**CITY OF WAUKESHA**
**2025 ASSESSMENT YEAR**

**Notice of Intent to File Objection with Board of Review**

RECEIVED
MAY 19 2025
via email
12:41pm

I, Tracy Foss (insert name) as the property owner or as agent for
Tracy Foss (insert property owner's name or strike) with an address of
2601 Brookstone Court Waukesha WI 53188 hereby give notice of intent to file an objection on the assessment for the following property: 2601 Brookstone Court Waukesha WI 53188 (insert address of subject property) with the parcel or tax ID number WAKC0980188 for the 2016 2025 Assessment Year in the City of Waukesha.

Contact Information: Phone Number 262-442-9998 Fax Number _____

THIS NOTICE OF INTENT IS BEING FILED: (please mark one)

- ■ At least 48 hours before the Board's first scheduled meeting
- ❑ During the first two hours of the Board's first scheduled meeting (please complete Section A)
- ❑ Up to the end of the fifth day of the session or up to the end of the final day of the session if the session is less than five days (please complete Section B)

FILING OF THIS FORM DOES NOT RELIEVE THE OBJECTOR OF THE REQUIREMENT OF TIMELY FILING A FULLY COMPLETED WRITTEN OBJECTION ON THE PROPER FORM WITH THE CLERK OF THE BOARD OF REVIEW.

Tracy Foss (signed) if WRITTEN Received by: _____

5/19/2025 (date) Check here if ORAL ___ On (date): _____

Section A: The Board of Review shall grant a waiver of the 48-hour notice of an intent to file a written or oral objection if a property owner who does not meet the notice requirement appears before the Board during the first two hours of the meeting, SHOWS GOOD CAUSE FOR FAILURE TO MEET THE 48-HOUR NOTICE REQUIREMENT AND FILES A WRITTEN OBJECTION. My good cause is as follows:

_____

_____

_____

_____

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

_____

_____

_____

_____

**A WRITTEN OBJECTION ON THE PROPER FORM MUST BE PROPERLY FILED WITH THE CLERK OF THE BOARD OF REVIEW NO LATER THAN WEDNESDAY JUNE 4, 2025 AT 9:00AM.**

# Objection to Real Property Assessment

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

**Complete all sections:**

## Section 1: Property Owner / Agent Information

* If agent, submit written authorization (Form PA-105) with this form

| Property owner name *(on changed assessment notice)* | | | Agent name *(if applicable)* | | |
|---|---|---|---|---|---|
| Tracy Foss | | | | | |
| Owner mailing address | | | Agent mailing address | | |
| 2601 Brookstone Court | | | | | |
| City | State | Zip | City | State | Zip |
| Waukesha | WI | 53188 | | | |
| Owner phone | Email | | Owner phone | Email | |
| ( 262 ) 442- 9998 | tracyfoss01@gmail.com | | ( ) - | | |

## Section 2: Assessment Information and Opinion of Value

| Property address | | | Legal description or parcel no. *(on changed assessment notice)* |
|---|---|---|---|
| 2601 Brookstone Court | | | Lot 27 & Undivided INT in outlot 1 Brookstone Willows PT SE1/4 Sec 29 T7N R19E .49 AC DOC NO 4632964 |
| City | State | Zip | |
| Waukesha | WI | 53188 | |
| Assessment shown on notice – **Total** $ 489 | | | Your opinion of assessed value – **Total** $ 444 |

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

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

## Section 3: Reason for Objection and Basis of Estimate

| Reason(s) for your objection: *(Attach additional sheets if needed)* | Basis for your opinion of assessed value: *(Attach additional sheets if needed)* |
|---|---|
| Recent market appraisal and analysis completed on 3/13/2025 property value of $444,000 by third party provider. | Recent market appraisal and analysis completed on 3/13/2025 property value of $444,000 by third party provider. |

## Section 4: Other Property Information

A. Within the last 10 years, did you acquire the property? ☒ Yes ☐ No
If Yes, provide acquisition price $ 395 Date 11- 10 -2021 (mm-dd-yyyy) ☒ Purchase ☐ Trade ☐ Gift ☐ Inheritance

B. Within the last 10 years, did you change this property (ex: remodel, addition)? ☒ Yes ☐ No
If Yes, describe Tub shower change in master bathroom
Date of changes 11- 30 -2021 (mm-dd-yyyy) Cost of changes $ 7,000 Does this cost include the value of all labor (including your own)? ☒ Yes ☐ No

C. Within the last five years, was this property listed/offered for sale? ☒ Yes ☐ No
If Yes, how long was the property listed *(provide dates)* - - (mm-dd-yyyy) to - - (mm-dd-yyyy)
Asking price $ 395,000 List all offers received unknown

D. Within the last five years, was this property appraised? ☒ Yes ☐ No
If Yes, provide: Date 3- 13 -2025 (mm-dd-yyyy) Value 444 Purpose of appraisal refinance
If this property had more than one appraisal, provide the requested information for each appraisal. n/a

## Section 5: BOR Hearing Information

A. If you are requesting that a BOR member(s) be removed from your hearing, provide the name(s): n/a
**Note:** This does not apply in first or second class cities.

B. Provide a reasonable estimate of the amount of time you need at the hearing _____ minutes.

| Property owner or Agent signature | Date *(mm-dd-yyyy)* |
|---|---|
| Tracy Foss | 5- 19 -2025 |

CITY OF WAUKESHA, WAUKESHA COUNTY

# 2025 NOTICE OF CHANGED ASSESSMENT

## THIS IS NOT A TAX BILL

Under state law (Sec. 70.365, Wis. Stats.), your property assessment for the current year is listed below.

********************AUTO**5-DIGIT 53188 17,603 T52 P1
TRACY FOSS
2601 BROOKSTONE CT
WAUKESHA WI 53188-2042

| | |
|---|---|
| **Parcel Number:** 0980.188.000 | |
| **Property Address:** 2601 BROOKSTONE CT | |
| **Legal Description:** LOT 27 & UNDIVIDED INT IN OUTLOT 1 BROOKSTONE WILLOWS PT SE1/4 SEC 29 T7N R19E .49 AC DOC NO 4632964 | |

| | | |
|---|---|---|
| **Previous Value:** | Land: $151,300<br>Buildings: $243,700 | Total: $395,000 |
| **Current Value:** | Land: $151,300<br>Buildings: $337,400 | Total: $488,700 |
| **Total Difference (Previous to Current):** | | $93,700 |
| **Reason for Valuation Change:** | | 2025 Citywide Revaluation |
| **Preliminary Assessment Ratio:** | | 100.00 % |

| | |
|---|---|
| **Open Book:** | **April 28, 2025—May 16, 2025** |
| **Board of Review:** | **Friday, June 6, 2025 @ 9.00a** |
| **BOR Location:** | **Waukesha City Hall**<br>**201 Delafield St, Council Chambers** |

*See Reverse Side for Open Book and Board of Review information*

### Assessment Information

State law (sec. 70.32, Wis. Stats.) requires the assessment of taxable property (except agricultural, agricultural forest, and undeveloped) at full value as of January 1 each year. Assessments at a percentage of full value are acceptable when applied uniformly. To determine if your assessment is fair, you must analyze it in relation to full value. This is done by dividing your assessment by the general level of assessment for your municipality.

