

## 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) Christopher Schaefer			Agent name (if applicable)		
Owner mailing address 1371 Harris Drive			Agent mailing address		
City Waukesha	State	Zip	City	State	Zip
Owner phone ( 414 ) 491- 0034	Email CLSCHAEFER23@GMAIL.COM	Owner phone ( ) -			

**Section 2: Assessment Information and Opinion of Value**

Property address 1371 Harris Drive			Legal description or parcel no. (on changed assessment notice)		
City Waukesha	State WI	Zip 53186			
Assessment shown on notice - Total \$ 397,400			Your opinion of assessed value - Total \$ 319,500		

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) Appraisal came to \$355k	Basis for your opinion of assessed value: (Attach additional sheets if needed) See attached appraisal.

**Section 4: Other Property Information**

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

B. Within the last 10 years, did you change this property (ex: remodel, addition)? ☐ Yes ☒ No  
If Yes, describe \_\_\_\_\_  
Date of changes - - - - - Cost of changes \$ \_\_\_\_\_ Does this cost include the value of all labor (including your own)? ☐ Yes ☐ No  
(mm-dd-yyyy)

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) - - - - - to - - - - -  
(mm-dd-yyyy) (mm-dd-yyyy)  
Asking price \$ \_\_\_\_\_ List all offers received \_\_\_\_\_

D. Within the last five years, was this property appraised? ☒ Yes ☐ No  
If Yes, provide: Date 5-15-2025 Value 355,000 Purpose of appraisal Determine Market Value  
(mm-dd-yyyy)  
If this property had more than one appraisal, provide the requested information for each appraisal. \_\_\_\_\_

Section 5: BOR Hearing Information	
A. If you are requesting that a BOR member(s) be removed from your hearing, provide the name(s): _____ <b>Note:</b> 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 10 minutes.	
Property owner or Agent signature	Date (mm-dd-yyyy) 6-6-2025

## APPRAISAL OF REAL PROPERTY



### LOCATED AT

1371 Harris Dr  
Waukesha, WI 53186  
See attached addenda.

### FOR

Christopher L Schaefer

### OPINION OF VALUE

355,000

### AS OF

05/15/2025

### BY

Rachel Pader  
TAC Appraisals  
1216 Ellis Road  
Waukesha, WI 53186  
262-424-8626  
rachelpadertac@gmail.com

Borrower	File No. 1371 Harris Dr				
Property Address	1371 Harris Dr				
City	Waukesha	County	Waukesha	State	WI Zip Code 53186
Lender/Client	Christopher L Schaefer				

## TABLE OF CONTENTS

Cover Page .....	1
Summary of Salient Features .....	2
GP Residential .....	3
Additional Comparables 4-6 .....	6
General Text Addendum .....	7
Subject Exterior Photos .....	8
Subject Exterior Photos .....	9
Subject Interior Photos .....	10
Subject Interior Photos .....	11
Subject Interior Photos .....	12
Subject Interior Photos .....	13
Subject Interior Photos .....	14
Subject Interior Photos .....	15
Aerial Map .....	16
Plat Map .....	17
Comparable Photos 1-3 .....	18
Comparable Photos 4-6 .....	19
WRA - Page 1 .....	20
WRA - Page 2 .....	21
WRA - Page 3 .....	22
Appraiser License .....	23
Aerial Map .....	24

## SUMMARY OF SALIENT FEATURES

SUBJECT INFORMATION	Subject Address	1371 Harris Dr
	Legal Description	See attached addenda.
	City	Waukesha
	County	Waukesha
	State	WI
	Zip Code	53186
	Census Tract	2025.00
	Map Reference	33340
SALES PRICE	Sale Price	\$
	Date of Sale	
CLIENT	Borrower	
	Lender/Client	Christopher L Schaefer
DESCRIPTION OF IMPROVEMENTS	Size (Square Feet)	1,846
	Price per Square Foot	\$
	Location	Residential
	Age	65
	Condition	Average
	Total Rooms	8
	Bedrooms	4
	Baths	1.1
APPRAISER	Appraiser	Rachel Pader
	Date of Appraised Value	05/15/2025
VALUE	Final Estimate of Value	\$ 355,000

