

































West Allis Commercial Sales - 2010 to Present

ALL Improved Commercial Sales
Grouped by Property Type and sorted by Size

	<u>Total SF</u>	<u>\$/SF</u>	<u>Sale Date</u>	<u>Price</u>	<u>SaleType</u>	<u>SaleNote</u>	<u>Deed</u>	<u>Doc #</u>	<u>Yr Blt</u>	<u>GSF</u>	<u>Mezz\$</u>	<u>Exterior</u>	<u>Lot SF</u>	<u>Zng</u>	<u>TaxKey</u>	<u>Property Address</u>
	1,920	\$72.14	12/2/2013	\$138,500	Valid improved sale	Sale includes 444-0392 & 444-0393	Warranty	10319312	1959	1,920	0	Concrete Block	5,175	C-3	444-0392-000	10214 W Greenfield Ave
	1,920	\$102.86	9/25/2015	\$197,500	Valid improved sale	Sale includes 444-0392-000 & 444-0393-000	Warranty	10517854	1959	1,920	0	Concrete Block	5,175	C-3	444-0392-000	10214 W Greenfield Ave
	3,999	\$0.00	12/15/2015	\$0	Not a market sale	Remainder interest parties conveying their interest to LLC	Quit claim	10529555	1974	3,999	0	Concrete Block	27,573	C-3	449-9982-007	1450 S 108 St
Auto - Muffler Shop																
	1,040	\$0.00	12/21/2015	\$0	Not a market sale	Trust distribution to beneficiaries	Trustees	10528777	1996	1,040	0	Stud-Metal Siding	66,027	M-1	416-9982-001	9700 W Schlinger Ave
	1,040	\$0.00	1/1/2016	\$0	Not a market sale	members to LLC	Quit claim	10532046	1996	1,040	0	Stud-Metal Siding	66,027	M-1	416-9982-001	9700 W Schlinger Ave
	1,140	\$342.11	1/18/2013	\$390,000	Valid improved sale	Sale includes 448-9989-005, 448-9989-007 & 448-9989-009	Warranty	10209989	1955	1,140	0	Concrete Block	12,665	C-3	448-9989-009	1433 S 113 St
	1,260	\$154.76	8/18/2015	\$195,000	Valid improved sale		Warranty	10492617	1955	1,260	0	Concrete Block	9,000	C-2	441-0091-000	7606 W Greenfield Ave
	1,344	\$115.33	3/23/2018	\$155,000	Valid improved sale		Warranty	10765151	1946	1,344	0	Rubble Stone Veneer	7,261	C-2	476-0105-000	6800 W Becher St
	1,344	\$0.00	2/27/2018	\$0	Not a market sale	satisfaction of land contract	Warranty	10764692	1946	1,344	0	Rubble Stone Veneer	7,261	C-2	476-0105-000	6800 W Becher St
	1,344	\$115.33	10/1/2015	\$155,000	Not a market sale	10 yr Land Contract	.and contrac	10518289	1946	1,344	0	Rubble Stone Veneer	7,261	C-2	476-0105-000	6800 W Becher St
	1,344	\$115.33	2/28/2019	\$155,000			.and contrac	10854972	1946	1,344	0	Rubble Stone Veneer	7,261	C-2	476-0105-000	6800 W Becher St
	1,398	\$0.00	3/1/2019	\$0	Other (see commen	Seller relation to buyer: Estate to Beneficiaries Transfer type: Estate to Beneficiaries Deed type: Personal Representative's Deed	ial represen	10864539	1926	1,398	0	Stud-Metal Siding	2,875	C-2	453-0602-000	7033 W National Ave
	1,398	\$0.00	3/1/2019	\$0	Other (see commen	Seller relation to buyer: Decedent to Surviving Spouse Ownership transferred: Decedent's one-half interest Transfer type: Decedent to Surviving Spouse's Estate Deed type: Termination of Decedent's Interest	of decedent:	10859842	1926	1,398	0	Stud-Metal Siding	2,875	C-2	453-0602-000	7033 W National Ave
	1,512	\$63.16	1/31/2013	\$95,500	Valid improved sale		Warranty	10214675	1964	1,512	0	Concrete Block	3,528	C-3	416-0012-002	670 S 94 PI
	1,624	\$165.64	2/20/2014	\$269,000	Not a market sale	Land Contract	.and contrac	10353981	1948	1,624	0	Concrete Block	10,367	C-3	444-0391-000	1367 S 102 St
	1,624	\$0.00	12/8/2016	\$0	Not a market sale	Satisfaction of LC	Warranty	10635803	1948	1,624	0	Concrete Block	10,367	C-3	444-0391-000	1367 S 102 St
	1,680	\$61.96	7/28/2015	\$104,100	Not a market sale	Foreclosure	Sheriff deed	10498980	1940	1,680	0	Concrete Block	6,430	M-1	476-0287-000	1910 S 73 St
	1,680	\$72.92	6/12/2017	\$122,500	Valid improved sale	-no MLS	Warranty	10683305	1940	1,680	0	Concrete Block	6,430	M-1	476-0287-000	1910 S 73 St
	2,040	\$90.69	11/8/2017	\$185,000	Valid improved sale		Warranty	10728313	1985	2,040	0	PE-Metal Sandwich F	18,034	C-3	448-9989-010	11321 W Greenfield Ave

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	2,040	\$109.07	6/9/2017	\$222,500	Not a market sale		Warranty	10687042	1949	2,040	0	Concrete Block	5,619	C-2	488-0376-000	8323 W Lincoln Ave
	2,040	\$95.59	11/9/2016	\$195,000	Valid improved sale		Warranty	10624427	1949	2,040	0	Concrete Block	5,619	C-2	488-0376-000	8323 W Lincoln Ave
	2,040	\$0.00	6/30/2017	\$0	Not a market sale	Seller relation to buyer: Grantee is the son of Arlene Baumhardt and a beneficiary of her Estate Deed type: Personal Representative's Deed	ial represen	10691006	1985	2,040	0	PE-Metal Sandwich F	18,034	C-3	448-9989-010	11321 W Greenfield Ave
	2,094	\$109.84	1/22/2016	\$230,000	Not a market sale		Warranty	10534595	1950	2,094	0	Concrete Block	11,195	C-2	486-0053-000	9435 W Lincoln Ave
	2,400	\$0.00	7/5/2016	\$0	Not a market sale	To Trust	Warranty	10580077	1948	2,400	0	Concrete Block	3,215	C-3	454-0071-001	1421 S 62 St
	2,400	\$0.00	7/5/2016	\$0	Not a market sale	HT-110 Salvatore Dragotta D.O.D. 4-7-2015 transferred to Gayle Dragotta	r (see comn	10580076	1948	2,400	0	Concrete Block	3,215	C-3	454-0071-001	1421 S 62 St
	2,400	\$0.00	12/27/2017	\$0	Not a market sale	Seller relation to buyer: Parent to son and daughter-in-law Transfer type: Parent to son and daughter-in-law	Quit claim	10740625	1948	2,400	0	Concrete Block	3,215	C-3	454-0071-001	1421 S 62 St
	2,400	\$0.00	12/27/2017	\$0	Not a market sale	Seller relation to buyer: Grantor to Limited Liability Compay Seller relation to buyer: Grantor to Limited Liability Compay Transfer type: Grantor to Limited Liability Compay	Quit claim	10740626	1948	2,400	0	Concrete Block	3,215	C-3	454-0071-001	1421 S 62 St
	2,400	\$58.33	3/1/2019	\$140,000			Warranty	10852182	1948	2,400	0	Concrete Block	3,215	C-3	454-0071-001	1421 S 62 St
	2,400	\$0.00	12/27/2017	\$0	Not a market sale	Seller relation to buyer: Grantor's Trust to Grantor Transfer type: Grantor's Trust to Grantor Deed type: Trustee's Deed	Trustees	10740624	1948	2,400	0	Concrete Block	3,215	C-3	454-0071-001	1421 S 62 St
	3,280	\$48.78	11/10/2016	\$160,000	Valid improved sale		Warranty	10624857	1963	2,880	400	Concrete Block	5,000	C-3	416-0012-003	662 S 94 PI
	3,280	\$0.00	12/30/2013	\$0	Not a market sale	Document was recorded 1-2-2014, but was coded incorrectly at Register of Deeds, so we didn't know about this conveyance until 3-16-2015. No transfer return	ial represen	10324976	1963	2,880	400	Concrete Block	5,000	C-3	416-0012-003	662 S 94 PI
	3,647	\$51.41	4/14/2016	\$187,500	Valid improved sale		Warranty	10555716	1968	3,647	0	Concrete Block	17,337	C-2	438-0198-000	5538 W National Ave



















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3,808	\$0.00	11/16/2017	\$0	Not a market sale	Seller relation to buyer: TRANSFER OF HUSBAND'S 1/2 INTEREST TO HUSBAND AND WIFE Ownership transferred: HUSBAND OWNS A 1/2 INTEREST AND IS TRANSFERRING HIS 1/2 INTEREST TO HE AND HIS WIFE Transfer type: TRANSFER OF HUSBAND'S 1/2 INTEREST TO HUSBAND AND WIFE AS JOINT TENANTS	Quit claim	10732503	1970	3,808	0	Concrete Block	4,651	M-1	476-0047-000	6821 W Burnham St
4,526	\$93.90	6/16/2014	\$425,000	Valid improved sale		Trustees	10368118	1973	4,526	0	Concrete Block	28,837	C-3	481-9996-000	2021 S 108 St
4,602	\$0.00	5/2/2019	\$0	Other (see commen	Seller relation to buyer: Parents to Son	Quit claim	10868291	1926	4,602	0	Concrete Block	7,319	C-2	454-0423-000	6024 W Mitchell St
5,019	\$24.91	3/27/2019	\$125,000	Not a market sale	This is Seller's LLC being transferred to.	Warranty	10863079	1930	5,019	0	Concrete Block	6,535	C-2	478-0272-002	8808 W National Ave
5,019	\$24.91	3/27/2019	\$125,000	Not a market sale	Deed type: Trustee's Deed	Trustees	10863078	1930	5,019	0	Concrete Block	6,535	C-2	478-0272-002	8808 W National Ave
5,696	\$0.00	12/11/2014	\$0	Not a market sale	Correct legal description on prior QCD	r (see comn	10467196	1946	5,696	0	Concrete Block	11,949	C-2	478-0273-001	8830 W National Ave
5,696	\$0.00	8/27/2014	\$0	Not a market sale	Transfer to LLC	Quit claim	10408488	1946	5,696	0	Concrete Block	11,949	C-2	478-0273-001	8830 W National Ave
6,100	\$114.75	11/3/2010	\$700,000	Valid improved sale		Warranty	9935206	1979	6,100	0	Concrete Block	23,460	C-3	449-9982-006	10708 W Orchard St
6,880	\$0.00	12/21/2015	\$0	Not a market sale	Trust distribution to beneficiaries	Trustees	10528777	1960	6,500	380	Concrete Block	66,027	M-1	416-9982-001	9700 W Schlinger Ave
6,880	\$0.00	1/1/2016	\$0	Not a market sale	members to LLC	Quit claim	10532046	1960	6,500	380	Concrete Block	66,027	M-1	416-9982-001	9700 W Schlinger Ave
13,600	\$58.82	12/22/2017	\$800,000	Valid improved sale	Deed type: Special Warranty Deed	r (see comn	10739906	1995	13,600	0	Concrete Block, Textu	57,325	M-1	417-0006-002	9018 W Conrad Ln
Auto/Truck Dealership - Ne															
19,268	\$149.83	3/17/2017	\$2,887,000	Not a market sale	-no MLS Part of a business buy out.	pecial warrar	10660112	2001	18,212	1,056	Concrete Block, Textu	113,038	C-4	485-9990-017	10611 W Arthur Ave
23,055	\$72.65	12/17/2010	\$1,675,000	Sale includes unfini		Warranty	9957039	1977	22,680	375	PF-Metal w/Block Bar	117,656	C-4	485-0054-005	10606 W Arthur Ave
Auto/Truck Dealership - Us															
252	\$0.00	1/11/2018	\$0	Not a market sale	(10273642)Original land contract date: 06/28/2013)	Quit claim	10746193	1960	252	0	Concrete Block	9,278	C-2	438-0435-003	5735 W National Ave
252	\$594.84	6/28/2013	\$149,900	Not a market sale	Land Contract. Long-term tenant purchased	and contrac	10273642	1960	252	0	Concrete Block	9,278	C-2	438-0435-003	5735 W National Ave














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 1,012	\$305.34	4/19/2011	\$309,000	Valid improved sale		Warranty	10001580	1978	1,012	0	Stud-Brick Veneer	9,696	C-3	518-0464-000	9200 W Oklahoma Ave
 1,068	\$159.18	12/12/2014	\$170,000	Not a market sale	Foreclosure Liquidation	Special warrar	10422948	1959	1,068	0	Concrete Block	7,231	C-2	452-0023-001	7623 W Greenfield Ave
 1,068	\$175.47	7/21/2014	\$187,400	Not a market sale	In lieu of foreclosure	r (see comn	10381426	1959	1,068	0	Concrete Block	7,231	C-2	452-0023-001	7623 W Greenfield Ave
 1,080	\$212.96	4/30/2018	\$230,000	Valid improved sale		Warranty	10774176	1956	1,080	0	Brick with Block Back	6,089	C-2	490-0366-000	6747 W Lincoln Ave
 1,252	\$144.57	3/7/2017	\$181,000	Valid improved sale	Deed type: Trustees Deed -no MLS	Trustees	10657381	1956	1,252	0	Concrete Block	10,060	C-2	443-0361-001	9706 W Greenfield Ave
 1,337	\$235.60	11/2/2015	\$315,000	Valid improved sale		Warranty	10515222	1954	1,337	0	Brick with Block Back	13,709	C-3	488-0437-001	7606 W Beloit Rd
 2,244	\$164.88	5/30/2018	\$370,000	Not a market sale	Seller relation to buyer: Parent/Child	Warranty	10784157	1947	2,244	0	Concrete Block	25,221	C-2	475-0037-000	1965 S 60 St
 8,416	\$1.37	9/8/2017	\$11,500	Not a market sale	Ownership transferred: City of West Allis acquired 174 SF of property for Road reconstruction	Warranty	10722527	1946	8,416	0	Concrete Block	18,036	C-2	453-0398-000	7400 W National Ave
 11,128	\$42.95	1/4/2010	\$478,000	Valid improved sale	Sale includes 475-0016-000 & 475-0017-001	Warranty	9838028	1929	11,128	0	Concrete Block	42,194	C-2	475-0017-001	6109 W Burnham St
 34,720	\$57.60	8/9/2013	\$2,000,000	Not a market sale	Liquidation	Warranty	10284390	1972	31,220	3,500	Concrete Block	217,887	C-4	485-9990-007	10221 W Arthur Ave
Bank/Lending Institution															
 2,604	\$283.20	10/25/2018	\$737,440	Valid improved sale	Deed type: Special Warranty Deed See Notes for deatils.	Special warrar	10823119	1977	2,604	0	Brick, Solid	31,170	C-4	485-9990-012	10296 W National Ave
 2,604	\$729.65	10/25/2018	\$1,900,000	Not a market sale	Sale price includes a City of Oak Creek property.	Special warrar	10823364	1977	2,604	0	Brick, Solid	31,170	C-4	485-9990-012	10296 W National Ave
 4,210	\$0.90	11/7/2018	\$3,800	Not a market sale	Ownership transferred: City of West Allis acquired 44 SF of land for road construction	Warranty	10839285	2008	4,210	0	Stud-Brick Veneer	21,718	C-2	452-0703-000	8001 W National Ave
 4,861	\$0.00	1/27/2012	\$0	Not a market sale		Trustees	10082869	1966	4,861	0	Stud-Block Veneer	39,719	C-4	519-0001-014	10725 W National Ave
 4,861	\$0.00	6/28/2013	\$0	Not a market sale	transfer from trust to beneficiaries (Robert H Schuett III, Randolph Schuett, Jeffrey Schuett, David Schuett & Laurie Holle)	Trustees	10308049	1966	4,861	0	Stud-Block Veneer	39,719	C-4	519-0001-014	10725 W National Ave
 4,861	\$0.00	6/28/2013	\$0	Not a market sale	Members to LLC	Warranty	10308050	1966	4,861	0	Stud-Block Veneer	39,719	C-4	519-0001-014	10725 W National Ave
 4,861	\$195.43	8/16/2019	\$950,000			Warranty	10900860	1966	4,861	0	Stud-Block Veneer	39,719	C-4	519-0001-014	10725 W National Ave
 6,484	2,863.20	2/9/2018	\$18,565,000	Not a market sale	Transfer type: Equity Transfer/Sale to shareholder subsidiary	Warranty	10751656	1971	6,484	0	Brick, Solid	29,000	M-1	484-9986-003	2555 S 108 St

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	6,484	2,791.49	8/9/2019	\$18,100,000		Deed type: Special Warranty Deed	pecial warrar	10897253	1971	6,484	0	Brick, Solid	29,000	M-1	484-9986-003	2555 S 108 St
	6,570	\$301.87	11/9/2016	\$1,983,265	Valid improved sale	Sale includes 440-0235-003 & 440-0235-004	pecial warrar	10624733	1998	6,570	0	Brick with Block Back	33,803	C-1	440-0235-004	7000 W Greenfield Ave
	10,074	\$79.41	9/30/2010	\$800,000	Not a market sale	The property was sold after foreclosure by First Bank Financial Centre to Empower Credit Union for a new bank building for well under asking price after very short marketing period.	Warranty	9921654	2011	10,074	0	Stud-Brick Veneer	100,451	C-3	449-9982-005	10635 W Greenfield Ave
	16,893	\$100.63	6/8/2010	\$1,700,000	Valid improved sale		Warranty	9882297	2005	16,893	0	Concrete Block, Textu	45,651	C-2	486-0099-001	9515 W National Ave
	21,040	\$52.28	7/18/2019	\$1,100,000	Not a market sale	Deed type: SPECIAL WARRANTY DEED	pecial warrar	10890060	1971	21,040	0	Brick, Solid	162,771	C-4	485-9995-004	10427 W Lincoln Ave
	21,040	\$0.00	8/18/2011	\$0	Not a market sale	No transfer return - reciever for Maritime Savings bank acted as Grantor	Warranty	10026573	1971	21,040	0	Brick, Solid	162,771	C-4	485-9995-004	10427 W Lincoln Ave
CBRF/AFH																
	21,866	\$0.00	4/1/2015	\$0	Not a market sale	Is a Merger - surviving entity is Heritage Senior Living LLC. Document not required to be recorded at Reg of Deeds.	r (see comn		2009	21,866	0	Stud-Brick Veneer	48,264	C-2	452-0706-000	7801 W National Ave
	21,866	\$0.00	10/5/2015	\$0	Not a market sale	Merger dated 4-1-2015 did NOT occur - revert back to previous owner	r (see comn		2009	21,866	0	Stud-Brick Veneer	48,264	C-2	452-0706-000	7801 W National Ave
	59,090	\$32.15	8/31/2013	\$1,900,000	Not a market sale	Related parties	Warranty	10292031	1963	59,090	0	Stud-Brick Veneer	10,660	C-1	440-0415-001	7400 W Greenfield Ave
	59,090	\$0.00	3/11/2014	\$0	Not a market sale	Exchange	pecial warrar	10344965	1963	59,090	0	Stud-Brick Veneer	10,660	C-1	440-0415-001	7400 W Greenfield Ave
	59,090	\$25.89	10/31/2012	\$1,530,000	Not a market sale	Grantee owns an indirect interest in grantor. Could represent debt satisfaction deal	r (see comn	10184535	1963	59,090	0	Stud-Brick Veneer	10,660	C-1	440-0415-001	7400 W Greenfield Ave
	59,090	\$0.00	8/5/2010	\$0	Not a market sale	4 documents - all exempt fees - bankruptcy 09906250 201007279925457 09906516 201007279925509 09906658 201007309926104 09907025 201007309927872	r (see comn	9906250	1963	59,090	0	Stud-Brick Veneer	10,660	C-1	440-0415-001	7400 W Greenfield Ave
	59,090	\$106.19	3/1/2016	\$6,275,000	Valid improved sale		pecial warrar	10544289	1963	59,090	0	Stud-Brick Veneer	10,660	C-1	440-0415-001	7400 W Greenfield Ave

Cold Storage Facility



















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2,160	\$0.00	5/31/2017	\$0	Not a market sale	-no MLS Satisfaction of 2012 land contact.	Warranty	10680697	1955	2,160	0	Concrete Block	3,615	M-1	474-0239-000	2100 S 57 St
2,160	\$57.87	5/31/2012	\$125,000	Valid improved sale		and contrac	10122791	1955	2,160	0	Concrete Block	3,615	M-1	474-0239-000	2100 S 57 St
Commercial - Vacant - Park															
2,700	1,351.85	1/27/2014	\$3,650,000	Not a market sale	Sale includes 448-9981-003 & 448-9981-004 & parcel in Greenfield Reject Code 72	pecial warrar	10333650	1980	2,700	0	Stud-Metal Siding	24,699	C-3	448-9981-004	108 W Mitchell St
Commercial - Vacant - Secc															
600	\$0.00	2/1/2018	\$0	Not a market sale	Seller relation to buyer: Estate equally shared by decedent's children Deed type: Deed transfer	r (see comn	10779261	2001	600	0	Concrete Block	158,646	M-1	479-9999-003	1935 S 98 St
Commercial Condominium															
181,287	\$40.25	7/31/2015	\$7,296,500	Not a market sale	Related entity	Quit claim	10485897	1940	181,287	0	Concrete Block	330,668	M-1	439-0002-011	807 S 60 St
245,700	\$6.41	9/12/2014	\$1,575,000	Not a market sale	Split occurred in 2014 - No seperate assessment for 2014	Condo	10394619	2014	245,700	0	Concrete, Precast Pa	49,001	M-1	439-0002-013	851 S 60 St
Contractor Shop															
840	\$148.81	8/24/2016	\$125,000	Valid improved sale		Warranty	10599082	1956	840	0	Concrete Block	12,023	C-3	416-0007-001	9326 W Schlinger Ave
840	\$3.21	6/4/2014	\$2,700	Not a market sale		Warranty	10366566	1940	840	0	Stud-Metal Siding	79,018	M-1	416-9981-001	9732 W Schlinger Ave
1,124	\$77.85	5/7/2010	\$87,500	Not a market sale	Sale includes 453-0446-000 & 453-0447-000.	Warranty	9873794	1929	1,124	0	Block with EIFS (Synl	3,600	C-2	453-0446-000	1815 S 76 St
1,360	\$0.00	2/12/2019	\$0	Other (see commen	Seller relation to buyer: spouse Transfer type: HT-110 Deed type: HT-110	of decedent:	10849456	1929	1,360	0	Block with Stucco	12,240	C-2	452-0602-000	8113 W National Ave
1,360	\$0.00	2/12/2019	\$0	Other (see commen	Seller relation to buyer: ESTATE to SOLE BENEFICIARY Transfer type: Inheritance Deed type: Personal Representative's Deed	ial represen	10853444	1929	1,360	0	Block with Stucco	12,240	C-2	452-0602-000	8113 W National Ave
1,425	\$42.11	9/17/2010	\$60,000	Valid improved sale		Warranty	9922456	1937	1,425	0	Concrete Block	3,955	C-2	452-0609-000	8108 W National Ave
1,425	\$64.56	4/11/2014	\$92,000	Valid improved sale		Warranty	10356283	1937	1,425	0	Concrete Block	3,955	C-2	452-0609-000	8108 W National Ave
1,425	\$0.35	11/15/2018	\$500	Not a market sale	Ownership transferred: City of West Allis acquired 44 SF of land for road construction	Warranty	10839295	1937	1,425	0	Concrete Block	3,955	C-2	452-0609-000	8108 W National Ave













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<u>Total SF</u>	<u>\$/SF</u>	<u>Sale Date</u>	<u>Price</u>	<u>SaleType</u>	<u>SaleNote</u>	<u>Deed</u>	<u>Doc #</u>	<u>Yr Blt</u>	<u>GSF</u>	<u>MezzS</u>	<u>Exterior</u>	<u>Lot SF</u>	<u>Zng</u>	<u>TaxKey</u>	<u>Property Address</u>
 1,620	\$0.00	4/4/2016	\$0	Not a market sale	Grantors/grantees are the same - create survivorship marital property	Quit claim	10567361	1945	1,332	288	Concrete Block	6,970	C-2	454-0560-001	6133 W Mitchell St
 1,620	\$46.30	5/27/2016	\$75,000	Valid improved sale		Warranty	10576451	1945	1,332	288	Concrete Block	6,970	C-2	454-0560-001	6133 W Mitchell St
 1,620	\$24.69	9/12/2016	\$40,000	Valid improved sale		Warranty	10602410	1921	1,620	0	Concrete Block, Textu	3,572	C-2	453-0610-000	7119 W National Ave
 1,620	\$0.00	5/27/2016	\$0	Not a market sale	HT-110 Robert Mastalir D.O.D. 5-16-2016 transferred to Jane E Mastalir	r (see comn	10576450	1945	1,332	288	Concrete Block	6,970	C-2	454-0560-001	6133 W Mitchell St
 2,100	\$9.05	10/15/2014	\$19,000	Not a market sale	James Burns conveyed his 1/3 interest to his LLC.	Quit claim	10407379	1965	2,100	0	Concrete Block	3,600	M-1	474-0023-000	1930 S 55 St
 2,100	\$18.10	10/15/2014	\$38,000	Not a market sale	Christopher Burns & Pamela Burns each conveyed their 1/3 interest to their LLC.	Quit claim	10407378	1965	2,100	0	Concrete Block	3,600	M-1	474-0023-000	1930 S 55 St
 2,280	\$0.00	3/1/2012	\$0	Not a market sale	Satisfaction of Unrecorded LC from 8-15-2006.	Warranty	10219396	1927	2,280	0	Stud-Brick Veneer	7,231	C-2	438-0190-000	714 S 60 St
 2,280	\$69.74	1/13/2015	\$159,000	Not a market sale	Foreclosure	Sheriff deed	10435519	1927	2,280	0	Stud-Brick Veneer	7,231	C-2	438-0190-000	714 S 60 St
 2,520	\$35.71	4/30/2014	\$90,000	Valid improved listi		Warranty	10356624	1950	2,520	0	Concrete Block	3,615	M-1	453-0466-000	1901 S 75 St
 2,620	\$52.02	10/3/2019	\$136,300	Other (see commen	Seller relation to buyer: Self	Quit claim	10918787	1920	2,400	220	Concrete Block, Textu	9,933	C-3	438-0283-001	1230 S 60 St
 2,660	\$120.30	7/27/2016	\$320,000	Valid improved sale	Sale includes 451-0519-000, 451-0665-002 & 451-0666-002	Warranty	10588266	1975	2,660	0	Stud-Metal Siding	21,954	C-2	451-0665-002	1519 S 84 St
 3,600	\$90.28	10/31/2012	\$325,000	Not a market sale	DANIEL J. MEI to JAMES H. FUCHS	Warranty	10179160	1958	3,600	0	Brick with Block Back	51,488	M-1	413-9994-019	12300 W Adler Ln
 4,000	\$76.25	11/28/2011	\$305,000	Valid improved sale	11333 West Becher St LLC is James T Barry III 3401 Lincoln LLC is Donald G Childers	Warranty	10058321	1981	4,000	0	Concrete Block, Textu	22,303	M-1	481-9992-007	11333 W Becher St
 4,068	\$0.00	2/23/2017	\$0	Not a market sale	1031 Exchange per Buyer	Quit claim	10654811	1951	4,068	0	Concrete Block	5,266	M-1	474-0512-001	5402 W Electric Ave
 4,320	\$75.12	11/15/2018	\$324,500	Valid improved sale	Seller relation to buyer: Grantors to LLC Transfer type: Transfer to LLC	Warranty	10828229	1961	4,320	0	Concrete Block	16,074	M-1	417-0004-002	8942 W Schlinger Ave
 4,320	\$49.77	7/21/2016	\$215,000	Valid improved sale	-no MLS	Warranty	10586060	1961	4,320	0	Concrete Block	16,074	M-1	417-0004-002	8942 W Schlinger Ave
 4,400	\$39.77	7/25/2013	\$175,000	Valid improved sale		Warranty	10277766	1950	4,400	0	Concrete Block	15,532	M-1	452-0430-000	8312 W Lapham St
 4,485	\$73.58	6/1/2015	\$330,000	Valid improved sale		Warranty	10465890	1962	4,485	0	PE-Metal Sandwich F	22,377	M-1	417-0002-006	9036 W Schlinger Ave