Under Wisconsin law, generally, the assessor may not change the assessment of a property based solely on the recent arm's length sale of the property without adjusting the assessed value of comparable properties in the same market area. For information on the assessment of properties that have recently sold, visit the Internet site of the Department of Revenue at https://www.revenue.wi.gov/Pages/ERETR/data-home.aspx.

### To Appeal Your Assessment

**First, discuss with your local assessor during Open Book** – questions can often be answered by the assessor during Open Book and not require an appeal to Board of Review (BOR).

**To file a formal appeal** – give notice of your intent to appeal by contacting the BOR clerk at least 48 hours before the BOR begins.

Complete and file your appeal form with the BOR clerk no later than the first two hours of the BOR's first meeting. Make sure you file a completed form or the BOR may not review your appeal.

**For more information on the formal appeal process:**

- Contact your municipal clerk listed below.
- Review the "Guide for Property Owners" (https://www.revenue.wi.gov/Pages/HTML/govpub.aspx). Contact the DOR for a paper copy at bapdor@wisconsin.gov or (608) 266-7750.

### Contact Information

**City Assessor:** Samuel Walker • assessors@waukesha-wi.gov • (262) 524-3510

**City Clerk/Treasurer:** Katie Panella • clerktreas@waukesha-wi.gov • (262) 524-3550

City of Waukesha

PR-301 2/24 Rev

# Property Evaluation Report
## Summary Report

| | | |
|---|---|---|
| **Borrower(s):** | | TRACY M. FOSS |
| **Subject Property Address:** | | 2601 BROOKSTONE CT<br>WAUKESHA, WI 53188 |
| **Application Number:** | | 7600751915 |
| **Requested By:** | | PNC BANK |
| **Order Date:** | | 03/12/2025 |
| **Assignment Type:** | | Home Equity |
| **Automated Valuation Model:** | | COLLATERAL ANALYTICS VALUE AVM |
| **Automated Valuation Model Provider:** | | N/A |
| **Automated Valuation Model Date:** | | 03/12/2025 |
| **Property Condition Inspection Date:** | | 03/13/2025 |
| | **Completed By:** | TODD TABOR |
| **Property Analysis Date:** | | 03/13/2025 |
| | **Completed By:** | DON TRIPI |

**Automated Valuation Model Property Value Estimate: $444,000**
**Analysis Completed On: 03/13/2025**

# Property Evaluation Report

## Property Characteristic Data

| | | |
|---|---|---|
| Address: 2601 BROOKSTONE CT, WAUKESHA, WI 53188 | | |
| APN: WAKC0980188 | | |
| Legal Description: N/A | | |
| Owner(s) of Record: FOSS TRACY | | |
| Property Rights: Fee Simple | Census Tract Number: 203104 | |
| Assessed Land Value: N/A | Assessed Improvement Value: N/A | Total Assessed Value: $395,000 |
| Assessment Year: 2023 | Purchase Date: 11/15/2021 | Purchase Price:$395,000 |
| Property Type: SFR | Lot Size: N/A | Year Built: 2,002 |
| GLA: 1,878 | Bedroom Count: 4 | Bath Count: 2 |

## Automated Valuation Model Report

An Automated Valuation Model (AVM) report is a result derived from any one or all of the following: an AVM provider's proprietary property valuation model, proprietary software, technical interface specifications and proprietary algorithm(s) that deliver estimates of residential property values using the AVM provider's database(s). AVMs may not be provided to or distributed without a signed written consent of the AVM provider. All disclaimers set forth in the AVM report apply. The FSD shown in the AVM report below denotes the confidence level in an AVM estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion within which an AVM estimate will fall, based on the consistency of the information available to the AVM at the time of estimation. The FSD can be used to create confidence that the true value has a statistical degree of certainty.

solidifi

Selected Provider: collateral analytics

**CaValue** — **Report Date: 03/12/2025**

### Identification Information:

| | |
|---|---|
| **Order ID:** | 28769688 |
| **Loan #:** | 7600751915 |
| **Borrower(s):** | TRACY M. FOSS |
| **Prepared For:** | PNC BANK - CONSUMER LOAN CENTER ALL STATES |
| **Prepared By:** | Solidifi US Inc. |

### Property Information:

| | | | |
|---|---|---|---|
| **Address:** | 2601 BROOKSTONE CT | **Purchase Date:** | 11/15/2021 |
| **City:** | WAUKESHA | **Purchase Price:** | $395,000 |
| **State:** | WI | **Prior Purchase Date:** | |
| **ZIP:** | 53188 | **Prior Purchase Price:** | |
| **APN#:** | WAKC0980188 | **First Owner:** | FOSS TRACY |
| **County:** | WAUKESHA COUNTY | **Second Owner:** | |
| **Property Type:** | SFR | | |
| **Year Built:** | 2002 | | |
| **Lot Area:** | 0.49 | **Living Area:** | 1,878 |
| **Bedrooms:** | 4 | | |
| **Bathrooms:** | 2 | | |
| **# Stories:** | | | |
| **# Units:** | 1 | | |
| **Total Assessed Value:** | $395,000 | | |
| **Assessed Land Value:** | | | |

### Valuation Results:

| Estimated Market Value | Score | FSD |
|---|---|---|
| $444,000 | 94.0(HIGH) | 6 |