**RESIDENTIAL APPRAISAL REPORT**

SUBJECT	Property Address: 1371 Harris Dr		City: Waukesha		State: WI		Zip Code: 53186																																																												
	County: Waukesha		Legal Description: See attached addenda.		Assessor's Parcel #: 2911304949																																																														
	Tax Year: 2024		R.E. Taxes: \$ 5,386		Special Assessments: \$ 0		Borrower (if applicable):																																																												
	Current Owner of Record: Schaefer Christopher L.		Occupant: <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant <input type="checkbox"/> Vacant <input type="checkbox"/> Manufactured Housing		Project Type: <input type="checkbox"/> PUD <input type="checkbox"/> Condominium <input type="checkbox"/> Cooperative <input type="checkbox"/> Other (describe)		HOA: \$ 0 per year <input type="checkbox"/> per month																																																												
ASSIGNMENT	Market Area Name: City Of Waukesha		Map Reference: 33340		Census Tract: 2025.00																																																														
	The purpose of this appraisal is to develop an opinion of: <input checked="" type="checkbox"/> Market Value (as defined), or <input type="checkbox"/> other type of value (describe)																																																																		
	This report reflects the following value (if not Current, see comments): <input checked="" type="checkbox"/> Current (the Inspection Date is the Effective Date) <input type="checkbox"/> Retrospective <input type="checkbox"/> Prospective																																																																		
	Approaches developed for this appraisal: <input checked="" type="checkbox"/> Sales Comparison Approach <input type="checkbox"/> Cost Approach <input type="checkbox"/> Income Approach (See Reconciliation Comments and Scope of Work)																																																																		
MARKET AREA DESCRIPTION	Property Rights Appraised: <input checked="" type="checkbox"/> Fee Simple <input type="checkbox"/> Leasehold <input type="checkbox"/> Leased Fee <input type="checkbox"/> Other (describe)																																																																		
	Intended Use: The intended use is to develop market value.																																																																		
	Intended User(s) (by name or type): Christopher L. Schaefer																																																																		
	Client: Christopher L. Schaefer Address: 1371 Harris Dr, Waukesha, WI 53186																																																																		
SITE DESCRIPTION	Appraiser: Rachel Pader Address: 1216 Ellis St, Waukesha, WI 53186																																																																		
	Location: <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Rural		Predominant Occupancy		One-Unit Housing		Present Land Use																																																												
	Built up: <input type="checkbox"/> Over 75% <input checked="" type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%		<input checked="" type="checkbox"/> Owner 90		PRICE \$ (000) AGE (yrs)		One-Unit 60% <input checked="" type="checkbox"/> Not Likely																																																												
	Growth rate: <input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow		<input checked="" type="checkbox"/> Tenant 10		197 Low 0		2-4 Unit 10% <input type="checkbox"/> Likely * <input type="checkbox"/> In Process *																																																												
Property values: <input type="checkbox"/> Increasing <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Declining		<input checked="" type="checkbox"/> Vacant (0-5%)		720 High 175		Multi-Unit 10% * To:																																																													
Demand/supply: <input type="checkbox"/> Shortage <input checked="" type="checkbox"/> In Balance <input type="checkbox"/> Over Supply		<input type="checkbox"/> Vacant (>5%)		355 Pred 45		Comm'l 10%																																																													
Marketing time: <input type="checkbox"/> Under 3 Mos. <input checked="" type="checkbox"/> 3-6 Mos. <input type="checkbox"/> Over 6 Mos.		Market Area Boundaries, Description, and Market Conditions (including support for the above characteristics and trends):																																																																	
The subject is located in an established residential neighborhood in the City of Waukesha, with properties that are 35 to 120 years old, maintained, and built with standard quality for the age/area. Standard location amenities (schools, shopping, employment opportunity, local business, community services, police and fire protection) are available. "Other" land use is parks.																																																																			
Dimensions: 115x147x117x156 Site Area: 17,859 sf																																																																			
Zoning Classification: SR1 Description: Single Family Residential																																																																			
Zoning Compliance: <input checked="" type="checkbox"/> Legal <input type="checkbox"/> Legal nonconforming (grandfathered) <input type="checkbox"/> Illegal <input type="checkbox"/> No zoning																																																																			
Are CC&Rs applicable? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown Have the documents been reviewed? <input type="checkbox"/> Yes <input type="checkbox"/> No Ground Rent (if applicable) \$ /																																																																			
Highest & Best Use as improved: <input checked="" type="checkbox"/> Present use, or <input type="checkbox"/> Other use (explain) See attached addenda.																																																																			
Actual Use as of Effective Date: 05/15/2025 Use as appraised in this report: Market Value																																																																			
Summary of Highest & Best Use: Highest and best use is being currently used as a single family home.																																																																			
<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <th>Utilities</th> <th>Public</th> <th>Other</th> <th>Provider/Description</th> <th>Off-site Improvements</th> <th>Type</th> <th>Public</th> <th>Private</th> <th>Topography</th> <th>Sloping</th> </tr> <tr> <td>Electricity</td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td>WE Energies</td> <td>Street</td> <td>Paved</td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td>Size</td> <td>17,859 sf</td> </tr> <tr> <td>Gas</td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td>WE Energies</td> <td>Curb/Gutter</td> <td>Public</td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td>Shape</td> <td>Rectangular</td> </tr> <tr> <td>Water</td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td>Public</td> <td>Sidewalk</td> <td>Public</td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td>Drainage</td> <td>Adequate</td> </tr> <tr> <td>Sanitary Sewer</td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td>Public</td> <td>Street Lights</td> <td>Public</td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td>View</td> <td>Residential</td> </tr> <tr> <td>Storm Sewer</td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td>Public</td> <td>Alley</td> <td>None</td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td></td> <td></td> </tr> </table>								Utilities	Public	Other	Provider/Description	Off-site Improvements	Type	Public	Private	Topography	Sloping	Electricity	<input checked="" type="checkbox"/>	<input type="checkbox"/>	WE Energies	Street	Paved	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Size	17,859 sf	Gas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	WE Energies	Curb/Gutter	Public	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Shape	Rectangular	Water	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Public	Sidewalk	Public	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Drainage	Adequate	Sanitary Sewer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Public	Street Lights	Public	<input checked="" type="checkbox"/>	<input type="checkbox"/>	View	Residential	Storm Sewer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Public	Alley	None	<input type="checkbox"/>	<input type="checkbox"/>		
Utilities	Public	Other	Provider/Description	Off-site Improvements	Type	Public	Private	Topography	Sloping																																																										
Electricity	<input checked="" type="checkbox"/>	<input type="checkbox"/>	WE Energies	Street	Paved	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Size	17,859 sf																																																										
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Sanitary Sewer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Public	Street Lights	Public	<input checked="" type="checkbox"/>	<input type="checkbox"/>	View	Residential																																																										
Storm Sewer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Public	Alley	None	<input type="checkbox"/>	<input type="checkbox"/>																																																												
Other site elements: <input checked="" type="checkbox"/> Inside Lot <input type="checkbox"/> Corner Lot <input type="checkbox"/> Cul de Sac <input type="checkbox"/> Underground Utilities <input type="checkbox"/> Other (describe)																																																																			
FEMA Spec'l Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No FEMA Flood Zone X FEMA Map # 55133C0214H FEMA Map Date 10/19/2023																																																																			
Site Comments: The subject is a standard residential lot																																																																			
DESCRIPTION OF THE IMPROVEMENTS	General Description		Exterior Description		Foundation		Basement		Heating																																																										
	# of Units 1 <input type="checkbox"/> Acc. Unit		Foundation Concrete/Fair-A		Slab NA		Area Sq. Ft. Full		Type Radiant																																																										
	# of Stories 1		Exterior Walls Alum/Avg		Crawl Space Partial		% Finished 50%		Fuel Oil																																																										
	Type <input checked="" type="checkbox"/> Det. <input type="checkbox"/> Att. <input type="checkbox"/>		Roof Surface Asphalt/Good		Basement Partial		Ceiling Drywall/Raft		Cooling																																																										
Design (Style) Bi-Level		Gutters & Dwnspnts. Metal/Avg		Sump Pump <input checked="" type="checkbox"/>		Walls Drywall/NA		Central None																																																											
<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Und.Cons.		Window Type Dbl Hung Good		Dampness <input type="checkbox"/> None Noted		Floor Carpet/Cmt		Other Wall																																																											
Actual Age (Yrs.) 65		Storm/Screen Alum/Gd		Settlement None Noted		Outside Entry Walk-out																																																													
Effective Age (Yrs.) 30				Infestation None Noted																																																															
Interior Description		Appliances		Attic <input type="checkbox"/> None		Amenities		Car Storage <input type="checkbox"/> None																																																											
Floors Lam/Wd/Crpt/Good		Refrigerator <input checked="" type="checkbox"/>		Stairs <input type="checkbox"/>		Fireplace(s) # 1 (Dmged)		Garage # of cars ( 4 Tot.)																																																											
Walls Drywall/Avg		Range/Oven <input checked="" type="checkbox"/>		Drop Stair <input type="checkbox"/>		Patio <input type="checkbox"/>		Attach. 0																																																											
Trim/Finish Wood/Avg		Disposal <input checked="" type="checkbox"/>		Scuttle <input checked="" type="checkbox"/>		Deck None		Detach. 0																																																											
Bath Floor Vinyl/Tile/Avg		Dishwasher <input checked="" type="checkbox"/>		Doorway <input type="checkbox"/>		Porch Front		Blt.-In 2																																																											
Bath Wainscot Fbrglst/Tile/Avg		Fan/Hood <input checked="" type="checkbox"/>		Floor <input type="checkbox"/>		Fence Plastic		Carport 0																																																											
Doors Wood/Avg		Microwave <input type="checkbox"/>		Heated <input type="checkbox"/>		Pool None		Driveway 2																																																											
		Washer/Dryer <input type="checkbox"/>		Finished <input type="checkbox"/>				Surface Asph/Concrete																																																											
Finished area above grade contains:		8 Rooms		4 Bedrooms		1.1 Bath(s)		1,846 Square Feet of Gross Living Area Above Grade																																																											
Additional features:		None noted.																																																																	
Describe the condition of the property (including physical, functional and external obsolescence): The subject property is maintained and in overall average condition. Deferred maintenance includes: Worn/dirty rear entry door, basement rec room fireplace leaks during heavy rain, crawl space has possible indication of water intrusion, possible microbial growth in attic (possible cause due to improper flashing). The subject has oil heat and has wall air conditioning. The subjects water from sink does not work in half bathroom. Estimated cost to cure: \$20,000. Updates include: new flooring throughout, new siding + windows + roof, interior paint and updated electrical are improvements completed since purchase in 2011. Per homeowner: \$75,000 worth of upgrades/updates have been put into home since 2011.																																																																			

