[Mr. and Mrs. Collens Ferris residence, 500 Farwell Drive, Madison, Wisconsin 53704].

Landmark Research, Inc.
[s.l.]: [s.n.], [s.d.]

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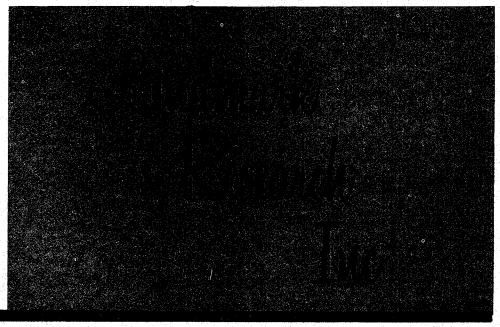
Landmark Research Inc.

2575 University Avenue, Madison, Wisconsin 53705

Suite 202, 3240 University Avenue, Madison, Wisconsin 53705, 608-238-6873



August 6, 1980

James A. Graaskamp, Ph.D., SREA, CRE
Tim Warner, MS, MAI, SRPA
Jean B. Davis, MS

Floyd A. Brynelson
Brynelson, Herrick, Gehl & Bucaida
P. O. Box 1767
122 W. Washington Avenue
Madison, Wisconsin 53703

Dear Mr. Brynelson:

RE: IRS Tax Court Case
Mr. and Mrs. Collins Ferris Residence
500 Farwell Drive
Madison, Wisconsin 53704

We have estimated the fair market value of the above residence as of January 1, 1970, with and without a therapeutic pool in a manner consistent with the Circuit Court of Tax Appeals and certain additional stipulations between the Internal Revenue Service and Mr. and Mrs. Ferris designating us as the valuation arbiter.

Under these stipulations, the task is to determine any increment of market value of the main dwelling and homestead which could be attributed to the installation of a therapeutic pool structure, were the modified main dwelling sold immediately on the open market in 1970. Responsibility for this assignment was divided into three tasks:

Task 1: David Cote, architect, with Flad & Associates, was asked to design a facility which was appropriate as a therapeutic pool but otherwise devoid of recreational amenities and of architectural compatibility to the main dwelling. This was done and his statement of the design, philosophy, the detailed drawings, plans, and specifications are incorporated by reference into this report, and all but blueprints are reproduced in the Appendix.

Task 2: A. Zoeller, estimator for J. H. Findorff & Son, Inc., was then asked to determine the actual cost of construction as designed by Mr. Cote at current 1980 costs which were then indexed back to 1970. This indexed cost in 1970 of $94,000 is itemized in Exhibit 3 and is based on the plans and specifications of Mr. Cote.

Task 3: James A. Graaskamp, appraiser, is then to determine the impact on resale value of the main dwelling before and after construction of the unadorned therapeutic pool defined in Task 1 and 2. Should market value be enhanced, construction cost deductibility would be reduced; should there be no change in value or should the marketability of the home be damaged, the maximum deduction would be out-of-pocket cash cost of construction.

To implement Task 3, we have made several working basic assumptions:

1. The date for market value comparison shall be January 1, 1970, although the building permit was not taken out until spring and it was completed some time later in the year. A later date such as August 1, 1970, would modify the value conclusions by approximately 2½ percent in six months, but the relative difference would remain unchanged and it is the difference with which we are concerned.

2. The market for two story homes of more than 2,500 square feet off the lake is thin in Maple Bluff, and our records as the assessor for the Village of Maple Bluff show only 31 sales since 1968 in that category. Most mansions are on the lake and lakeshore values have risen so dramatically in the past decade it would be very misleading to include these sales as comparables. In several cases older homes were demolished after purchase to replace with modern residences. In order to project back to a date ten years previous, it was determined that some systematic process which would consider all of these sales should be used to provide objective and rigorous adjustment for the difficulties of new construction a bygone era.

3. Therefore, we have utilized the market comparison approach of MKTCOMP, an automated market comparison system which is accepted by both government and private appraisers and which is the current basis for the Maple Bluff assessment system, under contract to Landmark Research, Inc.

4. Since 1970, the Ferris home site has been subdivided by certified survey so that the home site is now 189,000 feet and referred to as Lot 1. To isolate changes in values to changes in the structural elements, we have assumed the same size home site for 1970 as is currently the case in 1980. The size of Lot 1 makes it unlikely that the aesthetics of a therapeutic pool structure would have any measurable damage on the price of lots platted along Summit Street at the north edge of the total Ferris parcel.

5. After careful consideration, we assumed that any purchaser of the main dwelling would scrap the medical pool and convert the pool structure to useable floor space or to a recreational swimming pool.

Keeping in mind the premises above, the logic of the report which follows, and our statement of limiting conditons, we have determined fair market value for January 1, 1970, with and without a therapeutic pool. Fair market value is defined as the most probable price the property would sell for with cash to the seller if exposed on the market for a reasonable amount of time, with both buyer and seller reasonably knowledgeable as to the potentials and limitations of the property and with neither under unusual duress.

Fair market value as of January 1, 1970, of the main dwelling and without modification was estimated to be $213,000.

Fair market value as of January 1, 1970, of the main dwelling with the completed addition of the therapeutic pool was $250,000.

THEREFORE, THE INCREMENT OF THE MARKET VALUE ATTRIBUTABLE TO POOL CONSTRUCTION IS ESTIMATED TO BE $37,000.

The Findorff estimate for constructing a therapeutic pool as designed by David Cote was $94,000, of which $37,000 is presumably recaptured in market value and $57,000 is deductible as medical expense.

Should you have any questions, please feel free to call me at (608) 238-6873.

Yours truly,

James A. Graaskamp, Ph.D., SREA, CRE
Urban Land Economist

TABLE OF CONTENTS

LIST OF EXHIBITS

THE APPRAISAL ISSUE

This appraisal is to serve as a benchmark relative to certain medical expense tax deductions to be estimated consistent with the directives of the Circuit Court of Tax Appeals and certain stipulations between the Internal Revenue Service and Mr. and Mrs. Collin Ferris regarding their primary residence, generally identified as 500 Farwell Drive, Village of Maple Bluff, County of Dane, State of Wisconsin.

Under these stipulations, the task is to determine the minimum reasonable cost of a functionally adequate therapeutic pool added to the structure which existed in January of 1970 and to determine any increment in market value which could be attributed to such installation were the building and therapeutic pool to be sold on the open market in 1970.

Task 1: David Cote, architect with Flad & Associates, was asked to design a facility which was appropriate as a therapeutic pool but otherwise devoid of recreational amenities and of architectural compatability to the main dwelling. This was done and these plans and specifications are incorporated by reference into this report.

Task 2: Mr. Zoeller, estimator for J. H. Findorff & Son, Inc., was then asked to determine the actual cost of construction as designed by Mr. Cote at current costs which were then indexed back to 1970.

Task 3: James A. Graaskamp, appraiser, is then to determine the change in resale value of the main dwelling after construction of the therapeutic pool as defined in Task 1 and 2. The gross spread between the before and after value will be the basis for the allocation of cash costs of construction to tax deductible medical expenses or to personal investment to property improvement.

Should market value be enhanced by the addition of the medical facility, the deductibility of gross construction costs would be reduced by the amount of the increment; should there be no change in value or should the net market value of the home so modified be less than the main dwelling had it been left unchanged, the indexed cost of construction as determined by Mr. Zoeller should be deductible in full.

DEFINITION OF VALUE

The before and after values to be sought on the property in question are the most probable prices at which the property would have sold for cash both before and after the addition of the pool on or about January 1, 1970. Most probable price is defined as the fair market value at which the dwelling would have sold if exposed on the market for a reasonable length of time, with both buyer and seller reasonably informed on the potentials and limitations of the property, and with neither under any great duress. The relationship between probable price and fair market value is the implication that fair market value is a central tendency within a transaction zone defining the range of prices within which a cash sales transaction would most likely occur.

Such a zone is particularly appropriate when dealing with a hypothetical modification to structures ten years in the past, particularly when these modifications are unique to the present owner and would be perceived with highly subjective interpretation by the prospective owner of a luxury home. As will be shown, the appraiser is in a relatively unique position to understand the singular characteristics of demand for luxury homes given the unpredictable tastes, competitiveness, sensitivity to social status, and exceptional financial resources of the well-to-do. At the same time, the supply side is often irrationally affected by impatience, fastidiousness, and mercurial emotions of those with wealth.

The Maple Bluff market is a thin market and Village records indicate there were only 61 sales of two or more story homes in the Village since 1968 which qualify as arm's length transactions out of a total of 197 non-lake sales in the assessment files. There have been 31 sales of two-story homes with more than 2,500 square feet of living area and not located on the lake since 1968. Assessment records further reveal that as of January 1, 1980, there were only three indoor pools and seven outdoor pools in the Village, the majority of which were built since 1970. None of these pools were intended primarily or exclusively for therapeutic use as is the subject property.

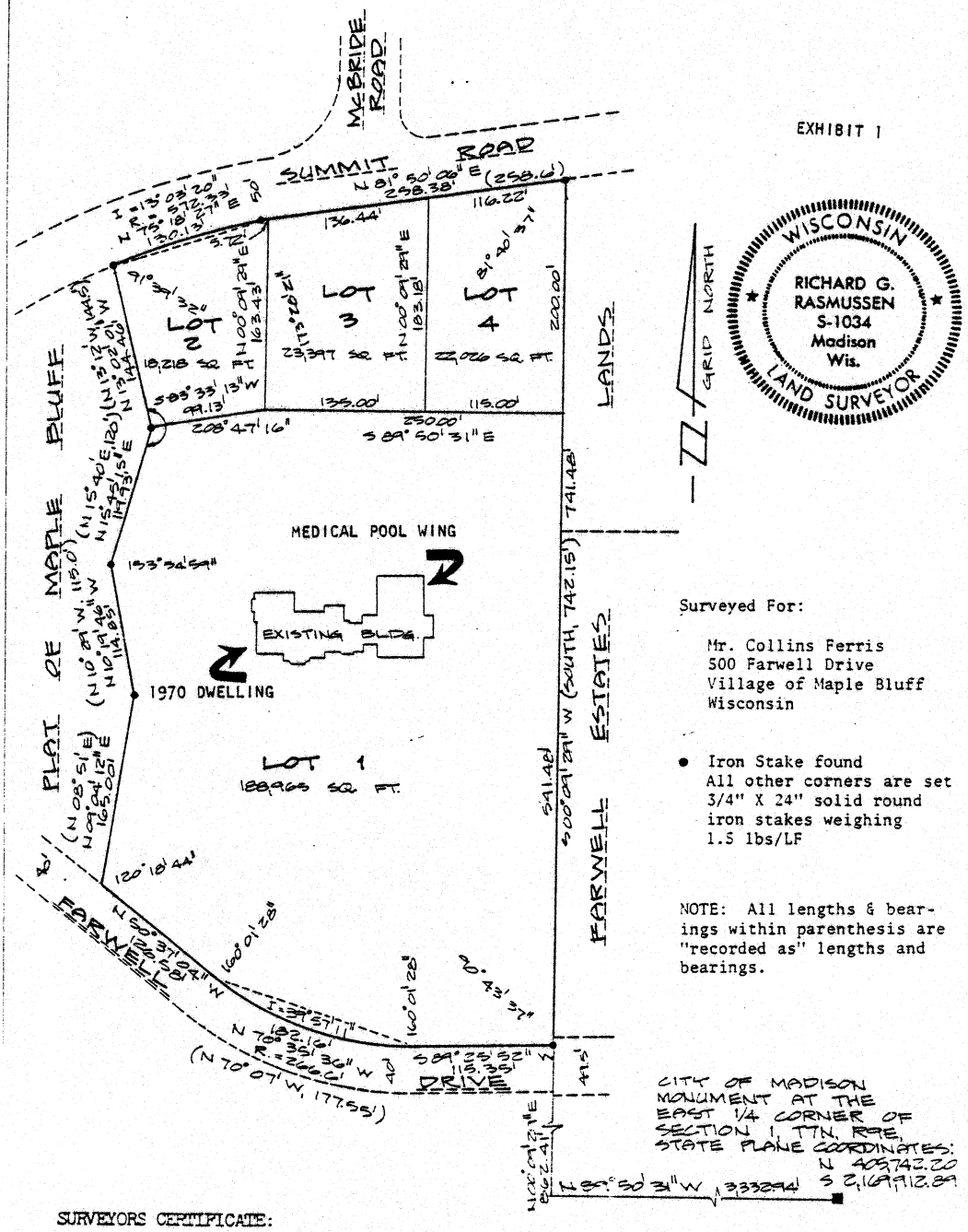
These problems require a consistent and rigorous logical treatment of sales rather than only empirical observation. Fortunately, there is such a system in place in Maple Bluff in the form of an automated assessment system and this appraiser was both the co-designer of the system and has been the official assessor for the Village of Maple Bluff for the past three years, following several years as advisor to the Village Board. In 1979, virtually every resident in the Village was inspected by our associate, Jean B. Davis, and the property files on nearly every home were correctly detailed, cross checked with the owner, and computerized with sales of all improved properties and vacant lots noted beginning with January 1968. This data base and logic system will be the basis for Task 3 and various elements of output are reproduced later in this report.