### Properties in the Immediate Vicinity of the Subject Property:

| Address<br>City, State ZIP | Sale Date<br>Sale Price | Living Area<br>Lot Area | Bedrooms<br>Bathroom | Assessed Value<br>APN | Property Tax<br>Property Type | Distance<br>Year Built |
|---|---|---|---|---|---|---|
| 2327 BROOKSTONE LN | 12/22/2023 | 1,882 | 3 | $347,900 | | 0.05 |
| WAUKESHA, WI 53188 | $367,000 | | 2 | WAKC0980192 | SFR | 2000 |
| 2409 PATRICK LN | 09/13/2024 | 1,969 | 4 | $396,800 | | 0.24 |
| WAUKESHA, WI 53188 | $444,000 | | 2 | WAKC0980035 | SFR | 1995 |
| 2704 KERI CT | 11/06/2024 | 1,968 | 4 | $413,100 | | 0.28 |
| WAUKESHA, WI 53188 | $492,000 | | 2 | WAKC0980002 | SFR | 1995 |
| 2309 LINDA CT | 12/07/2024 | 2,023 | 4 | $434,100 | | 0.37 |
| WAUKESHA, WI 53188 | $450,000 | | 2 | WAKC0979135 | SFR | 1999 |
| 2301 N UNIVERSITY DR | 06/17/2024 | 2,100 | 3 | $469,100 | | 0.15 |
| WAUKESHA, WI 53188 | $385,000 | 0.42 | 2 | WAKC0980069 | SFR | 1999 |
| 2812 KERI CT | 04/19/2024 | 1,991 | 4 | $461,400 | | 0.34 |
| WAUKESHA, WI 53188 | $500,000 | | 2 | WAKC0980008 | SFR | 1997 |
| 2408 EMSLIE DR | 08/23/2024 | 1,521 | 3 | $370,900 | | 0.2 |
| WAUKESHA, WI 53188 | $385,000 | | 2 | WAKC0980235 | SFR | 2001 |
| 2317 BROOKSTONE LN | 09/06/2024 | 2,528 | 3 | $411,100 | | 0.08 |
| WAUKESHA, WI 53188 | $389,000 | | 2 | WAKC0980194 | SFR | 2000 |
| 2604 KERI CT | 10/20/2023 | 2,433 | 4 | $452,000 | | 0.24 |
| WAUKESHA, WI 53188 | $430,000 | | 3 | WAKC0980042 | SFR | 1997 |
| 2340 JUDITH LN | 12/18/2023 | 1,664 | 3 | $442,500 | | 0.57 |
| WAUKESHA, WI 53188 | $445,000 | | 2 | WAKC0979095 | SFR | 1996 |
| 2452 EMSLIE DR | 12/11/2023 | 2,582 | 4 | $422,900 | | 0.12 |
| WAUKESHA, WI 53188 | $426,000 | | 3 | WAKC0980337 | SFR | 2002 |
| 2358 N UNIVERSITY DR | 02/27/2025 | 2,634 | 3 | $413,900 | | 0.15 |
| WAUKESHA, WI 53188 | $470,000 | | 2 | WAKC0980127 | SFR | 1999 |
| 2308 N UNIVERSITY DR | 07/18/2024 | 1,780 | 3 | $358,000 | | 0.19 |
| WAUKESHA, WI 53188 | $420,000 | 0.26 | 2 | WAKC0980143 | SFR | 2000 |
| 2923 EMSLIE DR | 01/04/2024 | 2,180 | 4 | $525,900 | | 0.52 |
| WAUKESHA, WI 53188 | $427,500 | | 2 | WAKC0979113 | SFR | 1997 |

| | | | | | | |
|---|---|---|---|---|---|---|
| 2530 N UNIVERSITY DR | 07/01/2024 | 1,912 | 3 | $299,300 | | 0.31 |
| WAUKESHA, WI 53188 | $410,000 | | 1 | WAKC0978208 | SFR | 1985 |
| 2328 BROOKSTONE LN | 05/29/2024 | 2,487 | 4 | $442,300 | | 0.07 |
| WAUKESHA, WI 53188 | $1,320,000 | 0.26 | 3 | WAKC0980169 | SFR | 2000 |
| 2370 N UNIVERSITY DR | 11/20/2024 | 2,324 | 3 | $380,600 | | 0.18 |
| WAUKESHA, WI 53188 | $430,100 | 0.25 | 2 | WAKC0980130 | SFR | 1998 |
| 2913 WILLARD LN | 07/29/2024 | 2,500 | 3 | $436,200 | | 0.58 |
| WAUKESHA, WI 53188 | $473,000 | | 2 | WAKC0979064 | SFR | 1995 |
| 2308 JUDITH LN | 09/18/2024 | 2,723 | 4 | $484,100 | | 0.57 |
| WAUKESHA, WI 53188 | $510,000 | | 3 | WAKC0979087 | SFR | 1998 |
| 2822 SAINT ANDREWS CT | 09/06/2023 | 2,147 | 3 | $345,100 | | 0.56 |
| WAUKESHA, WI 53188 | $396,000 | | 2 | WAKC0978174 | SFR | 1979 |
| 2528 BROKEN HILL CT | 10/01/2023 | 2,699 | 3 | $425,900 | | 0.28 |
| WAUKESHA, WI 53188 | $338,000 | | 2 | WAKC0975192 | SFR | 1982 |
| 2912 DEVONSHIRE CT | 12/08/2023 | 2,480 | 4 | $377,900 | | 0.63 |
| WAUKESHA, WI 53188 | $415,000 | | 2 | WAKC0978036 | SFR | 1979 |
| 2830 LINCOLNSHIRE CT | | 1,522 | 3 | $271,600 | | 0.52 |
| WAUKESHA, WI 53188 | | | 2 | WAKC0978226 | SFR | 1978 |
| 2935 WILLARD LN | 12/30/2024 | 3,040 | 3 | $463,600 | | 0.69 |
| WAUKESHA, WI 53188 | $489,500 | | 2 | WAKC0979010 | SFR | 1990 |
| 2305 JUDITH LN | 06/25/2024 | 3,273 | 4 | $519,700 | | 0.54 |
| WAUKESHA, WI 53188 | $530,000 | | 3 | WAKC0979121 | SFR | 1997 |

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The Values are calculated using various models and techniques proprietary to CA. This report does not constitute an appraisal and has not been prepared by a certified or licensed appraiser. Values are dependant on the correctness of any data supplied by the user. Values may not be used to produce or attempt to produce models used to generate the Values. The term Value is used in this report to mean the estimated market values generated by using the CA proprietary models. CaValue is a registered trademark of Collateral Analytics. All rights reserved.

# Property Condition Report

A Property Condition Report (PCR) is a limited exterior inspection of the subject property's condition by a local third-party inspector from the public right of way without entrance onto the property and without internal inspection of any kind or nature or inspection of any unobstructed exterior portion(s) of the property, and provides an objective and independent opinion as to the exterior condition only. This report does not include or make any claims or observations as the condition of the interior of the subject property or any obstructed portion of the exterior as viewed from the public right of way. This PCR is not an appraisal or evaluation and does not contain any opinion as to the estimated value of the property.