File No.: 1371 Harris Dr

Data Source(s): MLS

Analysis of sale/transfer history and/or any current agreement of sale/listing: The subject has not transferred in the previous 36 months. Comparables have not transferred in the previous 12 months from above transaction date.

Source(s):

2nd Prior Subject Sale/Transfer

Price:

Source(s):

☐ The Sales Comparison Approach was not developed for this appraisal

FEATURE		SUBJECT		COMPARABLE SALE # 1		COMPARABLE SALE # 2		COMPARABLE SALE # 3									
Address 1371 Harris Dr Waukesha, WI 53186				825 Sweetbriar Dr Waukesha, WI 53186		2001 Rambling Rose Rd Waukesha, WI 53186		1710 Indianwood Ln Waukesha, WI 53186									
Proximity to Subject				0.85 miles SW		2.05 miles NE		1.09 miles SE									
Sale Price		\$		\$ 359,000		\$ 385,000		\$ 316,827									
Sale Price/GLA		\$ /sq.ft.		\$ 217.84 /sq.ft.		\$ 326.55 /sq.ft.		\$ 224.06 /sq.ft.									
Data Source(s)				MLS#WSI#1888382;DOM4		MLS#WSI#1880092;DOM3		MLS#WSI#1882020;DOM 14									
Verification Source(s)				WireData		WireData		WireData									
VALUE ADJUSTMENTS		DESCRIPTION		DESCRIPTION		+ (-) \$ Adjust.		DESCRIPTION		+ (-) \$ Adjust.		DESCRIPTION		+ (-) \$ Adjust.			
Sales or Financing Concessions				Arml.th 0				Arml.th 0				Arml.th 0					
Date of Sale/Time				09/04/2024				07/19/2024				08/24/2024					
Rights Appraised		Fee Simple		Fee Simple				Fee Simple				Fee Simple					
Location		Residential		Residential				Residential				Residential					
Site		17,859 sf		9,583 sf		+8,276		13,939 sf		+3,920		9148 sf		+8,711			
View		Residential		Residential				Residential				Residential					
Design (Style)		Bi-Level		Bi-Level				Bi-Level				Split-Level					
Quality of Construction		Average		Average				Good		-19,250		Average					
Age		65		64				55				53					
Condition		Average		Average		-20,000		Good		-39,250		Average		+15,841			
Above Grade		Total	Bd rms	Baths	Total	Bd rms	Baths	Total	Bd rms	Baths	Total	Bd rms	Baths	Total	Bd rms	Baths	
Room Count		8	4	1.1	7	4	1.1	7	4	1	6	3	1.0	6	3	1.0	
Gross Living Area		1,846 sq.ft.		1,648 sq.ft.		+6,930		1,179 sq.ft.		+23,345		1,414 sq.ft.		+15,120			
Basement & Finished Rooms Below Grade		Full/364sf/in Rec/FullBath		Full/300sf/in RecRm		+4,000		Full/585sf/in RecRm/Den/FIBth		-3,315		Full/616sf/in Rec/Bed/Halfbath		-3,780		+2,000	
Functional Utility		Average		Average				Average				Average					
Heating/Cooling		Radiant		Electric/AC		-5,000		Electric				Electric					
Energy Efficient Items		Equal		Equal				Equal				None Noted					
Garage/Carport		2 Car Garage		2 Car Garage				2 Car Garage				2 Car Garage					
Porch/Patio/Deck		Porch/Patio		Deck				Porch/Patio				Patio/Deck					
Net Adjustment (Total)				<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$		-5,794		<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$		-32,550		<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$		39,892			
Adjusted Sale Price of Comparables				\$		353,206		\$		352,450		\$		356,719			

### Summary of Sales Comparison Approach


See attached addenda.

Indicated Value by Sales Comparison Approach \$	355,000
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# RESIDENTIAL APPRAISAL REPORT