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<u>Total SF</u>	<u>\$/SF</u>	<u>Sale Date</u>	<u>Price</u>	<u>SaleType</u>	<u>SaleNote</u>	<u>Deed</u>	<u>Doc #</u>	<u>Yr Blt</u>	<u>GSF</u>	<u>MezzS</u>	<u>Exterior</u>	<u>Lot SF</u>	<u>Zng</u>	<u>TaxKey</u>	<u>Property Address</u>
 4,485	\$0.00	6/1/2015	\$0	Not a market sale	HT-110 Judith Kulpa D.O.D. 5-4-2002 transferred to Michael Conmy	r (see comn	10465889	1962	4,485	0	PE-Metal Sandwich F	22,377	M-1	417-0002-006	9036 W Schlinger Ave
 6,765	\$59.87	9/15/2017	\$405,000	Valid improved sale		Warranty	10713130	1941	6,765	0	Concrete Block	20,430	C-3	443-0314-000	9745 W Schlinger Ave
 7,000	\$46.43	10/31/2012	\$325,000	Not a market sale	DANIEL J. MEI to JAMES H. FUCHS	Warranty	10179160	2015	7,000	0	Stud-Metal Siding	51,488	M-1	413-9994-019	12300 W Adler Ln
 7,600	\$0.00	8/28/2018	\$0	Other (see commen	Seller relation to buyer: Trustee to Beneficiary Transfer type: Trustee to Beneficiary Deed type: Trustees Deed	Trustees	10812951	1948	7,600	0	Concrete Block	13,968	M-1	474-0009-000	5225 W Electric Ave
 7,600	\$0.00	8/28/2018	\$0	Other (see commen	Seller relation to buyer: TERMINATION OF DECEDENTS INTEREST Transfer type: TERMINATION OF DECEDENT'S INTEREST Deed type: TERMINATION OF DECEDENT'S INTEREST	of decedent:	10810226	1948	7,600	0	Concrete Block	13,968	M-1	474-0009-000	5225 W Electric Ave
 7,600	\$0.00	11/30/2012	\$0	Not a market sale	No Transfer Return. Transfer on Death - Related	Warranty	10192170	1948	7,600	0	Concrete Block	13,968	M-1	474-0009-000	5225 W Electric Ave
Convenience Store - No ga:															
 3,200	\$85.94	4/30/2013	\$275,000	Not a market sale	Met with owner's son, Raj. Raj indicated that they own the c-store business and purchased the real estate from the seller. He indicated that the seller was a family friend and gave preference and a "deal" to the buyer. Not on open market.	Warranty	10243354	1973	3,200	0	Brick with Block Back	8,973	C-2	442-0664-001	8530 W Greenfield Ave
 6,889	\$0.00	2/6/2012	\$0	Not a market sale	Satisfaction of LC Not on open market	Warranty	10082883	1972	6,889	0	Stud-Brick Veneer	17,598	C-2	475-0556-001	6716 W Lincoln Ave
Day Care Center															
 1,875	\$0.00	8/16/2017	\$0	Not a market sale	Transfer type: Affidavit of Correction for Land Contract Deed type: Affidavit of Correction	r (see comn	10705040	1974	1,875	0	Stud-Walls-Wood Sid	7,229	C-3	438-0311-001	1302 S 60 St
 1,875	\$97.07	7/5/2017	\$182,000	Not a market sale	land contract	.and contrac	10693946	1974	1,875	0	Stud-Walls-Wood Sid	7,229	C-3	438-0311-001	1302 S 60 St
 2,725	\$52.84	4/20/2018	\$144,000	Valid improved sale		Warranty	10770423	1940	2,725	0	Brick with Block Back	6,318	C-2	454-0030-001	1700 S 60 St
 7,420	\$296.50	7/31/2015	\$2,200,000	Not a market sale	Subsidiary with common parent	Warranty	10486819	1985	7,420	0	Brick with Block Back	63,815	RA-1	520-9994-003	11423 W Cleveland Ave













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7,920	\$41.67	9/30/2014	\$330,000	Valid improved sale		Warranty	10401650	1957	7,920	0	Concrete Block	15,159	C-2	476-0601-002	7330 W Lincoln Ave
Exempt Entity															
2,400	\$172.92	5/31/2018	\$415,000	Valid improved sale		and contrac	10781361	1957	2,400	0	Concrete Block	9,440	C-4	484-0002-001	2311 S 108 St
3,090	\$0.00	4/28/2015	\$0	Not a market sale	CDA purchased	Quit claim	10456300	2015	3,090	0	Concrete Block, Text	54,992	C-3	448-9990-001	1445 S 113 St
3,090	\$0.00	4/9/2018	\$0	Not a market sale	Sold for \$1	Quit claim	10765914	2015	3,090	0	Concrete Block, Text	54,992	C-3	448-9990-001	1445 S 113 St
3,568	\$22.42	8/8/2017	\$80,000	Not a market sale		Quit claim	10700347	1924	3,568	0	Stud-Walls-Wood Sid	6,481	C-2	455-0121-000	5935 W Beloit Rd
3,568	\$0.00	5/29/2019	\$0	Other (see commen	Transfer type: Transfer to LLC	Quit claim	10879505	1924	3,568	0	Stud-Walls-Wood Sid	6,481	C-2	455-0121-000	5935 W Beloit Rd
3,568	\$0.00	5/29/2019	\$0	Neighborhood not c	Transfer type: Transfer from LLC to Individual Member	Quit claim	10879504	1924	3,568	0	Stud-Walls-Wood Sid	6,481	C-2	455-0121-000	5935 W Beloit Rd
3,568	\$0.00	12/30/2014	\$0	Not a market sale	Order for Judgment and Judgment Milwaukee County foreclosed	r (see comn	10424100	1924	3,568	0	Stud-Walls-Wood Sid	6,481	C-2	455-0121-000	5935 W Beloit Rd
4,189	\$115.54	1/31/2019	\$484,000			Warranty	10845249	1973	4,189	0	Brick with Block Back	7,080	C-4	484-0001-000	10809 W Lincoln Ave
4,189	\$90.71	6/30/2016	\$380,000	Valid improved sale		Warranty	10578428	1973	4,189	0	Brick with Block Back	7,080	C-4	484-0001-000	10809 W Lincoln Ave
10,170	\$0.00	4/9/2018	\$0	Not a market sale	Sold for \$1	Quit claim	10765914	1960	8,970	1,200	Brick with Block Back	54,992	C-3	448-9990-001	1445 S 113 St
10,170	\$0.00	4/28/2015	\$0	Not a market sale	CDA purchased	Quit claim	10456300	1960	8,970	1,200	Brick with Block Back	54,992	C-3	448-9990-001	1445 S 113 St
30,318	\$0.00	12/22/2017	\$1	Not a market sale		Warranty	10740553	2017	30,318	0	Stud-Ashlar Stone Ve	118,265	C-3	454-0651-001	6609 W Greenfield Ave
Funeral Home															
3,955	\$97.35	11/12/2019	\$385,000			Warranty	10926174	1983	3,955	0	Concrete Block	15,881	C-2	452-0327-001	1603 S 81 St
3,955	\$25.28	4/3/2019	\$100,000			Warranty	10859972	1983	3,955	0	Concrete Block	15,881	C-2	452-0327-001	1603 S 81 St
6,747	\$14.82	4/3/2019	\$100,000			Warranty	10859972	1924	6,747	0	Brick, Solid	15,881	C-2	452-0327-001	1603 S 81 St
6,747	\$57.06	11/12/2019	\$385,000			Warranty	10926174	1924	6,747	0	Brick, Solid	15,881	C-2	452-0327-001	1603 S 81 St
Gas/Service Station - Conv															
1,363	\$513.57	8/12/2014	\$700,000	Valid improved sale		Warranty	10393938	1964	1,363	0	Concrete Block	21,078	C-2	488-0002-002	2315 S 76 St
1,873	\$202.88	4/30/2019	\$380,000			Warranty	10866385	1997	1,873	0	Concrete Block, Text	12,717	C-2	489-0362-001	2310 S 76 St
2,228	\$201.97	12/19/2016	\$450,000	Not a market sale	Land Contract	and contrac	10633800	1967	2,228	0	Concrete Block	20,343	C-2	455-0080-001	5926 W Beloit Rd
2,228	\$0.00	1/26/2017	\$0	Not a market sale	Affadavit of correction - correcting legal description	Affidavit	10650034	1967	2,228	0	Concrete Block	20,343	C-2	455-0080-001	5926 W Beloit Rd
2,228	\$484.74	4/1/2010	\$1,080,000	Not a market sale	-no MLS										
2,228	\$484.74	4/1/2010	\$1,080,000	Not a market sale	Foreclosure	Sheriff deed	9868818	1967	2,228	0	Concrete Block	20,343	C-2	455-0080-001	5926 W Beloit Rd









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 2,228	\$255.83	3/30/2012	\$570,000	Not a market sale	Sold out of foreclosure, financed sale. Appraisal dated 11/25/2011 for \$700,000 per seller.	Warranty	10099740	1967	2,228	0	Concrete Block	20,343	C-2	455-0080-001	5926 W Beloit Rd
 2,338	\$0.00	1/27/2014	\$0	Not a market sale	Satisfaction of LC	Warranty	10334580	1999	2,338	0	Brick with Block Back	22,477	C-4	520-9965-009	3061 S 108 St
 2,338	\$439.26	2/19/2013	\$1,027,000	Valid improved sale	Land Contract	and contrac	10218405	1999	2,338	0	Brick with Block Back	22,477	C-4	520-9965-009	3061 S 108 St
 2,349	\$229.89	8/12/2014	\$540,000	Valid improved sale		Warranty	10393935	1957	2,349	0	Brick with Block Back	12,284	C-2	476-0563-001	7202 W Lincoln Ave
 2,401	\$214.49	6/28/2018	\$515,000	Valid improved sale		Warranty	10791234	2005	2,401	0	Brick with Block Back	15,377	C-3	446-0547-001	12004 W Greenfield Ave
 2,464	\$304.38	9/13/2012	\$750,000	Not a market sale	SD in Lieu of Foreclosure Seller is: DWARIKA SINGH 3640 PILGRIM ROAD BROOKFIELD , WI 53005 Buyer is: HARJEET S WALIA 9519 N. RIVER BEND CT RIVER HILLS , WI 53217	Sheriff deed	10169609	2009	2,464	0	Brick with Block Back	20,343	C-2	452-0708-000	7920 W National Ave
 2,550	\$302.75	8/15/2017	\$772,000	Not a market sale	Seller relation to buyer: PARENT/CHILDREN	Quit claim	10705325	1997	2,550	0	Concrete Block, Textu	17,188	C-3	439-0345-002	6000 W National Ave
 2,550	\$0.00	10/16/2017	\$0	Not a market sale	Seller relation to buyer: MEMBER OF LLC Seller relation to buyer: MEMBER OF LLC Transfer type: TRANSFER TO LIMITED LIABILITY COMPANY	Quit claim	10722879	1997	2,550	0	Concrete Block, Textu	17,188	C-3	439-0345-002	6000 W National Ave
 2,550	\$0.00	8/15/2017	\$0	Not a market sale	Transfer: Parent/Children	Quit claim	10705325	1997	2,550	0	Concrete Block, Textu	17,188	C-3	439-0345-002	6000 W National Ave
 3,866	\$142.27	3/14/2013	\$550,000	Not a market sale	In Lieu of Foreclosure	Warranty	10227256	2004	3,866	0	Concrete Block, Textu	16,757	C-3	449-9984-000	10535 W Greenfield Ave
Health Club  32,640	\$3.52	8/29/2019	\$115,000	Not a market sale	Deed type: Personal Representative's Deed Bethadam, LLC already part owner. Now, aqiring another 25% interest.	ial represen	10904788	1986	23,552	9,088	Stud-Brick Veneer	36,329	M-1	439-0002-007	901 S 60 St
 32,640	\$0.00	10/29/2018	\$0	Other (see commen	Seller relation to buyer: Grantees are partners of the limited partnership.	Warranty	10825997	1986	23,552	9,088	Stud-Brick Veneer	36,329	M-1	439-0002-007	901 S 60 St

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Hotel																
	73,866	\$0.00	9/16/2014	\$1	Not a market sale	CDA sold for \$1 - future site of hotel	Warranty	10395828	2015	73,866	0	Stud-Cement Fiber S	138,841	C-3	452-0710-000	8201 W Greenfield Ave
Institutional Conversion - C																
	9,450	\$107.42	12/9/2010	\$1,015,073	Not a market sale	Foreclosure. Sale includes 439-0160, 439-0161, 439-0162, 439-0163, 439-0164, 439-0165-001, 439-0167, 439-0168 & 439-0169.	Sheriff deed	10061265	1957	8,946	504	Cavity Brick w/Block I	11,282	C-3	439-0165-001	6014 W Madison St
	9,450	\$82.01	7/17/2012	\$775,000	Not a market sale	Sale incl 439-0160, 439-0161, 439-0162, 439-0163, 439-0164, 439-0165-001, 439-0167, 439-0168 & 439-0169 Appraisal dated 12/14/2011 \$1,065,000 per buyer	pecial warrar	10140135	1957	8,946	504	Cavity Brick w/Block I	11,282	C-3	439-0165-001	6014 W Madison St
Manufacturing																
	2,318	\$60.40	3/12/2018	\$140,000	Other (see commen	manufacturing	Warranty	10759193	1944	2,318	0	Concrete Block	7,231	M-1	476-0288-000	1914 S 73 St
	2,318	\$0.00	5/10/2013	\$0	Not a market sale	manufacturing	Trustees	10257420	1944	2,318	0	Concrete Block	7,231	M-1	476-0288-000	1914 S 73 St
	3,060	\$57.19	2/2/2018	\$175,000	Valid improved sale		Warranty	10750739	1996	3,060	0	Concrete Block	4,400	M-1	453-0687-001	1826 S 71 St
	7,488	\$21.37	7/13/2018	\$160,000	Valid improved sale		Warranty	10794878	1946	7,488	0	Concrete Block	13,939	M-1	452-0404-000	1566 S 83 St
	7,488	\$6.34	8/1/2011	\$47,500	Not a market sale	Milwest Precision Machining Inc is : WALTER KOWALCZYK 1566 S. 83RD STREET WEST ALLIS , WI 53214 Buyer stated that it was not on the open market and that he found property through friend (seller?) Buyer also stated that it was owner financed. (Sold business with building, includes business value? Mortgage was for \$100,000 with \$42,000 excluded for PP.) Reject for atypical financing and NO martket exposure.	Warranty	10023161	1946	7,488	0	Concrete Block	13,939	M-1	452-0404-000	1566 S 83 St
















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17,290	\$0.00	11/30/2012	\$0	Not a market sale	No Transfer Return. Transfer on Death - Related	Warranty	10192170	1953	17,290	0	Concrete Block	25,178	M-1	474-0528-002	5330 W Electric Ave
17,290	\$13.59	4/6/2018	\$235,000	Valid improved sale		Trustees	10769995	1953	17,290	0	Concrete Block	25,178	M-1	474-0528-002	5330 W Electric Ave
17,290	\$0.00	4/6/2018	\$0	Other (see commen	Seller relation to buyer: Individual to Trust Transfer type: TOD-110 Deed type: TOD-110	of decedent	10769994	1953	17,290	0	Concrete Block	25,178	M-1	474-0528-002	5330 W Electric Ave
49,322	\$36.04	9/22/2017	\$1,777,600	Valid improved sale		Warranty	10716596	1980	43,829	5,493	Concrete Block	99,840	M-1	449-9999-012	1619 S 101 St
Medical Clinic/Multi-Specia															
12,620	\$134.71	2/28/2017	\$1,700,000	Valid improved sale		Warranty	10653379	1990	12,620	0	Stud-Brick Veneer	88,296	M-1	484-9998-004	11211 W Lincoln Ave
20,301	\$273.63	11/27/2013	\$5,555,000	Not a market sale	In place lease (Columbia /St. Marys) Related parties	Warranty	10316696	2004	20,301	0	Brick with Block Back	95,745	C-4	485-9995-013	2323 S 102 St
Medical Offices															
936	\$74.79	6/15/2018	\$70,000	Valid improved sale		Warranty	10786645	1958	936	0	Concrete Block	3,790	C-2	476-0203-900	6923 W Becher St
1,478	\$0.00	8/18/2014	\$0	Not a market sale	No Transfer Return	ial represen	10390076	1957	1,478	0	Stud-Brick Veneer	6,392	C-2	478-0078-001	8801 W National Ave
1,478	\$205.68	4/27/2015	\$304,000	Valid improved sale		Warranty	10456748	1957	1,478	0	Stud-Brick Veneer	6,392	C-2	478-0078-001	8801 W National Ave
1,728	\$100.17	2/23/2010	\$173,100	Not a market sale	Grantee is member of grantor LLC	Warranty	9849707	1974	1,728	0	Concrete Block, Text	4,356	C-2	450-0007-001	9323 W Greenfield Ave
2,464	\$121.75	12/29/2015	\$300,000	Valid improved sale		Warranty	10529749	1960	2,464	0	Stud-Brick Veneer	13,460	C-2	487-0031-001	8531 W Lincoln Ave
2,535	\$97.63	2/22/2019	\$247,500			Warranty	10850382	1973	2,535	0	Concrete Block	4,008	C-4	484-0009-000	10817 W Lincoln Ave
2,691	\$94.76	5/15/2012	\$255,000	Valid improved sale	\$255,000 Appraisal per seller	Warranty	10118974	1942	2,691	0	Concrete Block, Text	7,534	C-3	488-0512-002	2572 S 76 St
2,691	\$26.01	3/23/2011	\$70,000	Not a market sale		pecial warrar	9984544	1942	2,691	0	Concrete Block, Text	7,534	C-3	488-0512-002	2572 S 76 St
3,300	\$98.48	4/29/2014	\$325,000	Valid improved sale		Warranty	10356634	1958	3,300	0	Brick with Block Back	9,191	C-2	487-0007-000	8411 W Lincoln Ave
3,576	\$0.00	6/18/2014	\$0	Not a market sale	Designate TOD Beneficiary Related No Transfer Return	r (see comn	10420030	1953	3,576	0	Stud-Brick Veneer	3,600	C-1	440-0312-000	7130 W Greenfield Ave
5,164	\$26.92	1/1/2016	\$139,000	Not a market sale	Land Contract conveyed 1/1/16; satisfied in 2019. Business owner purchased real property -owner-occupied now.	and contrac	10559839	1961	5,164	0	Concrete Block	5,123	C-2	487-0030-002	8511 W Lincoln Ave
11,520	\$16.93	1/29/2016	\$195,000	Valid improved sale		Warranty	10536354	1963	11,520	0	Concrete Block	10,397	C-2	479-0767-001	9330 W Lincoln Ave
Mixed Res. & Commercial E															
544	\$175.55	8/20/2018	\$95,500	Valid improved sale		Warranty	10806996	1961	544	0	Stud-Brick Veneer	4,835	C-2	475-0279-000	6014 W Lincoln Ave



















West Allis Commercial Sales - 2010 to Present

ALL Improved Commercial Sales
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<u>Total SF</u>	<u>\$/SF</u>	<u>Sale Date</u>	<u>Price</u>	<u>SaleType</u>	<u>SaleNote</u>	<u>Deed</u>	<u>Doc #</u>	<u>Yr Blt</u>	<u>GSF</u>	<u>MezzS</u>	<u>Exterior</u>	<u>Lot SF</u>	<u>Zng</u>	<u>TaxKey</u>	<u>Property Address</u>
 627	\$242.42	8/19/2011	\$152,000	Valid improved sale		Warranty	10029235	1954	627	0	Concrete Block	6,839	C-2	477-0821-000	2261 S 76 St
 840	\$3.21	6/4/2014	\$2,700	Not a market sale		Warranty	10366566	1940	840	0	Stud-Metal Siding	79,018	M-1	416-9981-001	9732 W Schlinger Ave
 840	\$148.81	8/24/2016	\$125,000	Valid improved sale		Warranty	10599082	1956	840	0	Concrete Block	12,023	C-3	416-0007-001	9326 W Schlinger Ave
 1,218	\$147.78	9/21/2015	\$180,000	Not a market sale	SD Foreclosure Includes parcel in Hales Corners	Sheriff deed	10510188	1947	1,218	0	Stud-Brick Veneer	4,440	C-2	474-0044-000	5501 W Burnham St
 1,218	\$69.79	6/23/2017	\$85,000	Not a market sale	Out of foreclosure - Duress sale - not typical of market	Warranty	10686702	1947	1,218	0	Stud-Brick Veneer	4,440	C-2	474-0044-000	5501 W Burnham St
 1,264	\$79.11	2/24/2017	\$100,000	Not a market sale	Seller relation to buyer: Grantor is father of Grantee LLC members Ownership transferred: Grantor retains vendor's interest in land contract -no MLS	and contrac	10657663	1912	1,264	0	Stud-Vinyl Siding	7,405	C-2	442-0671-000	1037 S 84 St
 1,344	\$167.41	10/14/2016	\$225,000	Valid improved sale	Foreclosure liquidation	Quit claim	10623353	1926	1,344	0	Stud-Walls-Wood Sid	6,621	C-2	452-0334-000	1651 S 81 St
 1,344	\$0.00	9/23/2015	\$0	Not a market sale	SD Foreclosure Includes 15 other Milwaukee parcels (Never received document from R.O.D.)	Sheriff deed	10510708	1926	1,344	0	Stud-Walls-Wood Sid	6,621	C-2	452-0334-000	1651 S 81 St
 1,380	\$0.00	7/29/2016	\$0	Not a market sale	HT-110 Henry Javorsky D.O.D. 4-15-2016 transferred his 1/2 int to Susan & John Simon No Transfer Return	r (see comn	10592083	1933	1,380	0	Brick with Block Back	3,600	C-1	440-0446-000	7504 W Greenfield Ave
 1,380	\$83.33	7/29/2016	\$115,000	Valid improved sale		Warranty	10592087	1933	1,380	0	Brick with Block Back	3,600	C-1	440-0446-000	7504 W Greenfield Ave
 1,392	\$0.00	4/30/2018	\$0	Not a market sale	Seller relation to buyer: Grantor to Trust Transfer type: Transfer to Grantor's Trust	Quit claim	10777404	1905	1,392	0	Stud-Walls-Wood Sid	10,846	C-3	438-0241-001	1016 S 60 St
 1,404	\$145.01	10/21/2017	\$203,600	Not a market sale	Seller relation to buyer: Self (Clarification that Subject Property is the Individual Property of James Barnes) Transfer type: Clarificaiton of a Prior Document	Quit claim	10773512	1955	1,404	0	Concrete Block	6,567	C-2	442-0594-001	8700 W Greenfield Ave
 1,493	\$0.00	1/29/2014	\$0	Not a market sale	Create Trust	Quit claim	10336670	1913	1,493	0	Stud-Walls-Wood Sid	3,605	C-3	438-0199-000	966 S 60 St
 1,548	\$135.66	2/25/2011	\$210,000	Not a market sale		Trustees	9977603	1934	1,548	0	Stud-Metal Siding	8,756	C-3	445-0730-000	1349 S 108 St
 1,575	\$139.68	8/24/2018	\$220,000	Valid improved sale		Warranty	10807734	1898	1,575	0	Stud-Metal Siding	11,282	C-2	475-0026-002	1911 S 60 St

West Allis Commercial Sales - 2010 to Present

ALL Improved Commercial Sales
Grouped by Property Type and sorted by Size

	<u>Total SF</u>	<u>\$/SF</u>	<u>Sale Date</u>	<u>Price</u>	<u>SaleType</u>	<u>SaleNote</u>	<u>Deed</u>	<u>Doc #</u>	<u>Yr Blt</u>	<u>GSF</u>	<u>MezzS</u>	<u>Exterior</u>	<u>Lot SF</u>	<u>Zng</u>	<u>TaxKey</u>	<u>Property Address</u>
	1,624	\$0.00	12/8/2016	\$0	Not a market sale	Satisfaction of LC	Warranty	10635803	1948	1,624	0	Concrete Block	10,367	C-3	444-0391-000	1367 S 102 St
	1,624	\$165.64	2/20/2014	\$269,000	Not a market sale	Land Contract	and contrac	10353981	1948	1,624	0	Concrete Block	10,367	C-3	444-0391-000	1367 S 102 St
	2,160	\$104.17	10/14/2016	\$225,000	Valid improved sale	Foreclosure liquidation	Quit claim	10623353	1920	2,160	0	Stud-Walls-Wood Sid	6,621	C-2	452-0334-000	1651 S 81 St
	2,160	\$0.00	9/23/2015	\$0	Not a market sale	SD Foreclosure Includes 15 other Milwaukee parcels (Never received document from R.O.D.)	Sheriff deed	10510708	1920	2,160	0	Stud-Walls-Wood Sid	6,621	C-2	452-0334-000	1651 S 81 St
	2,216	\$49.41	4/5/2016	\$109,500	Not a market sale	Foreclosure	Sheriff deed	10565548	1920	2,216	0	Stud-Brick Veneer	3,138	C-3	454-0204-000	6416 W National Ave
	2,345	\$36.25	6/23/2017	\$85,000	Not a market sale	Out of foreclosure - Duress sale - not typycal of market	Warranty	10686702	1926	2,345	0	Stud-Brick Veneer	4,440	C-2	474-0044-000	5501 W Burnham St
	2,345	\$76.76	9/21/2015	\$180,000	Not a market sale	SD Foreclosure Includes parcel in Hales Corners	Sheriff deed	10510188	1926	2,345	0	Stud-Brick Veneer	4,440	C-2	474-0044-000	5501 W Burnham St
	2,730	\$47.62	2/25/2019	\$130,000			Warranty	10851899	1925	2,730	0	Stud-Brick Veneer	3,598	C-2	453-0839-000	1975 S 71 St
	2,730	\$0.00	12/28/2018	\$0	Not a market sale	Transfer type: Sheriff's Sale Deed type: Sheriff's Deed	Sheriff deed	10841686	1925	2,730	0	Stud-Brick Veneer	3,598	C-2	453-0839-000	1975 S 71 St
	2,914	\$75.50	8/24/2018	\$220,000	Valid improved sale		Warranty	10807734	1925	2,914	0	Brick, Solid	11,282	C-2	475-0026-002	1911 S 60 St
	3,708	\$51.24	9/14/2011	\$190,000	Valid improved sale	Sale included 476-0258 & 476-0259	Warranty	10062871	1927	3,708	0	Stud-Ashlar Stone Ve	7,231	C-2	476-0259-000	6778 W Lincoln Ave
	4,296	\$0.00	9/5/2017	\$0	Not a market sale	Seller relation to buyer: John Stanelle and Kevin Stanelle are brothers	Quit claim	10715228	1961	4,296	0	Cavity Brick w/Block I	15,028	M-1	417-0004-001	8924 W Schlinger Ave
Neighborhood Shopping C																
	20,260	\$0.00	9/4/2013	\$0	Not a market sale	Sole member to LLC	Quit claim	10311808	1973	20,260	0	Stud-Brick Veneer	254,730	C-4	485-9990-011	10236 W National Ave
	46,532	\$0.00	9/4/2013	\$0	Not a market sale	Sole member to LLC	Quit claim	10311808	1973	42,284	4,248	Concrete Block, Text	254,730	C-4	485-9990-011	10236 W National Ave
	245,395	\$75.65	2/9/2018	\$18,565,000	Not a market sale	Transfer type: Equity Transfer/Sale to shareholder subsidiary	Warranty	10751656	1964	243,955	1,440	Brick with Block Back	733,725	M-1	484-9986-015	2563 S 108 St
	245,395	\$73.76	8/9/2019	\$18,100,000		Deed type: Special Warranty Deed	pecial warrar	10897253	1964	243,955	1,440	Brick with Block Back	733,725	M-1	484-9986-015	2563 S 108 St
Nursing Home/Assisted Liv																
	19,080	\$34.07	7/31/2018	\$650,000	Not a market sale	both companies have same address	Warranty	10802322	1915	19,080	0	Stud-Brick Veneer	14,418	RB-2	453-0394-000	1508 S 75 St
	21,866	\$0.00	10/5/2015	\$0	Not a market sale	Merger dated 4-1-2015 did NOT occur - revert back to previous owner	r (see comn		2009	21,866	0	Stud-Brick Veneer	48,264	C-2	452-0706-000	7801 W National Ave












