

Property Value Study – Waukesha, Wisconsin

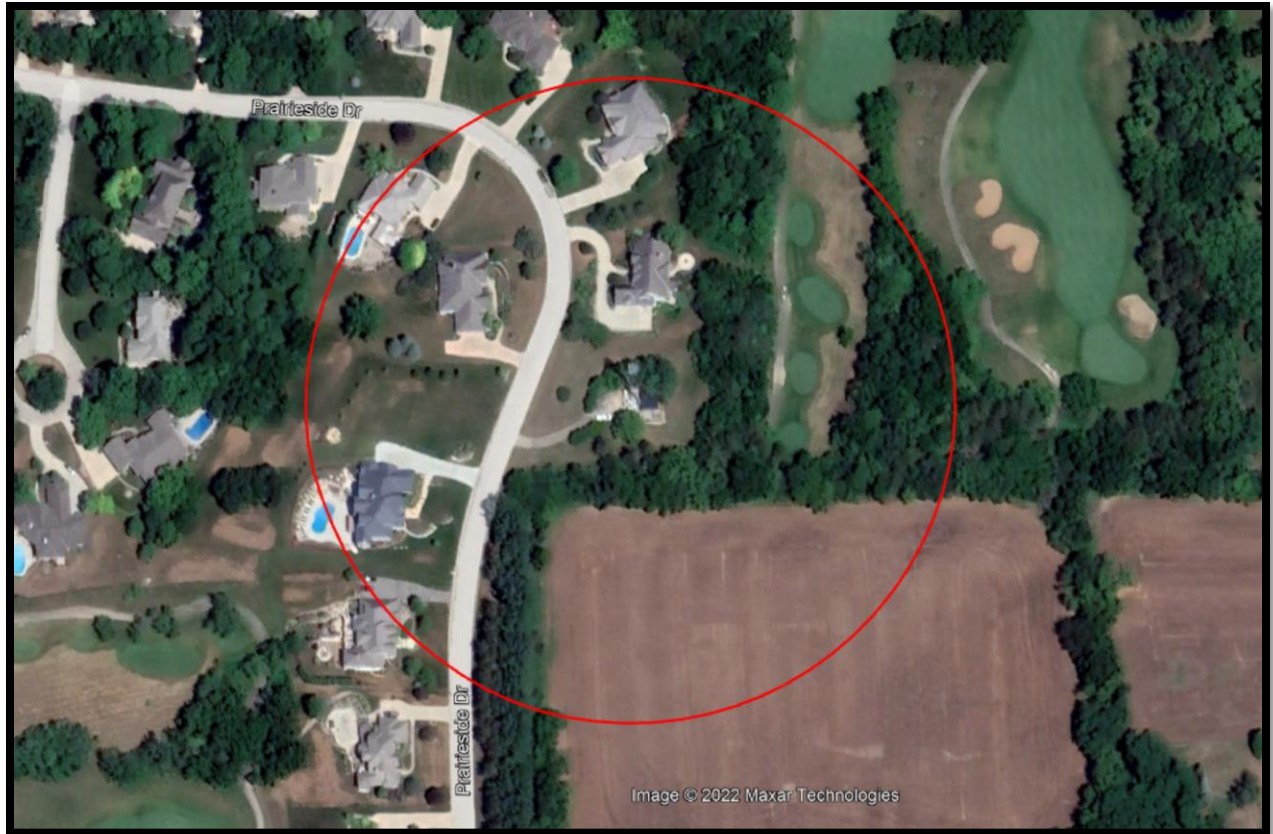
Similarly to the proposed tower in the Town of Dunn, Wisconsin, this report evidences an existing monopole tower constructed prior to new residential development and the resulting values of the homes next to, nearby and across the street from the existing tower. The first aerial below is from the year 2000, and the tower's shadow can clearly be seen. The second aerial shows the subdivision and golf course which was developed over the following years and the values of the homes are below. Both images include a circle of 400' around the communications tower.

Note: The last home built in this area is the one directly across the street from the tower constructed in 2017-2018, currently assessed @ \$1.3 Million.

Following the aerial images are the current assessed values of the homes within 400' and also the estimated value according to Zillow.com and the recent sales prices if applicable. We recognize that Zillow is only an estimate of what these homes may be valued, however, this value gives a reasonable understanding of the estimated value. It should also be noted that these properties have greatly increased in value over recent years.

This report supports the fact that residential homes and affluent subdivisions are developed near existing communication towers without any negative effect.