## EXTERIOR CONDITION INSPECTION

**Property Damage**

☒ No Visible Damage
☐ Windows ☐ Doors ☐ Siding ☐ Foundation ☐ Roof
☐ Driveway ☐ Other

**Damage Type (if applicable)**

☐ Fire ☐ Wind ☐ Water ☐ Deferred Maintenance
☐ Other

**Property Condition**

☒ Good ☐ Average ☐ Poor ☐ Not Accessible ☐ Not Applicable

**Neighborhood Condition**

☐ Improving ☐ Declining ☒ Stable ☐ Unknown

**Adverse Neighborhood Attributes**

☒ No Adverse Attributes
☐ Commercial/Industrial Buildings ☐ High Tension Power Lines ☐ Boarded/Condemned Homes
☐ Suspicious Odors ☐ Vacant Lots ☐ Highway
☐ Airport/Flight Path ☐ Railroad Tracks ☐ Streets In Disrepair
☐ Other

**Beneficial Neighborhood Attributes**

☒ No Beneficial Attributes
☐ Golf Course ☐ Community Amenities (parks, pools, bike paths)
☐ Waterfront ☐ Other

**Property Type**

☒ Detached SFR ☐ Attached SFR/ Townhouse ☐ Manufactured/Modular Home ☐ Vacant Lot
☐ Condo ☐ Duplex ☐ Triplex ☐ Quadplex ☐ Other

**For sale sign visible on the subject property**

☐ Yes ☒ No

**Construction Design**

☐ 1 ☐ 1.5 ☒ 2 ☐ 3 ☐ Split Level

**Exterior Sheathing**

☒ Aluminum/Vinyl/ Wood ☒ Brick/Veneers ☐ Stucco ☐ Other

**Garage**

☐ None ☒ Attached ☐ Detached ☐ Carport
☐ 1 Car ☒ 2 Car ☐ 3 Car ☐ Other

**Parking**

☒ Driveway ☐ Street ☐ Other

**General Inspection Comments**

*THE SUBJECT IS WELL MAINTAINED AND APPEARED TO HAVE RECENT UPDATING AND MAINTENANCE. NO APPARENT DAMAGE VISIBLE.*

## MARKETABILITY STATEMENTS

| | | | |
|---|---|---|---|
| Subject's style conforms to the neighborhood | ☒ Yes | ☐ No | ☐ Unknown |
| Subject's current use conforms to neighborhood | ☒ Yes | ☐ No | ☐ Unknown |
| Adverse easements or encroachments | ☐ Yes | ☒ No | ☐ Unknown |
| Commercial activity occurring on subject property | ☐ Yes | ☒ No | ☐ Unknown |
| Subject property is occupied | ☒ Yes | ☐ No | ☐ Unknown |
| Visible signs of construction or remodeling of subject | ☐ Yes | ☒ No | |
| Damages affect the subject's safety or habitability | ☐ Yes | ☒ No | ☐ Unknown |
| Presence of security bars on windows | ☐ Yes | ☒ No | ☐ Unknown |
| Presence of outbuildings or other than common shed or detached garage | ☐ Yes | ☒ No | ☐ Unknown |
| Subject located in a current designated natural disaster area | ☐ Yes | ☒ No | ☐ Unknown |

## MARKETABILITY COMMENTS

DISCLAIMER: This report is for the use of the named client only and shall not be used by any other party for any purpose. This report is an opinion of exterior condition only and is based solely upon the information contained herein. This report is not a real estate appraisal, evaluation or similar documentation of the subject property. No physical or visual inspection of the interior of subject property has been conducted. This report and the information and images herein are provided AS IS and without any warranties, guarantees or representations by Solidifi of any kind or nature, express or implied, arising by law or otherwise including, but not limited to, effectiveness, quality, accuracy, completeness, performance, reliability, reliance upon, possession, results, fitness for a particular purpose or use, or otherwise. Solidifi is not liable for any (1) claim (whether in tort, contract or other legal or equitable theory), (2) error, omission or defect in the report, information or images, (3) loss, expense, cost, injury or damage, whether direct or indirect, including, but not limited to, lost revenues or profits, loss of contracts and/or other indirect, consequential, special, punitive or incidental damages or (4) fees, penalties and fines, arising from the use, possession, disclosure, reliance upon, or reference to this report, information or images.

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**SUBJECT IMAGERY**

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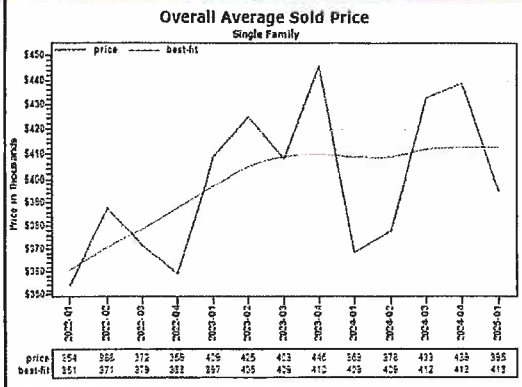
# Marketability Report

## Neighborhood




| Housing | | |
|---|---|---|
| Price | | Age |
| $(000) | | (yrs) |
| 338,000 | Low | 23 |
| 1,320,000 | High | 47 |
| 430,050 | Pred | 30 |

**Marketing Time (Months):**

✓ 0-3 ☐ 3-6 ☐ Over 6

**Location**

☐ Urban ✓ Suburban ☐ Rural

**Property Values**

✓ Increasing ☐ Stable ☐ Declining

**Neighborhood Boundaries:** THE SUBJECTS NEIGHBORHOOD IS BOUND TO THE NORTH BY EMSLIE DR, TO THE SOUTH BY BROKEN HILL RD, TO THE EAST BY EMSLIE DR, AND TO THE WEST BY UNIVERSITY DR

**Summarize housing trends, current inventory, absorption rates, and overall market conditions for the subject neighborhood.** AFTER REVIEWING THE PROVIDED AVERAGE SOLD PRICE TREND GRAPH, THE SUBJECT MARKET APPEARS INCREASING AT THIS TIME. OVER THE PAST 2 YEARS, THERE HAS BEEN A SLIGHT FLUCTUATION IN MEDIAN PRICE TRENDS. NO PRIOR TRANSFER OF THE SUBJECT HAS BEEN NOTED IN THE PAST 3 YEARS. MARKETING TIME IS ESTIMATED AT 0-3 MONTHS.

