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CITY OF APPLETON

Valuation Report



Subject Property

MUOIO REV TRUST &
RIDDELL REV TRUST
3609 S Barker Lane
Appleton, WI
Parcel Number:
31-9-2963-00

Prepared For

City of Appleton
Board of Review

Date

Wednesday
June 5th, 2024

Effective Appraisal Date

January 1, 2024

2024 Assessment

Owner Present Michael Muoio
Address 3609 S Barker Lane
Parcel Number 31-9-2963-00

Land \$72,400
Improvement \$626,100
Total \$698,500

PHOTOGRAPHS



COMPARABLE NO. 1

Address 3535 S Bob-O-Link Lane
Parcel Number 31-9-2944-00



COMPARABLE NO. 2

Address 3311 S Scarlet Oak Lane
Parcel Number 31-9-2431-00



COMPARABLE NO. 3

Address 3316 S Solitude Lane
Parcel Number 31-9-4162-39



CURRENT LISTING

Address 631 E Meadow Grove Blvd
Parcel Number 31-9-2432-00

SALES COMPARISON DATA

	<u>SUBJECT</u>	<u>COMPARABLE 1</u>		<u>COMPARABLE 2</u>		<u>COMPARABLE 3</u>		<u>CURRENT LISTING</u>	
PARCEL #	31-9-2963-00	31-9-2944-00		31-9-2431-00		31-9-4162-39		31-9-2432-00	
ADDRESS	3609 S Barker Ln	3535 S Bob-O-Link Ln		3311 S Scarlet Oak Ln		3316 S Solitude		631 E Meadow Grove	
SALE PRICE	**\$698,500	\$665,000		\$652,000		\$805,000		\$625,000	
SALE DATE	--	5/22/2024		6/23/2022		8/5/2022		Current Asking Price	
Price/SQ FT	**\$137	\$156		\$157		\$173		\$150	
YEAR BUILT	1998	1990	Inf	1990	Inf	2007	Sup	1992	Inf
SQ. FT.	5,090	4,250	Inf	4,166	Inf	4,642		4,160	Inf
STYLE	Mod 2 Sty	Mod 2 Sty		Mod 2 Sty		Mod 2 Sty		Mod 2 Sty	
CONDITION	Good	Good		Good		Very Good	Sup	Good	
# BEDROOMS	4	5		4		4		4	
# BATHS	5F/0H	3F/1H	Inf	3F/1H	Inf	4F/2H		2F/2H	Inf
GARAGE	3 Car Attached	3 Car Attached		3 Car Attached		3 Car Attached		3 Car Attached	
SITE	32,102	14,117sf	Inf	12,632	Inf	15,381	Inf	13,209	Inf
LOCATION	Fair	Average	Sup	Average	Sup	Average	Sup	Average	Sup
BASEMENT	Full	Full		Full		Full		Full	
BSMT FINISH	1,500sf	Unfinished	Inf	450sf	Inf	1,527sf		Unfinished	Inf
Overall		Inferior to Subject		Inferior to Subject		Superior to Subject		Inferior to Subject	
*Sup = Superior, Inf = Inferior									
**Assessment									