Homes Near Communication Tower

OWNER NAME AND MAILING ADDRESS		PROPERTY ADDRESS	
CHAD C GIRARD NATALIE S CIANO W25757695 PRAIRIESIDE DR WAUKESHA, WI 53189 Click Here to Provide Updated Mailing Address		W25757695 PRAIRIESIDE DR WAUKESHA, WI 53189 	
LEGAL DESCRIPTION			
LOT 1 CSM #11494 VOL 114/221 REC AS DOC #4237185 BEING LOT 7 & 8 MORNINGSTAR PT SW1/4 SEC 9 & PT SE1/4 SEC 8 T5N R19E			
ASSESSMENT STATUS		OWNERSHIP/LEGAL DESCRIPTION EXCEPTION DOCUMENTS	
Assessment Year:	2022	DEED	DOC 3844302
Assessment Status:	ACTIVE	TRANSFER ON DEATH	DOC 4103939
Assessment Attributes:	NONE	DEED	DOC 4241447
Deeded Acres:	1.230	Additional Documents	
ASSESSMENT INFORMATION			
Assessed By:	ACCURATE APPRAISAL 920-749-8098 info@accurateassessor.com	Links to WI Dept of Revenue Resources: Guide for Property Owners  Property Assessment Appeal Guide  Board of Review Calendar Property Assessment Appeal Guide	
Board of Review Date:	9/15/2022		
PROPERTY VALUES			
Property Class	Acres	Land	Improvement
RESIDENTIAL	1.231	\$166,300.00	\$1,186,600.00
		Total	
		\$1,352,900.00	

Zillow Value \$1,680,000

OWNER NAME AND MAILING ADDRESS		PROPERTY ADDRESS	
AYYAN ARSHAD USAMA ARSHAD KHAN W256S7670 PRAIRIESIDE DR WAUKESHA, WI 53189-6904 Click Here to Provide Updated Mailing Address		W256S7670 PRAIRIESIDE DR WAUKESHA, WI 53189-6904 	
LEGAL DESCRIPTION			
LOT 40 & AN UNDIV INT IN OUTLOT 1 MORNINGSTAR PT SW1/4 SEC 9 & PT SE1/4 SEC 8 T5N R19E ::			
ASSESSMENT STATUS		OWNERSHIP/LEGAL DESCRIPTION EXCEPTION DOCUMENTS	
Assessment Year:	2022	DEED	DOC 4507452
Assessment Status:	ACTIVE		
Assessment Attributes:	NONE		
Deeded Acres:			
ASSESSMENT INFORMATION			
Assessed By:	ACCURATE APPRAISAL 920-749-8098 info@accurateassessor.com	Links to WI Dept of Revenue Resources: Guide for Property Owners  Property Assessment Appeal Guide  Board of Review Calendar Property Assessment Appeal Guide	
Board of Review Date:	9/15/2022		
PROPERTY VALUES			
Property Class	Acres	Land	Improvement
RESIDENTIAL	0.875	\$134,000.00	\$723,000.00
Total:	0.875	\$134,000.00	\$857,000.00

Zillow Value \$ 964,000.00

Sold 9/3/2020 for \$769,000.00

OWNER NAME AND MAILING ADDRESS		PROPERTY ADDRESS	
MICHAEL WENGREN W256S7650 PRAIRIESIDE DR WAUKESHA, WI 53189-6904 Click Here to Provide Updated Mailing Address		W256S7650 PRAIRIESIDE DR WAUKESHA, WI 53189-6904 	
LEGAL DESCRIPTION			
LOT 39 MORNINGSTAR & UNDIV INTEREST IN OUTLOT 1 PT SW1/4 SEC 9 & PT SE1/4 SEC 8 T5N R19E			
ASSESSMENT STATUS		OWNERSHIP/LEGAL DESCRIPTION EXCEPTION DOCUMENTS	
Assessment Year:	2022	DEED	DOC 4389545
Assessment Status:	ACTIVE		
Assessment Attributes:	NONE		
Deeded Acres:			
ASSESSMENT INFORMATION			
Assessed By:	ACCURATE APPRAISAL 920-749-8098 info@accurateassessor.com	Links to WI Dept of Revenue Resources: Guide for Property Owners  Property Assessment Appeal Guide  Board of Review Calendar Property Assessment Appeal Guide	
Board of Review Date:	9/15/2022		
PROPERTY VALUES			
Property Class	Acres	Land	Improvement
RESIDENTIAL	1.191	\$134,000.00	\$750,300.00
Total:	1.191	\$134,000.00	\$884,300.00

