

# DESKTOP APPRAISAL OF REAL PROPERTY



## LOCATED AT

Lincoln Dr  
Athens, WI 54411  
SEC 22-30-06 E 1/2 SE 1/4 SW 1/4

## FOR

Jack Driscoll  
932 E Locust Street  
Milwaukee, WI 53212

## OPINION OF VALUE

250,000

## AS OF

02/21/2026

## BY

Sarah Shuman  
Phillips Valuation & Consulting, LLC  
6005 Hilgemann Street  
Weston, WI 54476  
715-218-5645  
appraiser@phillipsvaluation.com

Phillips Valuation & Consulting, LLC  
6005 Hilgemann Street  
Weston, WI 54476  
715-218-5645

02/21/2026

Jack Driscoll  
932 E Locust Street  
Milwaukee, WI 53212

Re: Property: Lincoln Dr  
Athens, WI 54411  
Client: Jack Driscoll  
File No.: 26-126

Opinion of Value: \$ 250,000  
Effective Date: 02/21/2026

In accordance with your request, we have appraised the above referenced property. The report of that appraisal is attached.

The purpose of the appraisal is to develop an opinion of market value for the property described in this appraisal report, as improved, in unencumbered fee simple title of ownership.

This report is based on a physical analysis of the site and improvements, a locational analysis of the neighborhood and city, and an economic analysis of the market for properties such as the subject. The appraisal was developed and the report was prepared in accordance with the Uniform Standards of Professional Appraisal Practice.

The opinion of value reported above is as of the stated effective date and is contingent upon the certification and limiting conditions attached.

It has been a pleasure to assist you. Please do not hesitate to contact me or any of my staff if we can be of additional service to you.

Sincerely, [esign.alamode.com/verify](https://esign.alamode.com/verify) Serial:66198603



Sarah Shuman  
License or Certification #: Trainee  
State: WI Expires: 12/14/2027  
appraiser@phillipsvaluation.com

|                  |               |        |          |          |        |                |
|------------------|---------------|--------|----------|----------|--------|----------------|
| Client           | Jack Driscoll |        |          | File No. | 26-126 |                |
| Property Address | Lincoln Dr    |        |          |          |        |                |
| City             | Athens        | County | Marathon | State    | WI     | Zip Code 54411 |
| Client           | Jack Driscoll |        |          |          |        |                |

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SUMMARY OF SALIENT FEATURES

|                             |                             |                                  |
|-----------------------------|-----------------------------|----------------------------------|
| SUBJECT INFORMATION         | Subject Address             | Lincoln Dr                       |
|                             | Legal Description           | SEC 22-30-06 E 1/2 SE 1/4 SW 1/4 |
|                             | City                        | Athens                           |
|                             | County                      | Marathon                         |
|                             | State                       | WI                               |
|                             | Zip Code                    | 54411                            |
|                             | Census Tract                | 0023.02                          |
|                             | Map Reference               | 48140                            |
| PRICE & DATE                | Contract Price              | \$                               |
|                             | Date of Contract            |                                  |
| PARTIES                     | Client                      | Jack Driscoll                    |
|                             | Client                      | Jack Driscoll                    |
| DESCRIPTION OF IMPROVEMENTS | Size (Square Feet)          |                                  |
|                             | Price per Square Foot       | \$                               |
|                             | Location                    | N;Woods                          |
|                             | Age                         |                                  |
|                             | Condition                   |                                  |
|                             | Total Rooms                 |                                  |
|                             | Bedrooms                    |                                  |
|                             | Baths                       |                                  |
| APPRAISER                   | Appraiser                   | Sarah Shuman                     |
|                             | Effective Date of Appraisal | 02/21/2026                       |
| VALUE                       | Opinion of Value            | \$ 250,000                       |

LAND APPRAISAL REPORT

File No.: 26-126

SUBJECT

ASSIGNMENT

MARKET AREA DESCRIPTION

SITE DESCRIPTION

Property Address: Lincoln DrCity: AthensState: WIZip Code: 54411

County: MarathonLegal Description: SEC 22-30-06 E 1/2 SE 1/4 SW 1/4

Assessor's Parcel #: 004-3006-223-0995Tax Year: 2025R.E. Taxes: \$ 268.25Special Assessments: \$ 0

Market Area Name: Town of BerlinMap Reference: 48140Census Tract: 0023.02

Current Owner of Record: Jack DriscollBorrower (if applicable): Jack Driscoll

Project Type (if applicable): ☐ PUD☐ De Minimis PUD☐ Other (describe)HOA: \$ 0☐ per year☐ per month

Are there any existing improvements to the property? ☒ No☐ YesIf Yes, indicate current occupancy: ☐ Owner☐ Tenant☐ Vacant☐ Not habitable

If Yes, give a brief description:

The purpose of this appraisal is to develop an opinion of: ☒ Market Value (as defined), or☐ other type of value (describe)

This report reflects the following value (if not Current, see comments): ☒ Current (the Inspection Date is the Effective Date)☐ Retrospective☐ Prospective

Property Rights Appraised: ☒ Fee Simple☐ Leasehold☐ Leased Fee☐ Other (describe)

Intended Use: To develop an opinion of market value, as of the effective date of the appraisal for resale purposes.

Intended User(s) (by name or type): Jack Driscoll

Client: Jack DriscollAddress: 932 E Locust Street, Milwaukee, WI 53212

Appraiser: Sarah ShumanAddress: 6005 Hilgemann Street, Weston, WI 54476

Characteristics

Location: ☐ Urban☐ Suburban☒ Rural

Built up: ☐ Over 75%☐ 25-75%☒ Under 25%

Growth rate: ☐ Rapid☒ Stable☐ Slow

Property values: ☐ Increasing☒ Stable☐ Declining

Demand/supply: ☒ Shortage☐ In Balance☐ Over Supply

Marketing time: ☒ Under 3 Mos.☐ 3-6 Mos.☐ Over 6 Mos.

Predominant Occupancy

☒ Owner

☐ Tenant

☐ Vacant (0-5%)

☒ Vacant (>5%)

One-Unit Housing

PRICE

AGE

\$ (000)

(yrs)

80

Low

0

650

High

100

240

Pred

45

Present Land Use

One-Unit

15 %

2-4 Unit

1 %

Multi-Unit

0 %

Comm'l

4 %

Other

80 %

%

Change in Land Use

☒ Not Likely

☐ Likely \*☐ In Process \*

\* To:

Factors Affecting Marketability

Item

Good

Average

Fair

Poor

N/A

Item

Good

Average

Fair

Poor

N/A

Employment Stability

☐

☒

☐

☐

☐

Adequacy of Utilities

☐

☒

☐

☐

☐

Convenience to Employment

☐

☐

☒

☐

☐

Property Compatibility

☐

☒

☐

☐

☐

Convenience to Shopping

☐

☐

☒

☐

☐

Protection from Detrimental Conditions

☐

☒

☐

☐

☐

Convenience to Schools

☐

☐

☒

☐

☐

Police and Fire Protection

☐

☒

☐

☐

☐

Adequacy of Public Transportation

☐

☐

☐

☐

☒

General Appearance of Properties

☐

☒

☐

☐

☐

Recreational Facilities

☐

☒

☐

☐

☐

Appeal to Market

☐

☒

☐

☐

☐

Market Area Comments:

Market conditions are considered to be positive, or reflective of the generally positive market conditions of the area.

MLS records indicate values appear to be stable. Normal exposure time would be under 3 months. Most sales use conventional financing, financing concessions are not a factor. Normal list/sale price ratio is near to over 100%

The subject is bound to the north by Lincoln County, to the south by State Highway 29, to the east by State Highway 97, to the west by Taylor County.