West Allis Commercial Sales - 2010 to Present

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Total SF	\$/SF	Sale Date	Price	SaleType	SaleNote	Deed	Doc #	Yr Blt	GSF	MezzS	Exterior	Lot SF	Zng	TaxKey	Property Address
21,866	\$0.00	4/1/2015	\$0	Not a market sale	Is a Merger - surviving entity is Heritage Senior Living LLC. Document not required to be recorded at Reg of Deeds.	r (see comn		2009	21,866	0	Stud-Brick Veneer	48,264	C-2	452-0706-000	7801 W National Ave
44,468	\$26.08	2/7/2011	\$1,159,629	Not a market sale		Sheriff deed	9983822	2011	44,468	0	Stud-Brick Veneer	48,886	C-2	475-1001-000	6700 W Beloit Rd
46,398	\$0.00	10/5/2015	\$0	Not a market sale	Merger dated 4-1-2015 did NOT occur - revert back to previous owner	r (see comn		2009	46,398	0	Stud-Cement Fiber S	61,812	C-2	452-0705-000	7901 W National Ave
46,398	\$0.00	4/1/2015	\$0	Not a market sale	Is a Merger - surviving entity is Heritage Senior Living LLC. Document not required to be recorded at Reg of Deeds.	r (see comn		2009	46,398	0	Stud-Cement Fiber S	61,812	C-2	452-0705-000	7901 W National Ave
Office Bldg - Class B															
6,000	\$137.50	9/21/2011	\$825,000	Valid improved sale	Buyer, NANWI Holdings LLC is: NICHOLAS STALLARD Seller, Eagle technology Group LLC is: RAYMOND L HOLDEN	Warranty	10042701	1987	6,000	0	Block with Stucco	48,177	M-1	445-0756-001	11575 W Theo Trecker Way
6,784	\$77.39	2/9/2015	\$525,000	Valid improved sale		Warranty	10433670	1986	6,784	0	Stud-Brick Veneer	21,237	C-2	478-0501-002	8800 W Lincoln Ave
9,740	\$0.00	9/7/2019	\$0	Other (see commen	Seller relation to buyer: transfer from trust to beneficiary Transfer type: Transfer from trust to beneficiary without consideration	Quit claim	10911652	1987	9,740	0	Stud-Brick Veneer	15,769	C-4	524-9990-001	10601 W Oklahoma Ave
12,928	\$7.12	9/19/2013	\$92,000	Not a market sale		Quit claim	10296643	2013	12,928	0	Stud-Brick Veneer	36,743	C-3	440-0259-008	901 S 70 St
12,928	\$18.27	8/6/2010	\$236,200	Not a market sale	Land only Foreclosure	Sheriff deed	9945063	2013	12,928	0	Stud-Brick Veneer	36,743	C-3	440-0259-008	901 S 70 St
15,996	\$0.00	7/11/2016	\$0	Not a market sale	To LLC	Quit claim	10586624	1986	15,996	0	Stud-Brick Veneer	39,144	C-4	484-0099-001	2323 S 109 St
38,564	\$82.98	2/24/2017	\$3,200,000	Valid improved sale		Warranty	10658979	1979	38,564	0	Brick with Block Back	109,153	C-4	485-9996-015	2400 S 102 St
51,338	\$124.49	4/3/2012	\$6,390,841	Valid improved sale	Sale includes 414-9992-011 & 414-9992-017	Warranty	10101736	1989	51,338	0	Concrete Block, Textt	181,715	M-1	414-9992-017	11548 W Theo Trecker Way
51,338	\$175.31	10/19/2016	\$9,000,000	Valid improved sale	Sale includes 414-9992-011, 414-9992-017 & 414-9992-018	pecial warrar	10615780	1989	51,338	0	Concrete Block, Textt	181,715	M-1	414-9992-017	11548 W Theo Trecker Way
62,700	\$34.69	5/16/2016	\$2,175,000	Not a market sale		Sheriff deed	10581464	1981	62,700	0	Concrete, Precast Pa	126,306	C-4	485-9996-017	2448 S 102 St
62,700	\$127.59	5/5/2017	\$8,000,000	Valid improved sale		pecial warrar	10671713	1983	62,700	0	Concrete, Precast Pa	130,765	C-4	485-9996-018	2514 S 102 St





















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<u>Total SF</u>	<u>\$/SF</u>	<u>Sale Date</u>	<u>Price</u>	<u>SaleType</u>	<u>SaleNote</u>	<u>Deed</u>	<u>Doc #</u>	<u>Yr Blt</u>	<u>GSF</u>	<u>MezzS</u>	<u>Exterior</u>	<u>Lot SF</u>	<u>Zng</u>	<u>TaxKey</u>	<u>Property Address</u>
 62,700	\$103.67	9/13/2012	\$6,500,000	Not a market sale	Sale includes 485-9996-018 & 485-9996-019 per seller, deal was short sale forced by lender/loan maturity, lender unwilling to expend. additional value added AFTER portfolio sale contract signed but contract was not updated.	pecial warrar	10162344	1983	62,700	0	Concrete, Precast Pa	130,765	C-4	485-9996-018	2514 S 102 St
 62,700	\$127.59	5/5/2017	\$8,000,000	Valid improved sale		pecial warrar	10671713	1986	62,700	0	Concrete, Precast Pa	165,001	C-4	485-9996-019	10150 W National Ave
 62,700	\$103.67	9/13/2012	\$6,500,000	Not a market sale	Sale includes 485-9996-018 & 485-9996-019 per seller, deal was short sale forced by lender/loan maturity, lender unwilling to expend. additional value added AFTER portfolio sale contract signed but contract was not updated.	pecial warrar	10162344	1986	62,700	0	Concrete, Precast Pa	165,001	C-4	485-9996-019	10150 W National Ave
 62,700	\$17.54	12/28/2010	\$1,100,000	Not a market sale	Andrew Hoff conveyed his 50% int to co-owner Robert Yunker.	Quit claim	9958740	1981	62,700	0	Concrete, Precast Pa	126,306	C-4	485-9996-017	2448 S 102 St
 67,469	\$91.62	12/18/2014	\$6,181,700	Not a market sale	Transfer from parent to subsidiary	Warranty	10423096	1996	67,469	0	Curtain-Glazed Atriun	451,232	M-1	439-0001-022	770 S 70 St
 67,469	\$136.36	12/13/2018	\$9,200,000	Valid improved sale	Deed type: Special Warranty Deed	pecial warrar	10834784	1996	67,469	0	Curtain-Glazed Atriun	451,232	M-1	439-0001-022	770 S 70 St
Office Bldg - Class C															
 972	\$144.03	12/12/2018	\$140,000	Valid improved sale		Warranty	10836249	1989	972	0	Stud-Brick Veneer	27,312	C-2	478-9998-004	8440 W National Ave
 1,396	\$161.17	6/18/2015	\$225,000	Valid improved sale		Warranty	10476891	1956	1,396	0	Brick with Block Back	7,200	C-4	485-0009-009	2340 S 108 St
 1,475	\$152.54	9/18/2018	\$225,000	Valid improved sale		Warranty	10812663	1971	1,475	0	Stud-Vinyl Siding	11,087	C-3	517-9982-002	9022 W Oklahoma Ave
 1,619	\$101.91	12/18/2014	\$165,000	Not a market sale		Warranty	10421438	1979	1,619	0	Stud-Vinyl Siding	9,126	C-2	475-0554-001	6700 W Lincoln Ave
 1,636	\$0.00	9/18/2018	\$0	Other (see commen	Seller relation to buyer: Transfer to Trust for Estate Planning purposes Transfer type: Transfer of Title to Trust for Estate Planning purposes	Warranty	10816776	1952	1,636	0	Concrete Block	4,030	C-2	451-0067-000	8717 W Greenfield Ave
















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 1,636	\$0.00	6/20/2018	\$0	Other (see commen	Seller relation to buyer: Spouse Transfer type: Personal Representative's Deed Deed type: Personal Representative's Deed	ial represen	10797725	1952	1,636	0	Concrete Block	4,030	C-2	451-0067-000	8717 W Greenfield Ave
 1,758	\$130.83	11/28/2017	\$230,000	Valid improved sale		Warranty	10733546	1982	1,758	0	Brick with Block Back	9,627	C-2	452-0612-000	8214 W National Ave
 2,080	\$42.07	9/16/2011	\$87,500	Not a market sale	Seller stated that sale price was not market price. Was suffering from illness and had not operated business out of the property for three years after retirement.	Warranty	10034919	1959	2,080	0	Brick with Block Back	4,600	C-2	451-0064-000	8701 W Greenfield Ave
 2,080	\$98.03	12/6/2016	\$203,900	Not a market sale	Related entity	Quit claim	10632469	1959	2,080	0	Brick with Block Back	4,600	C-2	451-0064-000	8701 W Greenfield Ave
 2,336	\$65.92	11/11/2019	\$154,000			Warranty	10929351	1973	2,336	0	Stud-Brick Veneer	4,647	C-4	485-0015-000	10708 W Hayes Ave
 2,401	\$33.32	12/27/2017	\$80,000	Not a market sale		Warranty	10740983	2018	2,401	0	Stud-Brick Veneer	21,780	M-1	439-0150-002	6512 W Greenfield Ave
 2,450	\$118.37	2/19/2014	\$290,000	Not a market sale	In Lieu of Foreclosure	Warranty	10348522	2004	2,450	0	Brick with Block Back	9,823	C-2	443-0272-005	9600 W Greenfield Ave
 2,450	\$89.80	12/11/2014	\$220,000	Not a market sale	Foreclosure Liquidation	pecial warrar	10419392	2004	2,450	0	Brick with Block Back	9,823	C-2	443-0272-005	9600 W Greenfield Ave
 2,712	\$22.12	9/18/2018	\$60,000	Valid improved sale		Warranty	10814251	1947	2,712	0	Concrete Block	7,215	C-3	438-0252-000	1112 S 60 St
 3,062	\$89.81	10/28/2010	\$275,000	Not a market sale	Foreclosure	Sheriff deed	9940158	1974	3,062	0	Stud-Brick Veneer	8,877	C-1	453-0035-001	7001 W Greenfield Ave
 3,062	\$63.68	2/22/2012	\$195,000	Not a market sale	Sold out of forclosure	Warranty	10090003	1974	3,062	0	Stud-Brick Veneer	8,877	C-1	453-0035-001	7001 W Greenfield Ave
 3,420	\$84.80	11/27/2018	\$290,000	Valid improved sale		Warranty	10833891	1973	3,420	0	Block with Stucco	4,600	C-2	451-0088-000	8831 W Greenfield Ave
 4,000	\$61.31	12/11/2017	\$245,250	Valid improved sale	remodel after sale	Warranty	10736470	1948	4,000	0	Stud-Cement Fiber S	13,068	C-2	478-0072-001	8802 W Becher St
 4,000	\$0.00	1/12/2018	\$0	Other (see commen	Seller relation to buyer: SELVES TO LLC Transfer type: TO LLC	Quit claim	10750883	1948	4,000	0	Stud-Cement Fiber S	13,068	C-2	478-0072-001	8802 W Becher St
 4,189	\$115.54	1/31/2019	\$484,000			Warranty	10845249	1973	4,189	0	Brick with Block Back	7,080	C-4	484-0001-000	10809 W Lincoln Ave
 4,189	\$90.71	6/30/2016	\$380,000	Valid improved sale		Warranty	10578428	1973	4,189	0	Brick with Block Back	7,080	C-4	484-0001-000	10809 W Lincoln Ave
 4,213	\$28.48	2/15/2018	\$120,000	Valid improved sale	Deed type: Trustees Deed. See also DOC 10753520	Trustees	10753519	1924	4,213	0	Concrete, Precast Pa	4,835	C-1	453-0116-000	7311 W Greenfield Ave
 4,213	\$0.00	2/15/2018	\$0	Other (see commen	combined with 10753519	Warranty	10753520	1924	4,213	0	Concrete, Precast Pa	4,835	C-1	453-0116-000	7311 W Greenfield Ave
 4,213	\$0.00	12/21/2018	\$0	Not a market sale	Seller relation to buyer: From 1 LLC to another that principal is member of Transfer type: QCD from 1 LLC to another that principal is member of	Quit claim	10841798	1924	4,213	0	Concrete, Precast Pa	4,835	C-1	453-0116-000	7311 W Greenfield Ave
 4,500	\$84.44	10/13/2016	\$380,000	Valid improved sale		Warranty	10615665	1967	4,500	0	Concrete Block	14,503	C-3	446-0525-001	11800 W Greenfield Ave

West Allis Commercial Sales - 2010 to Present

ALL Improved Commercial Sales
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<u>Total SF</u>	<u>\$/SF</u>	<u>Sale Date</u>	<u>Price</u>	<u>SaleType</u>	<u>SaleNote</u>	<u>Deed</u>	<u>Doc #</u>	<u>Yr Blt</u>	<u>GSF</u>	<u>Mezz\$</u>	<u>Exterior</u>	<u>Lot SF</u>	<u>Zng</u>	<u>TaxKey</u>	<u>Property Address</u>
 4,500	\$16.20	8/20/2012	\$72,900	Not a market sale	Buyer is: JAMES M. PETERMAN 1260 SHELLY LANE HARTLAND , WI 53029 per seller, Grantee is related by Partnership to Grantor	Quit claim	10151735	1967	4,500	0	Concrete Block	14,503	C-3	446-0525-001	11800 W Greenfield Ave
 4,758	\$36.78	10/10/2011	\$175,000	Not a market sale	Foreclosure	Sheriff deed	10052326	1950	4,758	0	Stud-Brick Veneer	8,973	C-2	491-0072-000	5631 W Lincoln Ave
 4,758	\$36.78	6/11/2012	\$175,000	Not a market sale	Sale out of forclosure	Warranty	10129835	1950	4,758	0	Stud-Brick Veneer	8,973	C-2	491-0072-000	5631 W Lincoln Ave
 5,186	\$33.74	9/10/2010	\$175,000	Valid improved sale		and contrac	9920361	1925	5,186	0	Stud-Brick Veneer	6,268	C-3	438-0448-000	5801 W National Ave
 5,186	\$17.84	5/15/2017	\$92,500	Valid improved sale	Deed type: Trustee's Deed	r (see comn	10713230	1925	5,186	0	Stud-Brick Veneer	6,268	C-3	438-0448-000	5801 W National Ave
 5,186	\$0.00	1/4/2016	\$0	Not a market sale	In lieu of foreclosure Defaulted on LC - back to LC Vendor	r (see comn	10529553	1925	5,186	0	Stud-Brick Veneer	6,268	C-3	438-0448-000	5801 W National Ave
 5,520	\$10.87	1/8/2015	\$60,000	Not a market sale	Foreclosure Liquidation	pecial warrar	10425563	1961	5,520	0	Concrete Block	3,599	C-2	453-0056-000	1427 S 70 St
 5,520	\$22.50	10/27/2010	\$124,200	Not a market sale	Foreclosure	Sheriff deed	9940157	1961	5,520	0	Concrete Block	3,599	C-2	453-0056-000	1427 S 70 St
 5,860	\$42.66	2/24/2016	\$250,000	Valid improved sale	2 docs: Dwyer Trust to Sarandos 2 LLC (10544157) and Klose Trust to Sarandos 2 LLC (10544158) Conveyance equals \$500,000. Both transfers appear to be arm's length.	Trustees	10544157	1975	5,860	0	Brick with Block Back	14,058	C-2	451-0611-001	8413 W Greenfield Ave
 5,860	\$42.66	2/29/2016	\$250,000	Valid improved sale	2 docs: Dwyer Trust to Sarandos 2 LLC (10544157) and Klose Trust to Sarandos 2 LLC (10544158) Conveyance equals \$500,000. Both transfers appear to be arm's length.	Trustees	10544158	1975	5,860	0	Brick with Block Back	14,058	C-2	451-0611-001	8413 W Greenfield Ave
 10,504	\$26.66	8/28/2014	\$280,000	Valid improved sale		Warranty	10391195	1972	10,504	0	Brick with Block Back	15,312	C-4	524-0003-002	10617 W Oklahoma Ave
 11,130	\$57.57	3/23/2016	\$640,700	Not a market sale	Foreclosure	Sheriff deed	10565549	1959	11,130	0	Brick with Block Back	22,756	C-2	487-0250-002	8410 W Cleveland Ave
 11,130	\$31.45	4/29/2014	\$350,000	Not a market sale	Dyer Vollmer LLC is a shareholder subsidiary of Dyer Trust	Quit claim	10356839	1959	11,130	0	Brick with Block Back	22,756	C-2	487-0250-002	8410 W Cleveland Ave
 11,130	\$17.97	4/29/2014	\$200,000	Not a market sale	Quit Claim Deed	Quit claim	10356840	1959	11,130	0	Brick with Block Back	22,756	C-2	487-0250-002	8410 W Cleveland Ave
 11,130	\$31.45	5/21/2013	\$350,000	Not a market sale	SD Foreclosure	Sheriff deed	10271384	1959	11,130	0	Brick with Block Back	22,756	C-2	487-0250-002	8410 W Cleveland Ave















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11,130	\$17.97	9/9/2014	\$200,000	Not a market sale	Transfer from one LLC to another LLC - both are owned by the same individual	Quit claim	10403294	1959	11,130	0	Brick with Block Back	22,756	C-2	487-0250-002	8410 W Cleveland Ave
18,048	\$56.79	6/29/2010	\$1,025,000	Valid improved sale		Warranty	9893152	1968	18,048	0	Curtain-Metal with Gl	51,488	C-3	448-9998-002	1551 S 108 St
63,696	\$18.84	7/29/2019	\$1,200,000		Deed type: Special Warranty Deed	pecial warrar	10893723	1969	63,696	0	Stud-Brick Veneer	138,956	C-4	485-9996-007	10201 W Lincoln Ave
406,107	\$10.34	3/29/2019	\$4,200,000		Deed type: Special Warranty Deed	pecial warrar	10859135	1902	406,107	0	Brick, Solid	394,784	M-1	439-0001-026	1126 S 70 St
Office Bldg - Class D															
608	\$123.36	12/4/2018	\$75,000	Valid improved sale		and contrac	10833847	1916	608	0	Stud-Walls-Wood Sid	3,600	C-2	452-0280-000	1525 S 81 St
624	\$120.99	8/5/2015	\$75,500	Valid improved sale		Warranty	10493788	1955	624	0	Concrete Block	4,686	C-3	444-0516-001	10506 W Greenfield Ave
818	\$85.57	1/16/2012	\$70,000	Valid improved sale		Warranty	10086647	1959	818	0	Brick with Block Back	4,950	C-2	454-0538-000	6200 W Burnham St
818	\$0.00	1/16/2012	\$0	Not a market sale	Satisfaction of LC	Warranty	10086646	1959	818	0	Brick with Block Back	4,950	C-2	454-0538-000	6200 W Burnham St
1,050	\$111.24	4/15/2014	\$116,800	Not a market sale	Land Contract	and contrac	10352639	1967	1,050	0	Concrete Block	9,322	C-3	517-0433-000	3036 S 92 St
1,050	\$111.24	4/23/2019	\$116,800	Not a market sale	Seller relation to buyer: VENDOR / VENDEE	Warranty	10865021	1967	1,050	0	Concrete Block	9,322	C-3	517-0433-000	3036 S 92 St
1,050	\$0.00	3/7/2017	\$0	Not a market sale	Seller relation to buyer: VENDOR / VENDEE Ownership transferred: VENDEE'S INTEREST Transfer type: AMENDMENT OF LAND CONTRACT Deed type: AMENDMENT OF LAND CONTRACT -no MLS	r (see comn	10655764	1967	1,050	0	Concrete Block	9,322	C-3	517-0433-000	3036 S 92 St
1,096	\$0.00	7/1/2010	\$0	Other (see commen	Satisfaction of LC - No transfer return	Warranty	9897863	1928	1,096	0	Brick, Solid	4,835	C-2	475-0468-000	6328 W Lincoln Ave
1,110	\$85.59	2/10/2016	\$95,000	Valid improved sale		Warranty	10540730	1961	1,110	0	Concrete Block	3,120	C-3	417-0014-000	624 S 92 St
1,182	\$63.87	6/20/2016	\$75,500	Valid improved sale		Warranty	10575301	1951	1,182	0	Concrete Block	4,182	C-2	438-0339-000	5726 W National Ave
1,182	\$0.00	6/20/2016	\$0	Not a market sale	Fulf of LC	Warranty	10575300	1951	1,182	0	Concrete Block	4,182	C-2	438-0339-000	5726 W National Ave
1,182	\$63.45	4/19/2013	\$75,000	Not a market sale	To be used by exempt organization	Warranty	10241418	1951	1,182	0	Concrete Block	4,182	C-2	438-0339-000	5726 W National Ave
1,182	\$67.68	2/2/2015	\$80,000	Valid improved sale	Land Contract - contract and deed occurred in same year	and contrac	10433350	1951	1,182	0	Concrete Block	4,182	C-2	438-0339-000	5726 W National Ave
1,500	\$39.73	4/7/2017	\$59,600	Not a market sale	-no MLS	Warranty	10665160	1957	1,500	0	Brick with Block Back	5,097	M-1	474-0266-002	2129 S 55 St
1,560	\$41.60	2/25/2016	\$64,900	Valid improved sale	Sale of bank owned property	pecial warrar	10543162	1941	1,560	0	Stud-Vinyl Siding	3,919	C-2	479-0425-000	9613 W Lincoln Ave













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 1,630	\$79.75	5/17/2018	\$130,000	Valid improved sale	Not listed on the market. The sale was to the tenant. Seller was going through a divorce and had to sell per buyer sale questionnaire. sh See Sale Review notes.	Warranty	10777989	1966	1,630	0	Brick with Block Back	4,269	C-2	442-0670-001	8500 W Greenfield Ave
Office with Storage															
 2,100	\$38.10	3/6/2017	\$80,000	Valid improved sale		Warranty	10655318	1948	2,100	0	Concrete Block	4,051	C-2	451-0066-001	8713 W Greenfield Ave
 2,315	\$23.76	1/27/2017	\$55,000	Not a market sale	Deed type: SPECIAL WARRANTY DEED	pecial warrar	10646685	1928	2,315	0	Stud-Vinyl Siding	6,735	C-2	453-0974-000	6926 W Becher St
 2,315	\$35.90	5/13/2015	\$83,100	Not a market sale	Foreclosure	Sheriff deed	10474036	1928	2,315	0	Stud-Vinyl Siding	6,735	C-2	453-0974-000	6926 W Becher St
 7,036	\$26.29	12/18/2017	\$185,000	Not a market sale	Deed type: Special Warranty Deed	r (see comn	10738177	1956	7,036	0	Concrete Block	16,901	C-2	451-0228-003	1442 S 92 St
 9,780	\$25.56	9/15/2014	\$250,000	Not a market sale	Foreclosure Liquidation	pecial warrar	10399808	2000	9,780	0	Brick with Block Back	7,231	C-1	440-0380-000	7326 W Greenfield Ave
 9,780	\$70.04	12/3/2010	\$685,000	Not a market sale	In lieu of foreclosure	Warranty	9948048	2000	9,780	0	Brick with Block Back	7,231	C-1	440-0380-000	7326 W Greenfield Ave
 11,965	\$0.00	3/13/2018	\$0	Not a market sale	Transfer type: Deed in Lieu of Foreclosure Deed type: Deed in Lieu of Foreclosure	r (see comn	10761351	1972	11,965	0	Concrete Block	32,663	M-1	482-9999-020	2077 S 116 St
Parking Garage - Multilevel															
 236,250	\$0.00	11/29/2016	\$0	Not a market sale	Transfer from Wisconsin LLC to Delaware LLC	Warranty	10628638	2005	236,250	0	Concrete, Precast Pa	741	M-1	439-0001-046	6650 W Washington St
 236,250	\$0.00	11/29/2016	\$0	Not a market sale	Transfer from Wisconsin LLC to Delaware LLC	Warranty	10628638	2005	236,250	0	Concrete, Precast Pa	293,420	M-1	439-0001-046	6650 W Washington St
Quick Oil Change															
 3,416	\$70.26	2/15/2016	\$240,000	Not a market sale	Business operator bought real estate from landlord because of landlord's failing health. Long-term friendship between two, price was a "deal" according to buyer.	Warranty	10543549	2017	3,416	0	Concrete Block, Glaz	19,024	C-4	523-9998-000	3101 S 108 St
 3,416	\$146.37	9/25/2017	\$500,000	Valid vacant sale		Warranty	10716950	2017	3,416	0	Concrete Block, Glaz	19,024	C-4	523-9998-000	3101 S 108 St
 3,416	\$600.12	10/25/2018	\$2,050,000	Valid improved sale		Warranty	10824171	2017	3,416	0	Concrete Block, Glaz	19,024	C-4	523-9998-000	3101 S 108 St
Residential Duplex															
 840	\$3.21	6/4/2014	\$2,700	Not a market sale		Warranty	10366566	1940	840	0	Stud-Metal Siding	79,018	M-1	416-9981-001	9732 W Schlinger Ave
















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 1,218	\$147.78	9/21/2015	\$180,000	Not a market sale	SD Foreclosure Includes parcel in Hales Corners	Sheriff deed	10510188	1947	1,218	0	Stud-Brick Veneer	4,440	C-2	474-0044-000	5501 W Burnham St
 1,218	\$69.79	6/23/2017	\$85,000	Not a market sale	Out of foreclosure - Duress sale - not typical of market	Warranty	10686702	1947	1,218	0	Stud-Brick Veneer	4,440	C-2	474-0044-000	5501 W Burnham St
 1,344	\$167.41	10/14/2016	\$225,000	Valid improved sale	Foreclosure liquidation	Quit claim	10623353	1926	1,344	0	Stud-Walls-Wood Sid	6,621	C-2	452-0334-000	1651 S 81 St
 1,344	\$0.00	9/23/2015	\$0	Not a market sale	SD Foreclosure Includes 15 other Milwaukee parcels (Never received document from R.O.D.)	Sheriff deed	10510708	1926	1,344	0	Stud-Walls-Wood Sid	6,621	C-2	452-0334-000	1651 S 81 St
 2,160	\$104.17	10/14/2016	\$225,000	Valid improved sale	Foreclosure liquidation	Quit claim	10623353	1920	2,160	0	Stud-Walls-Wood Sid	6,621	C-2	452-0334-000	1651 S 81 St
 2,160	\$0.00	9/23/2015	\$0	Not a market sale	SD Foreclosure Includes 15 other Milwaukee parcels (Never received document from R.O.D.)	Sheriff deed	10510708	1920	2,160	0	Stud-Walls-Wood Sid	6,621	C-2	452-0334-000	1651 S 81 St
 2,345	\$36.25	6/23/2017	\$85,000	Not a market sale	Out of foreclosure - Duress sale - not typical of market	Warranty	10686702	1926	2,345	0	Stud-Brick Veneer	4,440	C-2	474-0044-000	5501 W Burnham St
 2,345	\$76.76	9/21/2015	\$180,000	Not a market sale	SD Foreclosure Includes parcel in Hales Corners	Sheriff deed	10510188	1926	2,345	0	Stud-Brick Veneer	4,440	C-2	474-0044-000	5501 W Burnham St
Residential Single Family															
 544	\$175.55	8/20/2018	\$95,500	Valid improved sale		Warranty	10806996	1961	544	0	Stud-Brick Veneer	4,835	C-2	475-0279-000	6014 W Lincoln Ave
 627	\$242.42	8/19/2011	\$152,000	Valid improved sale		Warranty	10029235	1954	627	0	Concrete Block	6,839	C-2	477-0821-000	2261 S 76 St
 840	\$148.81	8/24/2016	\$125,000	Valid improved sale		Warranty	10599082	1956	840	0	Concrete Block	12,023	C-3	416-0007-001	9326 W Schlinger Ave
 1,264	\$79.11	2/24/2017	\$100,000	Not a market sale	Seller relation to buyer: Grantor is father of Grantee LLC members Ownership transferred: Grantor retains vendor's interest in land contract -no MLS	and contrac	10657663	1912	1,264	0	Stud-Vinyl Siding	7,405	C-2	442-0671-000	1037 S 84 St