DEFINITION OF SUBJECT SITE

A certified survey of the subject property lot is included in Exhibit 1 with further details on the location of major trees, terraces, and slopes presented on Sheet 1 (site plan) of drawings by David Cote. The site is to the north of Farwell Drive and the lot rises steeply from its northeast corner at an altitude of approximately 45 feet above Lake Mendota. The main entrance from the house faces south and all the major rooms have a southern exposure. However, a view of the lake and the downtown Capitol area is completely blocked by summer foliage and only partly visible in the winter months. The house is situated at a base of approximately 64 feet. In 1970, at the time construction of the pool was contemplated, the total site area was significantly larger than at present as a portion has been subdivided with such lots receiving separate tax number parcels. Because of the size of the site, it is the opinion of the appraiser that neither the deluxe pool nor a hypothetical therapeutic pool would have any adverse effect on the marketability of the peripheral lands since subdivided or sold. Therefore, the remaining net site described as Lot 1 in the certified survey, with an area of 189,000 square feet as of January 1, 1980, will be presumed as the homestead site in 1970 in order to establish land as a constant and isolate value changes to structural alternatives.

EXHIBIT 1

CERTIFIED SURVEY



Surveyed For:

Mr. Collins Ferris
500 Farwell Drive
Village of Maple Bluff
Wisconsin

- Iron Stake found
  All other corners are set 3/4" X 24" solid round iron stakes weighing 1.5 lbs/LF

NOTE: All lengths & bearings within parenthesis are "recorded as" lengths and bearings.

CITY OF MADISON MONUMENT AT THE EAST 1/4 CORNER OF SECTION 1, T7N, R9E, STATE PLANE COORDINATES:
N 403,742.20
S 2,169,912.89

SURVEYORS CERTIFICATE:

I Richard G. Rasmussen, Registered Land Surveyor, S-1034, do hereby certify that this is in full compliance with Chapter 236.34 of the Wisconsin Statutes and the Subdivision Regulations of the Village of Maple Bluff, Dane County, Wisconsin. I also certify that I have surveyed and mapped the lands described herein and that the map is a correctly dimensioned representation in accordance with the information furnished.

Dated this 30 day of July, 1979

Richard G. Rasmussen, S-1034

D'ONOFRIO KOTTKE AND ASSOCIATES, INC.
7530 WESTWARD WAY
MADISON, WISCONSIN 53717
AREA CODE: 608-836-3241

JOB NO.: 78 04 129
DATE: July 30, 1979
SCALE: 1" = 100'
CERTIFIED SURVEY NO. 3292
DOCUMENT NO.: 1[illegible]

PAGE 1 OF 2 PAGES

EXHIBIT 1 (Continued)

DESCRIPTION—

A parcel of land located in Government lots 1 and 2 of Section 1, T7N, R9E, village of Maple Bluff, Dane county, Wisconsin, also known as part of Outlot "A" of the Plat of Maple Bluff, To-wit: Commencing at the East quarter of said Section 1; thence N89°50'31"W, 3332.94 feet; thence N00°09'29"E, 862.41 feet to the point of beginning; thence S89°25'52"W, 115.35 feet to a point of curve; thence Northwesterly on a curve to the right which has a radius of 266.6 feet and a chord which bears N70°35'36"W, 182.16 feet; thence N50°37'04"W, 126.58 feet; thence N09°04'12"E, 165.00 feet; thence N10°19'46"W, 114.85 feet; thence N15°45'15"E, 119.93 feet; thence N13°02'01"W, 144.46 feet to a start of curve; thence Northeasterly on a curve to the right which has a radius of 572.33 feet and a chord which bears N75°18'27"E, 130.13 feet; thence N81°50'06"E, 258.38 feet; thence S00°09'29"W, 741.48 feet to the point of beginning. Containing 5.799 acres.

Approved for recording per secretary Village of Maple Bluff Planning Commission.

Robert Boardman, Secretary

Date Aug. 5th 1979

"Resolved that this certified survey map, which has been duly filed for approval of the Village Board of the Village of Maple Bluff, Dane County, Wisconsin, be and is the same hereby approved."

I hereby certify that the above is a true and correct copy of a resolution adopted by the Village Board of the Village of Maple Bluff, on the 14th day of Sept., 1979.

Robert Boardman, Village Clerk

Received for recording this 12 day of September, 1979, at 11:37 o'clock a.M. and recorded in Volume 13 on pages 30 & 31 as document number 1639563 of certified surveys.

Carol R. Mahnke, Dane County Register of Deeds

By: Marian Jordan, Deputy

WISCONSIN
RICHARD G. RASMUSSEN
S-1034
Madison
Wis.
LAND SURVEYOR

D'ONOFRIO KOTTKE AND ASSOCIATES, INC.
7530 WESTWARD WAY
MADISON, WISCONSIN 53717
AREA CODE: 608-836-3241

JOB NO.: 78 04 129
DATE: July 30, 1979
CERTIFIED SURVEY NO.: 3293
DOCUMENT NO.: 1639563

PAGE 2 OF 2 PAGES

DEFINITION OF MAIN DWELLING BEFORE POOL

For purposes of the 1970 scenario, it will be necessary to imagine the main dwelling as a stone English manor house, without the pool addition, after allowances for changes in maturity of landscaping which is inevitable over ten years. In addition, the construction of the current pool wing meant the removal of a concrete terrace on the east edge of the building, adjoining a porch which has now been weatherized to include a spiral stair connector. Back in 1970 there were several flagstone walks adjoining the terrace, and these too were removed. Also missing from the 1970 scene is a large 36-inch elm, a 14-inch cedar, and a 6-inch spruce which screened the terrace and front entry plaza on the east. Therefore, data on the main dwelling has been corrected for these elements, with the exception of the trees which did not change the wooded category of the site. The house has always been well maintained and therefore it is assumed that the condition in 1980 is reflective of the condition in 1970. Dressing rooms and a dormer window added since 1970 are not included in the definition of the main dwelling as of 1970. The sprinkler system has been relocated since 1970, but it existed prior to any construction of a pool room. The data as coded is converted to a property card in which the various elements are stated in English for the property owner, and the property card hypothesized for the pre-1970 main dwelling and site as defined appears in Exhibit 2.

DEFINITION OF MAIN DWELLING WITH MEDICAL POOL

The estimated cost to build a therapeutic pool and structural enclosure has been itemized by Mr. Zoeller of Findorff & Son, Inc., in Exhibit 3 and totals $94,000. Design philosophy and specifications are located in Appendix A.

The property record card for the main dwelling after construction of the therapeutic pool according to the specifications is provided in Exhibit 5, with the specific changes itemized in Exhibit 4. Note that the square footage has been significantly expanded to incorporate the screen porch and pool structure, bathroom total has been increased and the style category has been altered from architectural traditional to the less marketable owner's custom category.

The key problem in attempting to forecast the market value of the main dwelling after an architecturally sterile pool room has been added is that of anticipating how the next buyer will interpret the problems and opportunities inherent in the pool structure. Several scenarios can be imagined:

1. At the very least, the image of the English manor home has been marred at the point of the driveway approach and entry area so that its architectural style code must be modified from a distinctive and consistent English traditional to a category used in Maple Bluff to describe a variety of mixed home styles which reflect the owner's singular taste but which suffers a degree of market obsolescence. Under the Maple Bluff system, this could mean an adjustment of up to 5 percent downward from homes that maintained their architectural integrity.

2. There is a low probability that there would be a buyer in the market with sufficient means to purchase the home as is to use

EXHIBIT 2

DESCRIPTIVE DATA ON FERRIS HOME AS OF JANUARY, 1970 BEFORE ANY POOL CONSTRUCTION

Data Formatted as Maple Bluff Assessment File For Use in MKTCOMP System

FERRIS,BONNIE B
500 FARWELL DR
MADISON, WI 53704

LAND DATA

PREVIOUS LOT SALE PRICE	0
PREVIOUS SALE DATE	0
GEOCODE	0
NEIGHBORHOOD NUMBER	12
LOT SQ. FT.	189000
LOT FRONT FT.*	385
LOT DEPTH*	485
LOT SUBDIVIDABLE	1
LOT OVERSIZED	Yes
LAKE ACCESS EASEMENT	Yes
LAKE FRONT FT.	0
LOT ON CORNER	No
LOT ON CUL DE SAC	No
INSIDE LOT	No
LOT WOODED	More than 7 major trees
LOT VIEW	Average view
LOT TOPOGRAPHY	Upward sloping lot
ADVERSE INFLUENCE	None

SPECIAL STRUCTURES AND SITE IMPROVEMENTS

TENNIS COURT	0
OUTDOOR POOL	0
PATIO	200
STORAGE SHED	200
BOATHOUSE	0
SEAWALL	0
INDOOR POOL	0
ELEVATOR	0
0	0
0	0
SPECIAL STRUCTURES TOTAL	400
DRIVEWAY	Linear wth turn space, concrete
NEIGHBORHOOD FOLIAGE	Shady
LANDSCAPING	Above average
SCREENING OF BACK	Yes
SCREENING OF FRONT	Yes
CURB AND GUTTER	No
SIDEWALK	No

*APPROX. USING VILLAGE MAP

IMPROVEMENT DATA

PREVIOUS SALE PRICE	0
PREVIOUS SALE DATE	0
YEAR BUILT	1930
ERA	1930-1949
SQ. FT. LIVING SPACE	4870
NUMBER OF STORIES	2 Story
BUILDING STYLE	Architectural Traditional
ROOF	Gable,tile
EXTERIOR	Predom. stone
GARAGE	3 Car attached
BASEMENT TYPE	Partial
BASEMENT CONDITION	No problem
QUALITY	Well-maintained
APPEARANCE TO NEIGHBORS	More attractive
ENCLOSED PORCH	Small screen
NUMBER OF ROOMS	14
NUMBER OF BEDROOMS	6
NUMBER OF BATHROOMS	3.50
HALF BATHS	1
THREE QUARTER BATHS	0
FULL BATHS	3
BATH ON FIRST FLOOR	Yes
NUMBER OF FIREPLACES	3
LIVING ROOM	Large size, average layout
DINING ROOM	Separate room
DEN/LIBRARY/STUDY	Average size
FAMILY ROOM	None
KITCHEN SCORE	11.45
SIZE	Large
TYPE	L or U with island
WORK AREA	Dated
EATING SPACE	Counter/stools
RECREATION ROOM	No
LAUNDRY AREA SCORE	1
LOCATION	Basement
TYPE	Exposed
HEATING SYSTEM SCORE	3
FUEL	Gas
TYPE	Old hot water
ELECTRICAL SERVICE	> 150 amp.
WATER HEATER	100 gal., gas
INTERIOR CIRCULATION	Excellent
SPECIAL FEATURES SCORE	25

EXHIBIT 3

BID SUMMARY SHEET FINDORFF INC.
THERAPEUTIC POOL

Description of Work	Labor	Material	Subcontract
General conditions	$ 7,500	$ 3,500	--
Site work	1,850	1,900	$ 22,700
Concrete	8,662	8,111	--
Forming	--	--	-- (w/concrete)
Tile edge on pool	600	600	--
Masonry	500	100	--
Metals	1,200	6,500	--
Rough carpentry	10,715	27,687	--
Finish carpentry	--	--	-- (w/above)
Dampproofing	--	--	200
Insulation	--	--	-- (w/above)
Roofing	--	--	6,500
Sheet metal	--	--	1,200
Caulking	500	100	--
Metal doors & frames	500	1,100	--
Wood doors	--	--	-- (w/above)
Hardware	--	500	--
Glazing	--	--	-- (w/carp.)
Lath & plaster	--	--	12,900
Acoustical (Ceramaguard)	--	--	3,500
Seamless flooring	--	--	5,400
Painting & wall covering	--	--	5,500
Louvers	200	400	--
Toilet accessories	100	250	--
Pool equipment	--	--	2,000
Circular stair	--	--	--
Plumbing	--	--	17,500
Heating & ventilating	--	--	18,700
Electrical work	--	--	8,600
	$32,327	$50,748	$104,700
21%	6,788		
	$39,115		Cost $194,563
			10% 19,457
			$214,020

ENR COST INDEX 1970 1,385
1980 3,150

.44 x 214,000 = $94,000

EXHIBIT 4

CHANGES FROM 1970 IMPROVEMENT DATA DESCRIPTION IN EXHIBIT 3
IMPLIED BY CONSTRUCTION OF THERAPEUTIC POOL ADDITION
TO PRODUCE PROPERTY DESCRIPTION AFTER CONSTRUCTION IN EXHIBIT 5

1. Square foot of living space increased from 4,870 square feet to 7,380 square feet to include pool structure 34 x 68 and heated porch.

2. Modified building style from architectural traditional (Code 8) to owner's custom with market obsolescence (Code 3).

3. Modified description of Enclosed Porch from small screen (Code 1) to average glassed-in heated porch (Code 8), as this area would serve as connector and air-lock to the main house.