The subject neighborhood is predominantly rural in nature, but also includes limited single family residential properties. The majority of the current land usage is uninhabited wooded recreation land, and farm land. (80% Other)

Dimensions: See Site MapSite Area: 19.26 Acres

Zoning Classification: A-1Description: Agricultural District

Do present improvements comply with existing zoning requirements? ☐ Yes☐ No☒ No Improvements

Uses allowed under current zoning: See addendum.

Are CC&Rs applicable? ☐ Yes☒ No☐ UnknownHave the documents been reviewed? ☐ Yes☐ NoGround Rent (if applicable) \$ /

Comments:

Highest & Best Use as improved: ☐ Present use, or☒ Other use (explain) To construct a single family residential structure is considered best use of subject property

Actual Use as of Effective Date: Vacant LandUse as appraised in this report: Vacant Land

Summary of Highest & Best Use: To construct a single family residential structure is considered best use of subject property

Utilities

Public

Other

Provider/Description

Electricity

☒

☐

Public

Gas

☐

☒

Private

Water

☐

☒

Private

Sanitary Sewer

☐

☒

Private

Storm Sewer

☐

☒

Private

Telephone

☒

☐

Public

Multimedia

☒

☐

Public

Off-site Improvements

Type

Public

Private

Street

☒

☐

Width

Standard

Surface

Curb/Gutter

None

☐

☐

Sidewalk

None

☐

☐

Street Lights

None

☐

☐

Alley

None

☐

☐

Frontage

Standard

Topography

Mostly Level

Size

19.26 acres

Shape

Rectangular

Drainage

Presumed adequate

View

Neutral

Other site elements: ☐ Inside Lot☐ Corner Lot☐ Cul de Sac☐ Underground Utilities☐ Other (describe)

FEMA Spec'l Flood Hazard Area ☐ Yes☒ NoFEMA Flood Zone XFEMA Map # 55073C0125FFEMA Map Date 7/22/2010

Site Comments: While no adverse site conditions or external factors are known, no guarantee is made that they do not exist. No zoning problems are readily apparent. Compliance with exact setbacks and technical zoning requirements are beyond the scope of this appraisal.

LAND APPRAISAL REPORT

File No.: 26-126

TRANSFER HISTORY

My research ☐ did ☒ did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.

Data Source(s): WI-Dept-Of-Rev

1st Prior Subject Sale/Transfer

Analysis of sale/transfer history and/or any current agreement of sale/listing: Per a search of the Wisconsin Department of Revenue online property records, the subject has had no transfers in the past 3 years and the comparables have had no transfers in the previous 12 months.

Date:

Price:

Source(s):

2nd Prior Subject Sale/Transfer

Date:

Price:

Source(s):

SALES COMPARISON APPROACH

| FEATURE                                                                                 | SUBJECT PROPERTY               | COMPARABLE NO. 1                                                 |                 | COMPARABLE NO. 2                                                 |                 | COMPARABLE NO. 3                                                 |                 |
|-----------------------------------------------------------------------------------------|--------------------------------|------------------------------------------------------------------|-----------------|------------------------------------------------------------------|-----------------|------------------------------------------------------------------|-----------------|
| Address                                                                                 | Lincoln Dr<br>Athens, WI 54411 | N 72nd Ave<br>Wausau, WI 54401                                   |                 | 4140 N 44th Ave<br>Wausau, WI 54401                              |                 | 4744 County Road U<br>Wausau, WI 54401                           |                 |
| Proximity to Subject                                                                    |                                | 8.91 miles SE                                                    |                 | 9.44 miles SE                                                    |                 | 9.21 miles SE                                                    |                 |
| Sale Price                                                                              | \$                             |                                                                  | \$ 136,000      |                                                                  | \$ 165,000      |                                                                  | \$ 145,000      |
| Price/ Acre                                                                             | \$                             | \$ 11,457.46                                                     |                 | \$ 13,491.41                                                     |                 | \$ 14,485.51                                                     |                 |
| Data Source(s)                                                                          | County GIS                     | MLS#22504759 DOM 2                                               |                 | MLS#22500840 DOM 10                                              |                 | MLS#22503481 DOM 31                                              |                 |
| Verification Source(s)                                                                  | Assessment                     | WI-Dept-of-Rev                                                   |                 | WI-Dept-of-Rev                                                   |                 | WI-Dept-of-Rev                                                   |                 |
| VALUE ADJUSTMENT                                                                        | DESCRIPTION                    | DESCRIPTION                                                      | + (-) \$ Adjust | DESCRIPTION                                                      | + (-) \$ Adjust | DESCRIPTION                                                      | + (-) \$ Adjust |
| Sales or Financing Concessions                                                          | 0                              | Conventional                                                     | 0               | Conventional                                                     | 0               | Cash                                                             | 0               |
| Date of Sale/Time                                                                       |                                | 11/10/2025                                                       | 0               | 4/25/2025                                                        | 0               | 09/30/2025                                                       | 0               |
| Rights Appraised                                                                        | Fee Simple                     | Fee Simple                                                       |                 | Fee Simple                                                       |                 | Fee Simple                                                       |                 |
| Location                                                                                | N;Woods                        | N;Woods                                                          |                 | N;Woods                                                          |                 | N;Woods                                                          |                 |
| Site Area (in Acres)                                                                    | 19.26                          | 11.87                                                            | +88,680         | 12.23                                                            | +84,360         | 10.01                                                            | +111,000        |
|                                                                                         |                                |                                                                  |                 |                                                                  |                 |                                                                  |                 |
|                                                                                         |                                |                                                                  |                 |                                                                  |                 |                                                                  |                 |
|                                                                                         |                                |                                                                  |                 |                                                                  |                 |                                                                  |                 |
|                                                                                         |                                |                                                                  |                 |                                                                  |                 |                                                                  |                 |
| Net Adjustment (Total, in \$)                                                           |                                | <input checked="" type="checkbox"/> + <input type="checkbox"/> - | \$ 88,680       | <input checked="" type="checkbox"/> + <input type="checkbox"/> - | \$ 84,360       | <input checked="" type="checkbox"/> + <input type="checkbox"/> - | \$ 111,000      |
| Adjusted Sale Price (in \$)                                                             |                                |                                                                  | \$ 224,680      |                                                                  | \$ 249,360      |                                                                  | \$ 256,000      |
| Summary of Sales Comparison Approach All adjustments are as follows; \$12,000 per acre. |                                |                                                                  |                 |                                                                  |                 |                                                                  |                 |
| See "Comment on comparable sales" in the supplemental addendum.                         |                                |                                                                  |                 |                                                                  |                 |                                                                  |                 |
|                                                                                         |                                |                                                                  |                 |                                                                  |                 |                                                                  |                 |
|                                                                                         |                                |                                                                  |                 |                                                                  |                 |                                                                  |                 |
|                                                                                         |                                |                                                                  |                 |                                                                  |                 |                                                                  |                 |
|                                                                                         |                                |                                                                  |                 |                                                                  |                 |                                                                  |                 |
|                                                                                         |                                |                                                                  |                 |                                                                  |                 |                                                                  |                 |
|                                                                                         |                                |                                                                  |                 |                                                                  |                 |                                                                  |                 |

PUD

PROJECT INFORMATION FOR PUDs (if applicable) ☐ 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 \$ 250,000

Final Reconciliation See supplemental addendum for weighting of comps in the sales comparison approach. Cost approach and income approach were not developed. See addendum "Scope of Work" for explanation

This appraisal is made ☒ "as is", or ☐ subject to the following conditions:

☒ This report is also subject to other Hypothetical Conditions and/or Extraordinary Assumptions as specified in the attached addenda.