1371 Harris Dr  
File No.: 1371 Harris Dr

COST APPROACH	<b>COST APPROACH TO VALUE (if developed)</b> <input checked="" type="checkbox"/> The Cost Approach was not developed for this appraisal.			
	Provide adequate information for replication of the following cost figures and calculations. Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value):			
	ESTIMATED <input type="checkbox"/> REPRODUCTION OR <input type="checkbox"/> REPLACEMENT COST NEW			
	Source of cost data:		OPINION OF SITE VALUE -----=\$	
	Quality rating from cost service:		DWELLING Sq.Ft. @ \$ -----=\$	
	Effective date of cost data:		Sq.Ft. @ \$ -----=\$	
	Comments on Cost Approach (gross living area calculations, depreciation, etc.):		Sq.Ft. @ \$ -----=\$	
			Sq.Ft. @ \$ -----=\$	
			Sq.Ft. @ \$ -----=\$	
			Sq.Ft. @ \$ -----=\$	
		Garage/Carport Sq.Ft. @ \$ -----=\$		
		Total Estimate of Cost-New -----=\$		
		Less Physical Functional External -----=\$		
		Depreciation -----=\$		
		Depreciated Cost of Improvements -----=\$		
		"As-is" Value of Site Improvements -----=\$		
		-----=\$		
		-----=\$		
Estimated Remaining Economic Life (if required):		Years		
		INDICATED VALUE BY COST APPROACH -----=\$		
INCOME APPROACH	<b>INCOME APPROACH TO VALUE (if developed)</b> <input checked="" type="checkbox"/> The Income Approach was not developed for this appraisal.			
	Estimated Monthly Market Rent \$		X Gross Rent Multiplier = \$	
	Summary of Income Approach (including support for market rent and GRM):		Indicated Value by Income Approach	
PUD	<b>PROJECT INFORMATION FOR PUDs (if applicable)</b> <input type="checkbox"/> The Subject is part of a Planned Unit Development.			
	Legal Name of Project:			
	Describe common elements and recreational facilities:			
RECONCILIATION	Indicated Value by: Sales Comparison Approach \$ 355,000 Cost Approach (if developed) \$ Income Approach (if developed) \$			
	Final Reconciliation In developing this appraisal, the appraiser has incorporated only the Sales Comparison approach. The adjusted price of comparable sales indicate a market range of \$320,242 to \$356,719 Appraiser analyzed the adjusted sale prices of the comparable sales and considered how each property compares to the subject to arrive opinion of value of \$355,000. Most weight is placed on comps 1, 2 and 3.			
	This appraisal is made <input checked="" type="checkbox"/> "as is", <input type="checkbox"/> subject to completion per plans and specifications on the basis of a Hypothetical Condition that the improvements have been completed, <input type="checkbox"/> subject to the following repairs or alterations on the basis of a Hypothetical Condition that the repairs or alterations have been completed, <input type="checkbox"/> subject to the following required inspection based on the Extraordinary Assumption that the condition or deficiency does not require alteration or repair:			
	<input type="checkbox"/> This report is also subject to other Hypothetical Conditions and/or Extraordinary Assumptions as specified in the attached addenda.			
	Based on the degree of inspection of the subject property, as indicated below, defined Scope of Work, Statement of Assumptions and Limiting Conditions, and Appraiser's Certifications, my (our) Opinion of the Market Value (or other specified value type), as defined herein, of the real property that is the subject of this report is: \$ 355,000 , as of: 05/15/2025 , which is the effective date of this appraisal. If indicated above, this Opinion of Value is subject to Hypothetical Conditions and/or Extraordinary Assumptions included in this report. See attached addenda.			
	A true and complete copy of this report contains 24 pages, including exhibits which are considered an integral part of the report. This appraisal report may not be properly understood without reference to the information contained in the complete report.			
	Attached Exhibits:			
	<input checked="" type="checkbox"/> Scope of Work <input type="checkbox"/> Limiting Cond./Certifications <input checked="" type="checkbox"/> Narrative Addendum <input checked="" type="checkbox"/> Photograph Addenda <input type="checkbox"/> Sketch Addendum			
	<input checked="" type="checkbox"/> Map Addenda <input checked="" type="checkbox"/> Additional Sales <input type="checkbox"/> Cost Addendum <input type="checkbox"/> Flood Addendum <input type="checkbox"/> Manuf. House Addendum			
	<input type="checkbox"/> Hypothetical Conditions <input type="checkbox"/> Extraordinary Assumptions <input type="checkbox"/>			
ATTACHMENTS	Client Contact: 414-491-0034		Client Name: Christopher L. Schaefer	
	E-Mail:		Address: 1371 Harris Dr, Waukesha, WI 53186	
	APPRaiser		SUPERVISORY APPRAISER (if required) or CO-APPRaiser (if applicable)	
				
	Appraiser Name: Rachel Pader		Supervisory or Co-Appraiser Name:	
	Company: TAC Appraisals		Company:	
	Phone: 262-424-8626 Fax:		Phone: Fax:	
	E-Mail: rachelpadertac@gmail.com		E-Mail:	
	Date of Report (Signature): 05/22/2025		Date of Report (Signature):	
	License or Certification #: 2234-4 State: WI		License or Certification #: State:	
SIGNATURES	Designation:		Designation:	
	Expiration Date of License or Certification: 12/14/2025		Expiration Date of License or Certification:	
	Inspection of Subject: <input checked="" type="checkbox"/> Interior & Exterior <input type="checkbox"/> Exterior Only <input type="checkbox"/> None		Inspection of Subject: <input type="checkbox"/> Interior & Exterior <input type="checkbox"/> Exterior Only <input type="checkbox"/> None	
	Date of Inspection: 05/15/2025		Date of Inspection:	

# ADDITIONAL COMPARABLE SALES

1371 Harris Dr  
File No.: 1371 Harris Dr

FEATURE		SUBJECT	COMPARABLE SALE # 4			COMPARABLE SALE # 5			COMPARABLE SALE # 6		
Address		1371 Harris Dr Waukesha, WI 53186	1112 Western Ave Waukesha, WI 53188			827 Tenny Ave Waukesha, WI 53186			713 Sweetbriar Dr Waukesha, WI 53186		
Proximity to Subject			3.07 miles NW			0.92 miles SW			0.79 miles SW		
Sale Price		\$	\$ 358,000			\$ 425,000			\$ 355,000		
Sale Price/GLA		\$ /sq.ft.	\$ 213.60 /sq.ft.			\$ 187.89 /sq.ft.			\$ 263.35 /sq.ft.		
Data Source(s)			MLS #:DOM			MLS#1875800;DOM2			MLS#1892279;DOM3		
Verification Source(s)			WireData			WireData			WireData		
VALUE ADJUSTMENTS		DESCRIPTION	DESCRIPTION		+ (-) \$ Adjust.	DESCRIPTION		+ (-) \$ Adjust.	DESCRIPTION		+ (-) \$ Adjust.
Sales or Financing			ArmLth			ArmLth			ArmLth		
Concessions			0			0			0		
Date of Sale/Time			07/12/2024			06/14/2024			11/08/2024		
Rights Appraised		Fee Simple	Fee Simple			Fee Simple			Fee Simple		
Location		Residential	Residential			Residential			Residential		
Site		17,859 sf	11,325 sf		+6,534	14,374 sf		+3,485	12,632 sf		+5,227
View		Residential	Residential			Residential			Residential		
Design (Style)		Bi-Level	Tri-Level			Bi-Level			Bi-Level		
Quality of Construction		Average	Average-Good		-7,160	Average			Good		-17,750
Age		65	65			65			67		
Condition		Average	Average-Good		-20,000	Good		-41,250	Good		-37,750
Above Grade		Total Bdrms Baths	Total Bdrms Baths			Total Bdrms Baths			Total Bdrms Baths		
Room Count		8 4 1.1	5 3 2		-2,000	8 3 1.1			7 4 1		+2,000
Gross Living Area		1,846 sq.ft.	1,676 sq.ft.		+5,950	2,262 sq.ft.		-14,560	1,348 sq.ft.		+17,430
Basement & Finished		Full/364sfin	Full/0sfin		+5,460	Full/525sfin		-2,415	Full/625sfin		-3,915
Rooms Below Grade		Rec/FullBath	Unfinished		+4,000	Rec/Den/Bath/Bed			RecRm/FullBath		
Functional Utility		Average	Average			Average			Average		
Heating/Cooling		Radiant	GFA			GFA/CA		-5,000	GFA		
Energy Efficient Items		Equal	None Noted			None Noted			Equal		
Garage/Carport		2 Car Garage	2 Car Garage			2 Car Garage			2 Car Garage		
Porch/Patio/Deck		Porch/Patio	Porch/Patio			3SeasonRoom		-15,000	Deck/Patio		
Net Adjustment (Total)			<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$		-7,216	<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$		-74,740	<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$		-34,758
Adjusted Sale Price of Comparables			\$ 350,784			\$ 350,260			\$ 320,242		