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 1,344	\$28.13	3/12/2016	\$37,800	Not a market sale	Foreclosure Liquidation - no transfer return (5-31-16: Listing states 52 DOM but was actually 244 CDOM with a starting price of \$84,900. No sale letter sent-it is Active on MLS now asking \$107,900. jrk)	Special warrar	10547385	1913	1,344	0	Concrete Block	3,615	C-2	474-0110-000	5715 W Burnham St
 1,344	\$0.00	10/26/2016	\$0	Not a market sale	affidavit of correction - correct spelling of grantee's first name -no MLS	Affidavit	10617114	1913	1,344	0	Concrete Block	3,615	C-2	474-0110-000	5715 W Burnham St
 1,344	\$68.45	3/25/2015	\$92,000	Not a market sale	Foreclosure	Sheriff deed	10456548	1913	1,344	0	Concrete Block	3,615	C-2	474-0110-000	5715 W Burnham St
 1,344	\$74.33	8/30/2016	\$99,900	Valid improved sale		Warranty	10600487	1913	1,344	0	Concrete Block	3,615	C-2	474-0110-000	5715 W Burnham St
 1,380	\$83.33	7/29/2016	\$115,000	Valid improved sale		Warranty	10592087	1933	1,380	0	Brick with Block Back	3,600	C-1	440-0446-000	7504 W Greenfield Ave
 1,380	\$0.00	7/29/2016	\$0	Not a market sale	HT-110 Henry Javorsky D.O.D. 4-15-2016 transferred his 1/2 int to Susan & John Simon No Transfer Return	r (see comn	10592083	1933	1,380	0	Brick with Block Back	3,600	C-1	440-0446-000	7504 W Greenfield Ave
 1,392	\$0.00	4/30/2018	\$0	Not a market sale	Seller relation to buyer: Grantor to Trust Transfer type: Transfer to Grantor's Trust	Quit claim	10777404	1905	1,392	0	Stud-Walls-Wood Sid	10,846	C-3	438-0241-001	1016 S 60 St
 1,404	\$145.01	10/21/2017	\$203,600	Not a market sale	Seller relation to buyer: Self (Clarification that Subject Property is the Individual Property of James Barnes) Transfer type: Clarificaiton of a Prior Document	Quit claim	10773512	1955	1,404	0	Concrete Block	6,567	C-2	442-0594-001	8700 W Greenfield Ave
 1,548	\$135.66	2/25/2011	\$210,000	Not a market sale		Trustees	9977603	1934	1,548	0	Stud-Metal Siding	8,756	C-3	445-0730-000	1349 S 108 St
 1,624	\$0.00	12/8/2016	\$0	Not a market sale	Satisfaction of LC	Warranty	10635803	1948	1,624	0	Concrete Block	10,367	C-3	444-0391-000	1367 S 102 St
 1,624	\$165.64	2/20/2014	\$269,000	Not a market sale	Land Contract	and contrac	10353981	1948	1,624	0	Concrete Block	10,367	C-3	444-0391-000	1367 S 102 St
 2,730	\$47.62	2/25/2019	\$130,000			Warranty	10851899	1925	2,730	0	Stud-Brick Veneer	3,598	C-2	453-0839-000	1975 S 71 St
 2,730	\$0.00	12/28/2018	\$0	Not a market sale	Transfer type: Sheriff's Sale Deed type: Sheriff's Deed	Sheriff deed	10841686	1925	2,730	0	Stud-Brick Veneer	3,598	C-2	453-0839-000	1975 S 71 St
 3,708	\$51.24	9/14/2011	\$190,000	Valid improved sale	Sale included 476-0258 & 476-0259	Warranty	10062871	1927	3,708	0	Stud-Ashlar Stone Ve	7,231	C-2	476-0259-000	6778 W Lincoln Ave
 4,296	\$0.00	9/5/2017	\$0	Not a market sale	Seller relation to buyer: John Stanelle and Kevin Stanelle are brothers	Quit claim	10715228	1961	4,296	0	Cavity Brick w/Block I	15,028	M-1	417-0004-001	8924 W Schlinger Ave

Restaurant - Custard/Food












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600	\$209.83	5/31/2017	\$125,900	Valid improved sale	Deed type: Trustee's Deed -no MLS	Trustees	10681236	1953	600	0	Concrete Block	9,234	C-2	477-0660-000	8322 W Lincoln Ave
Restaurant - Fast Food - Br															
2,752	\$463.30	5/10/2018	\$1,275,000	Valid improved sale		pecial warrar	10779163	1996	2,752	0	Concrete Block	30,569	C-4	485-9990-009	2678 S 108 St
2,834	\$179.96	3/31/2014	\$510,000	Not a market sale	Transfer between business partners/related entities	Warranty	10347107	1983	2,834	0	Brick with Block Back	16,364	C-2	479-0826-001	9124 W Lincoln Ave
2,834	\$179.96	1/23/2015	\$510,000	Not a market sale	Related Entity - Look at grantors and grantees addresses on Transfer Return.	Warranty	10429352	1983	2,834	0	Brick with Block Back	16,364	C-2	479-0826-001	9124 W Lincoln Ave
2,886	\$630.60	7/31/2013	\$1,819,919	Not a market sale		pecial warrar	10285341	1984	2,886	0	Brick with Block Back	31,799	C-3	448-9993-005	10933 W Greenfield Ave
4,368	\$167.12	4/5/2019	\$729,960			Warranty	10860443	1998	4,368	0	Concrete Block	40,902	C-3	451-0644-004	8301 W Greenfield Ave
4,735	3,920.80	2/9/2018	\$18,565,000	Not a market sale	Transfer type: Equity Transfer/Sale to shareholder subsidiary	Warranty	10751656	2016	4,735	0	Brick with Block Back	35,415	C4	484-9986-016	2645 S 108 St
4,735	\$466.84	3/6/2019	\$2,210,500		Deed type: Special Warranty Deed	pecial warrar	10852805	2016	4,735	0	Brick with Block Back	35,415	C4	484-9986-016	2645 S 108 St
Restaurant - Fast Food - Lo															
1,108	\$95.67	10/11/2019	\$106,000			Warranty	10918845	1960	1,108	0	Concrete Block	7,403	C-2	442-0533-003	9130 W Greenfield Ave
1,444	\$103.88	11/30/2018	\$150,000	Not a market sale	Deed type: Trustee's Deed	Trustees	10839233	1970	1,444	0	Brick with Block Back	8,999	C-2	451-0638-001	8501 W Greenfield Ave
1,444	\$103.88	11/30/2018	\$150,000	Not a market sale		Warranty	10839234	1970	1,444	0	Brick with Block Back	8,999	C-2	451-0638-001	8501 W Greenfield Ave
1,540	\$194.81	8/12/2013	\$300,000	Valid improved sale		and contrac	10320325	1979	1,540	0	Concrete Block	15,246	C-3	444-0453-001	1234 S 108 St
1,540	\$0.00	9/7/2018	\$0	Other (see commen	Fulfillment of Land Contract	Warranty	10811281	1979	1,540	0	Concrete Block	15,246	C-3	444-0453-001	1234 S 108 St
2,340	\$59.83	7/28/2016	\$140,000	Not a market sale	Sale includes 444-0511-001 & 444-0513-000	pecial warrar	10588702	1957	2,340	0	Concrete Block	10,759	C-3	444-0511-001	10534 W Greenfield Ave
2,340	\$175.21	4/1/2011	\$410,000	Not a market sale	Related - Sale includes 444-0511-001 & 444-0513-000 Additional Doc - Assign of LC - Vendor's Interest for collateral purposes to Bank Mutual Dated 4-1-2011 Rec 2-7-2014 Doc #10334400	and contrac	10334347	1957	2,340	0	Concrete Block	10,759	C-3	444-0511-001	10534 W Greenfield Ave
2,340	\$75.32	2/18/2015	\$176,250	Not a market sale	Includes 444-0511-001 & 444-0513-000 Foreclosure	Sheriff deed	10443255	1957	2,340	0	Concrete Block	10,759	C-3	444-0511-001	10534 W Greenfield Ave
2,340	\$0.00	6/23/2014	\$0	Not a market sale	Cancellation/Termination of LC	Quit claim	10375730	1957	2,340	0	Concrete Block	10,759	C-3	444-0511-001	10534 W Greenfield Ave
2,340	\$67.52	12/6/2017	\$158,000	Not a market sale		Warranty	10735062	1957	2,340	0	Concrete Block	10,759	C-3	444-0511-001	10534 W Greenfield Ave

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Grouped by Property Type and sorted by Size

<u>Total SF</u>	<u>\$/SF</u>	<u>Sale Date</u>	<u>Price</u>	<u>SaleType</u>	<u>SaleNote</u>	<u>Deed</u>	<u>Doc #</u>	<u>Yr Blt</u>	<u>GSF</u>	<u>MezzS</u>	<u>Exterior</u>	<u>Lot SF</u>	<u>Zng</u>	<u>TaxKey</u>	<u>Property Address</u>
 2,474	\$278.90	5/27/2011	\$690,000	Not a market sale	JDN West Allis Associates LP, Seller, shares Registered Agent with CFT Developments LLC, Buyer - CT Corporation Systems. Outparcel was heavily encumbered by Easements, Covenants and Restrictions by seller as detailed in Doc#10004633 on file in the Milw County Register of Deeds Office.	Warranty	10004634	2011	2,474	0	Stud-Brick Veneer	34,369	C-4	484-9986-008	2611 S 108 St
Restaurant - Fast Food - Lc															
 1,927	\$176.44	1/30/2017	\$340,000	Valid improved sale		Warranty	10645238	1976	1,927	0	Stud-EIFS (Synthetic	20,038	C-4	520-0014-001	10922 W National Ave
 3,709	\$96.40	12/20/2010	\$357,550	Not a market sale	Charles Randa's 1/2 int conveyed to partner James Taylor.	Quit claim	9955303	1966	3,709	0	Stud-Brick Veneer	35,284	C-4	485-0016-004	2362 S 108 St
Restaurant - Sit Down															
 1,920	\$117.19	12/10/2013	\$225,000	Valid improved sale		Warranty	10321069	1951	1,920	0	Ashlar Stone Veneer	24,212	C-3	516-0205-000	8340 W Beloit Rd
 2,495	\$90.18	4/5/2016	\$225,000	Valid improved sale		Warranty	10553950	1957	2,495	0	Concrete Block, Glaz	18,252	C-4	523-9951-002	3411 S 108 St
 2,500	\$128.00	1/25/2010	\$320,000	Valid improved sale		Warranty	9841429	1949	2,500	0	Concrete Block	21,250	C-4	520-9974-001	11505 W National Ave
 3,713	\$40.40	6/21/2013	\$150,000	Not a market sale	Sale involved duress. Buyer received financing from City to help seller purchase real estate. Seller remains a tenant and operates restaurant.	Warranty	10269222	1970	3,713	0	Ashlar Stone Veneer	7,231	C-1	453-0118-000	7335 W Greenfield Ave
 3,713	\$61.94	8/10/2010	\$230,000	Valid improved sale		r (see comn	9904151	1970	3,713	0	Ashlar Stone Veneer	7,231	C-1	453-0118-000	7335 W Greenfield Ave
 5,344	\$0.00	7/12/2016	\$0	Not a market sale	HT-110 Ruth Ticali D.O.D. 6-18-2016 transferred to Filippo Ticali	r (see comn	10592783	1954	5,344	0	Stud-Brick Veneer	32,844	C-2	489-0036-001	6915 W Lincoln Ave
 5,783	\$233.44	1/4/2010	\$1,350,000	Not a market sale	Sale includes 452-0048-000 & 452-0052-002	Warranty	9865662	1976	5,783	0	Brick with Block Back	17,981	C-2	452-0052-002	7727 W Greenfield Ave
 6,041	\$49.66	6/17/2014	\$300,000	Not a market sale	7 year vacancy, compulsion to liquidate asset	Warranty	10369114	1969	6,041	0	Block with Stucco	24,220	C-2	479-0430-001	9638 W National Ave


















West Allis Commercial Sales - 2010 to Present

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Total SF	\$/SF	Sale Date	Price	SaleType	SaleNote	Deed	Doc #	Yr Blt	GSF	Mezz\$	Exterior	Lot SF	Zng	TaxKey	Property Address
9,827	\$0.00	11/9/2018	\$0	Other (see commen	Seller relation to buyer: Grantor/Trustee Seller relation to buyer: Grantor/Trustee Transfer type: Quit Claim Deed	Quit claim	10835450	1976	9,827	0	Concrete Block	99,884	C-4	485-9990-013	10200 W National Ave
Retail - Big Box															
27,268	\$108.19	12/17/2014	\$2,950,000	Valid improved sale		pecial warrar	10420955	2004	24,209	3,059	Concrete Block, Text	135,806	C-4	520-9965-036	11135 W National Ave
131,815	\$56.90	6/25/2019	\$7,500,000			pecial warrar	10884218	1999	129,395	2,420	Concrete Block, Text	469,141	C-3	449-9981-019	1540 S 108 St
Retail (1-2 Units)															
480	\$158.75	10/5/2018	\$76,200	Valid improved sale		Warranty	10818949	1928	480	0	Stud-Stucco	4,030	C-2	451-0085-000	8811 W Greenfield Ave
544	\$175.55	8/20/2018	\$95,500	Valid improved sale		Warranty	10806996	1961	544	0	Stud-Brick Veneer	4,835	C-2	475-0279-000	6014 W Lincoln Ave
627	\$242.42	8/19/2011	\$152,000	Valid improved sale		Warranty	10029235	1954	627	0	Concrete Block	6,839	C-2	477-0821-000	2261 S 76 St
800	\$12.50	2/12/2015	\$10,000	Not a market sale	no transfer return - From County (No MLS. jrk 10-27-15: No response to sale letter mailed 6-19-15 with a response date of 7-6-15. Owner has been in several times and this is a problem property with Bl. jrk)	Quit claim	10450186	1930	800	0	Stud-Hardboard Sidir	2,788	C-2	453-1057-000	7133 W Becher St
800	\$0.00	5/9/2014	\$0	Not a market sale	Milwaukee County foreclosed for back taxes	r (see comn	10360708	1930	800	0	Stud-Hardboard Sidir	2,788	C-2	453-1057-000	7133 W Becher St
884	\$0.00	12/16/2016	\$0	Not a market sale	to LLC	Quit claim	10633828	1924	884	0	Stud-Synthetic Masor	4,182	C-2	475-0277-000	6000 W Lincoln Ave
1,404	\$145.01	10/21/2017	\$203,600	Not a market sale	Seller relation to buyer: Self (Clarification that Subject Property is the Individual Property of James Barnes) Transfer type: Clarificaiton of a Prior Document	Quit claim	10773512	1955	1,404	0	Concrete Block	6,567	C-2	442-0594-001	8700 W Greenfield Ave
1,500	\$94.00	7/29/2010	\$141,000	Valid improved sale		.and contrac	9901586	1924	1,500	0	Stud-Brick Veneer	3,599	C-1	453-0119-000	7341 W Greenfield Ave
1,500	\$0.00	10/31/2018	\$0	Other (see commen	Transfer type: Deed in Lieu of Foreclosure Deed type: Deed in Lieu of Foreclosure	r (see comn	10824624	1924	1,500	0	Stud-Brick Veneer	3,599	C-1	453-0119-000	7341 W Greenfield Ave
1,500	\$76.67	6/27/2018	\$115,000	Valid improved sale	Deed type: Personal Representative's Deed	ial represen	10792286	1926	1,500	0	Brick with Block Back	3,600	C-1	440-0445-000	7506 W Greenfield Ave
1,508	\$145.89	8/24/2018	\$220,000	Valid improved sale		Warranty	10807734	1925	1,508	0	Brick with Block Back	4,620	C-2	475-0028-000	1917 S 60 St
1,632	\$107.23	11/2/2012	\$175,000	Not a market sale	Cheryl Stefaniak's interest only to Richard Manchester	Quit claim	10231043	1925	1,632	0	Stud-Brick Veneer	3,600	C-1	440-0413-000	7420 W Greenfield Ave
















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	1,704	\$76.23	10/12/2011	\$129,900	Valid improved sale		Warranty	10048135	1960	1,704	0	Concrete Block	7,579	C-2	478-0383-000	8822 W Lincoln Ave
	1,792	\$93.75	10/1/2010	\$168,000	Valid improved sale		and contrac	9966195	1925	1,792	0	Concrete Block	4,356	C-2	442-0632-000	8436 W Greenfield Ave
	1,943	\$0.00	5/14/2015	\$0	Not a market sale	Related	ial represen	10462969	1929	1,943	0	Concrete Block	4,182	C-2	438-0552-000	5607 W National Ave
						Transfer included 438-0552-000 & 438-0553-000										
	1,943	\$0.00	5/14/2015	\$0	Not a market sale	HT-110 Marye Ellen Ladogiannis (spouse) D.O.D. 5-21-1998 transferred to Estate of Antonios Ladogiannis	r (see comn	10462967	1929	1,943	0	Concrete Block	4,182	C-2	438-0552-000	5607 W National Ave
	1,956	\$69.02	11/18/2014	\$135,000	Not a market sale		Warranty	10413663	1966	1,956	0	Concrete Block	7,439	C-3	517-9993-000	3050 S 92 St
	2,455	\$132.38	12/9/2011	\$325,000	Not a market sale	Seller - Vitamin Life LLC is RAJESH PATEL. Sale was Short Sale per Seller.	Warranty	10064226	2007	2,455	0	Brick with Block Back	13,242	C-4	520-1004-000	11045 W National Ave
	2,455	\$183.30	7/11/2013	\$450,000	Not a market sale	Not on open market	Warranty	10280371	2007	2,455	0	Brick with Block Back	13,242	C-4	520-1004-000	11045 W National Ave
	2,455	\$0.00	4/30/2013	\$0	Not a market sale	Convert Entity	Quit claim	10255020	2007	2,455	0	Brick with Block Back	13,242	C-4	520-1004-000	11045 W National Ave
	2,900	\$86.03	6/14/2016	\$249,500	Valid improved sale	\$30,000 expenditures after sale for landscaping, new fence and interior renovation for new occupancy use.	Warranty	10574256	1960	2,900	0	Concrete Block	5,040	C-2	443-0359-000	9730 W Greenfield Ave
	3,496	\$0.00	2/29/2016	\$0	Not a market sale	create LLC	Quit claim	10543421	1947	3,496	0	Concrete Block	11,190	C-3	445-0717-000	1117 S 108 St
	3,496	\$0.00	2/10/2014	\$0	Not a market sale	Transfer to beneficiary (Sandra D.O.D. 1-17-14)	r (see comn	10336667	1947	3,496	0	Concrete Block	11,190	C-3	445-0717-000	1117 S 108 St
	3,496	\$0.00	12/21/2010	\$0	Other (see commen	Transfer to son (Dennis) upon the death of Sandra.	r (see comn	9954528	1947	3,496	0	Concrete Block	11,190	C-3	445-0717-000	1117 S 108 St
	3,600	\$41.67	6/20/2014	\$150,000	Not a market sale	Foreclosure Liquidation	pecial warrar	10375012	1926	3,600	0	Brick with Block Back	3,600	C-1	440-0348-000	7218 W Greenfield Ave
	3,600	\$0.00	2/22/2018	\$0	Other (see commen	Seller relation to buyer: self as General partner of partnership to self as individual Transfer type: Transfer by Irene Lipo, General Partner of Lipo FLP to Irene Lipo, Individu	Warranty	10765441	1974	3,600	0	Concrete Block, Textu	11,181	C-4	484-0084-001	10903 W Lincoln Ave
	3,600	\$0.00	2/22/2018	\$0	Other (see commen	Seller relation to buyer: slef to trust Transfer type: Transfer by Irene Lipo, Individual to Irene M. Lipo Revocable Trust U?A dated February 3, 1997	Warranty	10765442	1974	3,600	0	Concrete Block, Textu	11,181	C-4	484-0084-001	10903 W Lincoln Ave
	3,600	\$69.44	11/15/2011	\$250,000	Not a market sale	Sold out of foreclosure	Warranty	10057183	1973	3,600	0	Brick with Block Back	14,418	C-1	440-0443-001	7520 W Greenfield Ave
	3,600	\$55.56	5/21/2014	\$200,000	Not a market sale	Foreclosure	Warranty	10364688	1926	3,600	0	Brick with Block Back	3,600	C-1	440-0348-000	7218 W Greenfield Ave
















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	<u>Total SF</u>	<u>\$/SF</u>	<u>Sale Date</u>	<u>Price</u>	<u>SaleType</u>	<u>SaleNote</u>	<u>Deed</u>	<u>Doc #</u>	<u>Yr Blt</u>	<u>GSF</u>	<u>MezzS</u>	<u>Exterior</u>	<u>Lot SF</u>	<u>Zng</u>	<u>TaxKey</u>	<u>Property Address</u>
	3,600	\$111.11	6/24/2011	\$400,000	Not a market sale	In lieu of foreclosure	Quit claim	10020924	1973	3,600	0	Brick with Block Back	14,418	C-1	440-0443-001	7520 W Greenfield Ave
	4,000	\$0.00	7/28/2017	\$0	Not a market sale		Warranty	10699702	1928	4,000	0	Concrete Block	5,998	C-1	453-0117-000	7321 W Greenfield Ave
	4,000	\$0.00	4/26/2017	\$0	Not a market sale	Seller relation to buyer: Parent/Child Transfer type: Transfer on Death Deed type: Designation of TOD Beneficiary -no MLS	r (see comn	10672077	1928	4,000	0	Concrete Block	5,998	C-1	453-0117-000	7321 W Greenfield Ave
	4,192	\$0.00	2/20/2015	\$0	Not a market sale	Affidavit correcting doc #10419837 (2nd page of legal description was missing)	Affidavit	10436729	1948	4,192	0	Concrete Block	4,643	C-2	489-0073-000	6855 W Beloit Rd
	4,192	\$32.20	12/15/2014	\$135,000	Valid improved sale	Also Grantee Keith Pajot transfers on his death to Rebecca Rose Pajot	Warranty	10419837	1948	4,192	0	Concrete Block	4,643	C-2	489-0073-000	6855 W Beloit Rd
	4,260	\$0.00	6/24/2013	\$0	Not a market sale	Related Transfer on Death to trust	r (see comn	10284239	1921	4,260	0	Brick, Solid	7,231	C-1	440-0231-000	7028 W Greenfield Ave
	4,280	\$16.36	7/17/2016	\$70,000	Valid improved sale		Warranty	10584958	1963	4,280	0	Concrete Block	5,009	C-2	475-0552-001	6701 W Beloit Rd
	4,385	\$28.51	12/21/2018	\$125,000	Valid improved sale		Warranty	10837682	1932	4,385	0	Brick with Block Back	5,905	C-2	475-0220-000	6760 W Beloit Rd
	5,597	\$35.73	12/30/2015	\$200,000	Valid improved sale		Warranty	10529306	1937	5,597	0	Concrete Block	7,406	C-3	438-0452-000	5825 W National Ave
	6,000	\$106.02	12/18/2015	\$636,100	Not a market sale		pecial warrar	10530252	1988	6,000	0	Concrete Block, Textu	19,200	C-4	520-0131-001	11000 W National Ave
	6,517	\$98.67	4/30/2010	\$643,054	Not a market sale	Sale includes 444-0476-000, 444-0477-000 & 444-0478-001	and contrac	9877937	1948	6,517	0	Concrete Block	14,854	C-3	444-0478-002	10706 W Greenfield Ave
	6,816	\$98.30	6/30/2014	\$670,000	Other (see commen	NSA - Split	Warranty	10373041	2014	6,816	0	Brick with Block Back	32,918	C-4	520-1009-000	3035 S 108 St
	7,280	\$234.20	10/21/2011	\$1,705,000	Valid improved sale	WA AAP LLC is : DAVE HERBECK 3500 E. DESTINATION DRIVE APPLETON , WI 54915 Lee & Lee of Wisconsin LLC is: JUN W LEE 4610 UNIVERSITY AVE STE 1018 PYARE SQUARE BLDG MADISON , WI 53705	pecial warrar	10045874	1998	7,280	0	Brick with Block Back	45,912	C-3	453-0001-004	6804 W National Ave
	7,356	\$149.54	11/30/2010	\$1,100,000	Not a market sale	Buyer was longtime tenant in building; solicited sale. Not on market - per buyer.	Trustees	9946520	1994	7,356	0	Concrete Block, Textu	47,480	C-4	484-0010-002	2349 S 108 St
	8,105	\$203.58	9/15/2016	\$1,650,000	Not a market sale		Warranty	10609032	1958	8,105	0	Concrete Block	14,416	C-2	476-0659-000	7530 W Lincoln Ave

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 8,105	\$49.08	9/20/2012	\$397,800	Valid improved sale		Quit claim	10165953	1958	8,105	0	Concrete Block	14,416	C-2	476-0659-000	7530 W Lincoln Ave
 10,118	\$32.62	6/1/2015	\$330,000	Valid improved sale	Additional Document: "Declaration of Restrictions" Recorded 6-11-15, document #10469291 Land contract and deed occurred in 2015 - reject 11 does not apply	and contrac	10469292	1924	10,118	0	Stud-Brick Veneer	10,237	C-1	440-0442-000	7546 W Greenfield Ave
 10,118	\$10.08	11/7/2013	\$102,000	Not a market sale	Lieu of Foreclosure	Warranty	10311353	1924	10,118	0	Stud-Brick Veneer	10,237	C-1	440-0442-000	7546 W Greenfield Ave
 10,118	\$27.28	5/1/2018	\$276,000	Other (see commen	Transfer type: ASSIGNMENT OF VENDEE'S INTEREST IN LAND CONTRACT Deed type: ASSIGNMENT OF LAND CONTRACT	and contrac	10789517	1924	10,118	0	Stud-Brick Veneer	10,237	C-1	440-0442-000	7546 W Greenfield Ave
 17,953	\$203.31	1/27/2014	\$3,650,000	Not a market sale	Sale includes 448-9981-003 & 448-9981-004 & parcel in Greenfield Reject Code 72	pecial warrar	10333650	1999	17,953	0	Concrete Block	87,773	C-3	448-9981-003	1701 S 108 St
 18,200	\$200.55	1/27/2014	\$3,650,000	Not a market sale	Sale includes 448-9981-003 & 448-9981-004 & parcel in Greenfield Reject Code 72	pecial warrar	10333650	1974	18,200	0	Concrete Block	87,773	C-3	448-9981-003	1701 S 108 St
 19,993	\$110.04	2/7/2017	\$2,200,000	Not a market sale	-no MLS	Warranty	10647890	2004	19,993	0	Concrete Block, Textu	57,325	C-3	449-9980-007	1800 S 108 St
Retail Drug Store															
 13,833	\$357.48	1/15/2019	\$4,945,000			pecial warrar	10841854	1998	13,833	0	Brick with Block Back	63,632	C-3	451-0641-001	8333 W Greenfield Ave
 13,833	\$325.20	10/20/2014	\$4,498,453	Not a market sale		Warranty	10406074	1998	13,833	0	Brick with Block Back	64,556	C-3	449-9983-002	10725 W Greenfield Ave
 13,855	1,306.39	8/9/2019	\$18,100,000		Deed type: Special Warranty Deed	pecial warrar	10897253	1996	13,855	0	Concrete Block, Textu	54,229	M-1	484-9986-017	2677 S 108 St
 13,855	1,339.95	2/9/2018	\$18,565,000	Not a market sale	Transfer type: Equity Transfer/Sale to shareholder subsidiary	Warranty	10751656	1996	13,855	0	Concrete Block, Textu	54,229	M-1	484-9986-017	2677 S 108 St
 14,490	\$340.63	3/15/2018	\$4,935,683	Valid improved sale		Warranty	10759906	2008	14,490	0	Brick with Block Back	67,300	C-3	454-0640-001	6101 W Greenfield Ave
Retail Showroom & Warehc															
 1,120	\$0.00	2/10/2011	\$0	Not a market sale	Satisfaction of LC Not on open market	Warranty	10078812	1966	1,120	0	Concrete Block	24,089	C-2	450-9953-001	9633 W Greenfield Ave
 1,792	\$0.00	5/10/2018	\$0	Not a market sale	Seller relation to buyer: INDIVIDUAL / TRUST Transfer type: TRANSFER FROM INDIVIDUAL TO TRUST	Quit claim	10777199	1922	1,792	0	Stud-Metal Siding	7,798	C-2	451-0520-000	1535 S 84 St
 2,680	\$0.00	6/23/2014	\$0	Not a market sale	Related	Warranty	10373939	1953	2,680	0	Concrete Block	7,710	C-2	443-0217-000	9508 W Greenfield Ave



















