

# ***New Property Tax Strategies Cause Significant Tax Shift to Locals***

## **Property Types**

### **1) Investment Grade Leased Property**

- a. National drug stores, General retail, Specialty retail, Discount Retail, Restaurants, Automotive service, Convenience stores, Industrial, almost any franchised use ...

### **2) Owner Occupied National/Regional Chains**

- a. National drug stores, General retail, Specialty retail, Discount Retail, Restaurants, Automotive service, Convenience stores, Industrial, Banks...

## **Valuation Methods**

### **1) Sales Comparison Approach**

- a. Sales of comparable property indicate the value of the subject property.

### **2) Income Capitalization Approach**

- a. Capitalize the income generated by the RE via lease.

### **3) Cost Approach**

- a. Cost to construct new less depreciation plus land.

1810 30<sup>th</sup> Ave - 14,736 SF - Sold for \$5,544,000 - 2016 Assessed Value: \$2,519,900



**Grantors****Corretti Development, LLC** (Limited Liability Company)

*Address:* 3500 Three First National Plaza, Chicago, Illinois 60602  
*Phone number:* 312-977-4400  
*Email:* raungaretti@uhlaw.com  
*Relationship with some grantee is:* None  
*Grantor type:* Limited Liability Company  
*Ownership interest transferred:* Full  
*Grantor retains the right:* None

**Grantees****JR Kenosha Walgreens LLC and SR Kenosha Walgreens, LLC** (Limited Liability Company)

*Address:* 65 Hamilton Drive, Roslyn, New York 11576  
*Phone number:* 917-302-5500  
*Email:* lentabrams@verison.com  
*Grantee type:* Limited Liability Company

**Recording information**

*Document number:* 1546837  
*Date recorded:* February 5, 2008  
*Volume/Jacket:*  
*Page/Image:*

**Parcels**

*County:* Kenosha  
*Property legal description:* Parcel A: PARCEL 2, AS DEPICTED IN THAT CERTIFIED SURVEY MAP NUMBER 2525 RECORDED WITH THE KENOSHA COUNTY REGISTER OF DEEDS ON JUNE 2, 2006, AS DOCUMENT NO. 1482192 AND BEING A DIVISION OF LANDS IN THE PART OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/

All of parcel **07-222-24-205-022** in the CITY OF KENOSHA

*Physical property address:* **1810 30th Avenue**  
*Section/Township/Baseline/Range/Meridian:* S24 / T2N / R22E  
*Subdivision or condo/Lot or unit#/Block:*  
*Primary residence of grantee:* No

**Official parcel numbers**

February 7, 2008 at 2:41 PM

*Comments:*  
*Official parcel numbers:* 07-222-24-205-022

**Fee computation**

*Total value of real estate transferred:* \$5,544,000.00  
*Value subject to fee:* \$5,544,000.00  
*Transfer fee due:* \$16,632.00  
*Transfer fee exemption number:*

Pleasant Prairie Target – Built 2009 – 126,600 SF – Cost: \$15,500,000 – Target’s 2012 Statement of Value: \$6,075,000



Mr. Mills  
June 30, 2014

Based on our investigation and analysis, the retrospective market value of the fee simple estate in the subject property, as of the three valuation dates are estimated as follows:

**January 1, 2012**

**\$6,075,000**

**January 1, 2013**

**\$6,300,000**

**January 1, 2014**

**\$6,500,000**

The marketing time of the property is estimated at 12 months or less for each market value estimate. This opinion of value is subject to the Assumptions and Limiting Conditions set forth in the accompanying addendum. We made no investigation of the title to and assume no responsibility for any liabilities against the property appraised. This appraisal conforms with the Uniform Standards of Professional Appraisal Practice (USPAP), all applicable local, state and federal regulations pertaining to appraisal practice and procedure, and the Code of Professional Ethics and the Standards of Professional Appraisal Practice of the Appraisal Institute.

This assignment was not based on a requested minimum valuation, a specific valuation or the approval of a loan. We have no direct or indirect interest, financial or otherwise, in the property. The Appraisal Institute conducts a program of continuing education for its designated members. MAIs and SRAs who meet the minimum standards of this program are awarded periodic educational certification. Messrs. Bakken and Donahue are currently certified under this continuing education program.

Sincerely,  
**The Valuation Group, Inc.**



Paul G. Bakken, MS, MAI, CCIM  
License No. 4001461  
Certified General Real Property



Andrew T. Donahue, MAI  
License No. 20563302  
Certified General Real Property



	<u>Pleasant Prairie</u>	<u>Hudson</u>	<u>La Crosse</u>	<u>Onalaska</u>	<u>Fitchburg</u>	<u>Town Brookfield</u>	<u>Oconomowoc</u>	<u>Wauwatosa</u>	<u>West Bend</u>	<u>Brookfield-City</u>
Total Ass'd Value	2,667,459,100	1,532,694,370	3,078,582,790	1,653,232,040	2,592,798,500	973,532,803	1,893,455,895	5,268,420,900	2,402,808,300	6,619,514,680
Value 'At Risk'	777,923,700	261,258,000	409,067,500	240,293,900	302,327,900	126,409,500	273,821,500	716,864,200	390,962,800	668,682,200
50%	388,961,900	130,629,000	204,533,800	120,147,000	151,164,000	63,204,800	136,910,800	358,432,100	195,481,400	334,341,100
Value Loss	14.6%	8.5%	6.6%	7.3%	5.8%	6.5%	7.2%	6.8%	8.1%	5.1%
Tax Rate Increase	17.1%	9.3%	7.1%	7.8%	6.2%	6.9%	7.8%	7.3%	8.9%	5.3%