4. Number of rooms was increased from 14 to 16 rooms to include large pool room and 3/4 bath.

5. Number of bathrooms was altered from 3.5 to 4.25 with the addition of the bath with shower in the new pool structure.

6. Since there is no place in the model for cost-to-cure, the market price forecast will need to be reduced by the estimated price of breaking off the pool coping, filling tank with sand, and pouring a concrete floor over the former pool installation, as well as disconnecting pumps, etc. Notice, no indoor pool is recognized in the category, Special Structures and Site Improvements, since the appraiser has assumed the next purchaser of the house would find the therapeutic pool configuration unacceptable and would remove it in favor of a full pool or recreational family room.

7. Special features score remains unchanged as pool building was unadorned with interior extras.

EXHIBIT 5

DESCRIPTIVE DATA ON FERRIS HOME AS OF JANUARY, 1970 ASSUMING THERAPEUTIC POOL CONSTRUCTION

Data Formatted as Maple Bluff Assessment File For Use in MKTCOMP System

PROPERTY CARD - PARCEL 4601404.01

FERRIS,BONNIE B
500 FARWELL DR
MADISON, WI 53704

LAND DATA

PREVIOUS LOT SALE PRICE	0
PREVIOUS SALE DATE	0
GEOCODE	0
NEIGHBORHOOD NUMBER	12
LOT SQ. FT.*	189000
LOT FRONT FT.*	385
LOT DEPTH*	485
LOT SUBDIVIDABLE	1
LOT OVERSIZED	Yes
LAKE ACCESS EASEMENT	Yes
LAKE FRONT FT.	0
LOT ON CORNER	No
LOT ON CUL DE SAC	No
INSIDE LOT	No
LOT WOODED	More than 7 major trees
LOT VIEW	Average view
LOT TOPOGRAPHY	Upward sloping lot
ADVERSE INFLUENCE	None

SPECIAL STRUCTURES AND SITE IMPROVEMENTS

TENNIS COURT	0
OUTDOOR POOL	0
PATIO	200
STORAGE SHED	200
BOATHOUSE	0
SEAWALL	0
INDOOR POOL	0
ELEVATOR	0
0	0
0	0
SPECIAL STRUCTURES TOTAL	400
DRIVEWAY	Linear wth turn space, concrete
NEIGHBORHOOD FOLIAGE	Shady
LANDSCAPING	Above average
SCREENING OF BACK	Yes
SCREENING OF FRONT	Yes
CURB AND GUTTER	No
SIDEWALK	No

▶ Indicates change from building without pool

*APPROX. USING VILLAGE MAP

IMPROVEMENT DATA

PREVIOUS SALE PRICE	0
PREVIOUS SALE DATE	0
YEAR BUILT	1930
ERA	1930-1949
▶SQ. FT. LIVING SPACE	7380
NUMBER OF STORIES	2 Story
▶BUILDING STYLE	Owners Custom/obsolescence
ROOF	Gable,tile
EXTERIOR	Predom. stone
GARAGE	3 Car attached
BASEMENT TYPE	Partial
BASEMENT CONDITION	No problem
QUALITY	Well-maintained
APPEARANCE TO NEIGHBORS	More attractive
▶ENCLOSED PORCH	Average glass, heated
▶NUMBER OF ROOMS	16
NUMBER OF BEDROOMS	6
▶NUMBER OF BATHROOMS	4.25
HALF BATHS	1
THREE QUARTER BATHS	1
FULL BATHS	3
BATH ON FIRST FLOOR	Yes
NUMBER OF FIREPLACES	3
LIVING ROOM	Large size, average layout
DINING ROOM	Separate room
DEN/LIBRARY/STUDY	Average size
FAMILY ROOM	None
KITCHEN SCORE	11.45
SIZE	Large
TYPE	L or U with island
WORK AREA	Dated
EATING SPACE	Counter/stools
RECREATION ROOM	No
LAUNDRY AREA SCORE	1
LOCATION	Basement
TYPE	Exposed
HEATING SYSTEM SCORE	3
FUEL	Gas
TYPE	Old hot water
ELECTRICAL SERVICE	> 150 amp.
WATER HEATER	100 gal., gas
INTERIOR CIRCULATION	Excellent
SPECIAL FEATURES SCORE	25

the medical facilities and to prefer a Maple Bluff location. While the price may be in reach of some, far fewer can afford to maintain the servants necessary to maintain more than four acres of grounds and a very large home.

3. There is a high probability that the perspective purchaser would accept the pool room because he saw an opportunity to convert it to useable floor area or a recreational pool.

   a. As useable area, it would be necessary to demolish the pool coping, fill the tank with sand, and pour a concrete floor over the former medical pool. In terms of 1970 construction prices, it is estimated that a basic conversion would cost $3,500 with interior details at additional cost to the buyer. The space could be converted to a party room, hobby or craft area, art studio, or some combination at the buyer's expense, but the buyer would discount raw space value by the cost to remove portions of the pool and to provide a sub-floor.

   b. As a conversion to a recreational pool there are several difficulties. The current pool structure necessitated removal of considerable limestone rock with large backhoe equipment. David Cote stated it would not be possible to excavate the rock deeper to an average of 6 feet 6 inches for a 20 x 45 recreational pool because of the low ceiling height and restricted working area. However, Mr. Zoeller, the estimator at Findorff, was confident that the medical pool could be removed, the rock excavated by jack hammer, and the debris removed by hand, albeit at some increase in cost over preferred excavation techniques. The owner would be able to salvage pool pumps and filtering equipment and the in-place HVAC capacity for humidity and air control requirements of a pool.

Given the probabilities, the house with medical pool would attract a buyer who not only did not attach any value to the therapeutic pool, but who viewed it as a liability to the degree he would have to remove some or all of the pool facility in order to take advantage of the space enclosure represented by the flat roofed stucco structure enclosing the pool. Therefore, this appraiser has recognized the structure as an increment to square footage of living area, has increased the bathroom count from 3.5 to 4.25 with the addition of the handicapped bath with shower in the pool building, has upgraded the screened porch to a glassed-in heated porch since the codes do not provide for air-lock connectors, and has increased the number of rooms from 14 to 16.

DESCRIPTION OF MKTCOMP SYSTEM

For some years, appraisers have been looking for a market comparison appraisal procedure that will avoid the tendency of appraisers to choose comparables from an incomplete mental recollection of the market and also avoid the overly objective use and misleading methodology of statistical regression. To rank property sales from memory as to similarity is seldom comprehensive or rigorous. On the other hand, regression measures the sameness of properties and then compares the subject property to the average property in a cluster of sales, without specifying comparable specific properties and without permitting application of appraisal judgment in the adjustment for difference. In the last ten years, appraisal has been moving toward a technique for ranking and adjusting comparables, in a comprehensive and consistent system, by means of Euclidian distance. This fancy term is nothing more than converting the presence or absence of different features to dollar equivalents and then using the Pythagorean theorem to compute the distance between two points as in Exhibit 6.

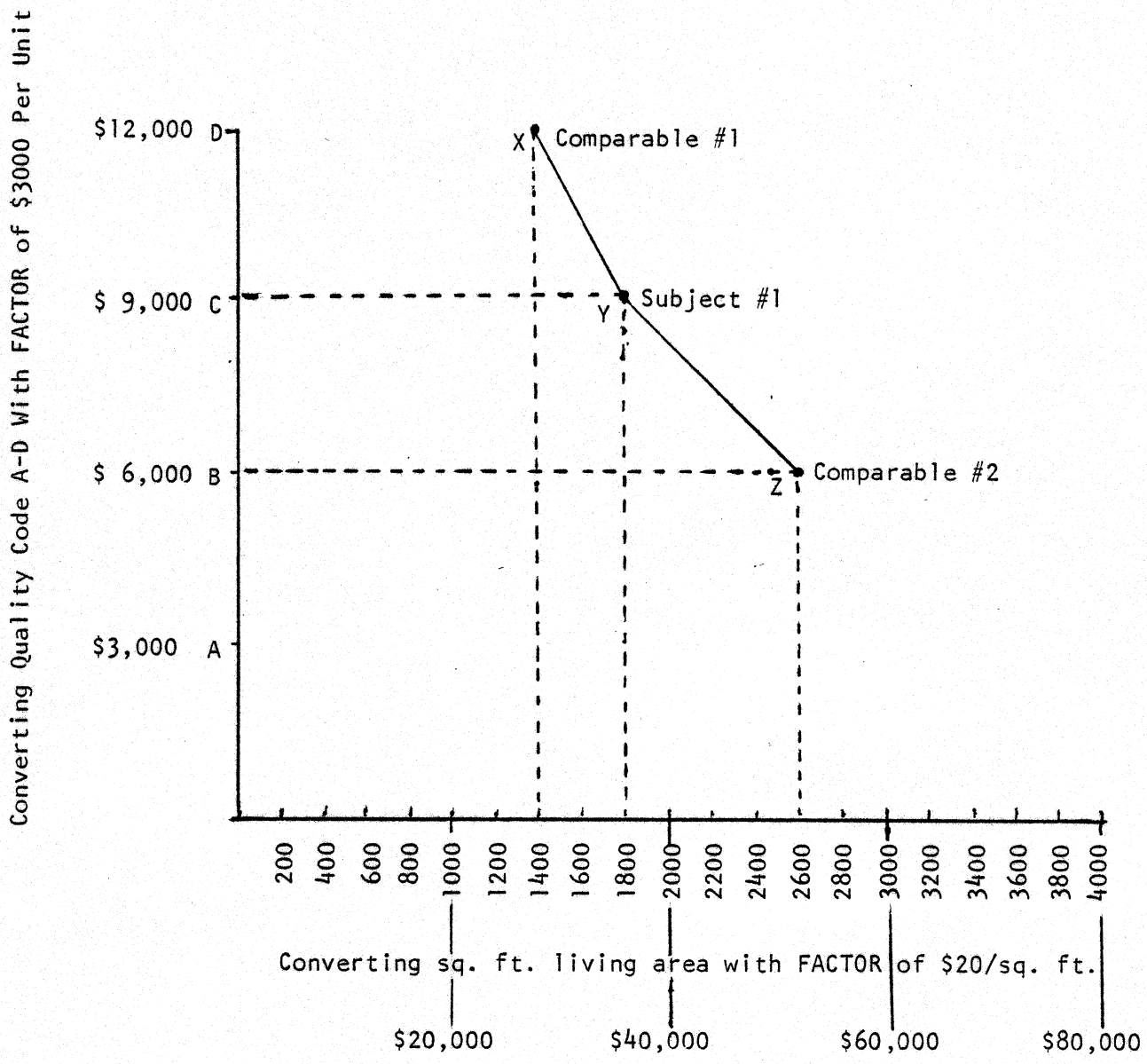
Note in Exhibit 6 the measurement of a difference between two dissimilar attributes. Quality as indicated on the vertical axis as in A, B, C, or D cannot be compared to square feet of living area on the horizontal axis until converted to a common denominator by a dollar factor which can have relativity. Assuming the factor for converting living area is $20 per square foot and the factor converting the quality levels is $3,000 per unit of quality, it is then possible to rank Comparable 1 and 2 as to which is closer to the subject property No. 1. Note that the hypotenuse is shorter between XY than between YZ so the Euclidian distance would indicate Comparable 1 is preferred, based on this simple two variable comparison. Because properties differ in more than one attribute, the MKTCOMP system uses multi-dimensional geometry and adds the sum of the square of each hypotenuse to generate a coefficient of comparability or, what is called on the following printouts, the selection index. MKTCOMP therefore requires a file of PROPERTY SALES with the attributes deemed important for comparison coded by a consistent standard; the second requirement is a FACTOR file which provides for the conversion of codes to dollars of adjustment. Finally, the system requires a SUBJECT file describing the property or properties to be valued in terms of the same attributes and codes which have been required for all comparable sales.

The appraiser has control of the system; the appraiser can define a subset of sales from which sales can be selected as comparables; the appraiser can determine the adjustments through statistical analysis or subjective experience. He can reject the analysis where he feels adjustments have not significantly reduced price differences due to attribute differences, or reject sales selected should the adjusted price fall too far from the mean of all adjusted prices.