SALES COMPARISON APPROACH

Summary of Sales Comparison Approach



**Supplemental Addendum**

File No. 1371 Harris Dr

Borrower					
Property Address	1371 Harris Dr				
City	Waukesha	County	Waukesha	State	WI Zip Code 53186
Lender/Client	Christopher L Schaefer				

**Subject Property Identification:**

The appraiser has viewed all readily accessible areas of the dwelling (and any other building structure located on the property). This complete visual inspection is not intended to be the same depth or for the same purpose as a home inspection. The appraiser has viewed the property solely for valuation purposes and to observe property characteristics that a typical purchaser would consider in their decision making process, as well as those items outlined in the assumptions and limited conditions and certification to this appraisal. Personal property was not included in the appraised value.

**-Sources of Information:**

The appraiser has gathered information from public records, the Multiple Listing Service, full exterior and interior viewing of the subject property, and a drive by viewing of neighborhood and comparable properties. When conflicting information has been discovered, the sources deemed most reliable have been used.

**• GP Residential: Site - Highest and Best Use**

The appraiser has concluded the highest and best use of the property, as improved, to be its current use. This opinion is supported by the fact that the improved property is physically possible (see improvements description and pictures), is a legal use (see site section/zoning), is financially feasible (see sales comparison approach for sales of similar properties) and is considered to be the maximally productive use (improvements contribute positively to the site and it would not be feasible to change them to a more productive use without substantial capital improvement).

**• Order Form: Legal Description**

(deed In Error) Pt SE1/4 Sec 2 T6N R19E Com E Li Sec 291.75' N1 28'46 E Of Se Cor N1 28'46 E146.3' To S Li Harris Dr N88 W118.81', S1 29'52 W156', N87 20'52 E119.2' To Beg Doc No 3880005 & Doc No 4315970

**• GP Residential: Sales Comparison Approach - Summary of Sales Comparison Approach**

To find comparable sales, appraiser searched one story homes within Waukesha are with 1100 to 2300 SF of GLA, over 50 years old and sold within the last 12 months

**Appraiser chose comp 1:** Located under 1 mile away from the subject. Comp 1 is very similar in location, view, style of home, quality and age. Comp 1 is also similar in bedroom count, bathroom count, with extremely similar finished basement space and garage stall count. Appraiser was given a site size, GLA and basement bathroom adjustment. Last, comp 1 shares fairly similar updates as the subject with limited deferred maintenance. A -\$20,000 condition adjustment was applied which represents the deferred maintenance on the subject.

**Appraiser chose comp 2:** Located just over 2 miles away from the subject. Comp 2 is similar in style, bedroom count, and garage stall count. Comp 2 has electric heat and does not have central air conditioning. Comp 2 was given a site size, bathroom, GLA and finished basement space. Last, comp 2 was given both quality and condition adjustments as comp 2 has a newly updated kitchen with quartz countertops, as well as a new patio and landscaping. Comp 2 was given a condition adjustment which represents the superior updates comp 2 has, as well as a -\$20,000 condition adjustment which represents the deferred maintenance on the subject. Comp 2 was given a quality adjustment as comp 2 has superior finishing's.

**Appraiser chose comp 3:** Located just over 1 mile away from the subject. Comp 3 is similar in location, view and style of home. Comp 3 is also similar in quality and garage stall count. Comp 3 was given a site size, bathroom, GLA, finished basement space + basement half bathroom adjustment. Comp 3 shares fairly similar deferred maintenance as the subject. As per sell condition report listed within MLSWIS#1882020 there is a fireplace defect, as well as possible foundation issues. Comp 3 also shares similar exterior updates such as: a new roof, siding and water heater. Comp 3 was given a condition adjustment which represents the lack of interior updates as the subject has superior flooring throughout. Comp 3 has electric heat and does not have central air conditioning.

**Appraiser chose comp 4:** Located just over 3 miles away from the subject with similar location, view, age, and style of home. Comp 4 is also similar in garage stall count. Comp 4 is also fairly similar in GLA. Comp 4 was given a site size, bathroom, GLA, finished basement space + basement bathroom adjustment. Appraiser was given a small quality adjustment as comp 4 has superior finishing's. A -\$20,000 condition adjustment was applied which represents the deferred maintenance on the subject. Per seller condition report per MLSWIS#1873895, there is noted roof defects and while comp 4 has a newly updated kitchen, there are noted roof issues in need of repair.

**Appraiser chose comp 5:** Located under 1 mile away from the subject. Comp 5 is similar in style of home, location and view. Comp 5 is also similar in quality, age, bathroom count, and garage stall count. Comp 5 was given a site size, GLA, finished basement space, central air conditioning and a three season room adjustment. Last, comp 5 was given a condition adjustment as comp 5 has several updates throughout home including an updated kitchen, bathroom and flooring. In addition, comp 5 was also given an additional condition adjustment of -\$20,000 which represents the deferred maintenance on the subject.

**Appraiser chose comp 6:** Appraiser chose comp 6 as it is similar in location, view and style. Comp 6 is also similar in age, bedroom count and garage stall count. Little weight was placed on comp 6 as appraiser believes comp 6 sold far below market value.

**Adjustments:**

The adjustments made by the appraiser are market derived, and based upon match paired sales analysis. The quality and condition ratings for the subject and comparable sales are based upon my personal inspection of the subject, my interpretation of the photos and comments for comparable sales from the MLS and how they compare to the subject.

