



Valuation Report

Subject Property
Ballard Square LLC
3305/3315 N Ballard Rd
Appleton, WI
Parcel Number:
31-1-6532-05

Prepared For
City of Appleton
Board of Review

Date
Wednesday
October 4th, 2023

Effective Appraisal Date
January 1, 2023



SUBJECT PROPERTY INFORMATION

2023 Assessment

Owner	Ballard Square LLC	Land	\$339,300
Address	3305 & 3315 N Ballard Rd	Improvement	\$1,264,500
Parcel Number	31-1-6532-05	Total	\$1,603,800

PHOTOGRAPHS



SUBJECT PROPERTY



COMPARABLE NO. 1

Address 2109 E Capitol Dr Bldg A & B, Appleton
 Parcel Number 31-1-6640-06



COMPARABLE NO. 2

Address 740 Ford St, Kimberly
 Parcel Number 250191300



COMPARABLE NO. 3

Address N1788 Lily of The Valley Dr, Greenville
 Parcel Number 111239400

	<u>SUBJECT</u>	<u>COMP #1</u>		<u>COMP #2</u>		<u>COMP #3</u>	
ADDRESS	3305/3315 N Ballard	2109 E Capitol		740 Ford St		N1788 Lily of the Valley Dr	
MUNICIPALITY	Appleton	Appleton		Kimberly		Greenville	
OCCUPANT	Multi Tenant	Multi Tenant		Multi Tenant		Multi Tenant	
SALE PRICE		\$2,050,000		\$1,285,000		\$1,500,000	
SALE DATE		9/8/21		6/25/21		12/1/21	
SALE Price/SQ FT		\$126.77		\$112.85		\$108.71	
YEAR BUILT	1996	2001		1993		2006	Sup
SQ. FT.	14,580	16,171	Sup	11,387	Inf	13,798	
# OF STORIES	1**	1**		1		1	
CONDITION	Ave	Ave		Ave		Ave	
EXTERIOR	Brick	Brick		Brick		Brick, Vinyl	Inf
WALL HEIGHT	12	10		9		10	
LAND TO BLDG %	4.89	4.58		5.24		6.34	
LOCATION	Ave to Good	Ave to Good		Ave to Good		Ave to Good	
OTHER							
SOURCES	Assessor	Seller/CoStar/ Assessor		CoStar/Assessor		CoStar/Assessor	
Overall		Superior to Subject		Inferior to Subject		Similar to Subject	

*Sup = Superior, Inf = Inferior

** 2 Office buildings on one parcel