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2,680	\$0.00	6/18/2014	\$0	Not a market sale	Not on open market Satisfaction of LC	Warranty	10373938	1953	2,680	0	Concrete Block	7,710	C-2	443-0217-000	9508 W Greenfield Ave
2,680	\$0.00	6/23/2014	\$0	Not a market sale	Transfer to LLC	Warranty	10373940	1953	2,680	0	Concrete Block	7,710	C-2	443-0217-000	9508 W Greenfield Ave
3,708	\$51.24	9/14/2011	\$190,000	Valid improved sale	Sale included 476-0258 & 476-0259	Warranty	10062871	1927	3,708	0	Stud-Ashlar Stone Ve	7,231	C-2	476-0259-000	6778 W Lincoln Ave
5,302	\$0.00	2/10/2011	\$0	Not a market sale	Satisfaction of LC Not on open market	Warranty	10078812	1937	5,302	0	Brick, Solid	24,089	C-2	450-9953-001	9633 W Greenfield Ave
6,608	\$67.62	5/17/2019	\$446,800	Not a market sale		Trustees	10875202	1949	6,608	0	Concrete Block	18,382	C-2	450-0045-002	9513 W Greenfield Ave
7,200	\$90.28	1/15/2014	\$650,000	Valid improved sale		Warranty	10329877	1973	7,200	0	PE-Cold Storage Met	27,646	C-3	445-0585-002	11422 W Greenfield Ave
7,728	\$32.22	2/15/2019	\$249,000	Valid improved sale		Warranty	10848546	1924	7,728	0	Stud-Synthetic Masor	4,182	C-1	440-0378-000	7338 W Greenfield Ave
7,728	\$34.94	7/30/2014	\$270,000	Valid improved sale		Warranty	10381640	1924	7,728	0	Stud-Synthetic Masor	4,182	C-1	440-0378-000	7338 W Greenfield Ave
9,200	\$70.65	1/15/2014	\$650,000	Valid improved sale		Warranty	10329877	1978	7,360	1,840	Block with EIFS (Synl	27,646	C-3	445-0585-002	11422 W Greenfield Ave
11,560	\$64.01	12/31/2012	\$740,000	Other (see commen	Manufacturing	Warranty	10202152	1954	11,560	0	Concrete Block	51,270	C-3	448-9982-000	1815 S 108 St
13,493	\$14.08	10/27/2017	\$190,000	Valid improved sale	Deed type: Trust Deed	Trustees	10724916	1938	7,013	6,480	Stud-Brick Veneer	7,231	C-1	440-0310-000	7140 W Greenfield Ave
21,500	\$51.16	12/5/2014	\$1,100,000	Valid improved sale		Warranty	10417363	1996	21,500	0	Concrete Block, Textu	79,583	M-1	481-9991-012	11220 W Lincoln Ave
196,398	\$13.75	5/25/2017	\$2,700,000	Not a market sale	Ownership transferred: Undivided 1/2 tenant in common interest -no MLS	Quit claim	10679174	1971	189,818	6,580	PF-Metal w/Block Bar	528,949	M-1	414-9990-001	333 S 108 St
196,398	\$27.50	4/29/2016	\$5,400,000	Not a market sale	Transfer type: Distribution in connection with liquidation of entity **Not finalized - transfer fee paid -no MLS	Quit claim	10672123	1971	189,818	6,580	PF-Metal w/Block Bar	528,949	M-1	414-9990-001	333 S 108 St
Retail/Apt/Office															
1,050	\$176.10	8/20/2018	\$184,900	Valid improved sale		Trustees	10807848	1925	1,050	0	Stud-Brick Veneer	8,189	C-2	476-0233-000	2260 S 69 St
1,260	\$114.13	5/19/2014	\$143,800	Not a market sale	Personal Representatives. Estate liquidation	ial represen	10365771	1952	1,260	0	Concrete Block	4,073	C-2	442-0527-000	9100 W Greenfield Ave
1,264	\$79.11	2/24/2017	\$100,000	Not a market sale	Seller relation to buyer: Grantor is father of Grantee LLC members Ownership transferred: Grantor retains vendor's interest in land contract -no MLS	and contrac	10657663	1912	1,264	0	Stud-Vinyl Siding	7,405	C-2	442-0671-000	1037 S 84 St




















West Allis Commercial Sales - 2010 to Present

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	1,380	\$83.33	7/29/2016	\$115,000	Valid improved sale		Warranty	10592087	1933	1,380	0	Brick with Block Back	3,600	C-1	440-0446-000	7504 W Greenfield Ave
	1,380	\$0.00	7/29/2016	\$0	Not a market sale	HT-110 Henry Javorsky D.O.D. 4-15-2016 transferred his 1/2 int to Susan & John Simon No Transfer Return	r (see comn	10592083	1933	1,380	0	Brick with Block Back	3,600	C-1	440-0446-000	7504 W Greenfield Ave
	1,548	\$135.66	2/25/2011	\$210,000	Not a market sale		Trustees	9977603	1934	1,548	0	Stud-Metal Siding	8,756	C-3	445-0730-000	1349 S 108 St
	1,575	\$139.68	8/24/2018	\$220,000	Valid improved sale		Warranty	10807734	1898	1,575	0	Stud-Metal Siding	11,282	C-2	475-0026-002	1911 S 60 St
	1,784	\$80.44	9/12/2014	\$143,500	Valid improved sale	Sale includes 489-0003-000 & 489-0004-000	Warranty	10394471	1950	1,784	0	Concrete Block	5,302	C-2	489-0004-000	6819 W Beloit Rd
	1,862	\$53.71	8/7/2018	\$100,000	Valid improved sale		Warranty	10802084	1916	1,862	0	Stud-Brick Veneer	3,601	C-2	476-0085-000	2079 S 69 St
	1,862	\$56.39	6/4/2019	\$105,000	Other (see commen	Seller relation to buyer: Same Ownership, new LLC Transfer type: Like-Owned LLC Transfer	Quit claim	10877977	1916	1,862	0	Stud-Brick Veneer	3,601	C-2	476-0085-000	2079 S 69 St
	1,924	\$0.00	3/1/2019	\$0	Other (see commen	Seller relation to buyer: Estate to Beneficiaries Transfer type: Estate to Beneficiaries Deed type: Personal Representative's Deed	ial represen	10853446	1906	1,924	0	Stud Walls-Asphalt S	3,615	RB-2	453-0604-000	1670 S 71 St
	2,047	\$31.75	6/29/2017	\$65,000	Not a market sale		Warranty	10689002	1957	2,047	0	Stud-Ashlar Stone Ve	4,178	C-2	451-0558-000	1635 S 84 St
	2,160	\$27.78	4/26/2013	\$60,000	Not a market sale	Compulsion to sell - failed business operation	Warranty	10278135	1908	2,160	0	Stud-Vinyl Siding	3,600	C-2	453-0525-000	1942 S 76 St
	2,176	\$32.12	10/12/2011	\$69,900	Not a market sale		Warranty	10043434	1937	2,176	0	Brick, Solid	2,160	C-2	476-0337-001	2076 S 74 St
	2,176	\$62.04	1/31/2018	\$135,000	Valid improved sale		Warranty	10749240	1937	2,176	0	Brick, Solid	2,160	C-2	476-0337-001	2076 S 74 St
	2,216	\$49.41	4/5/2016	\$109,500	Not a market sale	Foreclosure	Sheriff deed	10565548	1920	2,216	0	Stud-Brick Veneer	3,138	C-3	454-0204-000	6416 W National Ave
	2,232	\$74.69	12/20/2013	\$166,700	Valid improved sale		Warranty	10325601	1926	2,232	0	Concrete Block	7,231	C-2	455-0033-000	5600 W Burnham St
	2,392	\$68.52	7/29/2010	\$163,900	Valid improved sale		.and contrac	9901588	1900	2,392	0	Stud-Ashlar Stone Ve	3,599	C-1	453-0120-000	7347 W Greenfield Ave
	2,392	\$0.00	10/31/2018	\$0	Other (see commen	Transfer type: Deed in Lieu of Foreclosure Deed type: Deed in Lieu of Foreclosure	r (see comn	10824625	1900	2,392	0	Stud-Ashlar Stone Ve	3,599	C-1	453-0120-000	7347 W Greenfield Ave
	2,398	\$0.00	2/5/2014	\$0	Not a market sale	Correct legal desc for doc # 10314282 Remove Sandra Jaskie	r (see comn	10335775	1923	2,398	0	Stud Walls-Asphalt S	4,792	C-2	475-0249-001	2175 S 60 St
	2,408	\$0.00	10/25/2017	\$0	Not a market sale	Transfer type: Tax Lien Judgement of Foreclosure Deed type: Order for Judgment and Judgment	r (see comn	10726886	1951	2,408	0	Concrete Block	19,146	C-4	520-9971-000	11401 W National Ave

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 2,408	\$0.00	4/13/2018	\$0	Other (see commen	Transfer type: vacate foreclosure judgment Deed type: Order to Vacate Judgment & Return Title	Court order	10769842	1951	2,408	0	Concrete Block	19,146	C-4	520-9971-000	11401 W National Ave
 2,428	\$0.00	9/30/2013	\$0	Not a market sale	Debra Kopczynski removed	Quit claim	10360943	1919	2,428	0	Stud-Synthetic Masor	7,231	C-2	454-0280-001	6532 W Mitchell St
 2,438	\$69.73	8/24/2018	\$170,000	Valid improved sale		Warranty	10807477	1936	2,438	0	Stud-Ashlar Stone Ve	4,430	C-2	452-0140-000	7724 W National Ave
 2,500	\$34.00	5/20/2010	\$85,000	Not a market sale		Warranty	9887225	1902	2,500	0	Stud-Vinyl Siding	3,600	C-2	452-0338-000	1719 S 81 St
 2,500	\$32.00	4/25/2011	\$80,000	Not a market sale		pecial warrar	9990980	1902	2,500	0	Stud-Vinyl Siding	3,600	C-2	452-0338-000	1719 S 81 St
 2,516	\$63.59	10/7/2015	\$160,000	Valid improved sale		Warranty	10506394	1950	2,516	0	Brick, Solid	5,397	C-2	475-0376-000	6206 W Lincoln Ave
 2,592	\$48.23	8/27/2019	\$125,000			Warranty	10903179	1925	2,592	0	Concrete Block	3,600	C-2	474-0048-002	5523 W Burnham St
 2,592	\$38.58	3/30/2015	\$100,000	Valid improved sale		Warranty	10449698	1925	2,592	0	Concrete Block	3,600	C-2	474-0048-002	5523 W Burnham St
 2,600	\$0.00	7/17/2015	\$0	Not a market sale	This deed corrects legal description on doc #10469972 rec 6-2015	Warranty	10484032	1920	2,600	0	Stud-Vinyl Siding	3,510	C-2	450-0023-000	9431 W Greenfield Ave
 2,600	\$0.00	6/12/2015	\$0	Not a market sale	create trust	Warranty	10469972	1920	2,600	0	Stud-Vinyl Siding	3,510	C-2	450-0023-000	9431 W Greenfield Ave
 2,611	\$38.30	5/17/2019	\$100,000			Warranty	10872794	1910	2,611	0	Stud-Metal Siding	3,600	C-2	455-0069-000	5912 W Burnham St
 2,700	\$68.11	10/15/2012	\$183,900	Valid improved sale	Sold as a going concern. Marketed privately to local practitioners. Per Buyer, building allocation is \$184,000, Equipment is \$6,000 and Goodwill is \$39,000.	Warranty	10183215	1928	2,700	0	Stud-Brick Veneer	5,397	C-2	475-0518-000	6506 W Lincoln Ave
 2,730	\$0.00	12/28/2018	\$0	Not a market sale	Transfer type: Sheriff's Sale Deed type: Sheriff's Deed	Sheriff deed	10841686	1925	2,730	0	Stud-Brick Veneer	3,598	C-2	453-0839-000	1975 S 71 St
 2,730	\$47.62	2/25/2019	\$130,000			Warranty	10851899	1925	2,730	0	Stud-Brick Veneer	3,598	C-2	453-0839-000	1975 S 71 St
 2,780	\$0.00	11/3/2011	\$0	Not a market sale	Related - Transfer on Death No transfer return	r (see comn	10059921	1923	2,780	0	Stud-Brick Veneer	3,615	C-2	454-0601-000	6039 W Mitchell St
 2,780	\$42.23	2/8/2016	\$117,400	Valid improved sale	Buyer sale questionnaire was returned from USPS 4-27-2016. Re-mailed to: 1407 Carnsmore Dr Fayetteville, NC 28304 Also included MAC form	Warranty	10542912	1923	2,780	0	Stud-Brick Veneer	3,615	C-2	454-0601-000	6039 W Mitchell St
 2,892	\$42.88	6/12/2015	\$124,000	Valid improved sale		Warranty	10475316	1927	2,892	0	Stud-Brick Veneer	6,439	C-2	476-0154-000	2105 S 68 St
 2,914	\$75.50	8/24/2018	\$220,000	Valid improved sale		Warranty	10807734	1925	2,914	0	Brick, Solid	11,282	C-2	475-0026-002	1911 S 60 St
 2,933	\$0.00	2/13/2014	\$0	Not a market sale	Related - Designate TOD Beneficiary	r (see comn	10338526	1910	2,933	0	Stud-Walls-Wood Sid	3,600	C-2	454-0557-000	6121 W Mitchell St

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2,976	\$0.00	3/26/2018	\$0	Other (see commen	Seller relation to buyer: HUSBAND AND WIFE Seller relation to buyer: HUSBAND AND WIFE Transfer type: ESTATE PLANNING Deed type: TRANSFER ON DEATH DEED	of decedent:	10800682	1916	2,976	0	Stud-Ashlar Stone Ve	3,600	C-2	439-0222-002	1229 S 62 St
3,000	\$100.00	12/14/2016	\$300,000	Valid improved sale	Sale includes 453-0534-002 & 453-0562-001	Warranty	10636728	1974	3,000	0	PE-Cold Storage Met	24,132	M-1	453-0534-002	1811 S 73 St
3,024	\$0.00	8/7/2018	\$0	Other (see commen	Seller relation to buyer: Deceased husband to wifes estate Deed type: HT110	of decedent:	10801654	1926	3,024	0	Brick with Block Back	3,356	C-2	453-0609-000	7113 W National Ave
3,024	\$11.57	8/7/2018	\$35,000	Not a market sale	Deed type: PR DEED - purchased from estate	ial represen	10801655	1926	3,024	0	Brick with Block Back	3,356	C-2	453-0609-000	7113 W National Ave
3,066	\$97.85	12/14/2016	\$300,000	Valid improved sale	Sale includes 453-0534-002 & 453-0562-001	Warranty	10636728	1949	3,066	0	Brick with Block Back	24,132	M-1	453-0534-002	1811 S 73 St
3,112	\$27.96	1/2/2013	\$87,000	Not a market sale	Flipper	Warranty	10202141	1925	3,112	0	Stud-Metal Siding	3,607	C-3	438-0239-000	5862 W Washington St
3,112	\$12.85	7/31/2012	\$40,000	Not a market sale	Short marketing time of 6 weeks, not typically advertised, poor market exposure. Craigislist was sole listing source per buyer. Started out asking \$85,000, then after two weeks lowered it to \$74,900 and 4 weeks later accepted a cash offer for \$40,000	Warranty	10144997	1925	3,112	0	Stud-Metal Siding	3,607	C-3	438-0239-000	5862 W Washington St
3,112	\$0.00	9/21/2011	\$0	Not a market sale	No Transfer Return	r (see comn	10042723	1925	3,112	0	Stud-Metal Siding	3,607	C-3	438-0239-000	5862 W Washington St
3,120	\$47.12	4/27/2017	\$147,000	Valid improved sale		Warranty	10670132	1919	3,120	0	Stud-Metal Siding	8,220	C-2	475-0250-001	2191 S 60 St
3,198	\$137.59	5/23/2013	\$440,000	Not a market sale	Business value	Warranty	10252051	1950	3,198	0	Concrete Block	15,233	C-2	487-0254-002	8440 W Cleveland Ave
3,198	\$78.17	11/13/2019	\$250,000			Warranty	10927066	1950	3,198	0	Concrete Block	15,233	C-2	487-0254-002	8440 W Cleveland Ave
3,228	\$0.00	4/2/2019	\$0	Other (see commen	Transfer type: Transfer to LLC	Quit claim	10870320	1903	3,228	0	Stud-Brick Veneer	3,599	C-1	440-0230-000	7038 W Greenfield Ave
3,232	\$37.13	12/12/2012	\$120,000	Not a market sale	Land Contract	and contrac	10224436	1922	3,232	0	Stud-Stucco	4,079	C-2	452-0312-000	1584 S 81 St
3,232	\$0.00	2/12/2016	\$0	Not a market sale	HT-110 Karen Agnos D.O.D. 5-1-2014 transferred to Dino P Agnos	r (see comn	10540651	1922	3,232	0	Stud-Stucco	4,079	C-2	452-0312-000	1584 S 81 St

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3,232	\$35.95	5/1/2013	\$116,200	Not a market sale	Scheel Investment Group defaulted on LC. Ownership back to Dino & Karen Agnos.	Quit claim	10247630	1922	3,232	0	Stud-Stucco	4,079	C-2	452-0312-000	1584 S 81 St
3,232	\$24.13	2/8/2016	\$78,000	Valid improved sale		Warranty	10540652	1922	3,232	0	Stud-Stucco	4,079	C-2	452-0312-000	1584 S 81 St
3,400	\$122.06	5/31/2018	\$415,000	Valid improved sale		and contrac	10781361	1953	3,400	0	Concrete Block	4,748	C-4	484-0004-000	2319 S 108 St
3,420	\$90.64	6/15/2018	\$310,000	Valid improved sale		Warranty	10787633	1927	3,420	0	Brick with Block Back	4,559	C-2	476-0505-000	7030 W Lincoln Ave
3,450	\$53.59	8/20/2018	\$184,900	Valid improved sale		Trustees	10807848	1925	3,450	0	Stud-Brick Veneer	8,189	C-2	476-0233-000	2260 S 69 St
3,456	\$54.98	9/27/2012	\$190,000	Valid improved sale	Seller financing PLUS Conventional Buyer: GERALD LEMKE 2273 S 65TH ST LOWER NORTH WEST ALLIS , WI 53219	Warranty	10166047	1957	3,456	0	Stud-Brick Veneer	5,399	C-2	475-0517-000	2273 S 65 St
3,510	\$82.91	2/28/2011	\$291,000	Not a market sale		Warranty	9978008	1949	3,510	0	Stud-Brick Veneer	5,399	C-2	441-0090-000	1357 S 76 St
3,528	\$71.85	3/29/2013	\$253,500	Not a market sale	Sale includes 475-0023 & 475-0024	ial represen	10234508	1922	3,528	0	Stud-Brick Veneer	2,120	C-2	475-0024-000	6005 W Burnham St
3,552	\$120.35	5/25/2011	\$427,500	Not a market sale	Forclosure	Sheriff deed	10006054	2008	3,552	0	Concrete Block, Textu	20,212	C-2	442-0316-000	719 S 84 St
3,552	\$81.64	7/2/2012	\$290,000	Not a market sale	Sold out of forclosure	pecial warrar	10135219	2008	3,552	0	Concrete Block, Textu	20,212	C-2	442-0316-000	719 S 84 St
3,576	\$0.00	6/28/2013	\$0	Not a market sale	Correction Deed	Quit claim	10283109	1924	3,576	0	Stud-Brick Veneer	2,520	C-2	455-0064-000	5930 W Burnham St
3,596	\$75.08	9/10/2015	\$270,000	Valid improved sale		Warranty	10499509	1919	3,596	0	Stud-Brick Veneer	6,098	C-2	438-0431-000	5701 W National Ave
3,636	\$43.45	1/4/2017	\$158,000	Not a market sale	Completion of land contract executed in prior year	Warranty	10643002	1925	3,636	0	Stud-Brick Veneer	4,835	C-2	477-0119-000	7718 W Becher St
3,636	\$43.45	2/11/2016	\$158,000	Not a market sale	Land Contract executed March 2016, satisified January 2017	and contrac	10540040	1925	3,636	0	Stud-Brick Veneer	4,835	C-2	477-0119-000	7718 W Becher St
3,696	\$44.64	3/12/2010	\$165,000	Not a market sale		Quit claim	9864937	1954	3,696	0	Stud-Brick Veneer	7,362	C-2	478-0281-000	9106 W National Ave
3,700	\$45.95	5/15/2017	\$170,000	Valid improved sale		Warranty	10677592	1908	3,700	0	Stud-Brick Veneer	4,835	C-2	453-0074-000	1468 S 72 St
3,700	\$0.00	5/11/2017	\$0	Not a market sale	Seller relation to buyer: spouses Transfer type: Termination of Joint Tenancy Deed type: HT-110 -no MLS	r (see comn	10677591	1908	3,700	0	Stud-Brick Veneer	4,835	C-2	453-0074-000	1468 S 72 St
3,700	\$0.00	2/25/2016	\$0	Not a market sale	Add spouse Document includes 440-0431-000 and 453-0074-000	Quit claim	10547707	1908	3,700	0	Stud-Brick Veneer	4,835	C-2	453-0074-000	1468 S 72 St

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3,700	\$0.00	2/25/2016	\$0	Not a market sale	LLC to member Document includes 440-0431-000 and 453-0074-000	Quit claim	10547706	1908	3,700	0	Stud-Brick Veneer	4,835	C-2	453-0074-000	1468 S 72 St
3,744	\$0.00	12/29/2014	\$0	Not a market sale	Affidavit of Interest document dated 12-29-14 Rec 12-30-14 Doc #10423045. For the purpose that Joe Bykowski is a memeber of 6301/1441 Holdings LLC. No transfer return	Affidavit	10423045	1924	3,744	0	Brick with Block Back	6,049	C-3	454-0092-000	6301 W National Ave
3,744	\$74.79	7/15/2013	\$280,000	Not a market sale	Foreclosure	Sheriff deed	10307528	1924	3,744	0	Brick with Block Back	6,049	C-3	454-0092-000	6301 W National Ave
3,744	\$61.16	7/27/2017	\$229,000	Not a market sale		Warranty	10699930	1924	3,744	0	Brick with Block Back	6,049	C-3	454-0092-000	6301 W National Ave
3,744	\$50.75	5/30/2014	\$190,000	Not a market sale	Foreclosure Liquidation	pecial warrar	10366296	1924	3,744	0	Brick with Block Back	6,049	C-3	454-0092-000	6301 W National Ave
3,772	\$106.04	12/2/2016	\$400,000	Not a market sale	Sale includes 442-0383-000, 442-0384-000, 442-0385-000 & 442-0386-000	Warranty	10628835	1928	3,772	0	Stud-Ashlar Stone Ve	7,100	C-2	442-0386-000	903 S 84 St
3,772	\$102.07	12/18/2014	\$385,000	Valid improved sale	Sale includes 442-0383-000, 442-0384-000, 442-0385-000 & 442-0386-000	Warranty	10428483	1928	3,772	0	Stud-Ashlar Stone Ve	7,100	C-2	442-0386-000	903 S 84 St
3,786	\$0.00	11/22/2011	\$0	Not a market sale	Fulf of LC	Warranty	10060872	1950	3,786	0	Concrete Block	5,427	C-3	445-0754-000	10908 W Greenfield Ave
3,786	\$73.69	8/4/2010	\$279,000	Valid improved sale	Sale includes 445-0754-000 & 445-0755-000.	and contrac	9955376	1950	3,786	0	Concrete Block	5,427	C-3	445-0754-000	10908 W Greenfield Ave
3,822	\$0.00	8/17/2018	\$0	Other (see commen	Seller relation to buyer: wife and husband Transfer type: Termination of Decedent's Interest Deed type: Termination of Decedent's Interest	of decedent:	10805346	1904	3,822	0	Stud-Brick Veneer	3,599	C-1	453-0039-000	7035 W Greenfield Ave
3,822	\$36.50	8/17/2018	\$139,500	Valid improved sale		Warranty	10805347	1904	3,822	0	Stud-Brick Veneer	3,599	C-1	453-0039-000	7035 W Greenfield Ave
3,920	\$0.00	5/7/2015	\$0	Not a market sale	Correct spelling of name on prior document	r (see comn	10467505	1920	3,920	0	Stud-Vinyl Siding	12,937	C-2	478-0284-000	9140 W National Ave
3,920	\$44.64	9/19/2014	\$175,000	Not a market sale		Warranty	10396879	1920	3,920	0	Stud-Vinyl Siding	12,937	C-2	478-0284-000	9140 W National Ave
3,952	\$0.00	10/4/2017	\$0	Not a market sale	Seller relation to buyer: Deceased Spouse to Surviving Spouse Transfer type: Termination of Decedent's Interest (HT-110) Deed type: HT-110	r (see comn	10722712	1904	3,952	0	Concrete Block	3,600	C-2	452-0562-000	8000 W National Ave
3,997	\$58.79	3/29/2011	\$235,000	Not a market sale		Trustees	9983951	1949	3,997	0	Stud-Vinyl Siding	4,966	C-3	445-0355-000	11300 W Greenfield Ave