Note that the system automatically factors out sales as they become too far removed in time, distance, size, etc., because the adjustment becomes larger and once it is squared, the result is a selection index (sum of the squared adjustments) which is outside the range of the first four comparables. It is possible to use this feature to define the subset of properties; by creating a dummy variable such as "lake lot" (1 = yes or 0 = no) and giving it a heavy adjustment factor such as $99,000. It will guarantee that lake properties are always compared to other lake properties, since the adjustment to non-lake properties caused their selection index to soar out of consideration. To put more firm emphasis on time of sale, neighborhood, or other features, the first cut on comparability can be made by a limited number of adjustments to define

EXHIBIT 6

BASIC EXAMPLE OF EUCLIDIAN DISTANCE
AS MEASURE OF DIFFERENCE BETWEEN COMPARABLE SALES



DC $(3,000)^2 + (400 \text{ ft.} \times \$20)^2 = (XY)^2$
CB $(3,000)^2 + (800 \text{ ft.} \times \$20)^2 = (YZ)^2$

Since $(XY)^2$ is less than $(YZ)^2$ Comparable #1 is the better comparable

EXHIBIT 7

84 ITEMS PLUS IDENTIFIERS CATALOGED FOR SINGLE FAMILY RESIDENTIAL LOTS & HOMES

VILLAGE OF MAPLE BLUFF, DANE COUNTY
SINGLE-FAMILY RESIDENTIAL TAX INFORMATION FORM
AS OF JANUARY 1, 1980

1	Tax Parcel Number	
2	Property Owner	
3	Street Number	
4	Street Name	
5	Previous Lot Sale Price	PLSPRICE
6	Previous Lot Sale Date	PLSDATE
7	Geocode X	GEO_X
8	Geocode Y	GEO_Y
9	Neighborhood Number	NBRHD
10	Lot Square Feet	LTSQFT
11	Lot Front Feet	LTFFT
12	Lot Depth	LTDPTH
13	Lot Subdividable	LOTSDIV
14	Lot Oversized	LOTOVSZD
15	Lake Access Easement	LKACC
16	Shore Quality	SHORE
17	Water Quality	WATER
18	Lake Front Feet	LKFFT
19	Lot on Corner	LTCNR
20	Lot on Cul de Sac	LTCUL
21	Inside Lot	LTINS
22	Lot Wooded	LTWOOD
23	Lot View	LTVIEW
24	Lot Topo	LTTOPO
25	Adverse Influence	ADINF
26	Tennis Court	TENCT
27	Outdoor Pool	OUTPOOL
28	Patio	PATIO
29	Storage Shed	STSHD
30	Boathouse	BTHSE
31	Seawall	SEAWLL
32	Indoor Pool	INPOOL
33	Elevator	ELEV
34	Other Structure Name	STCT1
35	Other Structure Value	VALUE1
36	Other Structure Name	STCT2
37	Other Structure Value	VALUE2
38	Special Structures Total	SPCTOT
39	Driveway	DRVWY
40	Neighborhood Foliage	NBRFOL
41	Landscaping	LNDSCP
42	Screening of Back	CRBK
43	Screening of Front	SCRFT
44	Curb Gutter	CRBGTR
45	Sidewalk	SIDWLK
46	Previous Sale Price	PSPR
47	Previous Sale Date	PSDATE
48	Year Built	YRBLT
49	Era	ERA
50	Sq. Ft. Living Space	SQFTLS
51	Number of Stories	STORIES
52	Roof	ROOF
53	Exterior	EXTER
54	Garage Type	GARAGE
55	Building Style	STYLE
56	Basement Type	BSMTYP
57	Basement Condition	BSMTCND
58	Appearance to Neighbors	APPEARS
59	Quality	QUALTY
60	Enclosed Porch	PORCH
61	Total Number Rooms	ROOMS
62	Total Number Bedrooms	BDRMS
63	Total Number Bathrooms	BATHS
64	Half	HFBTH
65	Three Quarters	THQBTH
66	Full	FULLBTH
67	On First Floor	BTHIST
68	Total Number Fireplaces	FPLAC
69	Living Room	LIVRM
70	Dining Room	DINRM
71	Den/Library/Study	DEN
72	Kitchen Score	KTCHSCR
73	Kitchen Size	KTCHSZ
74	Kitchen Type	KTCHTYPE
75	Kitchen Work Area	KTCHWRK
76	Kitchen Eating Space	KTCHEAT
77	Family Room	FMLYRM
78	Recreation Room	RECRM
79	Laundry Area Score	LAUNSCR
80	Laundry Area Location	LAUNLOC
81	Laundry Area Type	LAUNTYP
82	Heating System Score	HTGSCR
83	Heating Fuel	HTGFUEL
84	Heating Type	HTGTYP
85	Electrical Service	ELECTSRV
86	Water Heater	WTRHTR
87	Interior Circulation	INTCIR
88	Special Features Score	SPFTSCR

Exhibit 8

FACTOR FILE - MAPLE BLUFF

416 4601404.01 500 FARWELL DADJUSTMENT ==

FACTOR	TYP	RATE
PSPR	0.	1.00
PSDATE	2.	0.05
NBRHD	1.	1500.00
LTSQFT	1.	0.66
LOTSDIV	1.	15500.00
LOTOVSZD	2.	-0.05
LKACC	1.	100.00
SHORE	2.	-0.02
WATER	2.	-0.02
LKFFT	1.	350.00
LTCNR	1.	-750.00
LTCUL	1.	500.00
LTWOOD	2.	0.05
LTVIEW	2.	0.02
LTTOPO	2.	0.03
ADINF	2.	-0.02
SPCTOT	1.	1.00
ERA	2.	0.02
SQFTLS	1.	15.00
STORIES	2.	0.02
EXTER	2.	0.01
GARAGE	1.	1000.00
STYLE	2.	0.01
BSMTYP	2.	0.01
BSMTCND	2.	-0.02
APPEARS	2.	0.03
QUALTY	2.	0.02
PORCH	1.	600.00
BDRMS	1.	1500.00
BATHS	1.	4000.00
FPLAC	1.	750.00
DINRM	2.	0.02
DEN	1.	1000.00
KTCHSCR	1.	350.00
FAMRM	1.	100.00
RECRM	1.	2000.00
LAUNSCR	1.	300.00
HTGSCR	1.	200.00
INTCIR	2.	0.01
SPFTSCR	1.	200.00

(For scale on individual factor codes, see coding sheet in Appendix B)

a subset; then a second fully detailed set of adjustment factors is used for the appraisal. These adjustment factors have been generated from statistical analysis of the sales data base for the major value predicted and from trial and error experience on the minor factors over the past four years of work in the Maple Bluff market.

The system is sufficiently abstract that it can be applied to virtually any type of property that is reasonably similar in terms of descriptive attributes. Therefore, the National Park Service is using the process in its appraisal for acquisition of parcels in the Great Cypress Swamp in southwestern Florida; the Bureau of Indian Affairs is using it to appraise agricultural leases; the U.S. Fish and Wildlife Service is using it on the acquisition of isolated parcels in the border waters of Minnesota, and communities such as Duluth, Minnesota, and Maple Bluff, Wisconsin, are using it to modernize their assessment systems. Private appraisers on the EDUCARE Network, a cooperative users group sponsored by the American Society of Real Estate Appraisers, the International Society of Real Estate Appraisers, and the American Society of Real Estate Counselors use it for a variety of markets.

MAPLE BLUFF DATA AND FACTOR SYSTEM

The MKTCOMP system works best where it is necessary to determine fair market value for a large number of properties with relative frequency in order to justify the cost of data collection, quality control of input, and inspection of all the properties to be used as comparable sales or as subjects. Relative to the present case, Landmark Research, Inc., is contractor to the Village of Maple Bluff for maintaining a MKTCOMP system in order to provide fair market value assessments of each and every property once a year at 100 percent of value per year. In 1979 for the first time in the history of the Village, all properties were physically inspected, measured, and cataloged relative to 84 items of information which are described in Exhibit 7, both in English and in terms of the computer abbreviation for each item. Statistical analysis, experience of the appraisers, and in a few cases perceptions of the Village Board of Trustees have led to the use of 40 of these factors for the prediction of the most probable price or fair market value at which the residential property would sell in Maple Bluff.

The items contained in the FACTOR file and the rate of adjustment as determined by our research in Maple Bluff are provided in Exhibit 8. Note that under the column heading TYP, the codes are as follows:

0 = not considered as adjustment factor

1 = a unit adjustment in dollars (for example, square feet of living space, SQFTLS, is $15 per square foot of difference) that is not a cost to replace but a rounded regression coefficient

2 = a percent of sales price of the comparable property per unit of difference. (For example, the presence of an adverse influence, ADINF, is a negative 2 percent of sales price for each degree of adverse influence as indicated by the code sheet in Exhibit 8). Notice the adjustments are related to the code number of the feature and not specifically to the final cost or market adjustment. For example, garages can be scored 0-9, so the adjustment

to a house with a code 5 garage compared to a code 8 garage is three times the rate of adjustment, in this case, $1,000 per unit.

These adjustments are linear because the system is typically dealing with small differences between comparables and bracketing the subject property with a range of similar properties. However, the Ferris home, even without the pool addition, was one of the larger homes in the Village in 1970 and in 1980, so that it is less likely the system will be able to bracket the subject property with sales of homes bigger as well as smaller in living area. Therefore, the system will extrapolate up from known sales of somewhat smaller square footage and these extrapolations will be linear. This possibility is particularly significant when including the square footage attributable to the medical structure, since the factor file adjustment of $15 per square foot does not recognize the decreasing utility of increasing floor space for most buyers. This curvilinear element has become very recognizable with the onset of the energy crisis and the rising cost and scarcity of domestic help; this probably existed in a smaller degree back in the 1970s. Therefore, the model has a slight tendency to an unknown degree to overestimate market price for the pool structure presumed added in 1970.

The appraiser chose a subset of only 31 sales, consisting of homes 2 or more stories high, at least $2,500 square feet of living area, and not located on the lake. He included all sales since 1968. The list of sales is identified In Exhibit 9. It is impossible to confirm the general condition of all of these homes in 1970, as the Village did not maintain such records, nor did it maintain records on interior features and key items such as kitchen marketability. Therefore, it will be necessary to assume that basic features existing on January 1, 1980, such as kitchen cabinetry or heating system is the same as that which existed in January 1, 1970. These larger homes are owned by the well-to-do and generally demonstrate great pride of ownership, and so it is not unreasonable to assume that in the majority of cases, the homes in 1970 were as current then in maintenance and interior decor as they are in 1980.

When using an array of sales spanning 12 years, the time adjustment is a significant factor, albeit somewhat irregular from year to year. We have chosen a time adjustment of 5 percent of the sales price per year, as an average annual increment, recognizing that in several years the market remained flat while in more recent years there have been brief periods of increases approaching 1 percent a month or 10-12 percent a year. However, in Maple Bluff much of the market pressure has been on lakeshore properties where there are few competitive alternatives for lack of subdividable land on the lake and on four bedroom, modest size homes on Kensington Drive and within the 300 to 600 blocks of Lakewood Boulevard. These family-size homes have an active market among young growing families in middle management or the early years of their profession.

MKTCOMP has special advantages in measuring differences between sale prices, such as before and after pool construction, particularly for hypothetical transactions in a 1970 home market whose nuances of the moment have been lost in the passage of time. Because the model begins with actual sales price and adjusts for explicit differences on specific features, the implicit elements of buyer behavior are not lost but remain in an unexplained residual sales price. The sales price at a particular time is in part the result of factors that were never considered in the data base even though the data base may explain more than 90 percent of the difference between one price and another. That is a distinct

EXHIBIT 9

CATALOG OF SALES FROM THIRD QUARTER - 1967 TO OCTOBER 1979
FOR TWO STORY HOMES IN MAPLE BLUFF ≥ 2500 SQ. FT. AND NOT ON THE LAKE