## Site

**Acres:** 0.49

**Land Use:** ✓ Residential ☐ Commercial\Industrial ☐ Agricultural ☐ Mixed ☐ Other

**Site Comments:** PER THE PCR AND PROVIDED PHOTOS, THE SUBJECT SITE APPEARS FLAT IN TOPOGRAPHY WITH NO ATYPICAL FEATURES INDICATED OR VISIBLE IN THE PROVIDED PHOTOS. AFTER REVIEW OF AERIAL IMAGERY, PROVIDED PHOTOS, AND OTHER PUBLIC SOURCES, THE SUBJECT SITE APPEARS TO CONFORM TO OTHER PROPERTY TYPES IN THE IMMEDIATE AREA. AERIAL IMAGERY WAS REVIEWED FOR THE PRESENCE OF POTENTIAL EXTERNAL INFLUENCES. ANY OBSERVED EXTERNAL INFLUENCE IS AS FOLLOWS: NONE

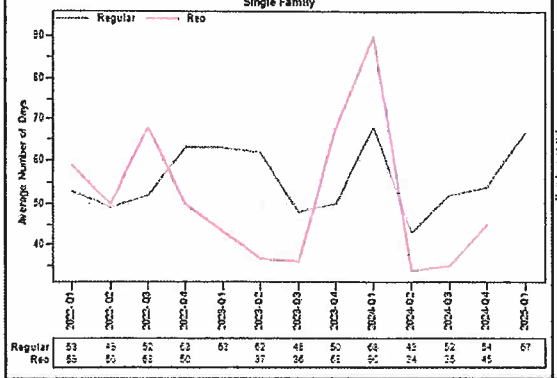
## Improvements

**Comments:** AFTER REVIEW OF THE PROVIDED PHOTOS, INSPECTION REPORT, AVM DATA, AND THIRD-PARTY DATA SOURCES THE SUBJECT IS NOTED TO BE A 1878 SQUARE FOOT 2 STORY DWELLING WITH 4 BEDROOMS AND 2 BATHROOMS. UPON REVIEW OF THE PROVIDED PCR PHOTOGRAPHS, IT IS REASONABLE TO ASSUME THAT THE PHYSICAL ATTRIBUTES NOTED IN THE PCR AND THIRD-PARTY SOURCES ARE CONSISTENT AND REFLECTIVE WITH THE SUBJECT PROPERTY. THE PROVIDED ADDRESS PHOTOS CONSISTENT ARE WITH THE ADDRESS ORDERED FOR THIS ANALYSIS. THE PCR INDICATES THE SUBJECT IS NOT LISTED FOR SALE AND NO FOR SALE SIGN IS VISIBLE IN THE PHOTOS. THE PROVIDED PCR NOTES THE SUBJECT PROPERTY TO BE IN AVERAGE CONDITION AND REVIEW OF PROVIDED PHOTOS SUPPORT THIS CONDITION RATING. NO DAMAGE OR DEFERRED MAINTENANCE IS VISIBLE IN THE PROVIDED PHOTOS. AERIAL IMAGERY AND THE PROVIDED STREET PHOTOS INDICATE THE SUBJECT PROPERTY CONFORMS TO THE SURROUNDING HOMES IN THE IMMEDIATE NEIGHBORHOOD. THE PCR INDICATES THE SUBJECT TO HAVE A 2 CAR GARAGE, WITH EXTERIOR SHEATHING OF ALUMINUM/VINYL, BRICK/VENEER , WHICH IS ALSO CONSISTENT WITH THE PHOTOGRAPHS. ALL PROVIDED DATA POINTS AND PHOTOS ARE CONSISTENT AND REFLECTIVE OF EACH OTHER.

| Interactive URL: | https://www.google.com/maps/place/2601 BROOKSTONE CT+WAUKESHA+WI+53188/@43.036089,-88.269193,16z |
|---|---|

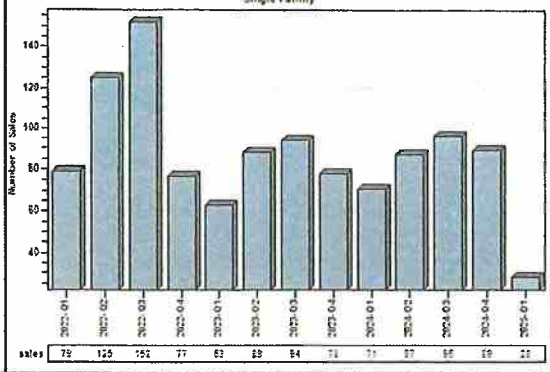
## Charts and Graphs

### Regular vs REO Average Sold Market Time
Single Family



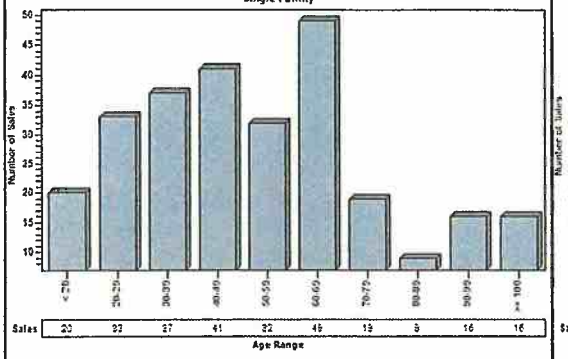

| | 2023-01 | 2023-02 | 2023-03 | 2023-04 | 2024-01 | 2024-02 | 2024-03 | 2024-04 | 2024-01 | 2024-02 | 2024-03 | 2024-04 | 2025-01 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Regular | 53 | 49 | 52 | 63 | 62 | 48 | 50 | 68 | 48 | 52 | 54 | 67 | |
| Reo | 59 | 50 | 68 | 50 | 37 | 36 | 65 | 90 | 34 | 35 | 45 | | |

### Overall Number of Sales
Single Family




| | 2023-01 | 2023-02 | 2023-03 | 2023-04 | 2024-01 | 2024-02 | 2024-03 | 2024-04 | 2024-01 | 2024-02 | 2024-03 | 2024-04 | 2025-01 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| sales | 79 | 126 | 152 | 77 | 63 | 89 | 94 | 78 | 71 | 87 | 96 | 89 | 22 |