West Allis Commercial Sales - 2010 to Present

ALL Improved Commercial Sales
Grouped by Property Type and sorted by Size

Total SF	\$/SF	Sale Date	Price	SaleType	SaleNote	Deed	Doc #	Yr Blt	GSF	MezzS	Exterior	Lot SF	Zng	TaxKey	Property Address
4,004	\$0.00	4/25/2016	\$0	Not a market sale	Designate TOD Beneficiary No transfer return	r (see comn	10564332	1924	4,004	0	Stud-Brick Veneer	4,880	C-2	478-0280-000	2117 S 91 St
4,004	\$0.00	6/25/2016	\$0	Not a market sale	HT-110 Chuol Van Tran D.O.D. 5-9-2016 transferred to children: Chi Tu Tran, Nghia Tu Tran & Nguyen Tu Tran	r (see comn	10591960	1924	4,004	0	Stud-Brick Veneer	4,880	C-2	478-0280-000	2117 S 91 St
4,004	\$66.01	5/9/2019	\$264,300			Warranty	10876594	1924	4,004	0	Stud-Brick Veneer	4,880	C-2	478-0280-000	2117 S 91 St
4,004	\$0.00	4/25/2016	\$0	Not a market sale	Also includes 6 Milwaukee parcels	Quit claim	10564331	1924	4,004	0	Stud-Brick Veneer	4,880	C-2	478-0280-000	2117 S 91 St
4,080	\$46.57	5/30/2014	\$190,000	Not a market sale	Foreclosure Liquidation	pecial warrar	10366296	1924	4,080	0	Brick with Block Back	6,049	C-3	454-0092-000	6301 W National Ave
4,080	\$0.00	12/29/2014	\$0	Not a market sale	Affidavit of Interest document dated 12-29-14 Rec 12-30-14 Doc #10423045. For the purpose that Joe Bykowski is a memeber of 6301/1441 Holdings LLC. No transfer return	Affidavit	10423045	1924	4,080	0	Brick with Block Back	6,049	C-3	454-0092-000	6301 W National Ave
4,080	\$68.63	7/15/2013	\$280,000	Not a market sale	Foreclosure	Sheriff deed	10307528	1924	4,080	0	Brick with Block Back	6,049	C-3	454-0092-000	6301 W National Ave
4,080	\$56.13	7/27/2017	\$229,000	Not a market sale		Warranty	10699930	1924	4,080	0	Brick with Block Back	6,049	C-3	454-0092-000	6301 W National Ave
4,113	\$41.94	4/30/2012	\$172,500	Valid improved sale		Trustees	10119303	1948	4,113	0	Concrete Block	9,104	C-2	442-0544-000	8922 W Greenfield Ave
4,113	\$46.19	9/18/2019	\$190,000			Warranty	10908614	1948	4,113	0	Concrete Block	9,104	C-2	442-0544-000	8922 W Greenfield Ave
4,158	\$50.51	1/18/2019	\$210,000			Warranty	10842736	1907	4,158	0	Concrete Block	3,599	C-1	453-0321-000	7423 W Greenfield Ave
4,200	\$35.71	9/24/2018	\$150,000	Valid improved sale	per request for review prior to sale	Warranty	10817317	1928	4,200	0	Stud-Brick Veneer	4,487	C-2	475-0025-001	1907 S 60 St
4,370	\$74.37	12/21/2018	\$325,000	Valid improved sale	Transfer type: Sale by Deed	Warranty	10837653	1949	4,370	0	Stud-Ashlar Stone Ve	6,708	C-3	416-9998-000	9418 W Schlinger Ave
4,455	\$0.00	9/17/2015	\$0	Not a market sale	create trust	Warranty	10504761	1954	4,455	0	Concrete Block	8,930	C-2	478-0081-001	8825 W National Ave
4,455	\$65.59	9/17/2015	\$292,200	Not a market sale	Seller relation to buyer: Individual to Revocable Living Trust Seller relation to buyer: Individual to Revocable Living Trust Transfer type: to Revocable Living Trust	Warranty	10650943	1954	4,455	0	Concrete Block	8,930	C-2	478-0081-001	8825 W National Ave
4,455	\$0.00	11/14/2018	\$0	Other (see commen	Seller relation to buyer: Revocable Living Trust to Beneficiary Trust Transfer type: Revocable Living Trust to Beneficiary Trust Deed type: Trustee's Deed	Trustees	10834260	1954	4,455	0	Concrete Block	8,930	C-2	478-0081-001	8825 W National Ave


















West Allis Commercial Sales - 2010 to Present

ALL Improved Commercial Sales
Grouped by Property Type and sorted by Size

Total SF	\$/SF	Sale Date	Price	SaleType	SaleNote	Deed	Doc #	Yr Blt	GSF	MezzS	Exterior	Lot SF	Zng	TaxKey	Property Address
 4,600	\$0.00	1/4/2016	\$0	Not a market sale	create trust	Warranty	10532050	1979	4,600	0	Stud-Brick Veneer	8,312	C-4	480-0277-000	2230 S 108 St
 4,600	\$40.87	8/1/2011	\$188,000	Not a market sale	One partner sold to other	Warranty	10024819	1979	4,600	0	Stud-Brick Veneer	8,312	C-4	480-0277-000	2230 S 108 St
 4,740	\$15.21	8/16/2011	\$72,100	Not a market sale	SD Foreclosure	Sheriff deed	10060287	1915	4,740	0	Stud-Block Veneer	3,600	C-1	440-0346-000	7232 W Greenfield Ave
 4,740	\$35.86	7/13/2012	\$170,000	Not a market sale	Sold out of foreclosure	Quit claim	10142444	1915	4,740	0	Stud-Block Veneer	3,600	C-1	440-0346-000	7232 W Greenfield Ave
 4,784	\$0.00	12/31/2016	\$0	Not a market sale	Seller relation to buyer: SAME MEMBERS - MERGER OF TWO ENTITIES Ownership transferred: TRANSFER OF GRANTOR'S 50 PERCENT INTEREST Transfer type: MERGER BETWEEN ENITITES -no MLS	Quit claim	10637295	1987	4,784	0	Brick with Block Back	7,057	C-2	477-0326-000	2077 S 82 St
 4,784	\$90.89	9/11/2015	\$434,800	Not a market sale	Sale of Radonski Jt Revoc Trust 1/2 int to Santis LLC Sale incl 477-0326-000, 477-0338-000, 477-0376-000, 477-0456-000 & 1/3 int 477-0337-000	Warranty	10500332	1987	4,784	0	Brick with Block Back	7,057	C-2	477-0326-000	2077 S 82 St
 4,800	\$35.42	6/2/2017	\$170,000	Valid improved sale	- 2014 MLS	Warranty	10684071	1954	4,800	0	Stud-Block Veneer	7,405	C-2	490-0368-000	6735 W Lincoln Ave
 4,960	\$0.00	7/7/2014	\$0	Not a market sale	Legal description is only Lot 16, but this document plus doc #10367955 (which was only lot 17) transfers the whole parcel from the trust to individual	Trustees	10376359	1981	4,960	0	Stud-Brick Veneer	10,439	C-3	445-0333-001	1368 S 113 St
 4,960	\$0.00	5/4/2014	\$0	Not a market sale	Transfer to trust	Quit claim	10360000	1981	4,960	0	Stud-Brick Veneer	10,439	C-3	445-0333-001	1368 S 113 St
 4,960	\$0.00	6/3/2014	\$0	Not a market sale	Transfer from trust to beneficiary Legal description on document only shows lot 17 Additional document "Affidavit of Death" dated 5-23-14 Rec 6-17-14 Document # 10367954. Document establishes Leon Gorski (son) authority to manage and control this property.	Trustees	10367955	1981	4,960	0	Stud-Brick Veneer	10,439	C-3	445-0333-001	1368 S 113 St
 4,960	\$44.76	10/31/2018	\$222,000	Valid improved sale		and contrac	10825367	1950	4,960	0	Brick with Block Back	5,999	C-2	477-0499-000	8303 W Becher St
 4,960	\$67.54	2/1/2018	\$335,000	Valid improved sale		Warranty	10749425	1981	4,960	0	Stud-Brick Veneer	10,439	C-3	445-0333-001	1368 S 113 St













West Allis Commercial Sales - 2010 to Present

ALL Improved Commercial Sales
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Total SF	\$/SF	Sale Date	Price	SaleType	SaleNote	Deed	Doc #	Yr Blt	GSF	MezzS	Exterior	Lot SF	Zng	TaxKey	Property Address
 4,960	\$0.00	5/31/2019	\$0	Not a market sale	Transfer type: Quit Claim Deed	Quit claim	10875408	1950	4,960	0	Brick with Block Back	5,999	C-2	477-0499-000	8303 W Becher St
 5,100	\$9.80	6/24/2019	\$50,000			Warranty	10887460	1957	5,100	0	Stud-Brick Veneer	8,799	C-2	479-0674-003	9422 W National Ave
 5,158	\$7.37	3/23/2015	\$38,000	Not a market sale	Foreclosure Liquidation	pecial warrar	10452964	1952	5,158	0	Concrete Block	3,600	C-2	475-0303-000	6104 W Lincoln Ave
 5,158	\$40.71	12/2/2013	\$210,000	Not a market sale	Foreclosure	Sheriff deed	10344051	1952	5,158	0	Concrete Block	3,600	C-2	475-0303-000	6104 W Lincoln Ave
 5,340	\$31.46	12/28/2018	\$168,000	Not a market sale	Purchase through word of mouth. Buyer reported spending \$50k after purchase. No permits recorded.	Warranty	10838596	1927	5,340	0	Stud-Brick Veneer	5,314	C-3	454-0078-000	6227 W National Ave
 5,375	\$65.12	5/18/2018	\$350,000	Valid improved sale		Warranty	10778370	1924	5,375	0	Stud-Ashlar Stone Ve	5,881	C-3	439-0008-000	979 S 60 St
 5,406	\$79.08	5/25/2011	\$427,500	Not a market sale	Forclosure	Sheriff deed	10006054	1950	5,406	0	Concrete Block	20,212	C-2	442-0316-000	719 S 84 St
 5,406	\$53.64	7/2/2012	\$290,000	Not a market sale	Sold out of forclosure	pecial warrar	10135219	1950	5,406	0	Concrete Block	20,212	C-2	442-0316-000	719 S 84 St
 5,508	\$0.15	11/20/2018	\$800	Not a market sale	Ownership transferred: City of West Allis acquired 44 SF of land for road construction	Warranty	10839284	1894	5,508	0	Concrete Block	3,526	C-2	452-0341-000	8100 W National Ave
 5,520	\$7.43	2/18/2016	\$41,000	Valid improved sale	Currently vacant with gutted interior - PRC/value was not up to date at time of sale.	Warranty	10541253	1918	5,520	0	Stud-Brick Veneer	4,139	C-3	454-0062-000	6125 W Greenfield Ave
 5,632	\$0.25	2/21/2019	\$1,400	Not a market sale	Ownership transferred: City of West Allis acquired 87 SF of land for road reconstruction	r (see comn	10853484	1925	5,632	0	Concrete Block	4,922	C-2	452-0343-000	8112 W National Ave
 5,750	\$47.48	8/23/2017	\$273,000	Valid improved sale	Deed type: Award of Damages	Warranty	10705754	1930	5,750	0	Brick, Solid	4,083	C-2	455-0022-001	5528 W Burnham St
 6,000	\$50.00	4/18/2018	\$300,000	Valid improved sale		Warranty	10769002	1979	6,000	0	Brick with Block Back	11,838	C-4	480-0275-001	2248 S 108 St
 6,008	\$44.13	11/9/2016	\$265,150	Valid improved sale		Warranty	10623682	1937	6,008	0	Brick with Block Back	4,600	C-2	451-0027-000	8629 W Greenfield Ave
 6,200	\$0.00	12/31/2016	\$0	Not a market sale	Seller relation to buyer: SAME MEMBERS - MERGER OF TWO ENTITIES Ownership transferred: TRANSFER OF GRANTOR'S 50 PERCENT INTEREST Transfer type: MERGER BETWEEN ENITITES -no MLS	Quit claim	10637295	1981	6,200	0	Concrete Block, Textt	7,231	C-2	477-0336-000	2077 S 81 St
 6,200	\$62.89	9/11/2015	\$389,900	Not a market sale	Sale of Radonski Family Trust 1/2 int to Santis LLC Sale incl 477-0336-000, 477-0748-000, 477-0480-000 & 1/6 int 477-0337-000	Warranty	10500331	1981	6,200	0	Concrete Block, Textt	7,231	C-2	477-0336-000	2077 S 81 St
 6,424	\$37.36	7/15/2013	\$240,000	Not a market sale	Foreclosure	Sheriff deed	10307529	1927	6,424	0	Brick, Solid	7,231	C-2	452-0563-000	8004 W National Ave

West Allis Commercial Sales - 2010 to Present

ALL Improved Commercial Sales
Grouped by Property Type and sorted by Size

	<u>Total SF</u>	<u>\$/SF</u>	<u>Sale Date</u>	<u>Price</u>	<u>SaleType</u>	<u>SaleNote</u>	<u>Deed</u>	<u>Doc #</u>	<u>Yr Blt</u>	<u>GSF</u>	<u>MezzS</u>	<u>Exterior</u>	<u>Lot SF</u>	<u>Zng</u>	<u>TaxKey</u>	<u>Property Address</u>
	6,424	\$20.24	8/18/2014	\$130,000	Not a market sale	Foreclosure Liquidation	pecial warrar	10388087	1927	6,424	0	Brick, Solid	7,231	C-2	452-0563-000	8004 W National Ave
	6,912	\$86.81	8/19/2016	\$600,000	Valid improved sale		Warranty	10595756	1963	6,912	0	Stud-Brick Veneer	9,059	C-2	490-0255-001	2304 S 66 St
	6,912	\$35.16	7/3/2013	\$243,000	Not a market sale	Estate Liquidation	ial represen	10274702	1963	6,912	0	Stud-Brick Veneer	9,059	C-2	490-0255-001	2304 S 66 St
	6,930	\$56.26	9/11/2015	\$389,900	Not a market sale	Sale of Radonski Family Trust 1/2 int to Santis LLC Sale incl 477-0336-000, 477-0748-000, 477-0480-000 & 1/6 int 477-0337-000	Warranty	10500331	1926	6,930	0	Brick with Block Back	4,704	C-2	477-0480-000	8217 W Becher St
	6,930	\$0.00	12/31/2016	\$0	Not a market sale	Seller relation to buyer: SAME MEMBERS - MERGER OF TWO ENTITIES Ownership transferred: TRANSFER OF GRANTOR'S 50 PERCENT INTEREST Transfer type: MERGER BETWEEN ENITITES -no MLS	Quit claim	10637295	1926	6,930	0	Brick with Block Back	4,704	C-2	477-0480-000	8217 W Becher St
	6,960	\$60.20	8/24/2018	\$419,000	Valid improved sale		Warranty	10806719	1964	6,960	0	Stud-Stucco	7,231	C-2	476-0215-000	6900 W Lincoln Ave
	7,083	\$0.00	8/13/2014	\$0	Not a market sale	Transfer to trust	Warranty	10387195	1950	7,083	0	Brick with Block Back	3,600	C-1	440-0349-000	7210 W Greenfield Ave
	7,095	\$59.20	5/28/2014	\$420,000	Valid improved sale		Warranty	10368634	1965	7,095	0	Brick with Block Back	7,126	C-2	479-0797-000	9204 W Lincoln Ave
	7,350	\$0.00	5/17/2016	\$0	Not a market sale	HT-110 Elda H Neuhaus D.O.D. 3-20-2007 transferred to Arnold H Neuhaus	r (see comn	10571593	1929	7,350	0	Concrete Block	4,077	C-2	452-0267-000	8111 W Greenfield Ave
	7,350	\$0.00	7/14/2017	\$0	Not a market sale	Seller relation to buyer: Estate to Beneficiary Transfer type: TRANSFER FROM ESTATE TO BENEFICIARY Deed type: PERSONAL REPRESENTATIVE'S DEED	r (see comn	10694965	1929	7,350	0	Concrete Block	4,077	C-2	452-0267-000	8111 W Greenfield Ave
	7,374	\$36.62	12/21/2015	\$270,000	Not a market sale	Land Contract	and contrac	10541091	1928	7,374	0	Brick, Solid	5,445	C-2	438-0370-000	5600 W National Ave
	7,422	\$0.00	12/31/2016	\$0	Not a market sale	Seller relation to buyer: SAME MEMBERS - MERGER OF TWO ENTITIES Ownership transferred: TRANSFER OF GRANTOR'S 50 PERCENT INTEREST Transfer type: MERGER BETWEEN ENITITES -no MLS	Quit claim	10637295	1947	7,422	0	Concrete Block	10,322	C-2	477-0748-000	7625 W Becher St












West Allis Commercial Sales - 2010 to Present

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<u>Total SF</u>	<u>\$/SF</u>	<u>Sale Date</u>	<u>Price</u>	<u>SaleType</u>	<u>SaleNote</u>	<u>Deed</u>	<u>Doc #</u>	<u>Yr Blt</u>	<u>GSF</u>	<u>MezzS</u>	<u>Exterior</u>	<u>Lot SF</u>	<u>Zng</u>	<u>TaxKey</u>	<u>Property Address</u>
7,422	\$52.53	9/11/2015	\$389,900	Not a market sale	Sale of Radonski Family Trust 1/2 int to Santis LLC Sale incl 477-0336-000, 477-0748-000, 477-0480-000 & 1/6 int 477-0337-000	Warranty	10500331	1947	7,422	0	Concrete Block	10,322	C-2	477-0748-000	7625 W Becher St
7,648	\$58.84	7/30/2015	\$450,000	Valid improved sale		Warranty	10485489	2005	7,648	0	Stud-EIFS (Synthetic	11,358	C-2	455-0095-000	5807 W Burnham St
7,648	\$0.00	8/14/2015	\$0	Not a market sale	Members to LLC	Quit claim	10490562	2005	7,648	0	Stud-EIFS (Synthetic	11,358	C-2	455-0095-000	5807 W Burnham St
7,648	\$0.00	8/14/2015	\$0	Not a market sale	LLC to Members	Quit claim	10490425	2005	7,648	0	Stud-EIFS (Synthetic	11,358	C-2	455-0095-000	5807 W Burnham St
7,988	\$0.00	5/29/2013	\$0	Not a market sale	LLC dissolved & transferred to partners of dissolved LLC	Quit claim	10254556	1962	7,988	0	Stud-Brick Veneer	4,600	C-2	451-0021-000	8601 W Greenfield Ave
7,994	\$35.65	9/11/2014	\$285,000	Valid improved sale		Warranty	10416159	1915	7,994	0	Block with Stucco	8,320	C-2	455-0065-000	5916 W Burnham St
7,994	\$13.76	8/6/2013	\$110,000	Not a market sale	Short Sale	Warranty	10283666	1915	7,994	0	Block with Stucco	8,320	C-2	455-0065-000	5916 W Burnham St
7,994	\$35.65	4/4/2017	\$285,000	Valid improved sale		Warranty	10662995	1915	7,994	0	Block with Stucco	8,320	C-2	455-0065-000	5916 W Burnham St
8,064	\$35.34	9/30/2013	\$285,000	Valid improved sale		Warranty	10300425	1903	8,064	0	Brick, Solid	7,231	C-1	453-0038-000	7023 W Greenfield Ave
8,501	\$20.59	6/5/2019	\$175,000			Quit claim	10879203	1927	8,501	0	Stud-Ashlar Stone Ve	10,237	C-2	477-0736-001	7601 W Becher St
9,192	\$44.82	4/3/2018	\$412,000	Valid improved sale		Warranty	10764578	1947	9,192	0	Stud-Brick Veneer	15,464	C-3	445-0329-001	11200 W Greenfield Ave
10,558	\$26.05	10/8/2018	\$275,000	Valid improved sale		Warranty	10817954	1902	10,558	0	Brick with Block Back	7,231	C-1	453-0061-000	7117 W Greenfield Ave
10,560	\$42.90	2/5/2015	\$453,000	Valid improved sale		Warranty	10432897	1927	10,560	0	Stud-Brick Veneer	7,100	C-3	454-0179-001	6323 W Greenfield Ave
10,676	\$0.00	4/10/2014	\$0	Not a market sale	Kenneth Bieck is conveying to Adam Bieck a Designation of TOD Beneficiary.	r (see comn	10353904	1928	10,676	0	Stud-Brick Veneer	6,534	C-2	474-0108-000	5701 W Burnham St
11,474	\$40.53	11/5/2015	\$465,000	Valid improved sale		Warranty	10515133	1945	11,474	0	Rubble Stone Veneer	12,110	C-2	450-9965-001	9701 W Greenfield Ave
11,474	\$46.37	9/2/2010	\$532,100	Not a market sale	Transfer to LLC due to divorce	Quit claim	9913615	1945	11,474	0	Rubble Stone Veneer	12,110	C-2	450-9965-001	9701 W Greenfield Ave
12,072	\$0.00	8/13/2014	\$0	Not a market sale	Transfer to trust	Warranty	10394837	1905	12,072	0	Brick with Block Back	5,314	C-1	440-0350-000	1375 S 72 St
20,882	\$27.54	1/16/2014	\$575,000	Not a market sale	Land Contract Sale included property in Wauwatosa. Sale price for Wauwatosa parcel was \$350,000 and sale price for West Allis parcel was \$225,000, per buyer.	and contrac	10328801	1924	20,882	0	Stud-Brick Veneer	8,397	C-1	453-0093-000	7239 W Greenfield Ave
20,882	\$15.80	12/28/2018	\$330,000	Not a market sale		Warranty	10840761	1924	20,882	0	Stud-Brick Veneer	8,397	C-1	453-0093-000	7239 W Greenfield Ave
20,882	\$15.80	12/28/2018	\$330,000	Not a market sale		Warranty	10840760	1924	20,882	0	Stud-Brick Veneer	8,397	C-1	453-0093-000	7239 W Greenfield Ave
60,376	\$316.35	5/6/2014	\$19,100,000	Not a market sale	Sale includes 454-0637-001, 454-0638-001 & 454-0639-001	pecial warrar	10356823	2006	60,376	0	Stud-Brick Veneer	35,731	C-3	454-0639-001	6501 W Greenfield Ave













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<u>Total SF</u>	<u>\$/SF</u>	<u>Sale Date</u>	<u>Price</u>	<u>SaleType</u>	<u>SaleNote</u>	<u>Deed</u>	<u>Doc #</u>	<u>Yr Blt</u>	<u>GSF</u>	<u>MezzS</u>	<u>Exterior</u>	<u>Lot SF</u>	<u>Zng</u>	<u>TaxKey</u>	<u>Property Address</u>
 60,376	\$42.39	1/1/2018	\$2,559,500	Not a market sale	Ownership transferred: Grantor is contributing the property in exchange for 16.6859% interest in the LLC. Transfer type: Grantor is contributing the property in exchange for 16.6859% interest in the LLC. Deed type: Trustees' Deed	Trustees	10891754	2006	60,376	0	Stud-Brick Veneer	35,731	C-3	454-0639-001	6501 W Greenfield Ave
Rooming House/Group Hor															
 1,869	\$0.00	5/18/2019	\$0	Other (see commen	Seller relation to buyer: Created an LLC Transfer type: Transferring to an LLC	Quit claim	10878790	1888	1,869	0	Stud-Walls-Wood Sid	7,187	C-2	477-0087-000	2073 S 76 St
 1,913	\$48.35	4/17/2014	\$92,500	Valid improved sale		Warranty	10359289	1926	1,913	0	Stud-Metal Siding	4,440	RB-2	474-0243-000	5503 W Rogers St
 2,394	\$200.50	3/28/2014	\$480,000	Valid improved sale		Warranty	10350923	1963	2,394	0	Brick, Solid	9,351	C-2	452-0202-001	8009 W Greenfield Ave
 4,176	\$114.94	3/28/2014	\$480,000	Valid improved sale		Warranty	10350923	1948	4,176	0	Brick, Solid	9,351	C-2	452-0202-001	8009 W Greenfield Ave
Salvage Yard/Open Storage															
 2,000	\$75.00	12/21/2012	\$150,000	Valid improved sale	Contaminated site	Warranty	10199791	1971	2,000	0	PE-Cold Storage Met	41,164	C-4	448-9991-004	1555 S 113 St
Strip Shopping Center															
 7,840	\$63.78	5/18/2010	\$500,000	Not a market sale		Warranty	9881506	1971	7,840	0	Concrete Block	14,793	C-4	524-0001-001	10629 W Oklahoma Ave
 7,840	\$52.30	6/13/2013	\$410,000	Not a market sale	Liquidation of Foreclosure	Warranty	10259701	1971	7,840	0	Concrete Block	14,793	C-4	524-0001-001	10629 W Oklahoma Ave
 13,572	\$272.62	11/15/2019	\$3,700,000		Ownership transferred: tenants-in-common are transferring their full ownership interest in recently created CSM 9151 Lot 2 Deed type: Special Warranty Deed	r (see comn	10928358	1955	13,572	0	Brick with Block Back	144,837	C-3	515-0124-000	7500 W Oklahoma Ave
 18,060	\$83.06	9/25/2019	\$1,500,000	Valid improved sale		Warranty	10910487	1983	18,060	0	Brick with Block Back	50,486	C-3	448-9999-011	1461 S 108 St
 27,650	\$68.72	3/5/2013	\$1,900,000	Not a market sale	Deferred maintenance, lost occupancy/income	Warranty	10223736	1985	27,650	0	Concrete Block, Text	130,899	C-4	520-9999-003	11064 W National Ave

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 31,200	\$118.59	11/15/2019	\$3,700,000		Ownership transferred: tenants-in-common are transferring their full ownership interest in recently created CSM 9151 Lot 2 Deed type: Special Warranty Deed	r (see comn	10928358	1955	31,200	0	Concrete Block	144,837	C-3	515-0124-000	7500 W Oklahoma Ave
 39,210	\$71.41	12/26/2018	\$2,800,000	Not a market sale	Seller relation to buyer: LLC Member Ownership transferred: 50% undivided tenant in common interest Transfer type: Funding LLC	Warranty	10838837	1984	39,210	0	Concrete Block, Text	117,873	C-4	481-9990-001	2235 S 108 St
 39,210	\$71.41	12/26/2018	\$2,800,000	Not a market sale	Seller relation to buyer: LLC Member Ownership transferred: 50% undivided tenant in common interest Transfer type: Funding LLC	Warranty	10838836	1984	39,210	0	Concrete Block, Text	117,873	C-4	481-9990-001	2235 S 108 St
 96,094	\$28.25	3/31/2017	\$2,715,000	Valid improved sale		pecial warrar	10661585	1964	96,094	0	Concrete Block	218,541	C-4	523-9986-008	11003 W Oklahoma Ave
Tavern/Grill & Apts - 2 sty															
 812	\$209.36	7/30/2019	\$170,000			.and contrac	10895375	1913	812	0	Stud-Brick Veneer	7,231	C-2	452-0276-000	1503 S 81 St
 1,218	\$147.78	9/21/2015	\$180,000	Not a market sale	SD Foreclosure Includes parcel in Hales Corners	Sheriff deed	10510188	1947	1,218	0	Stud-Brick Veneer	4,440	C-2	474-0044-000	5501 W Burnham St
 1,218	\$69.79	6/23/2017	\$85,000	Not a market sale	Out of foreclosure - Duress sale - not typical of market	Warranty	10686702	1947	1,218	0	Stud-Brick Veneer	4,440	C-2	474-0044-000	5501 W Burnham St
 1,493	\$0.00	1/29/2014	\$0	Not a market sale	Create Trust	Quit claim	10336670	1913	1,493	0	Stud-Walls-Wood Sid	3,605	C-3	438-0199-000	966 S 60 St
 1,824	\$93.20	7/30/2019	\$170,000			.and contrac	10895375	1913	1,824	0	Stud-Metal Siding	7,231	C-2	452-0276-000	1503 S 81 St
 1,840	\$0.00	7/16/2013	\$0	Not a market sale	Not on open market Satisfaction of LC	Warranty	10285370	1895	1,840	0	Solid Local Stone	7,231	C-2	452-0258-000	1430 S 81 St
 1,840	\$46.20	7/3/2013	\$85,000	Not a market sale	Land Contract	.and contrac	10295541	1895	1,840	0	Solid Local Stone	7,231	C-2	452-0258-000	1430 S 81 St
 1,840	\$46.20	4/19/2017	\$85,000	Not a market sale	Land Contract	Warranty	10668202	1895	1,840	0	Solid Local Stone	7,231	C-2	452-0258-000	1430 S 81 St