TAX PARCEL NUMBER	MOST RECENT GRANTEE	STREET NUMBER	STREET NAME	MOST RECENT SALES DATE	SALE PRICE	NEIGHBORHOOD CODE	SQ. FOOT LOT	DEGREE OF WOODS	SQ. FOOT OF LIVING AREA	STYLE CODE	NUMBER OF ROOMS	NUMBER OF BEDROOMS	NUMBER OF BATHS	GARAGE TYPE CODE
460110	FRANKWICZ,STEVE & MARTHA	37	OLD SHORE RD	7806	89000	5	13500	1	3080	9	11	5	2.5	8
4601125	MCCREADY,ERIC S & ELIZA W	98	CAMBRIDGE RD	7209	54000	5	21000	1	2580	9	10	4	2.5	5
4601126.1	KOENIG,ERWIN F	221	LAKEWOOD BLVD	7406	76000	5	21500	2	3540	6	14	5	3.25	5
4601132	EVERITT,GEORGE L & MARILYN H	159	LAKEWOOD BLVD	7209	62500	5	18500	0	3080	9	10	4	2.25	8
4601151	RICHTER,HUGH V & RENEE Y	42	CAMBRIDGE RD	7506	88000	7	15500	0	3500	6	12	5	4	9
460120.3	LEVY,MARVIN J	921	FARWELL DR	7509	90000	15	22500	2	3040	9	11	4	2.5	8
4601209	RICE,GORDON A	244	LAKEWOOD BLVD	6709	57500	5	18000	1	2700	9	10	4	3.5	8
460121.3	HOPKINS,JAMES	412	FARWELL DR	7606	124000	15	24500	0	3480	6	11	5	2.5	8
4601212	OSCAR MAYER CO	236	LAKEWOOD BLVD	7910	122000	5	17500	1	2500	9	11	5	2.5	5
460123	BRADY,GREGORY	40	PAGET RD	7908	139800	9	11000	1	2760	8	11	5	2.25	8
460123.1	BLANK,ROBERT L & SHIRLEY	44	PAGET RD	7712	86000	9	12000	0	2540	6	10	4	3	8
460128	EASTON,DAVID W & CECILIA J	24	PAGET RD	7910	124000	9	14500	1	2580	9	10	4	2.5	7
460132	HARLING,WILLIAM H & MARCIA F	8	PAGET RD	7506	50000	9	25500	2	2800	4	9	3	2.5	7
4601326.32	HARTWIG,ARTHUR H & CAREN	417	NEWCASTLE WAY	7609	85000	8	11000	1	2780	6	11	4	3.25	5
4601326.39	PLUEMER,JOHN J	415	LEROY RD	7906	139000	8	11000	0	2560	6	10	5	2.5	8
4601326.67	HECHT,RUDOLPH C & ILSE	312	NEWCASTLE WAY	7409	69000	8	15000	0	2900	7	10	4	3	6
4601326.67.1	PELLEGRINO,PHILLIP	402	NEWCASTLE WAY	7512	103000	8	15500	0	2880	8	12	5	3.25	8
4601329.3	KASHOU,JOHN I & JEANETTE M	636	FARWELL DR	7309	80000	15	38000	2	4260	9	17	8	4.5	7
4601330	LANCASTER,JON E & SARA	652	FARWELL DR	7703	106000	15	14000	2	2800	8	11	4	3	8
4601330.1	RUTHERFORD,DONALD E	714	FARWELL DR	6909	38600	12	19000	2	2680	6	11	4	3	7
4601331	WEGNER,DR RALPH	726	FARWELL DR	7911	210000	12	26500	2	4400	9	16	7	4.75	7
4601335	FENSKE,CHARLES H	802	FARWELL DR	7612	76000	12	18000	1	2700	8	10	3	2.5	7
4601336	LINDBLADE,JAMES	801	MAGDELINE DR	7712	131000	12	21000	2	2980	6	11	5	2.5	6
4601341	RUPP,LAURENCE J & BETH	821	MAGDELINE DR	7509	82000	12	13000	1	2540	6	10	4	2	7
4601344	MUSSER,MARC & BARBARA	827	MAGDELINE DR	7506	67500	12	14500	0	2980	6	12	5	2.75	5
4601355	STACK,MALCOLM & JOSEPHINE	922	LEROY RD	7907	117000	12	11000	1	2580	6	11	5	3	8
4601370	SHUMWAY,WILLIAM D & AMY C	910	MCBRIDE RD	7312	82000	8	11500	2	2700	6	10	4	2.25	8
460138	WALSH,DAVID G & NANCY	31	PAGET RD	7809	157500	10	23000	1	3200	9	11	4	3.5	7
4601396	BARRY,DAVID S & JANE	819	BUTTERNUT RD	7509	67000	12	13000	1	2720	8	9	4	2.25	0
4601400	WHITFORD,GEORGE & GENEVIEVE	822	MAGDELINE DR	7309	57500	12	15500	0	3020	7	14	6	4.5	8
460147	JORGENSON,DONALD & ELEANOR	30	FULLER DR	7509	72000	10	14000	1	3140	7	9	3	2.75	7

difference from a statistical technique which aggregates value upward from 0. In addition, all adjustments to all comparables were made on the same basis so that the consistency and the linear adjustments will move the weighted average price up or down proportionately leaving the spread unchanged. Moreover, in the selection of comparables, the selection index goes up or down for each property by a proportionate amount leaving the ranking unchanged. Thus we can be sure that within the limits of linear adjustment we have correctly ranked all 31 comparables and have the best 4, even if a significant adjustment factor is a little too high or too low. In addition, we know that if an adjustment factor is a little high or low, the weighted average price would be a little high or low but the change will be proportionate on every sale so that the difference between a before and after value would be unchanged. Finally, it should be pointed out that by using 39 attributes for adjustments, the theory of offsetting errors has a greater opportunity to dampen unknown bias in the adjustment process. MKTCOMP is a rigorous system which can produce a conclusion that is reliable even where the behavior phenomenon it is attempting to measure can be measured only to a degree.

As a last step in the process, the adjusted prices of the four comparables are summed by a means of a weighted average based on the sum of the years'-digits. The calculation to determine the weight of the first and most comparable property and the denominator used for weighting the remaining comparables is as follows:

N = number of comparables

$$\frac{N}{N(N+1)/2} = \frac{4}{4(4+1)/2} = \frac{4}{10}$$

Therefore, the four most comparable properties will be rated 40 percent, 30 percent, 20 percent, and 10 percent.

MARKET VALUE OF SUBJECT PROPERTY BEFORE POOL

Reference to Exhibit 10 will provide the full analytical output of MKTCOMP. Four comparables were selected:

636 Farwell Drive (No. 1)
221 Lakewood Boulevard (No. 2)
412 Farwell Drive (No. 3
42 Cambridge Road (No. 4)

The largest adjustments were for the exceptionally large lot of the subject property, even after deduction of three platted lots, the adjustment for time, and the adjustment for square feet of living space. The weighted average of four adjusted comparable sales was $213,000 and we will take that as the indicated market value on January 1, 1970.

MARKET VALUE BEFORE POOL IS $213,000

EXHIBIT 10

MKTCOMP VALUE FOR MAIN DWELLING AT 500 FARWELL ON JANUARY 1, 1970 BEFORE POOL CONSTRUCTION

18:343 4601329.3 636 FARWELL DR
3:26 4601126.1 221 LAKEWOOD BL
8:131 460121.3 412 FARWELL DR
5:48 4601151 42 CAMBRIDGE RD

* Conclusion

FACTOR	SUBJECT	18-AMT	ADJ	3-AMT	ADJ	8-AMT	ADJ	5-AMT	ADJ
PSPR	0.00	80000.00	80000.	76000.00	76000.	124000.00	124000.	88000.00	88000.
PSDATE	70.00	73.67	-14667.	74.42	-16783.	76.42	-39784.	75.42	-23833.
NBRHD	12.00	15.00	-4500.	5.00	10500.	15.00	-4500.	7.00	7500.
LTSQFT	189000.00	38000.00	99660.	21500.00	110550.	24500.00	108570.	15500.00	114510.
LOTSDIV	1.00	0.00	15500.	0.00	15500.	0.00	15500.	0.00	15500.
LOTOVSZD	1.00	0.00	-4000.	0.00	-3800.	0.00	-6200.	0.00	-4400.
LKACC	1.00	1.00	0.	0.00	100.	0.00	100.	0.00	100.
SHORE	0.00	0.00	0.	0.00	0.	0.00	0.	0.00	0.
WATER	0.00	0.00	0.	0.00	0.	0.00	0.	0.00	0.
LKFFT	0.00	0.00	0.	0.00	0.	0.00	0.	0.00	0.
LTCNR	0.00	0.00	0.	0.00	0.	0.00	0.	0.00	0.
LTCUL	0.00	0.00	0.	0.00	0.	0.00	0.	0.00	0.
LTWOOD	2.00	2.00	0.	2.00	0.	0.00	12400.	0.00	8800.
LTVIEW	1.00	1.00	0.	1.00	0.	1.00	0.	1.00	0.
LTTOPO	4.00	3.00	2400.	3.00	2280.	4.00	0.	3.00	2640.
ADINF	0.00	0.00	0.	0.00	0.	0.00	0.	0.00	0.
SPCTOT	400.00	200.00	200.	200.00	200.	200.00	200.	200.00	200.
ERA	2.00	2.00	0.	2.00	0.	3.00	-2480.	3.00	-1760.
SQFTLS	4870.00	4260.00	9150.	3540.00	19950.	3480.00	20850.	3500.00	20550.
STORIES	3.00	3.00	0.	3.00	0.	3.00	0.	3.00	0.
EXTER	9.00	2.00	5600.	4.00	3800.	5.00	4960.	1.00	7040.
GARAGE	9.00	7.00	2000.	5.00	4000.	8.00	1000.	9.00	0.
STYLE	8.00	9.00	-800.	6.00	1520.	6.00	2480.	6.00	1760.
BSMTYP	2.00	3.00	-800.	3.00	-760.	3.00	-1240.	3.00	-880.
BSMTCND	0.00	0.00	0.	5.00	7600.	0.00	0.	2.00	3520.
APPEARS	3.00	2.00	2400.	2.00	2280.	2.00	3720.	2.00	2640.
QUALTY	5.00	5.00	0.	4.00	1520.	6.00	-2480.	6.00	-1760.
PORCH	1.00	2.00	-600.	5.00	-2400.	0.00	600.	5.00	-2400.
BDRMS	6.00	8.00	-3000.	5.00	1500.	5.00	1500.	5.00	1500.
BATHS	3.50	4.50	-4000.	3.25	1000.	2.50	4000.	4.00	-2000.
FPLAC	3.00	3.00	0.	3.00	0.	2.00	750.	1.00	1500.
DINRM	4.00	4.00	0.	4.00	0.	4.00	0.	1.00	5280.
DEN	2.00	3.00	-1000.	1.00	1000.	0.00	2000.	1.00	1000.
KTCHSCR	11.45	12.60	-403.	3.60	2748.	9.60	647.	12.60	-403.
FAMRM	0.00	21.00	-2100.	32.00	-3200.	23.00	-2300.	32.00	-3200.
RECRM	0.00	1.00	-2000.	0.00	0.	1.00	-2000.	1.00	-2000.
LAUNSCR	1.00	6.00	-1500.	1.00	0.	6.00	-1500.	1.00	0.
HTGSCR	3.00	18.00	-3000.	6.00	-600.	24.00	-4200.	24.00	-4200.
INTCIR	3.00	3.00	0.	1.00	1520.	2.00	1240.	2.00	880.
SPFTSCR	25.00	13.00	2400.	21.00	800.	25.00	0.	28.00	-600.
ADJUSTED AMOUNT			176941.		236824.		237834.		235484.
SELECTION INDEX			106186.		127700.		129032.		131097.

END OF SUBJ FILE

416 4601404.01 500 FARWELL

FACTOR	TYP	RATE	AVE.
PSPR	0.	1.00	92000.
PSDATE	2.	0.05	-23767.
NBRHD	1.	1500.00	2250.
LTSQFT	1.	0.66	108323.
LOTSDIV	1.	15500.00	15500.
LOTOVSZD	2.	-0.05	-4600.
LKACC	1.	100.00	75.
SHORE	2.	-0.02	0.
WATER	2.	-0.02	0.
LKFFT	1.	350.00	0.
LTCNR	1.	-750.00	0.
LTCUL	1.	500.00	0.
LTWOOD	2.	0.05	5300.
LTVIEW	2.	0.02	0.
LTTOPO	2.	0.03	1830.
ADINF	2.	-0.02	0.
SPCTOT	1.	1.00	200.
ERA	2.	0.02	-1060.
SQFTLS	1.	15.00	17625.
STORIES	2.	0.02	0.
EXTER	2.	0.01	5350.
GARAGE	1.	1000.00	1750.
STYLE	2.	0.01	1240.
BSMTYP	2.	0.01	-920.
BSMTCND	2.	-0.02	2780.
APPEARS	2.	0.03	2760.
QUALTY	2.	0.02	-680.
PORCH	1.	600.00	-1200.
BDRMS	1.	1500.00	375.
BATHS	1.	4000.00	-250.
FPLAC	1.	750.00	562.
DINRM	2.	0.02	1320.
DEN	1.	1000.00	750.
KTCHSCR	1.	350.00	647.
FAMRM	1.	100.00	-2700.
RECRM	1.	2000.00	-1500.
LAUNSCR	1.	300.00	-750.
HTGSCR	1.	200.00	-3000.
INTCIR	2.	0.01	910.
SPFTSCR	1.	200.00	650.

AVE ADJUSTED AMT 221771.
* WEIGHTED AVE. 213000.
INDICATED VALUE 213000.

MARKET VALUE OF SUBJECT WITH THERAPEUTIC POOL

Reference to Exhibit 11 will provide the full analytical output of MKTCOMP assuming the subject property had been modified with the therapeutic pool designed by David Cote.

Four comparables were selected; in this case they happen to be the same comparables as before because time, size, and size of lot tended to dominate and the same relative adjustments for the changes indicated in Exhibit 4 meant the ranking was not changed even though the gross selection indexes were increased. Exhibit 4 is the key to the changes to the quantities and codes relevant to the subject property in Column 2 of Exhibit 10.

The weighted adjusted average of all sales was $253,500 as of January 1, 1970.

However, as noted previously it is assumed in MKTCOMP data entries (Exhibit 4) that the buyer is receiving the pool building without the medical pool and with a bare concrete floor so that the pool structure could be converted to useable hobby space or a recreational pool. The Findorff estimate for removal was $3,500 to break it up with a jack hammer, disconnect water systems, and haul out the debris by hand. The hole would be refilled with sand and covered with a raw concrete floor. Therefore, the indicated value of $253,500 would be reduced by $3,500 to indicate a net market value of $250,000.

MARKET VALUE WITH THERAPEUTIC POOL IS $250,000 AS OF JANUARY 1, 1970

As a benchmark for comparison, MKTCOMP estimated a value of $275,000 as of January 1, 1970, with the architectually elaborate pool as built; the value as of January 1, 1980, for the same structure was $372,500 as estimated by MKTCOMP.