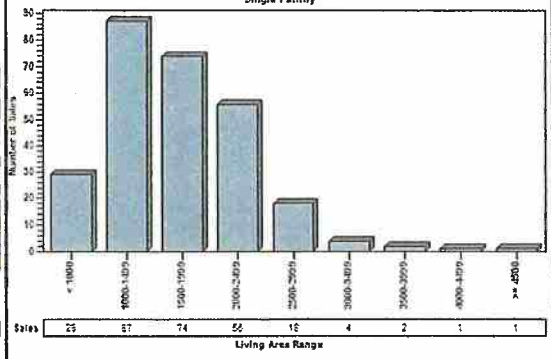
### Overall Age Distribution
Single Family




| | < 20 | 20-29 | 30-39 | 40-49 | 50-59 | 60-69 | 70-79 | 80-89 | 90-99 | >= 100 |
|---|---|---|---|---|---|---|---|---|---|---|
| Sales | 20 | 33 | 37 | 41 | 32 | 49 | 19 | 8 | 16 | 16 |

Age Range

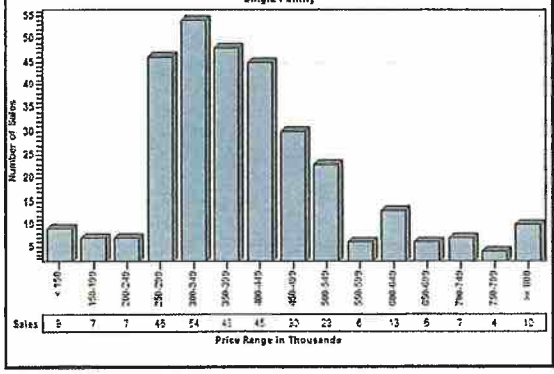
### Overall Square Foot Area Distribution
Single Family




| | < 1000 | 1000-1499 | 1500-1999 | 2000-2499 | 2500-2999 | 3000-3499 | 3500-3999 | 4000-4499 | >= 4500 |
|---|---|---|---|---|---|---|---|---|---|
| Sales | 29 | 87 | 74 | 55 | 19 | 4 | 2 | 1 | 1 |

Living Area Range

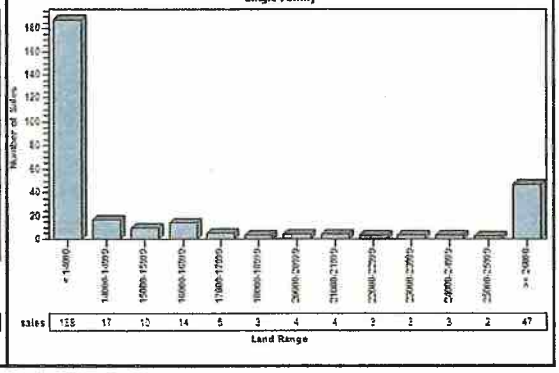
### Overall Sold Price In Thousands Distribution
Single Family




| | < 150 | 150-199 | 200-249 | 250-299 | 300-349 | 350-399 | 400-449 | 450-499 | 500-549 | 550-599 | 600-649 | 650-699 | 700-749 | 750-799 | >= 800 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Sales | 8 | 7 | 7 | 46 | 54 | 48 | 45 | 30 | 23 | 6 | 13 | 6 | 7 | 4 | 10 |

Price Range in Thousands

### Regular Land Area Distribution
Single Family




| | < 10000 | 10000-10999 | 11000-11999 | 12000-12999 | 13000-13999 | 14000-14999 | 15000-15999 | 16000-16999 | 17000-17999 | 18000-18999 | 19000-19999 | 20000-20999 | >= 21000 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| sales | 158 | 17 | 10 | 14 | 5 | 3 | 4 | 4 | 3 | 2 | 3 | 2 | 47 |

Land Range

## Comparables Map

| # | Dist. | Address | Bedrooms | Bathrooms | Living Area | Land | Year Blt | Sold Price | Sold Date |
|---|---|---|---|---|---|---|---|---|---|
| A | 0.05 | 2327 BROOKSTONE LN | 3 | 2.0 | 1,882 | | 2000 | $367,000 | 12/22/2023 |
| B | 0.24 | 2409 PATRICK LN | 4 | 2.0 | 1,969 | | 1995 | $444,000 | 09/13/2024 |
| C | 0.28 | 2704 KERI CT | 4 | 2.0 | 1,968 | | 1995 | $492,000 | 11/06/2024 |
| D | 0.37 | 2309 LINDA CT | 4 | 2.0 | 2,023 | | 1999 | $450,000 | 12/07/2024 |
| E | 0.15 | 2301 N UNIVERSITY DR | 3 | 2.0 | 2,100 | 0.42 | 1999 | $385,000 | 06/17/2024 |
| F | 0.34 | 2812 KERI CT | 4 | 2.0 | 1,991 | | 1997 | $500,000 | 04/19/2024 |
| G | 0.2 | 2408 EMSLIE DR | 3 | 2.0 | 1,521 | | 2001 | $385,000 | 08/23/2024 |
| H | 0.08 | 2317 BROOKSTONE LN | 3 | 2.0 | 2,528 | | 2000 | $389,000 | 09/06/2024 |
| I | 0.24 | 2604 KERI CT | 4 | 3.0 | 2,433 | | 1997 | $430,000 | 10/20/2023 |
| J | 0.57 | 2340 JUDITH LN | 3 | 2.0 | 1,664 | | 1996 | $445,000 | 12/18/2023 |
| | 0.12 | 2452 EMSLIE DR | 4 | 3.0 | 2,582 | | 2002 | $426,000 | 12/11/2023 |
| | 0.15 | 2358 N UNIVERSITY DR | 3 | 2.0 | 2,634 | | 1999 | $470,000 | 02/27/2025 |
| | 0.19 | 2308 N UNIVERSITY DR | 3 | 2.0 | 1,780 | 0.26 | 2000 | $420,000 | 07/18/2024 |
| | 0.52 | 2923 EMSLIE DR | 4 | 2.0 | 2,180 | | 1997 | $427,500 | 01/04/2024 |
| | 0.31 | 2530 N UNIVERSITY DR | 3 | 1.0 | 1,912 | | 1985 | $410,000 | 07/01/2024 |
| | 0.07 | 2328 BROOKSTONE LN | 4 | 3.0 | 2,487 | 0.26 | 2000 | $1,320,000 | 05/29/2024 |
| | 0.18 | 2370 N UNIVERSITY DR | 3 | 2.0 | 2,324 | 0.25 | 1998 | $430,100 | 11/20/2024 |
| | 0.58 | 2913 WILLARD LN | 3 | 2.0 | 2,500 | | 1995 | $473,000 | 07/29/2024 |
| | 0.57 | 2308 JUDITH LN | 4 | 3.0 | 2,723 | | 1998 | $510,000 | 09/18/2024 |
| | 0.56 | 2822 SAINT ANDREWS CT | 3 | 2.0 | 2,147 | | 1979 | $396,000 | 09/06/2023 |
| | 0.28 | 2528 BROKEN HILL CT | 3 | 2.0 | 2,699 | | 1982 | $338,000 | 10/01/2023 |

