

Valuation Report

Subject Property
Salvador Medina
4723 N Tanglewood Dr
Appleton, WI
Parcel Number:
31-6-5701-62

Prepared For
City of Appleton
Board of Review

Date
Wednesday
October 4th, 2023

Effective Appraisal Date
January 1, 2023

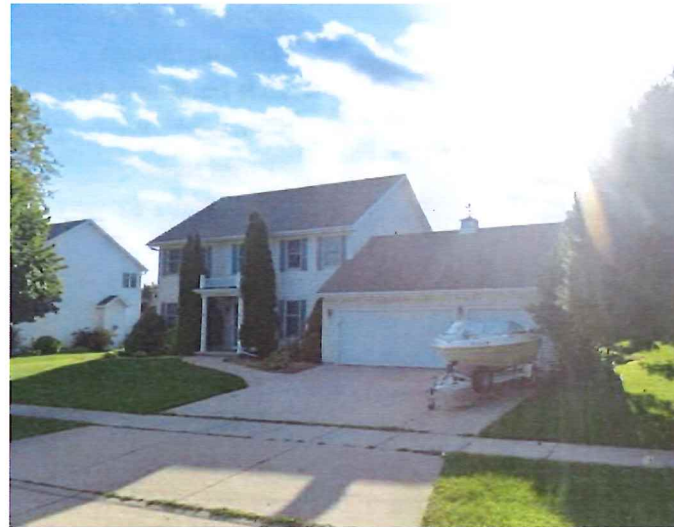


SUBJECT PROPERTY INFORMATION

2023 Assessment

Owner	Salvador Medina	Land	\$68,300
Address	4723 N Tanglewood Dr	Improvement	\$347,900
Parcel Number	31-6-5701-62	Total	\$416,200

PHOTOGRAPHS



SUBJECT PROPERTY



COMPARABLE NO. 1

Address 1 Tilbury Ct
Parcel Number 31-6-4112-00



COMPARABLE NO. 2

Address 4208 N Woodridge Dr
Parcel Number 31-6-5273-00



COMPARABLE NO. 3

Address 500 W Crossing Meadows La
Parcel Number 31-6-5482-00

SALES COMPARISON DATA

	<u>SUBJECT</u>	<u>COMPARABLE 1</u>		<u>COMPARABLE 2</u>		<u>COMPARABLE 3</u>
PARCEL #	31-6-5701-62	31-6-4112-00		31-6-5273-00		31-6-5482-00
ADDRESS	4723 N Tanglewood	1 Tilbury Ct		4208 N Woodridge Dr		500 W Crossing Meadow
SALE PRICE		\$410,000		\$417,000		\$425,000
SALE DATE		5/6/22		6/17/22		11/10/22
Price/SQ FT	\$180.02	\$180.14		\$180.36		179.93
YEAR BUILT	2001	1997		1997		1998
SQ. FT.	2,312	2,276		2,312		2,362
STYLE	Colonial	Colonial		Colonial		Colonial
CONDITION	Good	Good		Good		Good
# BEDROOMS	4	4		4		4
# BATHS	2F/1H	2F/2H	Sup	2F/1H		2F/1H
FIREPLACE	1	1		1		1
CENTRAL AIR	Yes	Yes		Yes		Yes
GARAGE	3 Car Attached	2 Car Attached	Inf	3 Car Attached		3 Car Attached
SITE	14,810sf	14,375sf		12,632sf		10,454
BASEMENT	Full	Full		Full		Full
BSMT FINISH	600SF	800sf		600sf		700sf
Overall		Similar to Subject		Similar to Subject		Similar to Subject

*Sup = Superior, Inf = Inferior