NET CONTRIBUTION OF MEDICAL FACILITY TO SUBJECT PROPERTY VALUE

The valuation issue can now be focused on the main question as to what portion of the estimated $94,000 construction cost of the therapeutic pool is eligible for deductibility for medical expense because it does not provide any net increment to the market value of the property, i.e., financial benefit to the taxpayer. The logic is simply stated as follows:

1. Estimated cost to construct medical facility designed by Cote and estimated by Findorff — $94,000

2. The net increase in market value is estimated as $250,000 with the pool, less $213,000 without the pool, or — $37,000

3. The net investment in the medical facility that probably could not be salvaged from resale on the market of the subject property, as defined for these purposes, is the difference between $94,000 and $37,000 or — $57,000

EXHIBIT 11

MKTCOMP VALUE FOR MAIN DWELLING AT 500 FARWELL ON JANUARY 1, 1970 AFTER THERAPEUTIC POOL CONSTRUCTION

18:343 4601329.3 636 FARWELL DR
3:26 4601126.1 221 LAKEWOOD BL
8:131 460121.3 412 FARWELL DR
5:48 4601151 42 CAMBRIDGE RD

* Conclusion

FACTOR	SUBJECT	18-AMT	ADJ	3-AMT	ADJ	8-AMT	ADJ	5-AMT	ADJ
PSPR	0.00	80000.00	80000.	76000.00	76000.	124000.00	124000.	88000.00	88000.
PSDATE	70.00	73.67	-14667.	74.42	-16783.	76.42	-39784.	75.42	-23833.
NBRHD	12.00	15.00	-4500.	5.00	10500.	15.00	-4500.	7.00	7500.
LTSQFT	189000.00	38000.00	99660.	21500.00	110550.	24500.00	108570.	15500.00	114510.
LOTSDIV	1.00	0.00	15500.	0.00	15500.	0.00	15500.	0.00	15500.
LOTOVSZD	1.00	0.00	-4000.	0.00	-3800.	0.00	-6200.	0.00	-4400.
LKACC	1.00	1.00	0.	0.00	100.	0.00	100.	0.00	100.
SHORE	0.00	0.00	0.	0.00	0.	0.00	0.	0.00	0.
WATER	0.00	0.00	0.	0.00	0.	0.00	0.	0.00	0.
LKFFT	0.00	0.00	0.	0.00	0.	0.00	0.	0.00	0.
LTCNR	0.00	0.00	0.	0.00	0.	0.00	0.	0.00	0.
LTCUL	0.00	0.00	0.	0.00	0.	0.00	0.	0.00	0.
LTWOOD	2.00	2.00	0.	2.00	0.	0.00	12400.	0.00	8800.
LTVIEW	1.00	1.00	0.	1.00	0.	1.00	0.	1.00	0.
LTTOPO	4.00	3.00	2400.	3.00	2280.	4.00	0.	3.00	2640.
ADINF	0.00	0.00	0.	0.00	0.	0.00	0.	0.00	0.
SPCTOT	400.00	200.00	200.	200.00	200.	200.00	200.	200.00	200.
ERA	2.00	2.00	0.	2.00	0.	3.00	-2480.	3.00	-1760.
SQFTLS	7380.00	4260.00	46800.	3540.00	57600.	3480.00	58500.	3500.00	58200.
STORIES	3.00	3.00	0.	3.00	0.	3.00	0.	3.00	0.
EXTER	9.00	2.00	5600.	4.00	3800.	5.00	4960.	1.00	7040.
GARAGE	9.00	7.00	2000.	5.00	4000.	8.00	1000.	9.00	0.
STYLE	3.00	9.00	-4800.	6.00	-2280.	6.00	-3720.	6.00	-2640.
BSMTYP	2.00	3.00	-800.	3.00	-760.	3.00	-1240.	3.00	-880.
BSMTCND	0.00	0.00	0.	5.00	7600.	0.00	0.	2.00	3520.
APPEARS	3.00	2.00	2400.	2.00	2280.	2.00	3720.	2.00	2640.
QUALTY	5.00	5.00	0.	4.00	1520.	6.00	-2480.	6.00	-1760.
PORCH	8.00	2.00	3600.	5.00	1800.	0.00	4800.	5.00	1800.
BDRMS	6.00	8.00	-3000.	5.00	1500.	5.00	1500.	5.00	1500.
BATHS	4.25	4.50	-1000.	3.25	4000.	2.50	7000.	4.00	1000.
FPLAC	3.00	3.00	0.	3.00	0.	2.00	750.	1.00	1500.
DINRM	4.00	4.00	0.	4.00	0.	4.00	0.	1.00	5280.
DEN	2.00	3.00	-1000.	1.00	1000.	0.00	2000.	1.00	1000.
KTCHSCR	11.45	12.60	-403.	3.60	2748.	9.60	647.	12.60	-403.
FAMRM	0.00	21.00	-2100.	32.00	-3200.	23.00	-2300.	32.00	-3200.
RECRM	0.00	1.00	-2000.	0.00	0.	1.00	-2000.	1.00	-2000.
LAUNSCR	1.00	6.00	-1500.	1.00	0.	6.00	-1500.	1.00	0.
HTGSCR	3.00	18.00	-3000.	6.00	-600.	24.00	-4200.	24.00	-4200.
INTCIR	3.00	3.00	0.	1.00	1520.	2.00	1240.	2.00	880.
SPFTSCR	25.00	13.00	2400.	21.00	800.	25.00	0.	28.00	-600.
ADJUSTED AMOUNT			217791.		277874.		276484.		275934.
SELECTION INDEX			150878.		179497.		181599.		182558.

END OF SUBJ FILE
STOP --

416 4601404.01 500 FARWELL

FACTOR	TYP	RATE	AVE.
PSPR	0.	1.00	92000.
PSDATE	2.	0.05	-23767.
NBRHD	1.	1500.00	2250.
LTSQFT	1.	0.66	108323.
LOTSDIV	1.	15500.00	15500.
LOTOVSZD	2.	-0.05	-4600.
LKACC	1.	100.00	75.
SHORE	2.	-0.02	0.
WATER	2.	-0.02	0.
LKFFT	1.	350.00	0.
LTCNR	1.	-750.00	0.
LTCUL	1.	500.00	0.
LTWOOD	2.	0.05	5300.
LTVIEW	2.	0.02	0.
LTTOPO	2.	0.03	1830.
ADINF	2.	-0.02	0.
SPCTOT	1.	1.00	200.
ERA	2.	0.02	-1060.
SQFTLS	1.	15.00	55275.
STORIES	2.	0.02	0.
EXTER	2.	0.01	5350.
GARAGE	1.	1000.00	1750.
STYLE	2.	0.01	-3360.
BSMTYP	2.	0.01	-920.
BSMTCND	2.	-0.02	2780.
APPEARS	2.	0.03	2760.
QUALTY	2.	0.02	-680.
PORCH	1.	600.00	3000.
BDRMS	1.	1500.00	375.
BATHS	1.	4000.00	2750.
FPLAC	1.	750.00	562.
DINRM	2.	0.02	1320.
DEN	1.	1000.00	750.
KTCHSCR	1.	350.00	647.
FAMRM	1.	100.00	-2700.
RECRM	1.	2000.00	-1500.
LAUNSCR	1.	300.00	-750.
HTGSCR	1.	200.00	-3000.
INTCIR	2.	0.01	910.
SPFTSCR	1.	200.00	650.

* AVE ADJUSTED AMT 262021.
WEIGHTED AVE. 253500.
INDICATED VALUE 253500.

CONCLUSION

In our opinion, a systematic review of all relevant sales since 1968 within a consistent, logical, and objective framework is the only way to extrapolate back to a real estate market ten years ago when times were different, dollar values were more certain, prices more stable, and Maple Bluff more of a closed social set. To maintain the objectivity of the system, we have chosen not to adjust some of the extrapolations with curvilinear transformations or subjective adjustments. When applied equally to both situations, it would not change the relative spread significantly. The values derived are consistent with sales patterns within the Village, and we believe an appropriate forecast of the price at which the property might have sold under either of the two hypothetical circumstances. Although pool improvements were not completed until late 1970, adjusting all sales for six months' lag in execution of the proposed pool project would simply shift everything 2.5 percent and leave the net spread unchanged.

THEREFORE, WE CONCLUDE THAT THE HYPOTHETICAL POOL BUILDING WOULD HAVE ADDED A NET INCREMENT OF $37,000 TO THE FAIR MARKET VALUE OF THE MAIN DWELLING AT 500 FARWELL DRIVE IN 1970 WITHOUT THE POOL.

STATEMENT OF LIMITING CONDITIONS

This appraisal is made subject to the following limiting conditions, stipulations, and assumptions:

1. The appraiser assumes no responsibility for matters of title nor legal questions pertaining to definition of a medical facility or cost estimating. Plans and specifications provided by David Cote are acceptable as is and estimates by Findorff and Son, Inc., are also accepted at face value.

2. Although Landmark Research, Inc., controls the Maple Bluff market data base, each item cannot be guaranteed by the appraiser, although every effort in craftsmanship and quality control has been made. Processing of this data is on a MKTCOMP program which currently operates on GE Time Sharing and the University of Wisconsin WITS Computer System and no guarantee of programming reliability can be made by any of these vendors. Nevertheless, the computations have been hand checked and are believed to be reliable.

3. For purposes of projecting value back to 1970, it has been necessary to assume that the basic size of comparable properties, size of lot, and other major value determinants have not changed so that the 1980 data base reasonably reflects the situation as of 1970. Naturally, various interior decor matters may have changed and all properties will have aged in a decade, but it is assumed that this process has affected the comparable sales more or less equally.

4. The market system was designed to extrapolate forward from past sales no more than four years so that adjustments could be essentially linear; nevertheless, these adjustments over a ten year span might be better represented as curvilinear, but such modifications would affect all properties equally relative to the subject property so that values might shift proportionately leaving the net spread relatively unchanged.

5. We have used privileged governmental records only because the work is for another governmental agency with cause to know. Therefore, information within the report must not be used independently for any purpose.

6. Possession of this report or any copy thereof does not carry with it the right of publication nor may the same be used for any other purpose by anyone without the previous written consent of the appraiser or the applicant, and in any event, only in its entirety.

7. Neither all nor any part of the contents of this report shall be conveyed to the public through advertising, public relations, news, sales or other media without the written consent and approval of the author, particularly as to the valuation conclusions, the identity of the appraiser or the firm with which he is connected, or the identity of any of his associates.

8. All information furnished regarding property for sale, rental, financing or projections of income and expense is from sources deemed reliable. No warranty or representation is made as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.

CERTIFICATE OF APPRAISAL

I hereby certify that I have no interest, present or contemplated, in the property and that neither the employment to make the appraisal nor the compensation is contingent on the value of the property. I certify that I have personally inspected the property and that according to my knowledge and belief, all statements and information in this report are true and correct subject to the underlying assumptions and limiting conditions.

Based upon the information and subject to the limiting conditions contained in this report, it is my opinion that the Fair Market Value, as defined herein, of this property as of January 1, 1970, without hypothetical therapeutic pool is:

TWO HUNDRED THIRTEEN THOUSAND DOLLARS

($213,000)

With hypothetical therapeutic pool:

TWO HUNDRED FIFTY THOUSAND DOLLARS

($250,000)

Net increment attributable to pool structure:

THIRTY-SEVEN THOUSAND DOLLARS

($37,000)

James A. Graaskamp, Ph.D., SREA, CRE
Urban Land Economist

4-7-80
Date

APPENDIX A

DESIGN PHILOSOPHY

In producing a hypothetical therapeutic pool for the Ferris residence, I find it necessary to write a short design philosophy statement in order that the interested parties can better understand the architectural solution.

Each design solution for a project is unique in that it must be done in light of pre existing conditions In the case of the Ferris therapeutic pool addition, there is the existing home and the fact that the new structure must be attached to facilitate daily therapy in the form of swimming. Upon investigation of the site and home, it becomes evident that the location as shown on Sheet 1 is the best location because it can most easily be attached to the main sleeping area and its size can best be accommodated at the east end of the existing home.

To facilitate locating the new structure at the east end, an existing porch must be enclosed and heated. This space must also serve as the humidity "lock" between the existing home and the therapy pool (humidity is more of a problem in a therapy pool because of the excessive water temperatures). There is also considerable rock in the area which is best for the siting of the therapy pool which will add to the cost of excavation for the pool and the building footings.

The therapy pool itself is slightly longer (47') to accommodate a ramp with a minimum handicap code slope of 1 in 12. This was not done in the original design because it was determined that it would detract from the total property value. The aprons around the pool are to be considered adequate.

Natural ventilation was used in the form of sliding glass doors in lieu of air conditioning the pool in the summer time.