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1,840	\$0.00	4/19/2017	\$0	Not a market sale	Seller relation to buyer: Wife/Husband Transfer type: Terminate Joint Tenancy Deed type: Termination of Decedent's Property Interest -no MLS	r (see comn	10668131	1895	1,840	0	Solid Local Stone	7,231	C-2	452-0258-000	1430 S 81 St
1,932	\$77.64	11/4/2015	\$150,000	Valid improved sale		Warranty	10518760	1926	1,932	0	Stud-Ashlar Stone Ve	5,395	C-2	474-0356-001	2110 S 60 St
1,932	\$82.82	9/7/2018	\$160,000	Valid improved sale		.and contrac	10812947	1926	1,932	0	Stud-Ashlar Stone Ve	5,395	C-2	474-0356-001	2110 S 60 St
2,072	\$61.29	5/6/2015	\$127,000	Not a market sale	Grandparents conveyed to grandson	Warranty	10467273	1927	2,072	0	Stud-Vinyl Siding	3,790	RA-3	518-9964-000	9541 W Cleveland Ave
2,076	\$55.88	10/26/2018	\$116,000	Valid improved sale		Warranty	10823960	1919	2,076	0	Stud-Walls-Wood Sid	3,300	C-2	455-0067-000	5906 W Burnham St
2,080	\$81.73	2/15/2011	\$170,000	Valid improved sale		Warranty	9985104	1952	2,080	0	Stud-Brick Veneer	4,574	C-2	443-0215-000	9524 W Greenfield Ave
2,080	\$100.96	5/2/2018	\$210,000	Valid improved sale		Warranty	10773258	1952	2,080	0	Stud-Brick Veneer	4,574	C-2	443-0215-000	9524 W Greenfield Ave
2,112	\$78.13	10/20/2017	\$165,000	Valid improved sale		Warranty	10725020	1929	2,112	0	Stud-Brick Veneer	4,966	C-2	478-0069-000	8820 W Becher St
2,112	\$73.39	6/14/2013	\$155,000	Valid improved sale		Warranty	10271425	1929	2,112	0	Stud-Brick Veneer	4,966	C-2	478-0069-000	8820 W Becher St
2,252	\$48.18	5/26/2015	\$108,500	Not a market sale	Foreclosure	Sheriff deed	10469086	1919	2,252	0	Stud-Metal Siding	3,600	C-2	454-0519-000	6229 W Mitchell St
2,252	\$16.87	5/2/2016	\$38,000	Not a market sale	Foreclosure liquidation	pecial warrar	10625223	1919	2,252	0	Stud-Metal Siding	3,600	C-2	454-0519-000	6229 W Mitchell St
2,304	\$34.72	10/15/2015	\$80,000	Not a market sale	Grantor conveyed his 1/2 interest	Quit claim	10510182	1909	2,304	0	Stud-Ashlar Stone Ve	5,035	C-2	452-0201-000	8001 W Greenfield Ave
2,304	\$0.00	10/15/2015	\$0	Not a market sale	Michelle A Felten's children to Michelle A Felten - to clean up title	Quit claim	10510181	1909	2,304	0	Stud-Ashlar Stone Ve	5,035	C-2	452-0201-000	8001 W Greenfield Ave
2,304	\$0.00	10/8/2015	\$0	Not a market sale	Kenneth Felten transferred his 1/2 interest to his wife Michelle A Felten No transfer return	Affidavit	10510180	1909	2,304	0	Stud-Ashlar Stone Ve	5,035	C-2	452-0201-000	8001 W Greenfield Ave
2,316	\$73.36	1/26/2010	\$169,900	Valid improved sale	Sale includes 453-0566-000 & 453-0567-000	Warranty	9849236	1926	2,316	0	Brick, Solid	5,651	C-2	453-0567-000	6827 W National Ave
2,316	\$97.15	5/18/2018	\$225,000	Valid improved sale		.and contrac	10778163	1926	2,316	0	Brick, Solid	5,651	C-2	453-0567-000	6827 W National Ave
2,316	\$83.77	7/8/2016	\$194,000	Valid improved sale	Sale includes 453-0566-000 & 453-0567-000	Warranty	10582038	1926	2,316	0	Brick, Solid	5,651	C-2	453-0567-000	6827 W National Ave
2,345	\$36.25	6/23/2017	\$85,000	Not a market sale	Out of foreclosure - Duress sale - not typycal of market	Warranty	10686702	1926	2,345	0	Stud-Brick Veneer	4,440	C-2	474-0044-000	5501 W Burnham St
2,345	\$76.76	9/21/2015	\$180,000	Not a market sale	SD Foreclosure Includes parcel in Hales Corners	Sheriff deed	10510188	1926	2,345	0	Stud-Brick Veneer	4,440	C-2	474-0044-000	5501 W Burnham St























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2,384	\$106.33	3/29/2013	\$253,500	Not a market sale	Sale includes 475-0023 & 475-0024	ial represen	10234508	1927	2,384	0	Brick, Solid	2,859	C-2	475-0023-000	6007 W Burnham St
2,400	\$0.00	9/30/2016	\$0	Not a market sale	Affidavit - confirming authorization of Gregory Tans as sole member of Tans Real Estate LLC	Affidavit	10609524	1941	2,400	0	Brick, Solid	5,532	C-3	488-0512-005	7534 W Beloit Rd
2,400	\$95.83	9/30/2016	\$230,000	Not a market sale	No transfer return	Warranty	10609523	1941	2,400	0	Brick, Solid	5,532	C-3	488-0512-005	7534 W Beloit Rd
2,416	\$0.00	4/27/2017	\$0	Not a market sale	Sale includes 488-0512-004 & 488-0512-005	r (see comn	10671238	1911	2,416	0	Stud-Brick Veneer	11,718	C-2	451-0231-000	1454 S 92 St
2,416	\$0.00	4/27/2017	\$0	Not a market sale	Seller relation to buyer: husband/wife Transfer type: HT-110 Deed type: HT-110 -no MLS	r (see comn	10671239	1911	2,416	0	Stud-Brick Veneer	11,718	C-2	451-0231-000	1454 S 92 St
2,440	\$13.52	5/11/2011	\$33,000	Not a market sale	Designate TOD beneficiaries	pecial warrar	10180931	1923	2,440	0	Stud-Brick Veneer	4,393	C-3	438-0451-000	5819 W National Ave
2,440	\$23.03	9/29/2010	\$56,200	Not a market sale	-no MLS -no RETR	Sheriff deed	9939041	1923	2,440	0	Stud-Brick Veneer	4,393	C-3	438-0451-000	5819 W National Ave
2,444	\$65.47	10/21/2015	\$160,000	Valid improved sale	Sold out of foreclosure	Warranty	10510416	1924	2,444	0	Brick, Solid	5,098	C-3	454-0093-000	6309 W National Ave
2,540	\$94.49	5/22/2013	\$240,000	Valid improved sale	SD Foreclosure	and contrac	10267052	1917	2,540	0	Stud-Walls-Wood Sid	4,180	C-2	454-0429-000	6000 W Mitchell St
2,594	\$57.83	4/25/2013	\$150,000	Valid improved sale	Sale includes 454-0428 & 454-0429	Warranty	10248900	1928	2,594	0	Concrete Block	3,920	C-2	442-0547-000	8812 W Greenfield Ave
2,672	\$50.52	10/18/2017	\$135,000	Not a market sale		Quit claim	10722994	1903	2,672	0	Stud-Vinyl Siding	6,055	C-2	452-0538-000	7928 W National Ave
2,730	\$46.89	4/22/2013	\$128,000	Not a market sale		Sheriff deed	10253710	1932	2,730	0	Stud-Brick Veneer	4,695	C-2	453-0233-000	7100 W National Ave
2,730	\$40.29	6/18/2013	\$110,000	Not a market sale	Liquidation of Foreclosure	Warranty	10304264	1932	2,730	0	Stud-Brick Veneer	4,695	C-2	453-0233-000	7100 W National Ave
2,736	\$0.00	9/24/2015	\$0	Not a market sale	Not on open market Satisfaction of LC	Warranty	10508165	1924	2,736	0	Stud-Brick Veneer	3,600	C-2	438-0674-000	1666 S 58 St
2,736	\$47.51	8/15/2011	\$130,000	Valid improved sale	No transfer return Land Contract between unrelated parties at 8.5% interest for 5 years, which would be above market interest for a well qualified mortgagee for a shorter term than is usual.	and contrac	10025479	1924	2,736	0	Stud-Brick Veneer	3,600	C-2	438-0674-000	1666 S 58 St
2,751	\$56.34	5/4/2016	\$155,000	Valid improved sale		Warranty	10566124	1900	2,751	0	Concrete Block	5,998	C-2	452-0308-000	1568 S 81 St
2,751	\$50.89	10/11/2018	\$140,000	Valid improved sale		Warranty	10819390	1900	2,751	0	Concrete Block	5,998	C-2	452-0308-000	1568 S 81 St

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	2,772	\$59.88	5/22/2014	\$166,000	Valid improved sale		Warranty	10362528	1903	2,772	0	Stud-Brick Veneer	3,603	C-2	453-0612-000	7127 W National Ave
	2,772	\$68.54	8/27/2018	\$190,000			and contrac	10846979	1903	2,772	0	Stud-Brick Veneer	3,603	C-2	453-0612-000	7127 W National Ave
	3,040	\$61.18	11/16/2012	\$186,000	Valid improved sale	Sale includes 489-0001 & 489-0002	Warranty	10193829	1930	3,040	0	Brick, Solid	3,823	C-2	489-0001-000	6801 W Beloit Rd
	3,040	\$57.57	10/22/2019	\$175,000			Warranty	10925368	1930	3,040	0	Brick, Solid	3,823	C-2	489-0001-000	6801 W Beloit Rd
	3,164	\$56.89	8/14/2018	\$180,000	Not a market sale		Warranty	10803943	1925	3,164	0	Stud-Brick Veneer	7,231	C-2	474-0459-000	5600 W Lincoln Ave
	3,164	\$29.24	9/12/2014	\$92,500	Not a market sale	Estate Liquidation	ial represen	10398839	1925	3,164	0	Stud-Brick Veneer	7,231	C-2	474-0459-000	5600 W Lincoln Ave
	3,210	\$59.19	2/24/2015	\$190,000	Not a market sale	Related entities	Warranty	10439869	1904	3,210	0	Stud-Vinyl Siding	5,648	C-3	439-0154-000	1101 S 60 St
	3,210	\$44.58	9/9/2016	\$143,100	Not a market sale	Grantor - Lincoln Opportunity Fund LLC nka: WBD Advantage Fund LLC Liquidation sale	Warranty	10604498	1904	3,210	0	Stud-Vinyl Siding	5,648	C-3	439-0154-000	1101 S 60 St
	3,210	\$60.75	5/31/2016	\$195,000	Not a market sale	In lieu of foreclosure	Warranty	10570413	1904	3,210	0	Stud-Vinyl Siding	5,648	C-3	439-0154-000	1101 S 60 St
	3,210	\$59.19	12/3/2013	\$190,000	Valid improved sale		Warranty	10318613	1904	3,210	0	Stud-Vinyl Siding	5,648	C-3	439-0154-000	1101 S 60 St
	3,210	\$50.25	5/18/2011	\$161,300	Not a market sale	Foreclosure	Sheriff deed	10016200	1904	3,210	0	Stud-Vinyl Siding	5,648	C-3	439-0154-000	1101 S 60 St
	3,420	\$0.00	2/18/2014	\$0	Not a market sale	Create Trust	Quit claim	10341598	1927	3,420	0	Stud-Brick Veneer	5,402	C-2	476-0566-000	7216 W Lincoln Ave
	3,468	\$50.46	8/23/2010	\$175,000	Valid improved sale		Warranty	9914940	1924	3,468	0	Brick, Solid	4,835	C-2	475-0444-000	6300 W Lincoln Ave
	3,500	\$59.43	1/16/2017	\$208,000	Valid improved sale		Warranty	10644076	1911	3,500	0	Stud-Ashlar Stone Ve	3,727	C-3	438-0254-000	1100 S 60 St
	3,575	\$48.95	11/22/2010	\$175,000	Valid improved sale	160k base - +\$10,000 PP	Warranty	9943296	1907	3,575	0	Stud-Ashlar Stone Ve	7,519	C-3	439-0343-000	1309 S 60 St
	3,640	\$42.14	10/28/2015	\$153,400	Not a market sale	foreclosure	Sheriff deed	10525591	1920	3,640	0	Stud-Brick Veneer	7,231	C-2	454-0295-001	6533 W Mitchell St
	3,640	\$57.69	4/18/2016	\$210,000	Valid improved sale	Bank sale - considered a market sale	pecial warrar	10557437	1920	3,640	0	Stud-Brick Veneer	7,231	C-2	454-0295-001	6533 W Mitchell St
	3,716	\$0.00	4/12/2013	\$0	Not a market sale	Not on open market Satisfaction of LC	Quit claim	10246717	1926	3,716	0	Stud-Brick Veneer	11,010	C-2	453-0752-002	1753 S 68 St
	3,762	\$39.87	5/15/2012	\$150,000	Not a market sale	FSBO to business associate on Land Contract after death of partner.	and contrac	10126953	1927	3,762	0	Brick, Solid	3,552	C-2	475-0553-001	6709 W Beloit Rd
	3,960	\$0.00	6/13/2014	\$0	Not a market sale	HT-110 Frank Piotrowski D.O.D. 10-5-2013 transferred to Sandra Piotrowski	r (see comn	10368876	1929	3,960	0	Stud-Brick Veneer	3,960	C-2	454-0578-000	6108 W Burnham St
	4,296	\$0.00	9/5/2017	\$0	Not a market sale	Seller relation to buyer: John Stanelle and Kevin Stanelle are brothers	Quit claim	10715228	1961	4,296	0	Cavity Brick w/Block I	15,028	M-1	417-0004-001	8924 W Schlinger Ave
	4,488	\$39.77	10/23/2019	\$178,500	Not a market sale	Seller relation to buyer: Grantor is Settlor of Grantee Revocable Trust Transfer type: Quit Claim Deed to Grantor created Trust	Quit claim	10927539	1923	4,488	0	Stud-Brick Veneer	3,572	C-2	440-0136-000	900 S 74 St

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4,488	\$49.02	6/30/2011	\$220,000	Valid improved sale	Land Contract at 6% interest over 7 years with \$22,000 down and seller financed \$198,000 loan. Property sold "as-is" and buyer is required to allow seller to act to preserve the liquor license on the property. These are considered to by typical terms.	.and contrac	10019675	1923	4,488	0	Stud-Brick Veneer	3,572	C-2	440-0136-000	900 S 74 St
4,488	\$0.00	1/14/2015	\$0	Not a market sale	Amendment to Land Contract	r (see comn	10430396	1923	4,488	0	Stud-Brick Veneer	3,572	C-2	440-0136-000	900 S 74 St
4,488	\$48.06	5/21/2015	\$215,700	Not a market sale	In lieu of foreclosure - defaulted on LC	Quit claim	10468341	1923	4,488	0	Stud-Brick Veneer	3,572	C-2	440-0136-000	900 S 74 St
4,620	\$0.00	4/27/2017	\$0	Not a market sale	Designate TOD beneficiaries	r (see comn	10671239	1911	4,620	0	Stud-Brick Veneer	11,718	C-2	451-0231-000	1454 S 92 St
4,620	\$0.00	4/27/2017	\$0	Not a market sale	-no MLS -no RETR	r (see comn	10671238	1911	4,620	0	Stud-Brick Veneer	11,718	C-2	451-0231-000	1454 S 92 St
9,204	\$39.11	8/31/2010	\$360,000	Not a market sale	Seller relation to buyer: husband/wife Transfer type: HT-110 Deed type: HT-110	Warranty	9919751	1943	9,204	0	Concrete Block	7,231	C-1	440-0242-000	1325 S 70 St
9,865	\$45.62	10/14/2019	\$450,000	Not a market sale	-no MLS	r (see comn	10928371	1924	9,865	0	Stud-Brick Veneer	9,845	C-3	439-0144-001	6422 W Greenfield Ave
11,520	\$30.38	2/25/2014	\$350,000	Not a market sale	Seller relation to buyer: Foreclosure / Sheriff's Sale Transfer type: Foreclosure / Sheriff's Sale Deed type: Sheriff's Deed	Warranty	10340461	1929	11,520	0	Stud-Brick Veneer	6,405	C-2	476-0442-000	7519 W Becher St
11,520	\$42.75	3/25/2016	\$492,501	Valid improved sale	Compulsion due ot excess vacancy	Warranty	10550748	1929	11,520	0	Stud-Brick Veneer	6,405	C-2	476-0442-000	7519 W Becher St
1,150	\$0.00	6/6/2011	\$0	Not a market sale	Satisfaction of LC	Warranty	10010299	1929	1,150	0	Brick, Solid	4,051	M-1	474-0034-000	1979 S 54 St

Tavern/Grill/Gentleman's Cl























West Allis Commercial Sales - 2010 to Present

ALL Improved Commercial Sales
Grouped by Property Type and sorted by Size

<u>Total SF</u>	<u>\$/SF</u>	<u>Sale Date</u>	<u>Price</u>	<u>SaleType</u>	<u>SaleNote</u>	<u>Deed</u>	<u>Doc #</u>	<u>Yr Blt</u>	<u>GSF</u>	<u>MezzS</u>	<u>Exterior</u>	<u>Lot SF</u>	<u>Zng</u>	<u>TaxKey</u>	<u>Property Address</u>
 1,158	\$94.99	5/13/2013	\$110,000	Not a market sale	Bank appraised subject property at \$81,700. Owner entered into lease-to-buy option agreement with consideration for \$110,000. Owner stated bank agreed to finance over-market deal if she used her free-and-clear personal residence as collateral. Option price is over-market by \$28,300. 2-year lease terms \$2,500 per month which does not get deducted from option price. JW 8/14/13	Warranty	10258349	1926	1,158	0	Concrete Block	3,572	C-2	453-0582-000	1641 S 68 St
 1,158	\$0.00	8/29/2019	\$0	Not a market sale	fulfilling land contract. Recorded in prior year (per WPAM).	Warranty	10905879	1926	1,158	0	Concrete Block	3,572	C-2	453-0582-000	1641 S 68 St
 1,158	\$72.45	5/29/2018	\$83,900	Valid improved sale		and contrac	10792521	1926	1,158	0	Concrete Block	3,572	C-2	453-0582-000	1641 S 68 St
 1,178	\$60.44	11/3/2010	\$71,200	Not a market sale	Sale includes 489-0037 & 489-0038	ial represen	9942624	1925	1,178	0	Stud-EIFS (Synthetic	5,489	C-2	489-0037-000	6901 W Beloit Rd
 1,211	\$184.89	9/25/2013	\$223,900	Not a market sale	to Trust related	Warranty	10362944	1919	1,211	0	Stud-Brick Veneer	5,388	C-2	478-0293-000	9000 W National Ave
 1,211	\$0.00	9/25/2013	\$0	Not a market sale	HT-110 Donald Weber D.O.D. 7-7-13 transferred to Phyllis Weber	r (see comm	10352063	1919	1,211	0	Stud-Brick Veneer	5,388	C-2	478-0293-000	9000 W National Ave
 1,391	\$71.89	4/16/2010	\$100,000	Valid improved sale		Warranty	9865556	1930	1,391	0	Concrete Block	5,271	C-2	489-0072-000	6851 W Beloit Rd
 1,392	\$0.00	4/30/2018	\$0	Not a market sale	Seller relation to buyer: Grantor to Trust Transfer type: Transfer to Grantor's Trust	Quit claim	10777404	1905	1,392	0	Stud-Walls-Wood Sid	10,846	C-3	438-0241-001	1016 S 60 St
 1,400	\$0.00	12/6/2012	\$0	Not a market sale	Not on open market. Satisfaction of LC	Warranty	10197982	1982	1,400	0	Concrete Block	15,240	C-2	474-0015-003	5401 W Burnham St
 1,552	\$0.00	6/21/2013	\$0	Not a market sale	Transferred from parents to children; parents retain life estate	Quit claim	10262065	1915	1,552	0	Stud-Rubble Stone V	6,395	C-2	453-0644-001	7205 W National Ave
 1,680	\$119.05	12/11/2018	\$200,000	Valid improved sale		Warranty	10835017	1925	1,680	0	Stud-Synthetic Masor	5,053	M-1	475-0328-000	6139 W Beloit Rd
 1,860	\$0.00	8/21/2019	\$0	Other (see commen	Seller relation to buyer: Transfer to Trust Transfer type: Transfer to Trust Deed type: Personal Representative's Deed	ial represen	10908599	1938	1,860	0	Block with Stucco	8,999	C-4	485-0001-001	2300 S 108 St
 2,560	\$0.00	12/6/2012	\$0	Not a market sale	Not on open market. Satisfaction of LC	Warranty	10197982	1934	2,560	0	Concrete Block	15,240	C-2	474-0015-003	5401 W Burnham St
 2,640	\$33.33	4/26/2011	\$88,000	Valid improved sale		Warranty	10002449	1928	2,640	0	Stud-Brick Veneer	2,785	C-2	453-1024-001	7033 W Becher St

West Allis Commercial Sales - 2010 to Present
















ALL Improved Commercial Sales
Grouped by Property Type and sorted by Size

	<u>Total SF</u>	<u>\$/SF</u>	<u>Sale Date</u>	<u>Price</u>	<u>SaleType</u>	<u>SaleNote</u>	<u>Deed</u>	<u>Doc #</u>	<u>Yr Blt</u>	<u>GSF</u>	<u>MezzS</u>	<u>Exterior</u>	<u>Lot SF</u>	<u>Zng</u>	<u>TaxKey</u>	<u>Property Address</u>
	2,696	\$202.15	2/5/2018	\$545,000	Valid improved sale		Warranty	10750838	1946	2,696	0	Stud-Stucco	22,651	C-3	446-0510-001	11904 W Greenfield Ave
	2,944	\$42.46	6/30/2017	\$125,000	Not a market sale	last on market 2013 - 2014	Warranty	10689960	1925	2,944	0	Brick with Block Back	2,701	C-2	474-0464-000	5630 W Lincoln Ave
	2,944	\$67.93	7/5/2017	\$200,000	Not a market sale	Satisfy 5/20/2006 land contract - sh	Warranty	10689959	1925	2,944	0	Brick with Block Back	2,701	C-2	474-0464-000	5630 W Lincoln Ave
	3,000	\$50.00	9/23/2015	\$150,000	Valid improved sale		Warranty	10509774	1925	3,000	0	Stud-Brick Veneer	3,600	C-2	455-0051-000	5826 W Burnham St
	4,320	\$45.83	7/15/2019	\$198,000	Not a market sale	fulfillment of Land Contract	Warranty	10891131	1929	4,320	0	Stud-Brick Veneer	4,259	C-1	453-0089-000	7211 W Greenfield Ave
	4,320	\$71.76	5/19/2017	\$310,000	Valid improved sale		and contrac	10676242	1929	4,320	0	Stud-Brick Veneer	4,259	C-1	453-0089-000	7211 W Greenfield Ave
	4,320	\$0.00	8/3/2016	\$0	Not a market sale	Satisfaction of LC	Warranty	10592597	1929	4,320	0	Stud-Brick Veneer	4,259	C-1	453-0089-000	7211 W Greenfield Ave
	4,901	\$260.15	5/19/2014	\$1,275,000	Not a market sale	Legal description incorrect on document, but was corrected in doc # 10366313.	Warranty	10360441	1950	4,901	0	Brick with Block Back	14,113	C-2	479-0676-004	9440 W National Ave
	4,901	\$0.00	6/9/2014	\$0	Not a market sale	Correct legal desc on doc #10360441	Warranty	10366313	1950	4,901	0	Brick with Block Back	14,113	C-2	479-0676-004	9440 W National Ave
	6,880	\$29.80	11/26/2010	\$205,000	Not a market sale		and contrac	9949730	1955	6,880	0	Concrete Block	17,379	C-2	487-0088-001	9105 W Lincoln Ave
	6,880	\$0.00	12/28/2018	\$0	Other (see commen	Transfer type: TO PUT IN THERE LLC	Quit claim	10838247	1955	6,880	0	Concrete Block	17,379	C-2	487-0088-001	9105 W Lincoln Ave
	6,880	\$0.00	8/25/2014	\$0	Not a market sale	Not on open market. Satisfaction of LC.	Warranty	10389382	1955	6,880	0	Concrete Block	17,379	C-2	487-0088-001	9105 W Lincoln Ave
	6,880	\$71.95	12/17/2018	\$495,000	Not a market sale	Not listed on any typical sources.	Warranty	10837309	1955	6,880	0	Concrete Block	17,379	C-2	487-0088-001	9105 W Lincoln Ave
	6,880	\$63.23	8/25/2014	\$435,000	Valid improved sale		Warranty	10389383	1955	6,880	0	Concrete Block	17,379	C-2	487-0088-001	9105 W Lincoln Ave
	13,942	\$32.28	8/30/2018	\$450,000	Valid improved sale		Warranty	10807982	1921	13,942	0	Concrete Block	24,567	C-2	450-0022-001	9411 W Greenfield Ave Unit R
	13,942	\$21.62	4/2/2015	\$301,400	Not a market sale	Foreclosure	Sheriff deed	10454383	1921	13,942	0	Concrete Block	24,567	C-2	450-0022-001	9411 W Greenfield Ave Unit R
	13,942	\$23.31	7/10/2015	\$325,000	Not a market sale	Bank sale of foreclosed property	pecial warrar	10479131	1921	13,942	0	Concrete Block	24,567	C-2	450-0022-001	9411 W Greenfield Ave Unit R
Tire Dealer																
	8,615	\$137.55	3/30/2018	\$1,185,000	Valid improved sale		pecial warrar	10763759	1966	7,645	970	Concrete Block	19,689	C-4	519-9995-002	10757 W National Ave
Truck Terminal																
	40,200	\$246.27	12/3/2015	\$9,900,000	Not a market sale	Code as not usable for Ratio	pecial warrar	10522176	1966	40,200	0	Concrete Block	535,517	M-1	481-9993-032	2025 S 114 St
	40,200	\$246.27	12/3/2015	\$9,900,000	Not a market sale	Code as not usable for Ratio	pecial warrar	10522176	1966	40,200	0	Concrete Block	535,517	M-1	481-9993-032	2025 S 114 St
	81,475	\$121.51	12/3/2015	\$9,900,000	Not a market sale	Code as not usable for Ratio	pecial warrar	10522176	1966	81,475	0	Concrete Block	535,517	M-1	481-9993-032	2025 S 114 St
	81,475	\$121.51	12/3/2015	\$9,900,000	Not a market sale	Code as not usable for Ratio	pecial warrar	10522176	1966	81,475	0	Concrete Block	535,517	M-1	481-9993-032	2025 S 114 St