Site Size: \$1.00 /Difference of 3000 SF

GLA: \$35 /Difference of 100 SF

Full Bathroom: \$4000

Half Bathroom: \$2000

Central Air conditioning: \$5000

Three Season Room: \$15,000

### Subject Exterior Photos

Borrower					
Property Address	1371 Harris Dr				
City	Waukesha	County	Waukesha	State	WI Zip Code 53186
Lender/Client	Christopher L Schaefer				



#### Subject Front

1371 Harris Dr  
Sales Price  
Gross Living Area 1,846  
Total Rooms 8  
Total Bedrooms 4  
Total Bathrooms 1.1  
Location Residential  
View Residential  
Site 17,859 sf  
Quality Average  
Age 65



#### Subject Rear



#### Subject Street

## Subject Exterior Photos

Borrower					
Property Address	1371 Harris Dr				
City	Waukesha	County	Waukesha	State	WI Zip Code 53186
Lender/Client	Christopher L Schaefer				



### Subject Street 2

1371 Harris Dr  
Sales Price  
Gross Living Area 1,846  
Total Rooms 8  
Total Bedrooms 4  
Total Bathrooms 1.1  
Location Residential  
View Residential  
Site 17,859 sf  
Quality Average  
Age 65



### Subject Side



### Subject Side



## Subject Interior Photos

Borrower					
Property Address	1371 Harris Dr				
City	Waukesha	County	Waukesha	State	WI Zip Code 53186
Lender/Client	Christopher L Schaefer				



**Built-In Garage Interior**



**Living Room**



**Dining**



**Foyer**



**Dinette**



**Kitchen View 1**

### Subject Interior Photos

Borrower					
Property Address	1371 Harris Dr				
City	Waukesha	County	Waukesha	State	WI
				Zip Code	53186
Lender/Client	Christopher L Schaefer				



**Kitchen View 2**



**Kitchen View 3**



**Dining**



**Family Room**



**Full Bathroom View 1**



**Full Bathroom View 2**

### Subject Interior Photos

Borrower					
Property Address	1371 Harris Dr				
City	Waukesha	County	Waukesha	State	WI Zip Code 53186
Lender/Client	Christopher L Schaefer				



**Bedroom**



**Bedroom**



**Bedroom**



**Bedroom**



**Worn Banister**



**Basement Rec Room**



### Subject Interior Photos

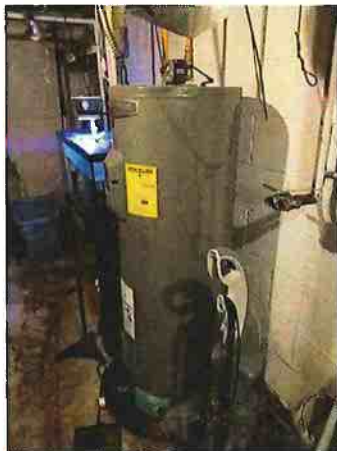
Borrower					
Property Address	1371 Harris Dr				
City	Waukesha	County	Waukesha	State	WI Zip Code 53186
Lender/Client	Christopher L Schaefer				



**Fireplace in Basement  
(Leaks During Heavy Rain)**



**Unfinished Basement Space**



**Utilities**



**Oil Heat**



**Basement Full Bathroom**



**Additional Rear View of Subject**

### Subject Interior Photos

Borrower					
Property Address	1371 Harris Dr				
City	Waukesha	County	Waukesha	State	WI Zip Code 53186
Lender/Client	Christopher L Schaefer				



**Worn Rear Door**



**Half Bathroom  
(Water at Sink Does Not Work)**



**Possible Microbial Growth in Attic**



**Possible Microbial Growth in Attic**



**Possible Microbial Growth in Attic**



**Possible Microbial Growth in Attic**

### Subject Interior Photos

Borrower					
Property Address	1371 Harris Dr				
City	Waukesha	County	Waukesha	State	WI Zip Code 53186
Lender/Client	Christopher L Schaefer				