DESIGN CRITERIA

A. Site Location: Private residence located at 500 Farwell Drive in the village of Maple Bluff, Wisconsin.

B. Building Type: Therapeutic pool and enclosure for use 365 days a year

C. Space Requirements:

1. Therapy Pool
2. Pool apron area all sides for total access
3. Bathroom and Shower Area
4. Pool Equipment Room
5. Building Mechanical Room
6. Renovated Connector Space

D. Loading Criteria: (Live Loads)

1. Soil - 5000 psf
2. Wind - 20 psf
3. Roof - 40 psf
4. Floor - 60 psf

E. Design Temperature

1. Outside = -15° to $+95^{\circ}$ F Dry Bulb ($+75^{\circ}$ F Wet Bulb)
2. Interior = $+85^{\circ}$ F Dry Bulb ($+70.5^{\circ}$ F Wet Bulb)

   Pool Temp = 85° F

F. Lighting Intensity

1. Pool Area - 60 FC
2. Bathroom - 40 FC

G. Acoustical Considerations

1. Use of acoustical ceilings

H. Special Provisions

1. Therapy Pool and complete pool equipment

2. Special hand rail units around complete perimeter of pool

3. Humidity seal between existing home and pool addition

OUTLINE SPECIFICATIONS

Division O - Bidding and Contract Requirements

Soil Boring - G.C. will provide minimum of two soil borings for selected site.

Bid Security Form - AIA Document A310

Agreement Form - AIA B131 1978 Addition

Bonds and Certificates - AIA Document A311 for 100%

General Conditions of the Contract - AIA Document A201 1976 Edition

Division 1 - General Requirements

Summary of Work: Project will be constructed by a single prime contractor under a lump sum contract. The contract will be negotiated by the owner with a selected prime contractor and shall include the complete cost of the project

Temporary Facilities:

A. Temporary Heat by Contractor

B. Temporary Light and Power by Contractor

C. Temporary Ventilation by Contractor

D. Temporary Water by Owner

E. Temporary Telephone by Contractor

F. Temporary Fences as required by Contractor

G. Insurance and Bonds

1. Contractor furnished: Contractor and owner liability insurance, payment and performance bonds.

2. Owner furnished: Fire with extended coverage.

Division 2 - Site Work

Demolition: Salvage all sprinkler heads and hose bib units for re-use. Keep damage to adjacent surface to a minimum Remove trees as shown on Sheet 1. Remove all debris from site.

Salvage all patio Lannon Stone patio slabs and reset at end of construction. Cut off and cap existing underground sprinkler piping prior to start of excavation. Clearly mark location of caps.

Earthwork: Strip top soil from construction area and stockpile on site. Perform all excavation required for new construction. Footings shall be spread foot type on undisturbed soil. Provide 6" sand fill below concrete floor slabs. Also provide polyvapor barrier below all concrete floor slabs. Regrade site with excavated material as shown on Sheet 1.

Lawns and Grass: Seed all lawn areas with Kentucky Blue Grass and Fescue certified seed and fertilize. Provide sod on greater than 1 in 4 sloped areas.

Division 3 - Concrete

Concrete Formwork: Design, construction and form removal for cast-in-place concrete shall be in accordance with the American concrete Institute standard ACI 301. Formwork for therapy pool shall be special smooth paper finished plywood.

Concrete Reinforcement: Reinforcing bars shall conform to ASTM A-615, grade 60. Welded wire fabric shall conform to ASTM A-185. Provide reinforcing in all concrete slabs on grade.

Cast-In-Place Concrete: All work shall comply with the provisions of ACI 301. Compressive strengths are 3500 psi for slabs on grade, and 4000 psi for all other concrete. Provide 6 mil polyethylene vapor barrier beneath interior concrete slabs on grade.

Division 4 - Masonry

Re-set exterior patio stone slabs, retaining walls and stairs as shown on Sheet 1.

Division 5 - Metals:

Metal Fabrications: All miscellaneous steel and steel lintels shall conform to ASTM A-36. Ferrous metals shall be prime coated with zinc chromate for pool chlorine atmosphere. All pool rails and accessories shall be stainless steel.

Division 6 - Wood and Plastic

Rough Carpentry: Lumber shall be kiln-dried, graded and trademarked according to national lumber manufacturer's association regulations. Plywood shall

conform with product standard PS-1 for softwood plywood and bear the APA grade - trademark of the American Plywood Association. All plywood which has any edge surface exposed to the weather shall be exterior type.

Finish Carpentry: Wood trim shall be select Redwood. Bathroom vanity shall be 1/16" formica.

Division 7 - Thermal and Moisture Protection

Dampproofing: Provide dampproofing on exterior foundation walls.

Insulation: Provide 6" blanket insulation in exterior walls.

Provide 1" riding styrofoam blue board insulation on interior and exterior of exterior walls. Provide tapered rigid insulation for room area. 6" at edges with an average depth of 4".

Membrane Roofing: Trocal membrane roof system shall be used. (Bonded System)

Flashing and Sheetmetal: All exposed flashing shall be copper. All unexposed flashing and sheetmetal shall be 24 Ga. galvanized. Fabrication and installation shall conform to SMACNA manual.

Joint Sealants: Subcalking shall be pre-molded or preformed resilient non-absorbant closed cell polyethylene foam. Calking shall be a one part acrylic polymer.

Division 8 - Doors and Windows:

Metal Doors and Frames: All doors to be Pease type metal doors with pre-set frames

Wood Doors: All sliding doors to be Pella vinyl clad triple glazed units with sliding screens.

Hardware: Basic finish of all hardware will be 26D. Hinges will be 1-1/2 pair per leaf. Locksets shall be Schlage "D" series. Door stops shall be wall type.

Glazing: Insulating glass at exterior shall be 1" thick with 1/4" tinted plate glass exterior pane and 1/4" tinted plate glass exterior pane and 1/4" clear plate glass at interior pane.

Division 9 - Finishes

Plaster: Interior partitions to be two coat plaster on metal lath over rigid insulation. Finish plaster smooth to accept epoxy paint. Use metal edge and corner beads.

Acoustical Treatment: Acoustical ceilings shall be 2 x 4 fiberglass lay-in panels with an aluminum exposed grid system.

Flooring: Pool area, bathroom and porch floors to be Tarket seamless vinyl flooring

Painting: Exterior Painting - Ferrous metals shall have one coat primer and two coats ALKYD enamel. Exterior concrete shall not be painted Exterior wood trim shall have one coat primer and two coats exterior opaque stain.

Interior painting - Plaster in pool area to have one coat prime seal coat and two coats epoxy. Pool to have one coat prime seal and two coats swimming pool epoxy. Wood (painted) shall have one coat ALKYD enamel underbody and two coats acrylic satin finish enamel. Wood (stained) shall have one coat stain, one coat filler, one coat gloss ALKYD resin varnish and one coat low gloss ALKYD resin varnish.

Wall Covering: Vinyl wall cloth shall be Vicrtex 16.602 per square yard Pattern is Tasco.

Division 10 - Specialties

Louvers: Wall louvers shall be continuous horizontal blade of extruded aluminum sections, 45 degree blades with integral water baffle Duranodic bronze finish and equipped with 1/2" mesh bird screen.

Toilet and Bath Accessories: Accessories shall be of stainless steel construction and shall include a mirror, grab bar, towel rack. robe hook and paper holder.

Division 11 - Equipment

Therapy Pool: Furnish and install concrete 20 x 47 by 3' 6" deep Therapy Pool and Ramp as per plan on Sheet 2. Provide and install the following:

One main drain, two surface skimmers, two light niches, two each safety line wall anchors. return inlet piping within the pool wall, all recirculating piping from pool to filter. 1 24" diameter hi rate sand filter with 3/4 HP pump and motor 1 185,000 BTU input heater.

Furnish and install stainless steel hand rails and edge rails as shown on Sheet 2.

Division 12 - Furnishings

None on this project.

Division 13 - Special Construction

Metal Circular Stair with wood treads.

PLUMBING SPECIFICATIONS

General: All plumbing work shall conform to national state and municipal plumbing codes.

Water Distribution System: 1" water supply to be extended from the existing home service in basement. Cold soft water to be extended from the existing home softener system. 2-1/1" diameter or larger piping to be galvanized. Under 2-1/1" diameter piping to be copper.

Fixtures: Water closet shall be colored Kohler Placid; color - Parchment. Lavatory to be Kohler greenwich No. K-2032; color - Parchment Lavatory Faucet to be Kohler Alterna No. K6950. Shower unit to be Kohler Alterna No. K6902.

Waste and Vent Piping: Sanitary piping below grade to be cast iron Waste a vent piping will be galvanized steel piping having cast iron drainage fittings. All fittings will conform to the type of pipe used.

Pool Drain: Pool drain line will be extra heavy cast-iron soil pipe

Gas Piping: Pipe shall be Schedule #40 Black Steel. Fittings shall be black malleable, 150 lbs Provide Shut-off valves as required. Test at 50 psi for 24 hours

Roof Drainage System: Roof drains shall be cast iron bodies with gravel stop and domed strainer. Above ground piping to be cast iron with lead and oakum joints. Below ground piping to be cast iron soil pipe with lead and oakum joints

Building Subsoil Drainage: Provide P. V. C. perforated drain tile a footing depth around perimeter of building.

Steam Piping: Connect steam supply and condensate return to existing home heating system Steam supply piping 2-1/2" and larger shall be Schedule 40 ASTM specification A120; piping below 2-1/2" shall be Schedule 40. ASTM specification A53. Condensate return piping 2-1/2" and larger shall be Schedule 40 Yoloy ASTM specification A53.

HEATING AND VENTILATING REQUIREMENTS

General: The heating and ventilating system shall conform to national, state and municipal heating and ventilating and air conditioning codes.

Furnace: Unit to be Carrier or Trane gas fired furnace with electric ignition. Unit will be sized from calculations provided by the heating sub-contractor. Furnace is to be complete with packaged combustions and automatic control systems furnished by the manufacturer.

Steam Wall Fin Units: Wall fin on existing porch to be Trane Model 12 TA enclosure, 1 Row CU-AL Elem, 1750 BTU per foot, 2'-6" Elem. Length, 7 required.

Exhaust Fans: Exhaust fans to be Broan Model 3' 7 ceiling fan. 120 CFM width wall switch.

TEMPERATURE CONTROL

Furnace: Unit shall have packaged combustion and safety controls furnished by manufacturer and equal to Johnson Service Company pneumatic system.

Steam Wall Fin: New steam wall fin will be controlled from existing zone valve.

Exhaust Fans: The exhaust fans will have a manual switch to control operation.

ELECTRICAL SYSTEM

General: The Electrical System shall conform to National, State and municipal electrical codes. Electrical service shall be extended from the existing home service.

Wiring Devices: Receptacles, switches, plates, etc., shall be Bryant, Serra, or equal. All receptacles will be of grounded type.

Wiring: Romex may be used where code allows BX shall be used in all other locations.

Lighting: 2' x 4' recessed fluorescent fixtures shall be 120 v. class "P" premium, sound level "A" ballasts with 2-F40 warm white lamps.

Swimming Pool Grounding: Ground pool as shown in detail sheet bound herein.

APPENDIX B

VILLAGE OF MAPLE BLUFF, DANE COUNTY

SINGLE-FAMILY RESIDENTIAL TAX INFORMATION TAX FORM

TAX PARCEL NUMBER _____

PROPERTY OWNER _____

PROPERTY ADDRESS _____ BLOCK NO. _____ LOT NO. _____

LAND DATA

_____ 3-20 Tax Parcel Number

_____ 21-25 Street Number

_____ 26-40 Street Name

_____ 41-45 Lot Sale Price

_____ 46-49 Lot Date of Sale (mo/yr)

_____ 50-51 Lot Neighborhood Number (coded 01-18)

_____ 52-57 Geocode - XY Coordinates for Neighborhood

_____ 58-62 Lot Area (rounded to nearest 500 sq. ft.)

_____ 63-65 Lot Frontage (round to nearest foot)

_____ 66-68 Lot Depth (round to nearest foot)

_____ 69 Subdividable Lot (smaller of A or B)

0 = No

A = Gross lots = $\frac{\text{Lot area - 40,000 sq. ft.}}{\text{25,000 sq. ft.}}$ (round down to next integer value)

B = Net additional lots = $\frac{\text{Frontage or lake frontage}}{\text{100 ft.}} - 1$ (round down to next integer value)

_____ 70 Oversize Lot (0 =under 75,000 sq. ft.; 1 = oversize lot)

_____ 71 Lake Access Easement (0 = no; 1 = yes)

_____ 72 Shore Quality (3 = inaccessible bluff; 2 = shallow; 1 = mud; 0 = no dominant problem)

_____ 73 Water Quality (3 = odor; 2 = flotsam; 1 = weeds; 0 = no dominant problem)

_____ 74-76 Number of Lake Front Feet (round to nearest foot)

_____ 77 Corner Lot (0 = no; 1 = yes)

_____ 78 Cul-de-sac (0 = non cul-de-sac; 1 = cul-de-sac)

_____ 79 Inside Lot (0 = non-inside lot; 1 = inside lot)

_____ 80 Wooded Lot

0 = Below average (0 to 3 major trees)
1 = Average wooded lot (4 to 7 major trees)
2 = Above average lot (more than 7 trees)

_____ 81 View

0 = Commercial lot or railroad lot
1 = Average view
2 = Golf course or parks view
3 = Water average (non-State Capitol view)
4 = Water superior (State Capitol view)

_____ 82 Topography or Contour

0 = Severe, non-usable slope
1 = Wet pockets
2 = Downsloping lot
3 = Level contour
4 = Upward sloping lot

_____ 83 Adjacent Adverse Influence

0 = None
1 = Contiguous lake easement
2 = Joint driveway
3 = Other (high lines, etc.)
4 = Commercial property
5 = Public property
6 = Railroad
7 = High traffic

If lot suffers from two adverse influences, enter the higher value.