Zillow Value \$1,172,000.00

OWNER NAME AND MAILING ADDRESS		PROPERTY ADDRESS	
MARCUS J NEITZKE KELLY L NEITZKE S76W25735 PRAIRIESIDE DR WAUKESHA, WI 53189-6903 Click Here to Provide Updated Mailing Address		S76W25735 PRAIRIESIDE DR WAUKESHA, WI 53189-6903 	
LEGAL DESCRIPTION			
LOT 10 & AN UNDIV INT IN OUTLOT 1 MORNINGSTAR PT SW1/4 SEC 9 & PT SE1/4 SEC 8 T5N R19E			
ASSESSMENT STATUS		OWNERSHIP/LEGAL DESCRIPTION EXCEPTION DOCUMENTS	
Assessment Year:	2022	DEED	DOC 4526608
Assessment Status:	ACTIVE		
Assessment Attributes:	NONE		
Deeded Acres:	0.000		
ASSESSMENT INFORMATION			
Assessed By:	ACCURATE APPRAISAL 920-749-8098 info@accurateassessor.com	Links to WI Dept of Revenue Resources: Guide for Property Owners  Property Assessment Appeal Guide  Board of Review Calendar Property Assessment Appeal Guide	
Board of Review Date:	9/15/2022		
PROPERTY VALUES			
Property Class	Acres	Land	Improvement
RESIDENTIAL	0.754	\$134,000.00	\$585,000.00
Total:	0.754	\$134,000.00	\$585,000.00
			\$719,000.00

Zillow Value \$878,000.00

Sold 11/30/2020 for \$750,000.00

OWNER NAME AND MAILING ADDRESS		PROPERTY ADDRESS	
BRUCE RZENTKOWSKI CAROL RZENTKOWSKI W257S7675 PRAIRIESIDE DR WAUKESHA, WI 53189-6904 Click Here to Provide Updated Mailing Address		W257S7675 PRAIRIESIDE DR WAUKESHA, WI 53189-6904 	
LEGAL DESCRIPTION			
LOT 9 & AN UNDIV INT IN OUTLOT 1 MORNINGSTAR PT SW1/4 SEC 9 & PT SE1/4 SEC 8 T5N R19E 0.690 AC DOC# 2561095			
ASSESSMENT STATUS		OWNERSHIP/LEGAL DESCRIPTION EXCEPTION DOCUMENTS	
Assessment Year:	2022		
Assessment Status:	ACTIVE		
Assessment Attributes:	NONE		
Deeded Acres:			
ASSESSMENT INFORMATION			
Assessed By:	ACCURATE APPRAISAL 920-749-8098 info@accurateassessor.com	Links to WI Dept of Revenue Resources: Guide for Property Owners  Property Assessment Appeal Guide  Board of Review Calendar Property Assessment Appeal Guide	
Board of Review Date:	9/15/2022		
PROPERTY VALUES			
Property Class	Acres	Land	Improvement
RESIDENTIAL	0.690	\$134,000.00	\$649,100.00
Total:	0.690	\$134,000.00	\$649,100.00
			\$783,100.00

Zillow Value \$957,000.00

OWNER NAME AND MAILING ADDRESS		PROPERTY ADDRESS		
DENNIS KLUMB LIVING TRUST W257S7715 PRAIRIESIDE DR WAUKESHA, WI 53189-6905		W257S7715 PRAIRIESIDE DR WAUKESHA, WI 53189-6905		
Click Here to Provide Updated Mailing Address				
LEGAL DESCRIPTION				
LOT 6 & AN UNDIV INT IN OUTLOT 1 MORNINGSTAR PT SW1/4 SEC 9 & PT SE1/4 SEC 8 T5N R19E :: DOC# 4129212 LC				
ASSESSMENT STATUS		OWNERSHIP/LEGAL DESCRIPTION EXCEPTION DOCUMENTS		
Assessment Year:	2022	LAND CONTRACT	DOC 4129212	
Assessment Status:	ACTIVE			
Assessment Attributes:	NONE			
Deeded Acres:				
ASSESSMENT INFORMATION				
Assessed By:	ACCURATE APPRAISAL 920-749-8098 info@accurateassessor.com	Links to WI Dept of Revenue Resources: Guide for Property Owners  Property Assessment Appeal Guide  Board of Review Calendar Property Assessment Appeal Guide		
Board of Review Date:	9/15/2022			
PROPERTY VALUES				
Property Class	Acres	Land	Improvement	Total
RESIDENTIAL	0.689	\$134,000.00	\$694,000.00	\$828,000.00
Total:	0.689	\$134,000.00	\$694,000.00	\$828,000.00

Zillow Value \$1,250,000.00