Based upon an inspection of the subject property, 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: \$ 250,000 , as of: 02/21/2026 , 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.

ATTACH.

A true and complete copy of this report contains 16 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, which contains the following attached exhibits: ☒ Scope of Work

☒ Limiting cond./Certifications ☐ Narrative Addendum ☒ Location Map(s) ☐ Flood Addendum ☐ Additional Sales

☒ Photo Addenda ☒ Parcel Map ☐ Hypothetical Conditions ☒ Extraordinary Assumptions ☐

SIGNATURES

Client Contact: esign.alamode.com/verify Serial:66198603 Client Name: Jack Driscoll esign.alamode.com/verify Serial:C6D79FE0

E-Mail: Address: 932 E Locust Street, Milwaukee, WI 53212

APPRaiser

Appraiser Name: Sarah Shuman

Company: Phillips Valuation & Consulting, LLC

Phone: 715-218-5645 Fax:

E-Mail: appraiser@phillipsvaluation.com

Date of Report (Signature): 02/21/2026

License or Certification #: Trainee State: WI

Designation:

Expiration Date of License or Certification: 12/14/2027

Inspection of Subject: ☐ Did Inspect ☒ Did Not Inspect (Desktop)

Date of Inspection: 02/21/2026

SUPERVISORY APPRAISER (if required) or CO-APPRaiser (if applicable)

Supervisory or Co-Appraiser Name: Noah Phillips

Company: Phillips Valuation & Consulting, LLC

Phone: 715-218-5645 Fax:

E-Mail: appraiser@phillipsvaluation.com

Date of Report (Signature): 02/21/2026

License or Certification #: 1844-10 State: WI

Designation:

Expiration Date of License or Certification: 12/14/2027

Inspection of Subject: ☐ Did Inspect ☒ Did Not Inspect

Date of Inspection:

|                  |               |        |          |       |                   |
|------------------|---------------|--------|----------|-------|-------------------|
| File No. 26-126  |               |        |          |       |                   |
| Client           | Jack Driscoll |        |          |       |                   |
| Property Address | Lincoln Dr    |        |          |       |                   |
| City             | Athens        | County | Marathon | State | WI Zip Code 54411 |
| Client           | Jack Driscoll |        |          |       |                   |

SCOPE OF WORK:

- 1. Client/Mr. Jack Driscoll
- 2. Intended User/ Mr. Jack Driscoll
- 3. Intended Use/To Estimate a Fair Market Value for resale purposes.
- 4. Type of value opinion/Estimate an opinion of market value of the Fee Simple ownership of the Subject Property.
- 5. Effective date of opinion: 02/21/2026
- 6. The subject property is located on Lincoln Drive Athens WI
- 7. The assignment conditions: I have not viewed the subject property of this appraisal and have not photographed the property.  
I have not developed the Income Approach. The subject is not a rental property, nor is it reflective of rental properties in the local market. As such, the Income Approach is not seen as a relevant approach to value
- 8. Information source: Taken from public records, MLS and assessor records.  
All information is deemed to be reliable and accurate and are considered reliable  
This information may be subjected to errors and omissions and is not guaranteed

Additional Limiting Conditions:

The appraiser has no knowledge of any adverse conditions of any kind including water, sanitary systems, any legal description or lot line disputes, any hidden environmental, legal or illegal conditions that would make the Subject Property more or less valuable. This appraiser makes no guarantee or warranty of any kind regarding the condition of the property. I have considered relevant competitive listings/contract offerings in performing this appraisal, and any trend indicated by that data is supported by the listing/offering information included in this report.

Land Value

The subject's land value has been developed via the sales comparison approach. The Sales Comparison Approach is based on the premise that a buyer would pay no more for a specific property than the cost of obtaining a property with the same quality, utility, and perceived benefits of ownership. It is based on the principles of supply and demand, balance, substitution and externalities. The following steps describe the applied process of the Sales Comparison Approach.

The market in which the subject property competes is investigated; comparable sales, contracts for sale and current offerings are reviewed.  
The most pertinent data is further analyzed and the quality of the transaction is determined.  
The most meaningful unit of value for the subject property is determined.  
Each comparable sale is analyzed and where appropriate, adjusted to equate with the subject property.

The value indication of each comparable sale is analyzed and the data reconciled for a final indication of value via the Sales Comparison Approach.

Hypothetical/Extraordinary Assumption Standard Rule 2-2 (a)

The use of the aforementioned hypothetical conditions/extraordinary assumption may affect the opinions and conclusions of value within this appraisal but are necessary to produce credible assignment results. If at any time additional information is found to prove the extraordinary assumption to be false I reserve the right to amend this report and all opinions and conclusions within.

This appraisal is based off of the information found online. A site visit was not conducted.

Signature Certification

The digital signatures in this report are duplicates of the original signature(s) and have not been altered or changed in any way.

Software Certification

Any and all references in this (TOTAL) software regarding clients, intended users, intended use, definition of value, assignment conditions, relevant characteristics, scope or work performed, and/or any other conditions / assumptions relative to this assignment are superseded by data expressly entered by the appraiser, respectively.

Geographic competency statement

The subject property is located 26 miles from my office. I have spent sufficient time in the subject's market and understand the local market and the supply and demand factors relating to the specific property type and the location involved.

Comment on comparable sales

The comparables chosen were done so because of similarities in size, topography, and location. The comparable sales in this report are believed to be the most reflective of the subject property that have sold within the last 12 months in the market area.

|                  |               |        |          |       |                          |
|------------------|---------------|--------|----------|-------|--------------------------|
| File No. 26-126  |               |        |          |       |                          |
| Client           | Jack Driscoll |        |          |       |                          |
| Property Address | Lincoln Dr    |        |          |       |                          |
| City             | Athens        | County | Marathon | State | WI      Zip Code   54411 |
| Client           | Jack Driscoll |        |          |       |                          |

**Selection of Comparables:**

The subject is a 19.26-acre vacant wooded parcel located on Lincoln Drive in Athens, WI. A search of the local MLS and public records was conducted for recent sales of similar vacant, wooded recreational/residential land in the subject's general market area.

Due to the rural nature of the subject and a lack of recent, arm's-length transactions of highly similar acreage in the immediate vicinity, it was necessary to expand the search radius beyond typical suburban distance guidelines (expanding to roughly 9.5 miles) to locate the best available comparable sales. Under standard appraisal guidelines, there is no strict maximum distance for comparable properties, especially in rural markets where available inventory is limited. Distant comparable sales are entirely acceptable as long as they serve as the best available indicators of value and their selection is justified.

The selected comparables (located 8.91, 9.44, and 9.21 miles southeast) are situated in competing rural market areas with similar locational influences, topography, and buyer appeal. Despite the extended distance, these sales represent the most recent, similar, and reliable indicators of value for the subject property, and no location adjustments were deemed necessary.

**The selected comparables represent the best available indicators of value:**

Comparable 1 (N 72nd Ave - 11.87 Acres): Selected for its recent sale date (11/10/2025) and highly similar physical utility (wooded acreage). It is a strong indicator of current market demand, having been on the market for only 2 days.

Comparable 2 (4140 N 44th Ave - 12.23 Acres): Selected as it is the most similar in size to the subject among the available data. Selling in April 2025, it shares the same wooded topography and fee simple ownership as the subject.