**Signs of Water Intrusion in Basement Crawl Space**

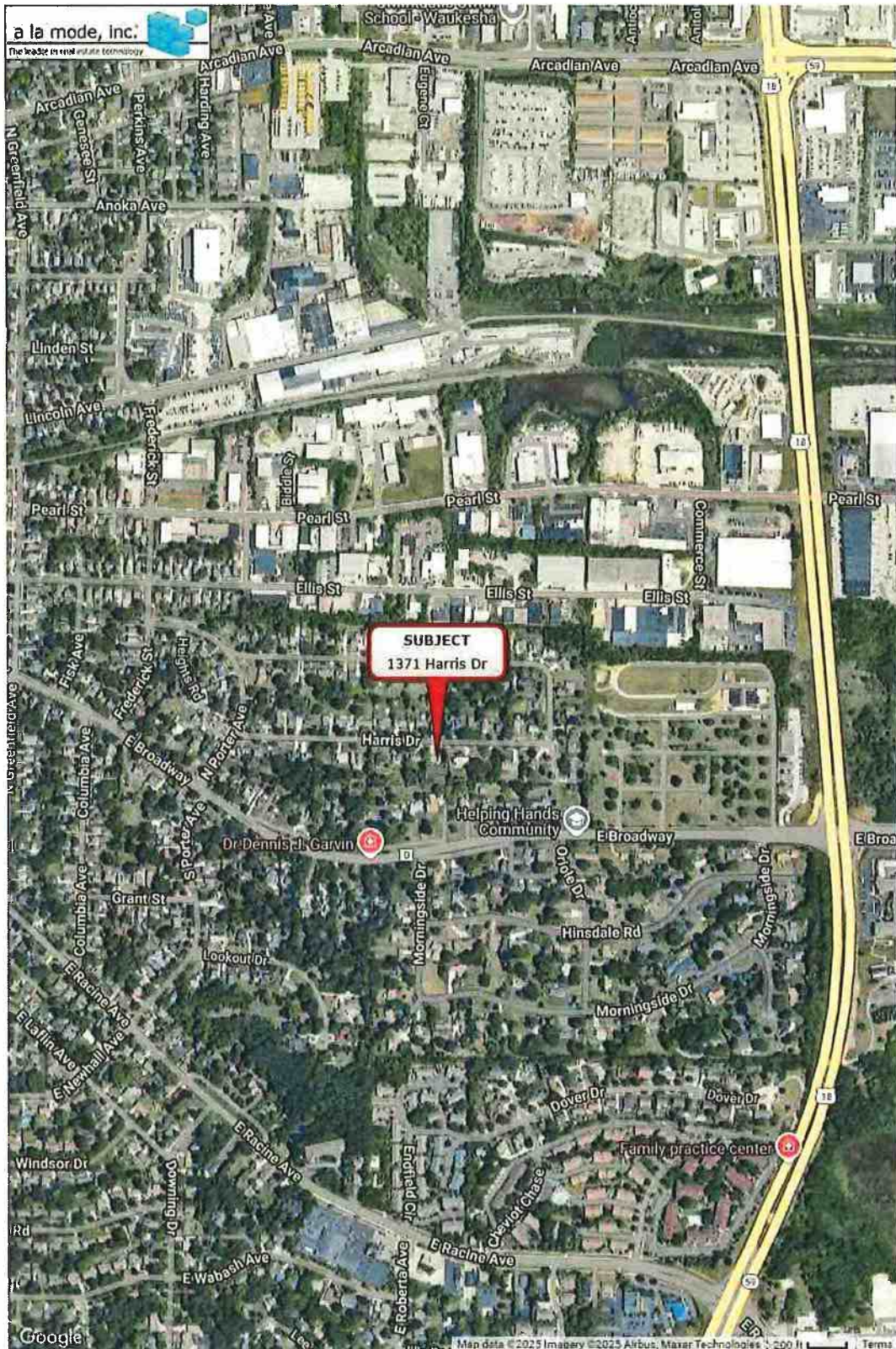


**Signs of Water Intrusion in Basement Crawl Space**



## Aerial Map

Borrower				
Property Address	1371 Harris Dr			
City	Waukesha	County	Waukesha	State WI Zip Code 53186
Lender/Client	Christopher L Schaefer			





# Plat Map

5/22/25, 11:10 AM

Waukesha County GIS Viewer

Navigation

Search

Tasks

Buffers

Show Layers

Search Address

Search by TaxKey

Search Plats

Plat of Survey Search

Find a Park

Search Qtr Section

Identify

Map Layers

Search

Clear HighlightClear MarkupHelp

Clear

Help



Parcel\_Ba...

0 20 40ft

[https://prd.waukcogeo.com/Html5Viewer?viewer=html\\_viewer\\_ext](https://prd.waukcogeo.com/Html5Viewer?viewer=html_viewer_ext)

1/1

## Comparable Photo Page

Borrower					
Property Address 1371 Harris Dr					
City	Waukesha	County	Waukesha	State	WI
				Zip Code	53186
Lender/Client Christopher L. Schaefer					



### Comparable 1

825 Sweetbriar Dr  
 Prox. to Subject 0.85 miles SW  
 Sale Price 359,000  
 Gross Living Area 1,648  
 Total Rooms 7  
 Total Bedrooms 4  
 Total Bathrooms 1.1  
 Location Residential  
 View Residential  
 Site 9,583 sf  
 Quality Average  
 Age 64



### Comparable 2

2001 Rambling Rose Rd  
 Prox. to Subject 2.05 miles NE  
 Sale Price 385,000  
 Gross Living Area 1,179  
 Total Rooms 7  
 Total Bedrooms 4  
 Total Bathrooms 1  
 Location Residential  
 View Residential  
 Site 13,939 sf  
 Quality Good  
 Age 55



### Comparable 3

1710 Indianwood Ln  
 Prox. to Subject 1.09 miles SE  
 Sale Price 316,827  
 Gross Living Area 1,414  
 Total Rooms 6  
 Total Bedrooms 3  
 Total Bathrooms 1.0  
 Location Residential  
 View Residential  
 Site 9148 sf  
 Quality Average  
 Age 53



## Comparable Photo Page

Borrower					
Property Address	1371 Harris Dr				
City	Waukesha	County	Waukesha	State	WI
				Zip Code	53186
Lender/Client	Christopher L. Schaefer				



### Comparable 4

1112 Western Ave  
 Prox. to Subject 3.07 miles NW  
 Sale Price 358,000  
 Gross Living Area 1,676  
 Total Rooms 5  
 Total Bedrooms 3  
 Total Bathrooms 2  
 Location Residential  
 View Residential  
 Site 11,325 sf  
 Quality Average-Good  
 Age 65



### Comparable 5

827 Tenny Ave  
 Prox. to Subject 0.92 miles SW  
 Sale Price 425,000  
 Gross Living Area 2,262  
 Total Rooms 8  
 Total Bedrooms 3  
 Total Bathrooms 1.1  
 Location Residential  
 View Residential  
 Site 14,374 sf  
 Quality Average  
 Age 65



### Comparable 6

713 Sweetbriar Dr  
 Prox. to Subject 0.79 miles SW  
 Sale Price 355,000  
 Gross Living Area 1,348  
 Total Rooms 7  
 Total Bedrooms 4  
 Total Bathrooms 1  
 Location Residential  
 View Residential  
 Site 12,632 sf  
 Quality Good  
 Age 67

## Waukesha County Housing Statistics

Whether you're looking to enhance your client relationships overall, or you need specific numbers to see trends overtime, you'll find it all here. With monthly sales reports as well as Wisconsin housing market statistics, you can explore statewide housing trends with Wisconsin's most comprehensive real estate data.

Unlock expert analysis and in-depth data in our monthly statewide housing market reports ([https://www.wra.org/news/reports/home\\_sales\\_reports/](https://www.wra.org/news/reports/home_sales_reports/)).

Empower your research with detailed and relevant housing data using custom filters with the charts below.



Southeast Region

Waukesha

Housing Stats by Month

Excel  
(/resources/StatFiles/housingstats\_monthly.xls)

### Number of Home Sales

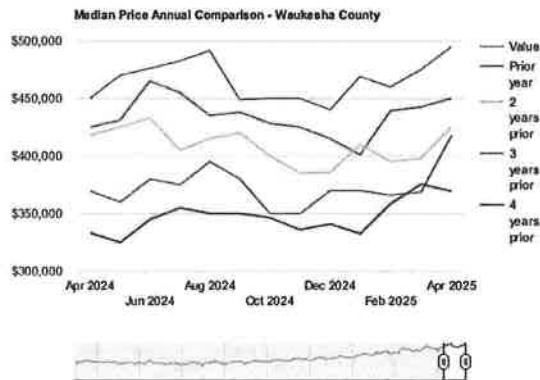
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD
2007	249	264	435	442	523	592	489	588	345	319	293	257	4,804
2008	207	226	291	346	302	490	417	412	334	309	200	208	3,830
2009	126	196	260	266	321	432	488	380	357	373	343	232	3,760
2010	145	168	300	402	453	459	277	285	282	252	231	245	3,499
2011	170	173	264	294	361	458	394	380	358	304	254	287	3,895
2012	210	226	355	421	499	551	511	547	398	405	367	313	4,802
2013	239	237	403	451	559	643	648	582	452	416	314	291	5,243
2014	225	214	337	400	500	647	617	572	472	479	371	347	5,187
2015	220	245	433	478	595	768	700	806	580	498	351	383	5,835
2016	240	249	398	551	618	767	651	648	570	506	419	423	6,040
2017	241	267	437	530	627	784	635	628	501	527	414	397	5,990
2018	259	267	408	511	549	735	662	622	532	520	441	335	5,842
2019	270	285	361	506	612	725	673	660	544	536	464	396	6,064
2020	300	314	458	486	503	589	732	752	641	802	582	487	6,498
2021	311	252	400	509	557	720	681	695	636	566	541	516	6,304
2022	268	268	372	440	543	657	622	509	545	411	387	352	6,444
2023	267	228	311	342	424	557	494	523	387	410	391	300	4,574
2024	267	217	314	367	495	463	543	506	395	455	415	381	4,738
2025	230	250	297	371	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	1,148

