

PROPERTY INFORMATION

Asset #:	Property Address: 3869 Frease Lane
Client Ref #:	Oconto , WI 54153
Occupied Status:	County: Oconto
Condo or HOA Fees: No	Previous Owner: No
	Property Type: Commercial

MOBILE HOME INFORMATION

Is it a single, double or triple wide home:	Is it attached to a foundation:
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SUBJECT PROPERTY INFORMATION

Year Built	Sq. Feet	Bed/Bath	Lot Size	Garage	Parking Spaces	Pool
1980	1,620.00	0/0	2.45	None	2	No

GENERAL MARKETING

Current Marketing Condition for this Type of Property:	Current General Marketing Conditions:
Normal Market Time in the Area: 129	
Approximate Number of Comparable Units for sale in the neighborhood:	
Homes in the Area are: Similar	
Range of Values in neighborhood: to	
Range of Values for Comparable Listings: to	
How would you rate the neighborhood's pride of ownership: Fair	

SUBJECT MARKETABILITY

The Subject is an: Under Improvement for the neighborhood	Subject's Neighborhood: Fair
Subject's Location type: Rural	Please List: None
Possible Environmental Concerns: Yes	List Price:
Is the Subject currently listed? No	Listing Company Phone Number:
Name of Listing Company:	Has the property been on the market in the last 12 months? No
Probable Purchaser: Owner Occupied	
Additional Comments: This is a pole building set way back off the road on a dirt driveway. It was formerly a salvage yard there are possible environmental problems. 034251502341C	

Describe any marketing conditions/concessions being offered on competing properties that may adversely affect the subject's value:

There are no concessions being offered at this time.

COMPARABLE SALES

Item	Subject
Address	3869 Frease Lane
Property Type	Commercial
Sale Price	
Original List Price	
List Price @ Sale	
Proximity to Subject	

Finance Type	
Price Per Sq. Ft.	
Sales or Financing Concessions	
Sales Date	
Days on Market	
Location	Rural
Lot Size	2.45
Year Built	1980
Condition	Poor
Above Grade Room Count (do not include Basement Count) Total/Bed/Bath/Sq.Ft.	/0/0.00/1620
Basement Type	
Heating/Cooling Type and Condition	
Garage/Carport	None
# Parking Spaces	2
Porches, Patio, Deck, FirePlaces	
Fence, Pool, etc.	
Adjustment Amount	
Adjusted Sales Price	

COMPARABLE LISTINGS

Item	Subject
Address	3869 Frease Lane
Property Type	Commercial
List Price	
Original List Price	
Proximity to Subject	
Price Per Sq. Ft.	
Days on Market	
Location	Rural
Lot Size	2.45
Year Built	1980
Condition	Poor
Above Grade Room Count (do not include Basement Count) Total/Bed/Bath/Sq.Ft.	/0/0.00/1620
Basement Type	
Heating/Cooling Type and Condition	
Garage/Carport	None
# Parking Spaces	2
Porches, Patio, Deck, FirePlaces	
Fence, Pool, etc.	
Adjustment Amount	
Adjusted List Price	

THE MARKET VALUE (The value must fall within the adjusted values of the Comparable Sales)

90-120 Days Market Value "As-Is" Value:	
Normal Marketing Days for the Area:	
Market Value As-Is:	