

# SUBJECT PROPERTY SALE REPORT

<b>AA-CO-MUNI</b>	77-66-236	<b>Revision Date:</b>	79564
<b>County</b>	66 - WASHINGTON CO	<b>IPAS Sale Number</b>	79564
<b>Municipality</b>	City of Hartford	<b>Local Parcel #</b>	36-1703001004
<b>Situs Address</b>	1023 W State St	<b>Alt ID #</b>	77-66-236-R000036
<b>Situs Zip Code</b>	53027	<b>PAR ID #</b>	000001670
<b>Appraiser</b>	D Crowell	<b>Interior Inspection Date</b>	10/20/2011
<b>SIC Code</b>	3544	<b>Sale Verification Date</b>	10/20/2011
		<b>Sale Number</b>	11-77-012-1

TRANSACTION INFORMATION		SALE DATA	
<b>Conveyance Date</b>	8/23/2011	<b>Total Sale Price</b>	\$690,000
<b>Grantor</b>	Mantz Holdings LLC	<b>Adjustment</b>	
<b>Grantee</b>	Hartford Investment Company LLC	<b>Adjusted Reason</b>	
<b>Affinity</b>	None	<b>Adjusted Sale Price</b>	\$690,000
<b>Conveyance</b>	Warranty/Condo Deed	<b>Land Value</b>	\$46,100
<b>Sale Index</b>	1	<b>Improvement Value</b>	\$643,900
<b>Prior Use</b>	Job Shop	<b>Time on Market (MO.)</b>	36 months
<b>Intended Use</b>	Storage	<b>Original Asking Price</b>	\$1,075,000
<b>Highest &amp; Best Use</b>	manufacturing	<b>Zoning at Time of Sale</b>	Industrial
<b>Environmental Site</b>	No		
<b>Vacant Sale</b>	Yes		

PROPERTY IMPROVEMENT DATA		LAND AND IMPROVEMENT SALE ANALYSIS	
<b>Weighted Actual Year Built</b>	1996	<b>Sale Price RE/SF</b>	\$30.68
<b>Weighted Effective Year Built</b>	1992	<b>Sale Price Imps/SF</b>	\$28.63
<b>Number of Buildings</b>	5	<b>Land</b>	
<b>Predominant OCC Code</b>	494	<b>Deeded Acres</b>	1.845
<b>Primary Area</b>	22,488	<b>Land Value</b>	46,100
<b>Additional Useable</b>	0	<b>Value/Acre</b>	24,990
<b>Total Area</b>	22,488	<b>Improvements</b>	
<b>Basement Area</b>	0	<b>RCN/SF</b>	\$56.31
<b>Office Area</b>	2,725	<b>Market Residual</b>	51%
<b>Office %</b>	12.1%	<b>Physical</b>	66%
<b>Functional Obsolescence</b>	Layout	<b>Functional</b>	95%
<b>Functional Obsolescence</b>		<b>Economic</b>	95%
<b>Functional Obsolescence</b>		<b>Overall Rating</b>	60%
<b>SCR</b>	3.57	<b>Community Rating</b>	95%
<b>Stories</b>	1	<b>Neighborhood Rating</b>	100%
<b>Ave Wall Height</b>	20	<b>Other Adjustment</b>	
<b>Ave Clear Height</b>	20	<b>Adjustment Reason</b>	
<b>Frame Type</b>	04 - Pre-Engineered Steel	<b>Distance to Major Thoroughfare (Miles):</b>	8 mi to Hwy 60
<b>Exterior Wall Type</b>	07 - Metal Light	<b>Market Variance</b>	85%
<b>Sprinkler (SF) (%)</b>	22,488   100.0%		
<b>Air Conditioning (SF)</b>	2,725		

Form Revision Date: 6/28/2011

DISCLAIMER - The content of this sales data worksheet is for general informational purposes only. The information and opinions contained therein are provided by the Wisconsin Department of Revenue and we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, suitability of the information for any purpose. The Wisconsin Department of Revenue, its employees, officials, officers, agents, as the persons interviewed during the sales verification process, shall not be held responsible or liable for any use of, error, omission, or defect in the information contained on the DOR Sales Data Worksheets.

## COMMENTS

Sale Number 11-77-012-1

GRANTOR: Company expanded and built a new, larger facility. They did not need this building any longer. Thought they got a fair price.

GRANTEE: A new customer required a six month supply of product be ready to ship on demand. They needed approximately 20,000 sf for storage of these parts. Building was near his established business and was close to the size needed.

Said the building was "cruddy" and that they didn't really need the office space. The building had no loading docks, so after the sale, he added two docks, moved the overhead door and removed the crane rail, spending \$100,000.

There was no appraisal done, negotiated to sale price. He thought he paid too much for the building but needed the space.

PHYSICAL: Building had some deferred maintenance issues and some mechanicals needed to be repaired. Although the building had been for sale for three years, it had been vacant for five years and the vacancy may have contributed to the condition.

FUNCTIONAL: Unusual shape and interior walls.

ECONOMIC: Located on the western edge of Washington County in Hartford's older industrial park. While near Highway 60, access to the interstate is through town. There are few restrictions in this park.

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