Comparable 3 (4744 County Road U - 10.01 Acres): Selected to bracket the lower end of the comparable size range while providing an additional recent 2025 data point (sold 09/30/2025). Like the subject, it is heavily wooded vacant land.

**Adjustments Applied:**

Differences in lot size were the primary variance between the subject and the comparable sales. Based on a paired sales analysis and market extraction for this area, a site size adjustment of \$12,000 per acre was applied. Because all three comparables (ranging from 10.01 to 12.23 acres) are smaller than the 19.26-acre subject, upward (positive) adjustments were applied to all comps to equalize them with the subject. No other major adjustments (such as topography or financing) were deemed necessary, as all comps are similarly wooded parcels sold under standard market conditions.

**Reconciliation & Final Opinion of Value**

**Comparables Summary & Estimated Indicated Value:**

The adjusted values of the comparables range from \$224,680 to \$256,000. Estimated indicated value is determined by using the Gross Adjustment of the sale price for each comparable as a measure of the relative quality of the comp. A lower adjustment indicates a better comp, and vice versa.

The ratio of gross dollar adjustment to sale price for each of the comps is used to calculate the weight each comp should have in a weighted average calculation. This weighted average is used as the indicated value of the subject. As with any method, this technique is not perfect; however, it does an excellent job of giving more weight to the most similar comps while simultaneously minimizing values near the extremes of the indicated value range.

**Final Value Conclusion:**

The amount of weight given to each adjusted comparable sale is based on the lowest gross adjustment percentage.

Comp 2 received the most weight, as it required the lowest gross adjustment (51.1%) and yielded an adjusted value of \$249,360.

Comp 1 (65.2% gross adjustment) and Comp 3 (76.6% gross adjustment) were given secondary weight.

Applying this weighted module, with primary emphasis placed on Comparable 2 as the most similar indicator of value, results in a reconciled, weighted indicated value of \$250,000.

|                  |               |        |          |       |                   |
|------------------|---------------|--------|----------|-------|-------------------|
| Client           | Jack Driscoll |        |          |       |                   |
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| Client           | Jack Driscoll |        |          |       |                   |

ZONING ADDENDUM: A-1 (Agricultural District)

Purpose and Intent:

The primary intent of the A-1 (Agricultural) District is to maintain and preserve highly productive agricultural lands for food and fiber production. This district is designed to prevent the premature or uncoordinated conversion of agricultural land to scattered residential, commercial, or industrial uses, thereby effectively limiting the encroachment of non-agricultural development and minimizing land use conflicts between incompatible uses.

Permitted Uses:

Agricultural Uses: General farming, crop or forage production, dairying, forestry and timber harvesting, grazing, orchards, keeping of livestock, and aquaculture.

Residential Uses: Single-family detached dwellings (1-unit housing).

Accessory Uses: Structures and improvements that are an integral part of, or incidental to, an agricultural use or single-family residence. This includes barns, silos, pole buildings, machine sheds, and detached private garages.

Conditional Uses (Requiring a Permit):

Commercial agricultural facilities (e.g., feed mills, commercial stables, agricultural supply storage).

Governmental, institutional, religious, or nonprofit community uses.

Utility, communication (cell towers), or electric transmission infrastructure.

Zoning Compliance & Minimum Area:

The subject property is a 19.26-acre parcel. Typical A-1 Agricultural zoning in this jurisdiction requires a minimum lot size (often 2 to 5 acres for a residential build) to prevent high-density subdivision. The subject's 19.26 acres significantly exceeds minimum spatial requirements, rendering it a legally conforming parcel under A-1 zoning regulations.

Assumptions, Limiting Conditions & Scope of Work

File No.: 26-126

|                   |               |          |                                          |        |    |           |       |
|-------------------|---------------|----------|------------------------------------------|--------|----|-----------|-------|
| Property Address: | Lincoln Dr    | City:    | Athens                                   | State: | WI | Zip Code: | 54411 |
| Client:           | Jack Driscoll | Address: | 932 E Locust Street, Milwaukee, WI 53212 |        |    |           |       |
| Appraiser:        | Sarah Shuman  | Address: | 6005 Hilgemann Street, Weston, WI 54476  |        |    |           |       |

**STATEMENT OF ASSUMPTIONS & LIMITING CONDITIONS**

- The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. The appraiser assumes that the title is good and marketable and, therefore, will not render any opinions about the title. The property is appraised on the basis of it being under responsible ownership.

- The appraiser may have provided a plat and/or parcel map in the appraisal report to assist the reader in visualizing the lot size, shape, and/or orientation. The appraiser has not made a survey of the subject property.

- If so indicated, the appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in the appraisal report whether the subject site is located in an identified Special Flood Hazard Area.

Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.

- The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand.

- The appraiser has noted in the appraisal report any adverse conditions (including, but not limited to, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property, or that he or she became aware of during the normal research involved in performing the appraisal. Unless otherwise stated in the appraisal report, the appraiser has no knowledge of any hidden or unapparent conditions of the property, or adverse environmental conditions (including, but not limited to, the presence of hazardous wastes, toxic substances, etc.) that would make the property more or less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied, regarding the condition of the property. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, the appraisal report must not be considered as an environmental assessment of the property.

- The appraiser obtained the information, estimates, and opinions that were expressed in the appraisal report from sources that he or she considers to be reliable and believes them to be true and correct. The appraiser does not assume responsibility for the accuracy of such items that were furnished by other parties.

- The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice, and any applicable federal, state or local laws.

- An appraiser's client is the party (or parties) who engage an appraiser in a specific assignment. Any other party acquiring this report from the client does not become a party to the appraiser-client relationship. Any persons receiving this appraisal report because of disclosure requirements applicable to the appraiser's client do not become intended users of this report unless specifically identified by the client at the time of the assignment.

- The appraiser's written consent and approval must be obtained before this appraisal report can be conveyed by anyone to the public, through advertising, public relations, news, sales, or by means of any other media, or by its inclusion in a private or public database.

Possession of this report or any copy thereof does not carry with it the right of publication.

- Forecasts of effective demand for the highest and best use or the best fitting and most appropriate use were based on the best available data concerning the market and are subject to conditions of economic uncertainty about the future.

The Scope of Work is the type and extent of research and analyses performed in an appraisal assignment that is required to produce credible assignment results, given the nature of the appraisal problem, the specific requirements of the intended user(s) and the intended use of the appraisal report. Reliance upon this report, regardless of how acquired, by any party or for any use, other than those specified in this report by the Appraiser, is prohibited. The Opinion of Value that is the conclusion of this report is credible only within the context of the Scope of Work, Effective Date, the Date of Report, the Intended User(s), the Intended Use, the stated Assumptions and Limiting Conditions, any Hypothetical Conditions and/or Extraordinary Assumptions, and the Type of Value, as defined herein. The appraiser, appraisal firm, and related parties assume no obligation, liability, or accountability, and will not be responsible for any unauthorized use of this report or its conclusions.

**Additional Comments (Scope of Work, Extraordinary Assumptions, Hypothetical Conditions, etc.):**

**Hypothetical/Extraordinary Assumption Standard Rule 2-2 (a)**

The use of the aforementioned hypothetical conditions/extraordinary assumption may affect the opinions and conclusions of value within this appraisal but are necessary to produce credible assignment results. If at any time additional information is found to prove the extraordinary assumption to be false I reserve the right to amend this report and all opinions and conclusions within.

This appraisal is based off of the information found online. A site visit was not conducted.