SITE IMPROVEMENT DATA

_____ 3-20 TAX PARCEL NUMBER

__ 21 TENNIS COURT
0 = No
1 = Yes

__ 22 OUTDOOR POOL
0 = No
1 = Yes

__ 23 PATIO
0 = No
1 = Yes

__ 24 STORAGE SHED
0 = No
1 = Yes

__ 25 BOATHOUSE
0 = No
1 = Yes

__ 26 BOATDOCK
0 = No
1 = Yes

__ 27 SEAWALL
0 = No
1 = Yes

__ OTHER

___ 28-29 DRIVEWAY
(score=style,material)

Style
1 = Linear into garage-back into street to exit
2 = Linear with turnaround space
3 = Circular
4 = Large with parking space and turnaround space
5 = Circular with parking space

Material
1 = Dirt
2 = Gravel
3 = Asphalt
4 = Concrete

__ 30 NEIGHBORHOOD FOLIAGE
1 = New and raw
2 = Some mature trees
3 = Shady

____ 31-33 LANDSCAPING (score=plantings,screening-back,screening-front)

Plantings
1 = Little or none
2 = Average
3 = Above average

Screening of back
0 = Little or none
1 = Yes

Screening of front
0 = Little or none
1 = Yes

__ 34 CURB AND GUTTER
0 = No
1 = Yes

__ 35 SIDEWALK
0 = No
1 = Yes

IMPROVEMENT DATA

_____ 3-20 TAX PARCEL NUMBER

_____ 21-24 YEAR BUILT

__ 25 ERA
0 = Pre-1910
1 = 1910-1929
2 = 1930-1949
3 = 1950-1969
4 = 1970 to present

_____ 26-29 SQUARE FEET LIVING SPACE

____ 30-32 NUMBER OF STORIES
0 = Vacant lot
1 = 1 story
1.5 = 1½ story
2 = 2 story
2.5 = 2½ story
3 = Multi-level
5 = Garage
6 = Commercial
7 = Tax exempt

___ 33-34 ROOF

Style
1 = Gable
2 = Hip
3 = Mansard
4 = Gambrel
5 = Flat
6 = Single pitch

Material
1 = Gravel
2 = Asphalt shingle
3 = Wood shake/shingle
4 = Slate shingles
5 = Tile
6 = Metal

__ 35 EXTERIOR
0 = Concrete block
1 = Wood siding
2 = Stained boards
3 = Aluminum siding
4 = Stucco
5 = Part. masonry/frame
6 = Part. masonry/stained boards
7 = Part. masonry/aluminum
8 = Predominantly brick veneer
9 = Predominantly stone

___ 36-37 FRONT EXTERIOR ENTRY
(score=style,function)

Style
1 = Single door
2 = Double doors

Function
1 = Unprotected
2 = Protected

__ 38 GARAGE TYPE
0 = None
1 = Carport
2 = 1 car detached
3 = 1 car basement
4 = 1 car attached
5 = 2-3 car detached
6 = 2-3 car basement
7 = 2 car attached, small
8 = 2 car attached, large
9 = 3 car attached

____ Sq. ft. ____ Common wall-lineal ft.

__ 39 BUILDING STYLE
1 = Cottage
2 = Pre-1940
3 = Standard builder's suburban (Owner custom obsolescence)
4 = Pre-1940 remodeled
5 = Architectural modern
6 = Good builder's suburban
7 = Architectural contemporary
8 = Architectural traditional
9 = Architectural colonial

__ 40 BASEMENT TYPE
0 = Slab
1 = Crawl
2 = Partial
3 = Full
4 = partially exposed - (opening on grade at least one side)
5 = Exposed (raised ranch/bilevel-English basement window sill at grade)

__ 41 SUBJECT PROPERTY APPEARANCE TO NEIGHBORS
1 = Less attractive
2 = Equally attractive
3 = More attractive

IMPROVEMENT DATA - EXTERIOR (con'd)

__ 97 OVERALL QUALITY

0 = Uninhabitable
1 = Major mechanical or structural problems
2 = Interior damage
3 = Exterior maintenance required
4 = Average condition
5 = Well-maintained
6 = Maintained like new
7 = New-standard
8 = New-custom
9 = New-deluxe

___ 99-100 TOTAL NUMBER OF ROOMS IN LIVING SPACE

___ 103-104 TOTAL NUMBER OF FIREPLACES

___Standard/prefab
___Energy efficienc

___ 101-102 TOTAL NUMBER OF BEDROOMS

___Master
___Regular

__ 65 PORCHES

0 = None
1 = Small screen
2 = Average screen
3 = Large screen
4 = Small glass
5 = Average glass
6 = Large glass
7 = Small glass, heated
8 = Average glass, heated
9 = Large glass, heated

DIAGRAM OF HOUSE

__ 21 FRONT INTERIOR ENTRY

1 = Entrance direct to living area
2 = Vestibule without closet
3 = Vestibule with closet
4 = Foyer without closet
5 = Foyer with closet
6 = Spacious vestibule with closet
7 = Spacious foyer with closet

___ 22-23 LIVING ROOM (score=size, layout)

Size	Layout
1 = Small	1 = Poor
2 = Moderate	2 = Indifferenc
3 = Large	3 = Good

_____ 24-27 LIVING ROOM EXTRAS
(score=sum of values for extras)

0 = None
1 = Classical cathedral ceiling
1 = Built-ins
1 = Fireplace-standard/prefab
2 = Fireplace-energy efficient
2 = Sunken multi-level
1 = Contemporary sloped ceiling
2 = Formal detailing in woodwork (dados, railings, skirtings, moldings)
2 = Natural illumination (window glass area & solar orientation)

__

28 DINING ROOM

0 = None

Style
1 = At end of living room
2 = Dining L
3 = Full dining area
4 = Separate room

_____ 29-32 DINING ROOM EXTRAS
(score= sum of values for extras)

0 = None
1 = Built-in china cabinet
1 = Wet bar
1 = Built-in breakfront/ buffet
2 = Deluxe built-ins or serving pantry

IMPROVEMENT DATA - INTERIOR (Con'd)

/ / 47 DEN/LIBRARY/STUDY

0 = None

Size
1 = Small
2 = Average
3 = Large

/ / / / / 48-51 DEN/LIBRARY/STUDY EXTRAS
(score=sum of values for extras)

0 = None
1 = Built-in cabinets
1 = Fireplace-standard/ prefab
2 = Fireplace-energy efficient
2 = Deluxe woodwork (dados, railings, skirtings, moldings), wainscoting
Other_____

/ / / / / 33-36 KITCHEN (score=(size*type*work/storage area)+eating space)

Size	Type	Work & Storage Areas	Eating Space
1 = Small	1 = Single wall	.5 = Obsolete	0 = None
2 = Average	2 = Pullman	.75 = Dated (pre-1950)	.2 = Counter/stools
3 = Large	3 = L shaped	1.00 = Modern	.4 = Space table/chairs
	4 = U shaped		.6 = Breakfast nook
	5 = L or U with island		

/ / / / / 37-40 KITCHEN EXTRAS (score=sum of values for extras)

= Disposal
= Dishwasher
= Counter top range
= Built-in oven
= Built-in microwave
= Exhaust system

= Compactor
= Built-in refrigerator
= Built-in freezer
= Serving/bar pantry
= Direct access to outside

= Grill/BBQ
= More than one sink area
= Window area
0=none
1=below average
2=average
3=above average
Other_____

0 = None

/ / / 41-42 FAMILY ROOM
(score=location, size)

0 = None

Location	Size
1 = Afterthought	1 = Small
2 = Adjoining kitchen	2 = Average
3 = Fully separated	3 = Large

/ / / / / 43-46 FAMILY ROOM EXTRAS
(score=sum of values for extras)

0 = None
1 = Deluxe floor
1 = Panelled
1 = Built-ins
1 = Wet bar
1 = Sloped ceiling
Other_____

1 = Fireplace-standard/ prefab
2 = Fireplace-energy efficient
2 = Kitchen facilties with sink & stove (220 or gas cock)

/ / 70 RECREATION ROOM

0 = None

Degree of finish
1 = Unfinished, low ceiling & duct work exposed
2 = Unfinished separate area
3 = Finished walls & ceiling; concrete floor
4 = Finished floor, walls, & ceiling

/ / / / / 71-74 RECREATION ROOM EXTRAS
(score=sum of values of extras)

0 = None
1 = Built-in cabinets
1 = Fireplace-standard/ prefab
2 = Fireplace-energy efficient
1 = Wet bar
2 = Kitchen facilities with sink & stove (220 or gas cock)
Other_____

/ / 64 UTILITY AREA (score=0 or location, type)
(washer/dryer/sink)

0 = None

Location	Type
1 = Basement	1 = Exposed
2 = At grade	2 = Enclosed closet
3 = Second floor	3 = Separate room

BATHROOMS

/ / 52 0 = No bathroom on first floor
1 = Bathroom on first floor or at rear entrance

/ / 53 Number of 1/2 baths

/ / 54 Number of 3/4 baths

/ / 55 Number of standard full baths

/ / 56 Number of deluxe master baths

/ / 61 NUMBER OF REGULAR BEDROOMS

/ / / / / 57-60 MASTER BEDROOM SUITE
(score=0 or sum of values of extras)

0 = None
1 = Access separate from guest area
1 = Extra closet space
1 = Dressing area
1 = Fireplace-standard/prefab
2 = Fireplace-energy efficient
1 = Sitting area
1 = Privacy
Other_____

IMPROVEMENT DATA - INTERIOR (con'd)

__ 62 NUMBER OF SPECIAL SPACES
(score=sum of number of spaces)
0 = None
1 = Sitting area
1 = Sewing area
1 = Dark room
1 = Woodworking/craft area
Other_____

_____ 66-69 BASEMENT IMPROVEMENTS (score=sum of finishes * condition)

0 = None

Finishes		Condition	
1 = Finished ceilings	.5	= Evidence of water seepage	
1 = Insulated ducts & pipes		__On site evidence	
1 = Enclosed HVAC room		__Village pumped water last 2 years	
NOTE:	.75	= Poor	
____Sump pump	1.00	= Good	
____Total sq. ft.			
____Sq. ft finished (all four walls, ceiling & floors)			

___ 75-76 HEATING SYSTEM
(score=fuel,type)

Fuel	Type
1 = Electricity	1 = Old hot water
2 = Oil	2 = Old low pressure steam
3 = Gas	3 = Old hot water integrated with water heater
	4 = Gravity hot air grills on floor
	5 = Hot water-baseboards
	6 = Forced hot air
	7 = Forced hot air-zoned
	8 = Multiple forced hot air units

_____ 77-80 HEATING-SUPPLEMENTARY
(score=sum of values of supplementary units)
0 = None
= Electric ceiling
= Electric baseboard
= Electric wall unit
= Energy savers
= Solar hot water
Other_____

___ 81-82 ELECTRICAL SERVICE

Amperage	Voltage
1 = 30 amp.	0 = 120 volts
2 = 60 amp.	1 = 240 volts
3 = 100 amp.	
4 = 125 amp.	
5 = 150 amp.	
6 = > 150 amp.	

____ 85-87 WATER HEATER CAPACITY (total for house) __ 88 WATER HEATER FUEL

Number of Units
1 2 3 4+

Capacity of Units
1 = 20 gal. 5 = 75 gal.
2 = 30 gal. 6 = 100 gal.
3 = 40 gal. 7 = 100+ gal.
4 = 50 gal.

1 = Electric
2 = Solar
3 = Oil
4 = Gas

_____ 89-92 BUILT-IN HOUSEHOLD EQUIPMENT (score=sum of values for extras)
0 = None
= Central vacuum system
= Electronic air-cleaner
= Humidifier
= Security system
= Intercom system
= Garage door opener
Other_____

__ 98 INTERIOR CIRCULATION PATTERNS
0 = Poor
1 = Moderately good
2 = Good
3 = Excellent

__ 105 DESIGNATED HISTORICAL LANDMARK
0 = No
1 = Yes

_____ 93-96 EXTRAS 0 = None
(score=sum of values of extras or $ amount for each)
= Green house
__Attached-window
__Attached-walkin
= Indoor swimming pool
__Gross sq. footage pool room
= Special natural illumination
__Atrium
__Skylight
__Clere scury
__Ceiling to floor bay window
= Special indirect lighting
= Spiral staircase
= Elevator
= Sauna
= Breezeway-connects garage to house
= Central air conditioning