| # | Dist. | Address | Bedrooms | Bathrooms | Living Area | Land | Year Blt | Sold Price | Sold Date |
|---|---|---|---|---|---|---|---|---|---|
| | 0.63 | 2912 DEVONSHIRE CT | 4 | 2.0 | 2,480 | | 1979 | $415,000 | 12/08/2023 |
| | 0.52 | 2830 LINCOLNSHIRE CT | 3 | 2.0 | 1,522 | | 1978 | | |
| | 0.69 | 2935 WILLARD LN | 3 | 2.0 | 3,040 | | 1990 | $489,500 | 12/30/2024 |
| | 0.54 | 2305 JUDITH LN | 4 | 3.0 | 3,273 | | 1997 | $530,000 | 06/25/2024 |

# Review Analyst Endorsement

**This section is completed from information contained in the AVM report and the Property Condition Report, each of which may include some or all of the following: public record information, MLS information, third party exterior condition inspection, AVM data information. Such information is not independently verified by Solidifi.**

**Additionally, this reconciliation has been prepared in accordance with the Interagency Appraisal and Evaluation Guidelines (12/10/2010). I have read and reviewed the contents of the AVM and PCR and other information available as set forth herein. I have formed an opinion as to the consistency and completeness of both reports and this report is completed in accordance with lender-specific requirements in place as of the date on which this is completed.**

*signifies the possible presence of acceptable variances between data points as based upon Client's business rules.

| *Property Evaluation Report Reviewer Analysis* | | |
|---|---|---|
| Property Characteristic | Yes | No |
| 1) If present, The borrower(s) and property owner(s) name(s) in the following reports provide consistent information:1) Summary Report, 2) AVM Report including Public Record Property Characteristics. (If not present, a default designation of True is applied) | X | |
| Commentary: | | |
| 2) All subject property addresses in the following reports provide consistent information: 1) Summary Report 2) Automated Valuation Model Report, 3) Property Condition Report with House number in PCR Photo: | X | |
| Commentary: | | |
| 3) The property characteristics (i.e. GLA, lot size, property type, bed and bath count, etc.) in the following reports provide consistent information about the subject property 1) Public Record Report 2) Automated Valuation Model Report 3) Property Condition Report: | X | |
| Commentary: | | |
| 4) The subject property appears to be typical and common to the neighborhood (i.e. Style, construction material, size, acreage, bed and bath count, etc.): | X | |
| Commentary: | | |
| 5) The property appears to be in average or good condition, the condition is typical for the neighborhood, and no major deferred maintenance is evident. | X | |
| Commentary: | | |
| 6) There are external influences (adverse or beneficial) which may impact the value of the property. | | X |
| Commentary: | | |
| 7) The Property Condition Report photos are of sufficient quality for assessment | X | |
| Commentary: | | |
| 8) The Property Condition Report is completed such that a review of the subject property and its neighborhood has been adequately evaluated | X | |
| Commentary: | | |
| 9) The current and projected use of the subject property is residential | X | |
| Commentary: | | |
| 10) The subject property is listed for sale | | X |
| Commentary: | | |

DISCLAIMER: This report is for the use of the named client only and shall not be used by any other party for any purpose. This report is an opinion of exterior condition only and is based solely upon the information contained herein. This report is not a real estate appraisal, evaluation or similar documentation of the subject property. No physical or visual inspection of the interior of subject property has been conducted. This report and the information and images herein are provided AS IS and without any warranties, guarantees or representations by Solidifi of any kind or nature, express or implied, arising by law or otherwise including, but not limited to, effectiveness, quality, accuracy, completeness, performance, reliability, reliance upon, possession, results, fitness for a particular purpose or use, or otherwise. Solidifi is not liable for any (1) claim (whether in tort, contract or other legal or equitable theory), (2) error, omission or defect in the report, information or images, (3) loss, expense, cost, injury or damage, whether direct or indirect, including, but not limited to, lost revenues or profits, loss of contracts and/or other indirect, consequential, special, punitive or incidental damages or (4) fees, penalties and fines, arising from the use, possession, disclosure, reliance upon, or reference to this report, information or images.

# Review Analyst Endorsement

| Property Evaluation Report Final Analysis |
| --- |
| **AVM Value Conclusion and final reconciliation:** |
| ***THE PROVIDED AVM VALUE IS $ 444000 WITH A STATED FSD SCORE OF 6. OF THE SALES PROVIDED FOR REVIEW BY THE AVM, A TOTAL OF MORE THAN 3 SALES HAVE A TRANSFER PRICE THAT FALLS WITHIN THE NOTED FSD SCORE. THERE ARE MULTIPLE SALES PRESENT THAT FALL AT THE HIGH/LOW FSD RANGE THRESHOLDS AND THAT FALL WITHIN A REASONABLE VARIANCE TO THE NOTED FSD RANGE. OUT OF THESE SALES, THE SUBJECT SALIENT FEATURES OF GLA, BEDROOM COUNT AND BATHROOM COUNT ARE MATCHED, ENCOMPASSED, OR HAVE BRACKETED THE OVERALL UTILITY OF PROPERTY TYPES SIMILAR TO THE SUBJECT. THE SALES PRICES OF THESE SALES BRACKET OR MATCH THE PROVIDED AVM VALUE. THE PROVIDED SALES DATA APPEARS TO SHOW ALL RELEVANT CHARACTERISTICS OF THE SUBJECT AND PROVIDED SALES. MISSING DATA FIELDS FOR SOME PROVIDED SALES ARE AS FOLLOWS: SALE DATE/PRICE AND LOT AREA. IF PRESENT, THE ABSENCE OF THESE NOTED DATA POINTS HAS BEEN RESEARCHED IN THE PUBLIC DOMAIN OR ACCOUNTED FOR BY THE ANALYST AND HAS NO IMPACT ON THE FINAL CONCLUSIONS OF THE REPORT. DATA POINTS WITH MISSING SALE DATES ARE CONFIRMED AS ACTIVE LISTINGS. ALL COMPARABLE PROPERTIES PROVIDED ARE VISIBLE IN THE ANALYST LOCATION MAP, EVEN IF NOT PRESENT ON THE FINAL DELIVERABLE MAP EXTENT. AFTER REVIEW OF ALL DATA, THERE APPEARS TO BE A SUFFICIENT NUMBER OF SALES WITH RELEVANT CHARACTERISTICS SIMILAR TO THE SUBJECT THAT PROVIDES SUPPORT TO THE VALUE CONCLUSION OF THE AVM. THERE ARE NO APPARENT LIMITING CONDITIONS THAT MAY IMPACT THE OPINION OF VALUE RELATIVE TO THE PROVIDED SALES OF THE AVM. THE AVM, PCR, AND PROVIDED PHOTOS CONVEY SIMILAR AND CONSISTENT INFORMATION. AFTER REVIEW OF ALL PROVIDED ITEMS, IT IS REASONABLE TO ASSUME THE PROVIDED AVM VALUE IS SUPPORTABLE.*** |

I certify that (1) I personally prepared this report in the course of my employment, and (2) all information contained in the report is true and accurate and accurately represents the subject property and its attributes to the best of my knowledge and information.