Certifications & Definitions

File No.: 26-126

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |               |          |                                          |        |    |           |       |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|----------|------------------------------------------|--------|----|-----------|-------|
| Property Address:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Lincoln Dr    | City:    | Athens                                   | State: | WI | Zip Code: | 54411 |
| Client:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Jack Driscoll | Address: | 932 E Locust Street, Milwaukee, WI 53212 |        |    |           |       |
| Appraiser:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Sarah Shuman  | Address: | 6005 Hilgemann Street, Weston, WI 54476  |        |    |           |       |
| <b>APPRAISER'S CERTIFICATION</b><br>I certify that, to the best of my knowledge and belief:<br>- The statements of fact contained in this report are true and correct.<br>- The credibility of this report, for the stated use by the stated user(s), of the reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.<br>- 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.<br>- Unless otherwise indicated, I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.<br>- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.<br>- My engagement in this assignment was not contingent upon developing or reporting predetermined results.<br>- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.<br>- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared.<br>- I did not base, either partially or completely, my analysis and/or the opinion of value in the appraisal report on the race, color, religion, sex, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property, or of the present owners or occupants of the properties in the vicinity of the subject property.<br>- Unless otherwise indicated, I have made a personal inspection of the property that is the subject of this report.<br>- Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification.<br><br>Additional Certifications: |               |          |                                          |        |    |           |       |
| <b>DEFINITION OF MARKET VALUE *:</b><br>Market value means the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:<br>1. Buyer and seller are typically motivated;<br>2. Both parties are well informed or well advised and acting in what they consider their own best interests;<br>3. A reasonable time is allowed for exposure in the open market;<br>4. Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and<br>5. The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.<br>* This definition is from regulations published by federal regulatory agencies pursuant to Title XI of the Financial Institutions Reform, Recovery, and Enforcement Act (FIRREA) of 1989 between July 5, 1990, and August 24, 1990, by the Federal Reserve System (FRS), National Credit Union Administration (NCUA), Federal Deposit Insurance Corporation (FDIC), the Office of Thrift Supervision (OTS), and the Office of Comptroller of the Currency (OCC). This definition is also referenced in regulations jointly published by the OCC, OTS, FRS, and FDIC on June 7, 1994, and in the Interagency Appraisal and Evaluation Guidelines, dated October 27, 1994.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |               |          |                                          |        |    |           |       |

|                                                                                                                           |                                                                                                                 |                                          |
|---------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------|------------------------------------------|
| Client Contact:                                                                                                           | Client Name:                                                                                                    | Jack Driscoll                            |
| E-Mail:                                                                                                                   | Address:                                                                                                        | 932 E Locust Street, Milwaukee, WI 53212 |
| APPRAISER <a href="#">esign.alamode.com/verify</a> Serial:66198603                                                        | SUPERVISOR <a href="#">esign.alamode.com/verify</a> Serial:C6D79FE0 or CO-APPRAISER (if applicable)             |                                          |
|                                        |                            |                                          |
| Appraiser Name: Sarah Shuman                                                                                              | Supervisory or Co-Appraiser Name: Noah Phillips                                                                 |                                          |
| Company: Phillips Valuation & Consulting, LLC                                                                             | Company: Phillips Valuation & Consulting, LLC                                                                   |                                          |
| Phone: 715-218-5645 Fax:                                                                                                  | Phone: 715-218-5645 Fax:                                                                                        |                                          |
| E-Mail: appraiser@phillipsvaluation.com                                                                                   | E-Mail: appraiser@phillipsvaluation.com                                                                         |                                          |
| Date Report Signed: 02/21/2026                                                                                            | Date Report Signed: 02/21/2026                                                                                  |                                          |
| License or Certification #: Trainee State: WI                                                                             | License or Certification #: 1844-10 State: WI                                                                   |                                          |
| Designation:                                                                                                              | Designation:                                                                                                    |                                          |
| Expiration Date of License or Certification: 12/14/2027                                                                   | Expiration Date of License or Certification: 12/14/2027                                                         |                                          |
| Inspection of Subject: <input type="checkbox"/> Did Inspect <input checked="" type="checkbox"/> Did Not Inspect (Desktop) | Inspection of Subject: <input type="checkbox"/> Did Inspect <input checked="" type="checkbox"/> Did Not Inspect |                                          |
| Date of Inspection: 02/21/2026                                                                                            | Date of Inspection:                                                                                             |                                          |

Comparable Photo Page

|                  |               |        |          |       |                   |
|------------------|---------------|--------|----------|-------|-------------------|
| Client           | Jack Driscoll |        |          |       |                   |
| Property Address | Lincoln Dr    |        |          |       |                   |
| City             | Athens        | County | Marathon | State | WI Zip Code 54411 |
| Client           | Jack Driscoll |        |          |       |                   |



Comparable 1

N 72nd Ave  
Proximity 8.91 miles SE  
Sale Price 136,000  
GLA  
Total Rooms  
Total Bedrms  
Total Bathrms  
Location N;Woods  
View  
Site 11.87  
Quality  
Age



Comparable 2

4140 N 44th Ave  
Proximity 9.44 miles SE  
Sale Price 165,000  
GLA  
Total Rooms  
Total Bedrms  
Total Bathrms  
Location N;Woods  
View  
Site 12.23  
Quality  
Age



Comparable 3

4744 County Road U  
Proximity 9.21 miles SE  
Sale Price 145,000  
GLA  
Total Rooms  
Total Bedrms  
Total Bathrms  
Location N;Woods  
View  
Site 10.01  
Quality  
Age

Location Map

|                  |               |        |          |       |                   |
|------------------|---------------|--------|----------|-------|-------------------|
| Client           | Jack Driscoll |        |          |       |                   |
| Property Address | Lincoln Dr    |        |          |       |                   |
| City             | Athens        | County | Marathon | State | WI Zip Code 54411 |
| Client           | Jack Driscoll |        |          |       |                   |