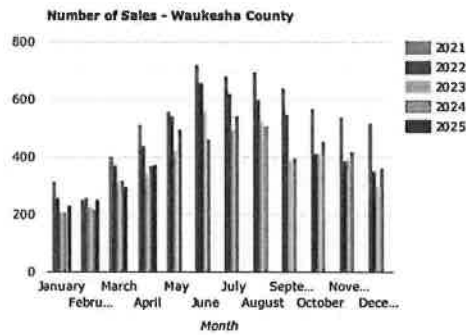
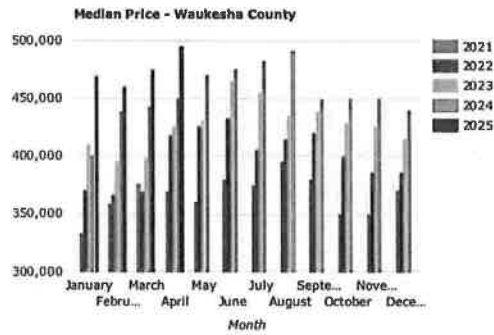
### Median Price

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD
2007	\$250,000	\$225,000	\$245,000	\$247,300	\$248,400	\$256,500	\$257,900	\$263,250	\$259,000	\$240,000	\$249,100	\$248,500	\$250,000
2008	\$249,500	\$240,500	\$235,000	\$232,750	\$232,750	\$251,000	\$250,000	\$238,650	\$235,000	\$242,000	\$241,000	\$229,000	\$240,000
2009	\$223,650	\$217,000	\$224,000	\$218,500	\$233,900	\$230,000	\$237,000	\$234,250	\$224,900	\$220,000	\$212,000	\$240,000	\$227,000
2010	\$222,000	\$239,400	\$228,450	\$219,500	\$223,000	\$255,000	\$260,000	\$250,000	\$221,750	\$228,000	\$229,500	\$225,000	\$237,000
2011	\$225,000	\$228,000	\$207,500	\$210,625	\$217,000	\$225,000	\$224,000	\$225,000	\$220,000	\$210,500	\$210,500	\$210,000	\$219,000

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD
2012	\$213,750	\$218,500	\$209,000	\$215,000	\$223,000	\$235,000	\$239,900	\$240,000	\$220,000	\$227,500	\$222,000	\$203,500	\$224,850
2013	\$198,000	\$224,000	\$228,000	\$228,000	\$229,500	\$248,000	\$244,900	\$255,000	\$235,200	\$230,250	\$224,250	\$222,000	\$235,000
2014	\$215,000	\$212,750	\$228,000	\$230,000	\$237,700	\$250,000	\$245,000	\$255,000	\$249,125	\$243,000	\$250,000	\$224,500	\$240,000
2015	\$220,000	\$239,000	\$230,000	\$240,750	\$249,000	\$260,860	\$254,950	\$259,450	\$245,500	\$254,000	\$240,000	\$250,000	\$240,000
2016	\$253,617	\$248,000	\$239,500	\$260,000	\$263,500	\$260,000	\$272,500	\$272,085	\$270,050	\$259,850	\$257,000	\$255,000	\$261,000
2017	\$250,000	\$250,500	\$259,500	\$269,900	\$279,900	\$280,000	\$292,500	\$280,000	\$278,000	\$278,100	\$284,625	\$277,000	\$277,000
2018	\$270,000	\$259,500	\$279,450	\$283,000	\$290,000	\$307,480	\$305,000	\$300,000	\$295,000	\$276,000	\$288,500	\$287,000	\$289,900
2019	\$294,000	\$274,900	\$300,000	\$300,000	\$311,500	\$325,000	\$318,400	\$315,000	\$308,330	\$299,400	\$306,500	\$305,000	\$308,788
2020	\$300,000	\$305,000	\$320,000	\$333,250	\$325,000	\$345,000	\$355,000	\$350,000	\$350,000	\$346,500	\$336,000	\$341,000	\$337,839
2021	\$332,000	\$358,450	\$378,500	\$369,500	\$360,000	\$379,900	\$375,000	\$395,000	\$380,000	\$350,000	\$350,000	\$369,950	\$368,250
2022	\$369,550	\$365,950	\$368,750	\$418,000	\$425,000	\$432,900	\$405,000	\$415,000	\$420,000	\$400,000	\$385,000	\$385,750	\$405,000
2023	\$410,000	\$385,000	\$398,000	\$425,000	\$431,000	\$465,000	\$455,000	\$435,000	\$438,000	\$428,250	\$425,000	\$415,000	\$431,000
2024	\$401,000	\$438,230	\$442,450	\$450,000	\$470,000	\$478,000	\$487,500	\$491,450	\$448,000	\$450,000	\$450,000	\$440,000	\$455,850
2025	\$469,000	\$480,000	\$475,000	\$484,900	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	\$472,700

Please Note: Data is updated daily; thus will not reflect the same numbers reported in press releases.





(<https://www.facebook.com/wisconsinrealtors>)(<https://www.youtube.com/wisconsinrealtor>)(<https://www.instagram.com/wisconsinrealtors>)



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**Appraiser License**

NO. 2234 - 4

EXPIRES: 12/14/2025

The State of Wisconsin  
Department of Safety and Professional Services  
REAL ESTATE APPRAISERS BOARD

*Hereby certifies that*

**Rachel L Pader**

*was granted a license to practice as a*

**LICENSED APPRAISER ELIGIBLE TO APPRAISE FEDERALLY RELATED  
TRANSACTIONS IS AQB COMPLIANT**

*(551)*

*in the State of Wisconsin in accordance with Wisconsin Law  
on the 6th day of March in the year 2020.*

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

*In witness thereof, the State of Wisconsin*

*Real Estate Appraisers Board*

*has caused this certificate to be issued under  
the seal of the Department of Safety and Professional Services*



  
DSPS Secretary

*This certificate was printed on the 29th day of November in the year 2023*

## Aerial Map

Borrower				
Property Address	1371 Harris Dr			
City	Waukesha	County	Waukesha	State WI Zip Code 53186
Lender/Client	Christopher L Schaefer			