✓ **Prepared By:** **DON TRIPI**
**Solidifi US Inc**
**701 Seneca St STE 660**
**Buffalo, NY 14210**
**Auditor ID: 36170**

DISCLAIMER: This report is for the use of the named client only and shall not be used by any other party for any purpose. This report is an opinion of exterior condition only and is based solely upon the information contained herein. This report is not a real estate appraisal, evaluation or similar documentation of the subject property. No physical or visual inspection of the interior of subject property has been conducted. This report and the information and images herein are provided AS IS and without any warranties, guarantees or representations by Solidifi of any kind or nature, express or implied, arising by law or otherwise including, but not limited to, effectiveness, quality, accuracy, completeness, performance, reliability, reliance upon, possession, results, fitness for a particular purpose or use, or otherwise. Solidifi is not liable for any (1) claim (whether in tort, contract or other legal or equitable theory), (2) error, omission or defect in the report, information or images, (3) loss, expense, cost, injury or damage, whether direct or indirect, including, but not limited to, lost revenues or profits, loss of contracts and/or other indirect, consequential, special, punitive or incidental damages or (4) fees, penalties and fines, arising from the use, possession, disclosure, reliance upon, or reference to this report, information or images.

## Scope of Work, Assumptions, Limiting Conditions, and Certifications

**About this report:** This report has been prepared as a result of a specific Client's Scope of Work and is subject to the explicit Statement of Assumptions and Limiting Conditions as well as Disclaimers set forth herein, and Client agrees to and understands each of the foregoing. The information contained in this report was acquired from independent third-party sources which has not been verified and cannot be guaranteed or warranted in any way. The Client has reviewed the Scope of Work and has deemed it to be suitable for this assignment.

**Scope of Work:**

- Identified and compared the physical attributes of the real property that is subject of this report between the provided third party inspection report and automatic valuation model provider information.
- Did not perform a visual inspection of the subject property. I reviewed a third-party inspection report to determine the subject overall condition, design, construction, exterior features and conformity. Interior condition is assumed to be reflective of the exterior condition defined.
- Summarized the data provided by the automatic valuation model provider and have assumed the data to be true and accurate.
- As of the effective date noted in this report, I have completed a reconciliation analysis forming a meaningful conclusion about the provided subject property data and comparable data in relation to the reasonableness of the value provided by the AVM report for the subject property.
- Have not formulated or developed an opinion of value for the subject property.
- Have not personally developed, derived, or influenced the (1) presented AVM value opinion noted in this report, or (2) the property condition report noted in this report.
- Have not verified the accuracy or validity of any information from third party sources.

**Statement of Assumptions and Limiting Conditions and Disclaimers:**

1. The conclusion of value provided in the automated valuation model report is valid only for the stated purpose as of the date of the valuation. The valuation is not verified or opined on in connection with this report and Solidifi is not liable in any way for said valuation. All disclaimers set forth in the automated valuation model report are expressly incorporated herein for the benefit of Solidifi. Further, nothing in this report shall change, negate or affect the terms and conditions set forth in the separate end user or sublicense agreement entered into between by the Client for the purpose of obtaining any AVM including, but not limited to, disclaimers, limitations of the AVM, limitations of liability or indemnity provisions relating to the AVM report.

2. Public information and statistical information has been provided from third party sources. Solidifi makes no representation or warranty as to the validity, accuracy or completeness of such information and has not undertaken to corroborate the information. All such information is provided "as is" and "as available."

3. This report and the value contained in the automated valuation model report provided herein are for the exclusive use of our Client for the sole and specific purposes as noted herein. It may not be used for any other purpose or by any other party for any purpose. Solidifi makes no opinion as to the value contained in the AVM.

4. Neither all nor any part of the contents of this report (including but not limited to the opinion(s), identity or the firm connected with the reconciliation staff identified herein) shall be disseminated to the public through advertising media, public relations, news media, sales media, mail, direct transmittal, or any other means of communication without the prior written consent and approval of Solidifi.

5. Solidifi is not an environmental consultant or auditor, and it is not responsible for any actual or potential environmental liabilities, and does not report on same. Any person entitled to rely on this report, wishing to know whether such liabilities exist, or the scope and their effect on the property, is encouraged to obtain a professional environmental assessment. Solidifi does not conduct or provide environmental assessments and has not performed one for the subject property.

6. A survey of the subject site was not provided or reviewed by Solidifi. It is assumed that the subject is located in an area zoned for single family residences and the site is improved with a single-family residence. No effort was made to determine whether the subject is located within appropriate setbacks as dictated by zoning. Should the intended have concerns over the subject's legality, an appropriate survey and analysis is recommended.

7. No change of any item in this Property Evaluation Report shall be made by anyone other than Solidifi, and Solidifi shall have no responsibility for any such unauthorized change.

8. Unless otherwise stated, the reconciliation staff has assumed the subject property's current and projected use will remain as a single-family residence. No effort has been made to determine the possible effect, if any, on the subject property due to future unforeseen changes in federal, state, or local legislation, including any environmental or ecological matters or interpretations thereof.

9. We have not attempted to confirm whether or not all assets of the subject property are free and clear of liens and encumbrances or that the indicated owner has good title to the subject property.

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

• I personally prepared this report in the course of my employment and all information contained in this report is true and accurate to the best of my knowledge.

• The reported analyses, opinions, and conclusions are limited only by the reported disclaimers, 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.

• 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 reconciliation result that favors the cause of the Client, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this report.

• The preparer's name as shown above is intended as an acknowledgment that the person identified prepared this report and intends for that printed name to serve as his/her electronic signature for this report and certifications.