Property Record

2025 Property Record | Marathon County, WI

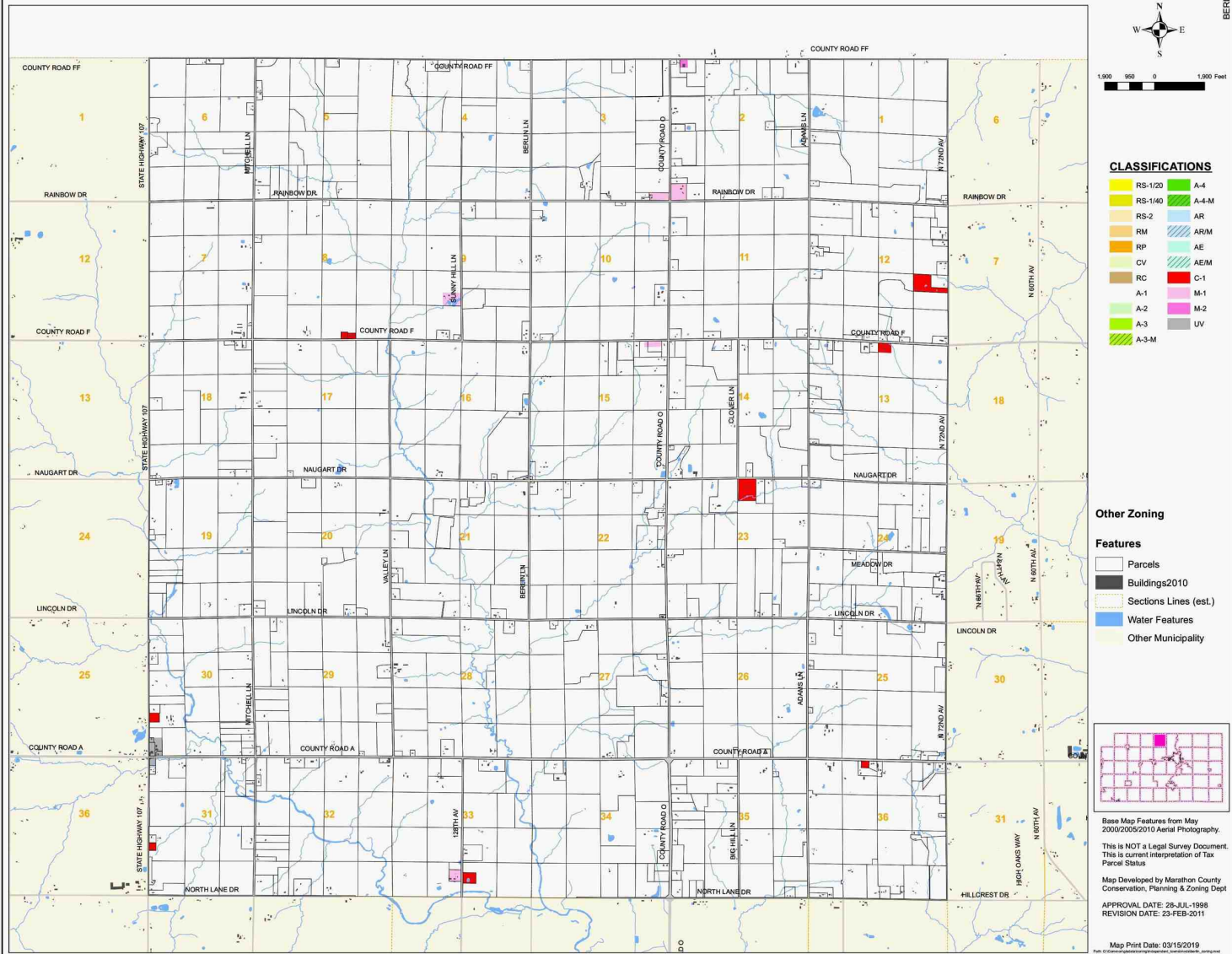
Assessed values not finalized until after Board of Review  
Property information is valid as of 2/21/2026 2:01:30 PM

