attached as pdf
6. Is there a possibility to use this land in the future?
 - a. No, too small and the location is now in city limits of Eau Claire
7. What is the property zoned as?
 - a. Residential
8. What is the size of the property?
 - a. 13.25 acres