| <b>Owner Address</b><br><br>DRISCOLL , JACK<br>932 E LOCUST ST<br>MILWAUKEE, WI 53212-2636                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | <b>Owner</b><br><br>JACK DRISCOLL                                                                                                                                                                             |                                |                                |                    |               |  |               |        |  |                |        |  |               |      |  |                       |        |  |                  |        |  |                            |      |  |                        |      |  |                             |      |  |                     |        |  |                                          |  |  |                             |      |  |                  |      |  |                   |      |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                       |  |  |  |  |             |              |             |              |              |   |      |       |     |       |   |      |         |     |         |    |       |          |     |          |  |       |          |     |          |                          |  |  |              |  |                           |  |  |                |  |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|--------------------------------|--------------------|---------------|--|---------------|--------|--|----------------|--------|--|---------------|------|--|-----------------------|--------|--|------------------|--------|--|----------------------------|------|--|------------------------|------|--|-----------------------------|------|--|---------------------|--------|--|------------------------------------------|--|--|-----------------------------|------|--|------------------|------|--|-------------------|------|--|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|--|--|--|--|-------------|--------------|-------------|--------------|--------------|---|------|-------|-----|-------|---|------|---------|-----|---------|----|-------|----------|-----|----------|--|-------|----------|-----|----------|--------------------------|--|--|--------------|--|---------------------------|--|--|----------------|--|
| <b>Property Information</b><br><br><u>Parcel ID:</u> 00430062230995<br><u>Document #</u> 1809487<br><u>Tax Districts:</u><br>WAUSAU                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | <b>Property Description</b><br><br><i>For a complete legal description, see recorded document.</i><br>SEC 22-30-06 E 1/2 SE 1/4 SW 1/4<br><u>Municipality:</u> 004-TOWN OF BERLIN<br><u>Property Address:</u> |                                |                                |                    |               |  |               |        |  |                |        |  |               |      |  |                       |        |  |                  |        |  |                            |      |  |                        |      |  |                             |      |  |                     |        |  |                                          |  |  |                             |      |  |                  |      |  |                   |      |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                       |  |  |  |  |             |              |             |              |              |   |      |       |     |       |   |      |         |     |         |    |       |          |     |          |  |       |          |     |          |                          |  |  |              |  |                           |  |  |                |  |
| <table><tr><th colspan="2"><b>Tax Information</b></th><th><a href="#">Print Tax Bill</a></th></tr><tr><td><b>Installment</b></td><td><b>Amount</b></td><td></td></tr><tr><td><u>First:</u></td><td>134.25</td><td></td></tr><tr><td><u>Second:</u></td><td>134.00</td><td></td></tr><tr><td><u>Third:</u></td><td>0.00</td><td></td></tr><tr><td><u>Total Tax Due:</u></td><td>268.25</td><td></td></tr><tr><td><u>Base Tax:</u></td><td>268.25</td><td></td></tr><tr><td><u>Special Assessment:</u></td><td>0.00</td><td></td></tr><tr><td><u>Lottery Credit:</u></td><td>0.00</td><td></td></tr><tr><td><u>First Dollar Credit:</u></td><td>0.00</td><td></td></tr><tr><td><u>Amount Paid:</u></td><td>268.25</td><td></td></tr><tr><td colspan="2"><u>(View payment history info below)</u></td><td></td></tr><tr><td><u>Current Balance Due:</u></td><td>0.00</td><td></td></tr><tr><td><u>Interest:</u></td><td>0.00</td><td></td></tr><tr><td><u>Total Due:</u></td><td>0.00</td><td></td></tr></table> | <b>Tax Information</b>                                                                                                                                                                                        |                                | <a href="#">Print Tax Bill</a> | <b>Installment</b> | <b>Amount</b> |  | <u>First:</u> | 134.25 |  | <u>Second:</u> | 134.00 |  | <u>Third:</u> | 0.00 |  | <u>Total Tax Due:</u> | 268.25 |  | <u>Base Tax:</u> | 268.25 |  | <u>Special Assessment:</u> | 0.00 |  | <u>Lottery Credit:</u> | 0.00 |  | <u>First Dollar Credit:</u> | 0.00 |  | <u>Amount Paid:</u> | 268.25 |  | <u>(View payment history info below)</u> |  |  | <u>Current Balance Due:</u> | 0.00 |  | <u>Interest:</u> | 0.00 |  | <u>Total Due:</u> | 0.00 |  | <table><tr><th colspan="5"><b>Land Valuation</b></th></tr><tr><th><u>Code</u></th><th><u>Acres</u></th><th><u>Land</u></th><th><u>Impr.</u></th><th><u>Total</u></th></tr><tr><td>4</td><td>3.00</td><td>\$900</td><td>\$0</td><td>\$900</td></tr><tr><td>5</td><td>4.00</td><td>\$3,200</td><td>\$0</td><td>\$3,200</td></tr><tr><td>5m</td><td>12.26</td><td>\$17,800</td><td>\$0</td><td>\$17,800</td></tr><tr><td></td><td>19.26</td><td>\$21,900</td><td>\$0</td><td>\$21,900</td></tr><tr><td colspan="3"><u>Assessment Ratio:</u></td><td colspan="2">0.8886968160</td></tr><tr><td colspan="3"><u>Fair Market Value:</u></td><td colspan="2">Not Applicable</td></tr></table> | <b>Land Valuation</b> |  |  |  |  | <u>Code</u> | <u>Acres</u> | <u>Land</u> | <u>Impr.</u> | <u>Total</u> | 4 | 3.00 | \$900 | \$0 | \$900 | 5 | 4.00 | \$3,200 | \$0 | \$3,200 | 5m | 12.26 | \$17,800 | \$0 | \$17,800 |  | 19.26 | \$21,900 | \$0 | \$21,900 | <u>Assessment Ratio:</u> |  |  | 0.8886968160 |  | <u>Fair Market Value:</u> |  |  | Not Applicable |  |
| <b>Tax Information</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                               | <a href="#">Print Tax Bill</a> |                                |                    |               |  |               |        |  |                |        |  |               |      |  |                       |        |  |                  |        |  |                            |      |  |                        |      |  |                             |      |  |                     |        |  |                                          |  |  |                             |      |  |                  |      |  |                   |      |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                       |  |  |  |  |             |              |             |              |              |   |      |       |     |       |   |      |         |     |         |    |       |          |     |          |  |       |          |     |          |                          |  |  |              |  |                           |  |  |                |  |
| <b>Installment</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | <b>Amount</b>                                                                                                                                                                                                 |                                |                                |                    |               |  |               |        |  |                |        |  |               |      |  |                       |        |  |                  |        |  |                            |      |  |                        |      |  |                             |      |  |                     |        |  |                                          |  |  |                             |      |  |                  |      |  |                   |      |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                       |  |  |  |  |             |              |             |              |              |   |      |       |     |       |   |      |         |     |         |    |       |          |     |          |  |       |          |     |          |                          |  |  |              |  |                           |  |  |                |  |
| <u>First:</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | 134.25                                                                                                                                                                                                        |                                |                                |                    |               |  |               |        |  |                |        |  |               |      |  |                       |        |  |                  |        |  |                            |      |  |                        |      |  |                             |      |  |                     |        |  |                                          |  |  |                             |      |  |                  |      |  |                   |      |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                       |  |  |  |  |             |              |             |              |              |   |      |       |     |       |   |      |         |     |         |    |       |          |     |          |  |       |          |     |          |                          |  |  |              |  |                           |  |  |                |  |
| <u>Second:</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | 134.00                                                                                                                                                                                                        |                                |                                |                    |               |  |               |        |  |                |        |  |               |      |  |                       |        |  |                  |        |  |                            |      |  |                        |      |  |                             |      |  |                     |        |  |                                          |  |  |                             |      |  |                  |      |  |                   |      |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                       |  |  |  |  |             |              |             |              |              |   |      |       |     |       |   |      |         |     |         |    |       |          |     |          |  |       |          |     |          |                          |  |  |              |  |                           |  |  |                |  |
| <u>Third:</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | 0.00                                                                                                                                                                                                          |                                |                                |                    |               |  |               |        |  |                |        |  |               |      |  |                       |        |  |                  |        |  |                            |      |  |                        |      |  |                             |      |  |                     |        |  |                                          |  |  |                             |      |  |                  |      |  |                   |      |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                       |  |  |  |  |             |              |             |              |              |   |      |       |     |       |   |      |         |     |         |    |       |          |     |          |  |       |          |     |          |                          |  |  |              |  |                           |  |  |                |  |
| <u>Total Tax Due:</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 268.25                                                                                                                                                                                                        |                                |                                |                    |               |  |               |        |  |                |        |  |               |      |  |                       |        |  |                  |        |  |                            |      |  |                        |      |  |                             |      |  |                     |        |  |                                          |  |  |                             |      |  |                  |      |  |                   |      |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                       |  |  |  |  |             |              |             |              |              |   |      |       |     |       |   |      |         |     |         |    |       |          |     |          |  |       |          |     |          |                          |  |  |              |  |                           |  |  |                |  |
| <u>Base Tax:</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | 268.25                                                                                                                                                                                                        |                                |                                |                    |               |  |               |        |  |                |        |  |               |      |  |                       |        |  |                  |        |  |                            |      |  |                        |      |  |                             |      |  |                     |        |  |                                          |  |  |                             |      |  |                  |      |  |                   |      |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                       |  |  |  |  |             |              |             |              |              |   |      |       |     |       |   |      |         |     |         |    |       |          |     |          |  |       |          |     |          |                          |  |  |              |  |                           |  |  |                |  |
| <u>Special Assessment:</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | 0.00                                                                                                                                                                                                          |                                |                                |                    |               |  |               |        |  |                |        |  |               |      |  |                       |        |  |                  |        |  |                            |      |  |                        |      |  |                             |      |  |                     |        |  |                                          |  |  |                             |      |  |                  |      |  |                   |      |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                       |  |  |  |  |             |              |             |              |              |   |      |       |     |       |   |      |         |     |         |    |       |          |     |          |  |       |          |     |          |                          |  |  |              |  |                           |  |  |                |  |
| <u>Lottery Credit:</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 0.00                                                                                                                                                                                                          |                                |                                |                    |               |  |               |        |  |                |        |  |               |      |  |                       |        |  |                  |        |  |                            |      |  |                        |      |  |                             |      |  |                     |        |  |                                          |  |  |                             |      |  |                  |      |  |                   |      |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                       |  |  |  |  |             |              |             |              |              |   |      |       |     |       |   |      |         |     |         |    |       |          |     |          |  |       |          |     |          |                          |  |  |              |  |                           |  |  |                |  |
| <u>First Dollar Credit:</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | 0.00                                                                                                                                                                                                          |                                |                                |                    |               |  |               |        |  |                |        |  |               |      |  |                       |        |  |                  |        |  |                            |      |  |                        |      |  |                             |      |  |                     |        |  |                                          |  |  |                             |      |  |                  |      |  |                   |      |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                       |  |  |  |  |             |              |             |              |              |   |      |       |     |       |   |      |         |     |         |    |       |          |     |          |  |       |          |     |          |                          |  |  |              |  |                           |  |  |                |  |
| <u>Amount Paid:</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | 268.25                                                                                                                                                                                                        |                                |                                |                    |               |  |               |        |  |                |        |  |               |      |  |                       |        |  |                  |        |  |                            |      |  |                        |      |  |                             |      |  |                     |        |  |                                          |  |  |                             |      |  |                  |      |  |                   |      |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                       |  |  |  |  |             |              |             |              |              |   |      |       |     |       |   |      |         |     |         |    |       |          |     |          |  |       |          |     |          |                          |  |  |              |  |                           |  |  |                |  |
| <u>(View payment history info below)</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                               |                                |                                |                    |               |  |               |        |  |                |        |  |               |      |  |                       |        |  |                  |        |  |                            |      |  |                        |      |  |                             |      |  |                     |        |  |                                          |  |  |                             |      |  |                  |      |  |                   |      |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                       |  |  |  |  |             |              |             |              |              |   |      |       |     |       |   |      |         |     |         |    |       |          |     |          |  |       |          |     |          |                          |  |  |              |  |                           |  |  |                |  |
| <u>Current Balance Due:</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | 0.00                                                                                                                                                                                                          |                                |                                |                    |               |  |               |        |  |                |        |  |               |      |  |                       |        |  |                  |        |  |                            |      |  |                        |      |  |                             |      |  |                     |        |  |                                          |  |  |                             |      |  |                  |      |  |                   |      |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                       |  |  |  |  |             |              |             |              |              |   |      |       |     |       |   |      |         |     |         |    |       |          |     |          |  |       |          |     |          |                          |  |  |              |  |                           |  |  |                |  |
| <u>Interest:</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | 0.00                                                                                                                                                                                                          |                                |                                |                    |               |  |               |        |  |                |        |  |               |      |  |                       |        |  |                  |        |  |                            |      |  |                        |      |  |                             |      |  |                     |        |  |                                          |  |  |                             |      |  |                  |      |  |                   |      |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                       |  |  |  |  |             |              |             |              |              |   |      |       |     |       |   |      |         |     |         |    |       |          |     |          |  |       |          |     |          |                          |  |  |              |  |                           |  |  |                |  |
| <u>Total Due:</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | 0.00                                                                                                                                                                                                          |                                |                                |                    |               |  |               |        |  |                |        |  |               |      |  |                       |        |  |                  |        |  |                            |      |  |                        |      |  |                             |      |  |                     |        |  |                                          |  |  |                             |      |  |                  |      |  |                   |      |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                       |  |  |  |  |             |              |             |              |              |   |      |       |     |       |   |      |         |     |         |    |       |          |     |          |  |       |          |     |          |                          |  |  |              |  |                           |  |  |                |  |
| <b>Land Valuation</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                               |                                |                                |                    |               |  |               |        |  |                |        |  |               |      |  |                       |        |  |                  |        |  |                            |      |  |                        |      |  |                             |      |  |                     |        |  |                                          |  |  |                             |      |  |                  |      |  |                   |      |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                       |  |  |  |  |             |              |             |              |              |   |      |       |     |       |   |      |         |     |         |    |       |          |     |          |  |       |          |     |          |                          |  |  |              |  |                           |  |  |                |  |
| <u>Code</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | <u>Acres</u>                                                                                                                                                                                                  | <u>Land</u>                    | <u>Impr.</u>                   | <u>Total</u>       |               |  |               |        |  |                |        |  |               |      |  |                       |        |  |                  |        |  |                            |      |  |                        |      |  |                             |      |  |                     |        |  |                                          |  |  |                             |      |  |                  |      |  |                   |      |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                       |  |  |  |  |             |              |             |              |              |   |      |       |     |       |   |      |         |     |         |    |       |          |     |          |  |       |          |     |          |                          |  |  |              |  |                           |  |  |                |  |
| 4                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | 3.00                                                                                                                                                                                                          | \$900                          | \$0                            | \$900              |               |  |               |        |  |                |        |  |               |      |  |                       |        |  |                  |        |  |                            |      |  |                        |      |  |                             |      |  |                     |        |  |                                          |  |  |                             |      |  |                  |      |  |                   |      |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                       |  |  |  |  |             |              |             |              |              |   |      |       |     |       |   |      |         |     |         |    |       |          |     |          |  |       |          |     |          |                          |  |  |              |  |                           |  |  |                |  |
| 5                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | 4.00                                                                                                                                                                                                          | \$3,200                        | \$0                            | \$3,200            |               |  |               |        |  |                |        |  |               |      |  |                       |        |  |                  |        |  |                            |      |  |                        |      |  |                             |      |  |                     |        |  |                                          |  |  |                             |      |  |                  |      |  |                   |      |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                       |  |  |  |  |             |              |             |              |              |   |      |       |     |       |   |      |         |     |         |    |       |          |     |          |  |       |          |     |          |                          |  |  |              |  |                           |  |  |                |  |
| 5m                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | 12.26                                                                                                                                                                                                         | \$17,800                       | \$0                            | \$17,800           |               |  |               |        |  |                |        |  |               |      |  |                       |        |  |                  |        |  |                            |      |  |                        |      |  |                             |      |  |                     |        |  |                                          |  |  |                             |      |  |                  |      |  |                   |      |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                       |  |  |  |  |             |              |             |              |              |   |      |       |     |       |   |      |         |     |         |    |       |          |     |          |  |       |          |     |          |                          |  |  |              |  |                           |  |  |                |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | 19.26                                                                                                                                                                                                         | \$21,900                       | \$0                            | \$21,900           |               |  |               |        |  |                |        |  |               |      |  |                       |        |  |                  |        |  |                            |      |  |                        |      |  |                             |      |  |                     |        |  |                                          |  |  |                             |      |  |                  |      |  |                   |      |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                       |  |  |  |  |             |              |             |              |              |   |      |       |     |       |   |      |         |     |         |    |       |          |     |          |  |       |          |     |          |                          |  |  |              |  |                           |  |  |                |  |
| <u>Assessment Ratio:</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                               |                                | 0.8886968160                   |                    |               |  |               |        |  |                |        |  |               |      |  |                       |        |  |                  |        |  |                            |      |  |                        |      |  |                             |      |  |                     |        |  |                                          |  |  |                             |      |  |                  |      |  |                   |      |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                       |  |  |  |  |             |              |             |              |              |   |      |       |     |       |   |      |         |     |         |    |       |          |     |          |  |       |          |     |          |                          |  |  |              |  |                           |  |  |                |  |
| <u>Fair Market Value:</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                               |                                | Not Applicable                 |                    |               |  |               |        |  |                |        |  |               |      |  |                       |        |  |                  |        |  |                            |      |  |                        |      |  |                             |      |  |                     |        |  |                                          |  |  |                             |      |  |                  |      |  |                   |      |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                       |  |  |  |  |             |              |             |              |              |   |      |       |     |       |   |      |         |     |         |    |       |          |     |          |  |       |          |     |          |                          |  |  |              |  |                           |  |  |                |  |
| <b>Payment History</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                               |                                |                                |                    |               |  |               |        |  |                |        |  |               |      |  |                       |        |  |                  |        |  |                            |      |  |                        |      |  |                             |      |  |                     |        |  |                                          |  |  |                             |      |  |                  |      |  |                   |      |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                       |  |  |  |  |             |              |             |              |              |   |      |       |     |       |   |      |         |     |         |    |       |          |     |          |  |       |          |     |          |                          |  |  |              |  |                           |  |  |                |  |
| <u>Date</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | <u>Receipt</u>                                                                                                                                                                                                | <u>Amount</u>                  | <u>Interest</u>                | <u>Penalty</u>     | <u>Total</u>  |  |               |        |  |                |        |  |               |      |  |                       |        |  |                  |        |  |                            |      |  |                        |      |  |                             |      |  |                     |        |  |                                          |  |  |                             |      |  |                  |      |  |                   |      |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                       |  |  |  |  |             |              |             |              |              |   |      |       |     |       |   |      |         |     |         |    |       |          |     |          |  |       |          |     |          |                          |  |  |              |  |                           |  |  |                |  |
| 1/8/2026                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | 363725                                                                                                                                                                                                        | 268.25                         | 0.00                           | 0.00               | 268.25        |  |               |        |  |                |        |  |               |      |  |                       |        |  |                  |        |  |                            |      |  |                        |      |  |                             |      |  |                     |        |  |                                          |  |  |                             |      |  |                  |      |  |                   |      |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                       |  |  |  |  |             |              |             |              |              |   |      |       |     |       |   |      |         |     |         |    |       |          |     |          |  |       |          |     |          |                          |  |  |              |  |                           |  |  |                |  |

\*No data found for Special Assessment Detail, Delinquent Tax Summary in 2025

Zoning

TOWN OF BERLIN - ZONING



License

NO. 1844 - 10

EXPIRES: 12/14/2027

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

Hereby certifies that

Noah T Phillips

was granted a license to practice as a

APPRAISER, CERTIFIED GENERAL

(551)

in the State of Wisconsin in accordance with Wisconsin Law  
on the 6th day of April in the year 2012.

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



A handwritten signature in black ink, appearing to read "D. H. H.", is written over a horizontal line.

DSPS Secretary

This certificate was printed on the 30th day of October in the year 2025