Truck/Large Vehicle Repair












West Allis Commercial Sales - 2010 to Present

ALL Improved Commercial Sales
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 8,070	\$76.83	12/19/2011	\$620,000	Valid improved sale	Buyer indicated that the Emissions testing station would be closed in July. Recent news report indicates that new vendor for testing will provide service at area repair shops and dealerships.	Warranty	10068816	1986	8,070	0	Concrete Block, Text	121,837	M-1	413-9993-015	423 S Curtis Rd
Vetrinary Clinic															
 6,390	\$0.09	12/18/2018	\$600	Not a market sale	Ownership transferred: City of West Allis acquired 44F of land for road construction	Affidavit	10848251	2007	6,390	0	Concrete Block, Glaz	11,848	C-2	452-0701-000	1736 S 82 St
 6,390	\$0.00	10/3/2018	\$0	Not a market sale	Ownership transferred: City of West Allis acquired 44 SF of land for road construction	Warranty	10835449	2007	6,390	0	Concrete Block, Glaz	11,848	C-2	452-0701-000	1736 S 82 St
 11,490	\$130.55	2/2/2010	\$1,500,000	Not a market sale		Warranty	9845023	1973	11,490	0	Stud-Brick Veneer	40,377	C-4	523-9996-002	10827 W Oklahoma Ave
Warehouse with Office - Fl															
 1,092	\$104.40	5/6/2011	\$114,000	Valid improved sale	Seller was relocating business closer to home. On market 30 days per Buyer \$134,900 List price Listed with First Weber Cash sale per Buyer No PP allowance made.	Warranty	9996596	1928	1,092	0	Concrete Block	8,668	C-2	451-0084-000	8803 W Greenfield Ave
 1,092	\$112.64	5/11/2018	\$123,000	Valid improved sale		Warranty	10777740	1928	1,092	0	Concrete Block	8,668	C-2	451-0084-000	8803 W Greenfield Ave
 1,152	\$43.40	7/27/2017	\$50,000	Valid improved sale		Warranty	10696247	1926	1,152	0	Brick, Solid	3,615	C-2	476-0321-000	7234 W Becher St
 2,202	\$69.16	4/10/2015	\$152,300	Valid improved sale		Warranty	10456239	1932	2,202	0	Concrete Block	4,041	C-2	475-0449-000	6339 W Beloit Rd
 2,234	\$108.77	4/30/2010	\$243,000	Not a market sale		Warranty	9871482	1970	2,234	0	Brick with Block Back	7,649	C-2	450-0104-000	9611 W Greenfield Ave
 2,394	\$0.00	9/15/2017	\$0	Not a market sale	Seller relation to buyer: PARENT TO SON	Warranty	10711647	1950	2,394	0	Concrete Block	4,574	C-2	490-0250-000	6501 W Lincoln Ave
 2,448	\$20.42	9/7/2012	\$50,000	Valid improved sale	Below market sale, no info on marketing time etc.	Trustees	10163133	1950	2,448	0	Concrete Block	3,180	M-1	454-0389-000	6330 W Burnham St
 2,808	1,250.00	10/31/2016	\$3,510,000	Not a market sale		Warranty	10619901	1987	2,808	0	Stud-Brick Veneer	292,617	M-1	474-0002-002	2005 S 54 St
 2,808	\$0.00	5/31/2017	\$0	Not a market sale	-no MLS - both names have CRC in them, seems like the transfer is intercorporate	pecial warrar	10678851	1987	2,808	0	Stud-Brick Veneer	292,617	M-1	474-0002-002	2005 S 54 St
 3,505	\$0.00	11/4/2015	\$0	Not a market sale	Transfer to LLC	Quit claim	10515637	1929	3,505	0	Concrete Block	4,792	M-1	453-0757-000	1824 S 69 St
 3,505	\$20.83	10/28/2015	\$73,000	Not a market sale		Trustees	10515636	1929	3,505	0	Concrete Block	4,792	M-1	453-0757-000	1824 S 69 St














West Allis Commercial Sales - 2010 to Present

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 3,528	\$136.05	11/10/2010	\$480,000	Not a market sale	Beneficiary of grantor trust is sister-in-law of sole member of grantee.	Trustees	9941749	1971	3,528	0	Brick with Block Back	26,223	C-4	485-9990-004	2510 S 108 St
 3,600	\$0.00	7/12/2019	\$0	Other (see commen	Seller relation to buyer: INDIVIDUAL / TRUST Transfer type: TRANSFER FROM INDIVIDUAL TO TRUST	Quit claim	10889646	1946	3,600	0	Concrete Block	27,443	M-1	453-0797-002	1927 S 70 St
 4,000	\$0.00	7/12/2019	\$0	Other (see commen	Seller relation to buyer: INDIVIDUAL / TRUST Transfer type: TRANSFER FROM INDIVIDUAL TO TRUST	Quit claim	10889646	1962	4,000	0	Concrete Block	27,443	M-1	453-0797-002	1927 S 70 St
 4,906	\$0.00	6/5/2014	\$0	Not a market sale	Transfer to trust	Quit claim	10384967	1910	4,636	270	Stud-Vinyl Siding	9,695	RB-2	455-0018-001	1756 S 56 St
 4,933	\$40.54	11/7/2016	\$200,000	Not a market sale	Land Contract	.and contrac	10622940	1946	4,933	0	Brick with Block Back	25,117	M-1	475-0307-000	6127 W Beloit Rd
 4,933	\$28.38	4/9/2012	\$140,000	Not a market sale	Previous conveyance, James G Agnos to George J Dovinos, related parties. Current transfer between George J Dovinos and Peter G & Eugenia P Agnos is also related Granson to grandparents.	Quit claim	10108362	1946	4,933	0	Brick with Block Back	25,117	M-1	475-0307-000	6127 W Beloit Rd
 4,933	\$8.11	2/22/2012	\$40,000	Not a market sale	James G Agnos related to George J Dovinos Subsequent transfer between George J Dovinos and Peter G & Eugenia P Agnos is Granson to grandparents.	Warranty	10089424	1946	4,933	0	Brick with Block Back	25,117	M-1	475-0307-000	6127 W Beloit Rd
 5,376	\$47.25	4/25/2018	\$254,000	Other (see commen	Seller relation to buyer: Trust/Grantor Seller relation to buyer: Trust/Grantor Transfer type: Transfer from trust to grantor	Quit claim	10781940	1920	5,376	0	Concrete Block	14,398	C-2	453-0445-000	1827 S 76 St
 5,406	\$33.30	4/7/2017	\$180,000	Not a market sale	-no MLS	Warranty	10665159	1947	5,406	0	Concrete Block	8,320	M-1	474-0265-000	2141 S 55 St
 5,681	\$27.72	10/28/2015	\$157,500	Valid improved sale		Warranty	10513637	1961	5,681	0	Concrete Block	7,710	M-1	453-0665-000	1825 S 72 St
 6,080	\$32.89	8/31/2016	\$200,000	Valid improved sale		Warranty	10599482	1960	6,080	0	Concrete Block	23,914	M-1	481-9995-009	11016 W Becher St













West Allis Commercial Sales - 2010 to Present

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 6,080	\$36.18	10/1/2015	\$220,000	Valid improved sale	2 documents: #10505749 1/2 int - Estate of John K Deede to Jayme D & Wendy K Lippe (\$110,000) #10505750 1/2 int - Claudia J Deede Trust to Jayme D & Wendy K Lippe (\$110,000) Entered as 1 sale - John Deede conveyed his interest to Claudia Deede in a HT-110 doc #10443085 3-18-2015	r (see comn	10505749	1960	6,080	0	Concrete Block	23,914	M-1	481-9995-009	11016 W Becher St
 6,080	\$0.00	2/5/2015	\$0	Not a market sale	HT-110 John Deede D.O.D. 3-17-2014 transferred to Claudia Deede	r (see comn	10443085	1960	6,080	0	Concrete Block	23,914	M-1	481-9995-009	11016 W Becher St
 6,080	\$0.00	2/5/2015	\$0	Not a market sale	Transfer to trust	Warranty	10443086	1960	6,080	0	Concrete Block	23,914	M-1	481-9995-009	11016 W Becher St
 6,629	\$45.26	1/31/2019	\$300,000			Warranty	10847025	1946	6,629	0	Concrete Block	16,187	M-1	474-0526-000	5312 W Electric Ave
 8,050	\$78.26	7/30/2015	\$630,000	Not a market sale	Related parties	Trustees	10487006	1994	8,050	0	Concrete Block, Text	30,343	M-1	482-9999-024	2241 S 116 St
 8,050	\$81.99	11/23/2015	\$660,000	Valid improved sale		Warranty	10519550	1994	8,050	0	Concrete Block, Text	30,343	M-1	482-9999-024	2241 S 116 St
 8,560	\$0.00	1/6/2016	\$0	Not a market sale	No transfer return Create trust	ial represen	10533574	1993	8,560	0	Stud-Metal Siding	23,305	M-1	481-9993-031	11430 W Lincoln Ave
 9,424	\$29.71	10/23/2013	\$280,000	Valid improved sale		Warranty	10306278	1945	8,940	484	Concrete Block	12,316	M-1	453-0480-000	1909 S 74 St
 9,959	\$86.86	10/2/2017	\$865,000	Valid improved sale		Warranty	10718950	1945	7,889	2,070	Concrete Block, Text	56,541	M-1	474-0007-003	5000 W Lincoln Ave
 10,603	\$24.05	11/19/2010	\$255,000	Valid improved sale		Trustees	9942179	1928	10,603	0	Concrete Block	18,018	M-1	454-0391-001	6316 W Burnham St
 12,216	\$0.00	3/11/2019	\$0	Other (see commen	Seller relation to buyer: HUSBAND AND WIFE Transfer type: REMOVE DECEASED SPOUSE FROM TITLE Deed type: TERMINATION OF DECEDENT'S INTEREST	of decedent:	10859902	1961	12,000	216	Concrete Block	43,031	M-1	481-9995-019	11022 W Becher St
 12,216	\$0.00	3/11/2019	\$0	Other (see commen	Seller relation to buyer: TRUSTEE OF TRUST Transfer type: TRANSFER TITLE TO TRUST	Quit claim	10859904	1961	12,000	216	Concrete Block	43,031	M-1	481-9995-019	11022 W Becher St
 12,216	\$51.16	8/22/2019	\$625,000			Warranty	10902726	1961	12,000	216	Concrete Block	43,031	M-1	481-9995-019	11022 W Becher St

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 12,294	\$0.00	8/28/2018	\$0	Other (see commen	Seller relation to buyer: TERMINATION OF DECEDENTS INTEREST Transfer type: TERMINATION OF DECEDENT'S INTEREST Deed type: TERMINATION OF DECEDENT'S INTEREST	of decedent	10810226	1946	12,294	0	Concrete Block	10,759	M-1	474-0509-002	2213 S 54 St
 12,294	\$0.00	8/28/2018	\$0	Other (see commen	Seller relation to buyer: Trustee to Beneficiary Transfer type: Trustee to Beneficiary Deed type: Trustees Deed	Trustees	10812951	1946	12,294	0	Concrete Block	10,759	M-1	474-0509-002	2213 S 54 St
 12,294	\$0.00	11/30/2012	\$0	Not a market sale	No Transfer Return. Transfer on Death - Related	Warranty	10192170	1946	12,294	0	Concrete Block	10,759	M-1	474-0509-002	2213 S 54 St
 13,810	\$5.43	6/21/2016	\$75,000	Valid improved sale		Trustees	10577165	1935	13,810	0	Concrete Block	13,199	M-1	453-0756-000	1829 S 68 St
 14,000	\$67.50	7/1/2014	\$945,000	Not a market sale	Sale of duress	Warranty	10375250	1995	14,000	0	Concrete Block, Textu	79,574	M-1	481-9991-011	11330 W Lincoln Ave
 15,000	\$261.67	5/28/2013	\$3,925,000	Not a market sale	Sale includes 448-9983-002 & 448-9986-008. No market exposure	Warranty	10256419	1996	15,000	0	Single-Metal on Steel	377,296	M-1	448-9983-002	10923 W Mitchell St
 15,978	\$0.00	9/25/2018	\$0	Other (see commen	Seller relation to buyer: Transfer from Trustee of Revocable Trust to Trust Beneficiaries Transfer type: Transfer from Trustee of Revocable Trust to Trust Beneficiaries Deed type: Trustee's Deed	Trustees	10818172	1959	15,978	0	Concrete Block	38,149	C-2	442-0381-012	1001 S 84 St
 18,000	\$46.94	9/5/2014	\$845,001	Not a market sale	Per Kristi in Development \$845,000 sale price for 481-9993-010 & 481-9993-013 \$1 sale price for 481-9993-012	Warranty	10397407	2016	18,000	0	Single-Metal, Tex Cov	276,038	M-1	481-9993-034	11406 W Rogers St
 18,000	\$55.28	11/12/2015	\$995,000	Valid improved sale		Warranty	10517153	1978	18,000	0	PE-Metal Sandwich F	59,634	M-1	481-9998-007	10950 W Rogers St
 18,416	\$76.02	10/28/2019	\$1,400,000		Deed type: Special Warranty Deed	pecial warrar	10921322	1976	16,976	1,440	Concrete Block	61,539	M-1	413-9994-011	12200 W Adler Ln
 18,712	\$16.41	4/17/2018	\$307,000	Valid improved sale		Warranty	10771725	1947	18,712	0	Concrete Block	10,787	M-1	474-0036-001	1959 S 54 St
 18,712	\$0.00	9/7/2017	\$0	Not a market sale	Seller relation to buyer: PARTNERSHIP / PARTNER Ownership transferred: 1/3 INTEREST Transfer type: TRANSFER OF PARTIAL INTEREST TO PARTNER	Quit claim	10726126	1947	18,712	0	Concrete Block	10,787	M-1	474-0036-001	1959 S 54 St

















West Allis Commercial Sales - 2010 to Present

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19,037	\$10.51	12/8/2011	\$200,000	Valid improved sale	Motor Castings Company is JOSEPH F KEMPEN	Warranty	10061966	1925	19,037	0	Concrete Block	26,570	M-1	439-0140-001	1339 S 65 St
19,314	\$44.79	10/2/2017	\$865,000	Valid improved sale		Warranty	10718950	1982	19,314	0	Concrete Block, Textu	56,541	M-1	474-0007-003	5000 W Lincoln Ave
19,640	\$0.00	10/29/2012	\$0	Not a market sale	Not on open market. Satisfaction of LC.	Warranty	10180268	1971	18,320	1,320	Concrete Block	47,785	M-1	481-9995-022	11104 W Becher St
19,768	\$0.00	5/31/2017	\$0	Not a market sale	-no MLS - both names have CRC in them, seems like the transfer is intercorporate	pecial warrar	10678851	1940	19,768	0	Concrete Block, Textu	292,617	M-1	474-0002-002	2005 S 54 St
19,768	\$177.56	10/31/2016	\$3,510,000	Not a market sale		Warranty	10619901	1940	19,768	0	Concrete Block, Textu	292,617	M-1	474-0002-002	2005 S 54 St
20,480	\$0.00	12/23/2014	\$0	Other (see commen	Not on open market Satisfaction of LC	Warranty	10427563	1972	20,480	0	Concrete Block	47,175	M-1	413-9994-015	203 S Curtis Rd
21,108	\$40.27	5/26/2016	\$850,000	Valid improved sale		Warranty	10569524	1977	21,108	0	Concrete Block	43,778	M-1	481-9993-019	11520 W Lincoln Ave
21,108	\$0.00	12/21/2015	\$0	Not a market sale	transfer to beneficiary	Trustees	10528808	1977	21,108	0	Concrete Block	43,778	M-1	481-9993-019	11520 W Lincoln Ave
22,187	\$0.00	5/31/2017	\$0	Not a market sale	-no MLS - both names have CRC in them, seems like the transfer is intercorporate	pecial warrar	10678851	1940	22,187	0	Brick with Block Back	292,617	M-1	474-0002-002	2005 S 54 St
22,187	\$158.20	10/31/2016	\$3,510,000	Not a market sale		Warranty	10619901	1940	22,187	0	Brick with Block Back	292,617	M-1	474-0002-002	2005 S 54 St
23,206	\$96.96	11/2/2017	\$2,250,000	Valid improved sale		Warranty	10726538	1993	21,590	1,616	Concrete Block, Textu	35,569	M-1	474-0264-004	2075 S 55 St
23,379	\$0.00	2/29/2012	\$0	Not a market sale	In lieu of foreclosure	Quit claim	10089909	1991	21,371	2,008	Concrete Block, Textu	35,153	M-1	474-0264-005	2121 S 55 St
23,379	\$29.94	9/30/2014	\$700,000	Valid improved sale		Warranty	10401746	1991	21,371	2,008	Concrete Block, Textu	35,153	M-1	474-0264-005	2121 S 55 St
23,379	\$33.15	7/1/2019	\$775,000			Warranty	10885381	1991	21,371	2,008	Concrete Block, Textu	35,153	M-1	474-0264-005	2121 S 55 St
23,655	\$27.48	8/15/2016	\$650,000	Valid improved sale		Warranty	10593386	1978	23,255	400	Concrete Block	47,342	M-1	481-9993-021	2242 S 116 St
24,136	1,863.98	4/3/2012	\$44,988,968	Not a market sale	Sale includes 13 parcels - only 1 in West Allis	Warranty	10101738	2002	24,136	0	Concrete Block, Textu	86,329	M-1	414-9992-018	11420 W Theo Trecker Way
24,136	\$372.89	10/19/2016	\$9,000,000	Valid improved sale	Sale includes 414-9992-011, 414-9992-017 & 414-9992-018	pecial warrar	10615780	2002	24,136	0	Concrete Block, Textu	86,329	M-1	414-9992-018	11420 W Theo Trecker Way
29,900	\$15.05	9/30/2019	\$450,000			Warranty	10912162	1966	29,900	0	Concrete Block	87,668	M-1	475-0038-002	6048 W Beloit Rd
30,185	\$28.16	4/19/2017	\$850,000	Not a market sale	Seller relation to buyer: Member Contribution to LLC Transfer type: Trust Disbursement -no MLS	Quit claim	10669732	2018	30,185	0	Stud-Metal Siding	152,395	M-1	474-0001-000	5317 W Burnham St
30,185	\$28.16	8/3/2017	\$850,000	Valid improved sale		Warranty	10699955	2018	30,185	0	Stud-Metal Siding	152,395	M-1	474-0001-000	5317 W Burnham St
30,185	\$271.66	12/12/2018	\$8,200,000	Valid improved sale	Deed type: Special Warranty Deed	pecial warrar	10834910	2018	30,185	0	Stud-Metal Siding	152,395	M-1	474-0001-000	5317 W Burnham St














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 30,185	\$0.00	1/1/2017	\$0	Not a market sale	Seller relation to buyer: Trust to Beneficiary Transfer type: Trust Disbursement Deed type: Trustee's Deed -no MLS	Trustees	10669731	2018	30,185	0	Stud-Metal Siding	152,395	M-1	474-0001-000	5317 W Burnham St
 30,904	\$0.00	5/31/2017	\$0	Not a market sale	-no MLS - both names have CRC in them, seems like the transfer is intercorporate	pecial warrar	10678851	1962	30,904	0	Concrete Block, Textu	292,617	M-1	474-0002-002	2005 S 54 St
 30,904	\$113.58	10/31/2016	\$3,510,000	Not a market sale		Warranty	10619901	1962	30,904	0	Concrete Block, Textu	292,617	M-1	474-0002-002	2005 S 54 St
 33,397	\$35.93	10/6/2011	\$1,200,000	Valid improved sale		Warranty	10043431	1977	33,397	0	Concrete, Formed	107,811	M-1	481-9993-015	2100 S 116 St
 34,504	\$176.51	1/9/2018	\$6,090,456	Valid improved sale	Deed type: Special Warranty Deed	pecial warrar	10743387	1967	34,504	0	Brick with Block Back	181,205	C-4	520-9965-028	11333 W National Ave
 36,090	\$15.26	5/8/2014	\$550,741	Not a market sale	Foreclosure	Sheriff deed	10363695	1941	34,962	1,128	Concrete Block	62,722	M-1	474-0241-000	2081 S 56 St
 36,090	\$16.87	2/25/2015	\$609,000	Not a market sale	Foreclosure Liquidation	pecial warrar	10442622	1941	34,962	1,128	Concrete Block	62,722	M-1	474-0241-000	2081 S 56 St
 36,652	\$12.28	9/30/2019	\$450,000			Warranty	10912162	1928	36,652	0	Cavity Concrete Blocl	87,668	M-1	475-0038-002	6048 W Beloit Rd
 37,478	\$29.26	3/3/2017	\$1,096,733	Not a market sale		Warranty	10654050	1967	36,428	1,050	Concrete Block	57,935	M-1	481-9994-003	11331 W Rogers St
 37,478	\$34.39	6/26/2013	\$1,288,763	Not a market sale	Foreclosure	Sheriff deed	10296473	1967	36,428	1,050	Concrete Block	57,935	M-1	481-9994-003	11331 W Rogers St
 40,446	\$222.52	10/19/2016	\$9,000,000	Valid improved sale	Sale includes 414-9992-011, 414-9992-017 & 414-9992-018	pecial warrar	10615780	1986	40,446	0	Brick with Block Back	138,196	M-1	414-9992-011	11300 W Theo Trecker Way
 40,446	\$158.01	4/3/2012	\$6,390,841	Valid improved sale	Sale includes 414-9992-011 & 414-9992-017	Warranty	10101736	1986	40,446	0	Brick with Block Back	138,196	M-1	414-9992-011	11300 W Theo Trecker Way
 43,176	\$37.80	2/7/2017	\$1,632,000	Not a market sale	-no MLS	Warranty	10647880	1967	43,176	0	Concrete Block, Textu	74,618	M-1	449-9980-008	1735 S 106 St
 54,898	\$51.60	1/5/2016	\$2,833,000	Valid improved sale		Trustees	10530302	1972	54,898	0	Concrete Block	156,903	M-1	481-9993-033	2030 S 116 St
 62,821	\$13.45	9/5/2014	\$845,001	Not a market sale	Per Kristi in Development \$845,000 sale price for 481-9993-010 & 481-9993-013 \$1 sale price for 481-9993-012	Warranty	10397407	2015	58,996	3,825	Concrete, Tilt-up	141,833	M-1	481-9993-035	11528 W Rogers St
 67,366	\$31.40	9/30/2011	\$2,115,000	Valid improved sale	Lifetime Transition Strategies LLC is: TERRY LYLE MATHER 1433 NORTH WATER ST. MILWAUKEE , WI 53202 DDP LLC is: JAMES L DORMAN 10600 WEST MITCHELL STREET WEST ALLIS , WI 53214	Warranty	10043524	1961	63,350	4,016	Concrete Block	105,851	C-3	449-9981-009	1650 S 108 St















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 67,366	\$37.11	4/1/2015	\$2,500,000	Not a market sale	Seller retained minority % of ownership	Warranty	10448625	1961	63,350	4,016	Concrete Block	105,851	C-3	449-9981-009	1650 S 108 St
 78,100	\$10.82	9/5/2014	\$845,001	Not a market sale	Per Kristi in Development \$845,000 sale price for 481-9993-010 & 481-9993-013 \$1 sale price for 481-9993-012	Warranty	10397407	2015	71,500	6,600	Concrete, Tilt-up	276,038	M-1	481-9993-034	11406 W Rogers St
 80,600	\$43.55	10/31/2016	\$3,510,000	Not a market sale		Warranty	10619901	1906	80,600	0	Concrete Block, Text	292,617	M-1	474-0002-002	2005 S 54 St
 80,600	\$0.00	5/31/2017	\$0	Not a market sale	-no MLS - both names have CRC in them, seems like the transfer is intercorporate	pecial warrar	10678851	1906	80,600	0	Concrete Block, Text	292,617	M-1	474-0002-002	2005 S 54 St
 84,120	\$10.10	8/3/2017	\$850,000	Valid improved sale		Warranty	10699955	1914	84,120	0	Brick, Solid	152,395	M-1	474-0001-000	5317 W Burnham St
 84,120	\$0.00	1/1/2017	\$0	Not a market sale	Seller relation to buyer: Trust to Beneficiary Transfer type: Trust Disbursement Deed type: Trustee's Deed	Trustees	10669731	1914	84,120	0	Brick, Solid	152,395	M-1	474-0001-000	5317 W Burnham St
 84,120	\$10.10	4/19/2017	\$850,000	Not a market sale	-no MLS	Quit claim	10669732	1914	84,120	0	Brick, Solid	152,395	M-1	474-0001-000	5317 W Burnham St
 84,120	\$97.48	12/12/2018	\$8,200,000	Valid improved sale	Seller relation to buyer: Member Contribution to LLC Transfer type: Trust Disbursement	pecial warrar	10834910	1914	84,120	0	Brick, Solid	152,395	M-1	474-0001-000	5317 W Burnham St
 107,029	\$30.20	4/4/2016	\$3,232,800	Not a market sale	-no MLS	pecial warrar	10552443	1973	103,279	3,750	Concrete, Precast Pa	202,621	M-1	415-9992-004	650 S 108 St
 107,826	\$36.40	5/28/2013	\$3,925,000	Not a market sale	Convert partnership to LLC	Warranty	10256419	1959	107,442	384	Block with Stucco	377,296	M-1	448-9983-002	10923 W Mitchell St
 113,671	\$60.81	2/4/2015	\$6,912,291	Valid improved sale	Sale includes 448-9983-002 & 448-9986-008. No market exposure	pecial warrar	10432790	1998	113,671	0	Concrete, Tilt-up	252,420	M-1	439-0001-027	6736 W Washington St
 113,671	\$60.81	2/4/2015	\$6,912,291	Valid improved sale	Sales transaction appears to be valid. However, based on review of 21 distribution warehouse comparables sold recently the subject's unit price of \$60 PSF is well above market parameters of \$40-\$45 PSF. Thus, it should be considered an outlier.	pecial warrar	10432790	1998	113,671	0	Concrete, Tilt-up	252,420	M-1	439-0001-027	6736 W Washington St
Warehouse with Office - Op															
 5,400	\$169.44	6/16/2016	\$915,000	Valid improved sale		Warranty	10577419	2003	5,400	0	PE-Cold Storage Met	109,664	M-1	413-9999-025	430 S Curtis Rd













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 5,400	\$169.44	6/16/2016	\$915,000	Valid improved sale		Warranty	10577419	2000	5,400	0	PE-Cold Storage Met	109,664	M-1	413-9999-025	430 S Curtis Rd
 10,800	\$84.72	6/16/2016	\$915,000	Valid improved sale		Warranty	10577419	1979	10,800	0	Single-Metal on Steel	109,664	M-1	413-9999-025	430 S Curtis Rd
 16,737	\$0.00	6/6/2019	\$0	Other (see commen	Seller relation to buyer: GRANTOR IS SOLE MEMBER OF LLC Transfer type: TRANSFER FROM GRANTOR TO GRANTOR'S LLC	Warranty	10901568	1981	15,137	1,600	Brick with Block Back	173,931	M-1	413-9993-016	345 S Curtis Rd
 22,775	\$17.56	12/28/2012	\$400,000	Other (see commen	Manufacturing	Warranty	10208924	1956	22,775	0	Concrete Block	25,308	M-1	453-0549-001	1820 S 73 St
 31,840	\$0.00	6/6/2019	\$0	Other (see commen	Seller relation to buyer: GRANTOR IS SOLE MEMBER OF LLC Transfer type: TRANSFER FROM GRANTOR TO GRANTOR'S LLC	Warranty	10901568	1981	30,560	1,280	Brick with Block Back	173,931	M-1	413-9993-016	345 S Curtis Rd
Warehouse/Distribution															
 4,776	\$85.85	12/12/2014	\$410,000	Not a market sale	Broker purchased his own listing at reduced value	Trustees	10419880	1957	4,776	0	Concrete Block	23,871	C-3	417-0003-004	9010 W Schlinger Ave
 4,776	\$110.97	1/30/2018	\$530,000	Valid improved sale		Warranty	10748645	1957	4,776	0	Concrete Block	23,871	C-3	417-0003-004	9010 W Schlinger Ave
 4,776	\$110.97	1/30/2018	\$530,000	Valid improved sale		Warranty	10748645	1959	4,776	0	Concrete Block	23,871	C-3	417-0003-004	9010 W Schlinger Ave
 4,776	\$85.85	12/12/2014	\$410,000	Not a market sale	Broker purchased his own listing at reduced value	Trustees	10419880	1959	4,776	0	Concrete Block	23,871	C-3	417-0003-004	9010 W Schlinger Ave
 4,860	\$38.07	6/29/2015	\$185,000	Valid improved sale	Changed mailing address for grantee to be 27515 Durand Ave, Burlington, WI 53105. Janice in Bldg Insp informed us that we had the wrong address. Verified the address with USPS. (Transfer return had wrong address)	Warranty	10474913	1950	4,860	0	Concrete Block	72,652	M-1	475-0034-004	6036 W Beloit Rd
 6,495	\$61.25	3/29/2015	\$397,800	Not a market sale	Sale includes a parcel in Milwaukee	Warranty	10446659	1982	6,495	0	Concrete, Tilt-up	44,475	C-2	442-0322-001	8515 W Schlinger Ave
 7,350	\$68.18	2/16/2017	\$501,137	Valid improved sale	-no MLS	Warranty	10651299	1980	7,350	0	PE-Cld Str Stain Stee	30,666	M-1	481-9993-009	11408 W Lincoln Ave
 7,600	\$46.05	5/9/2016	\$350,000	Valid improved sale		Warranty	10563189	1962	7,600	0	Stud-Metal Siding	28,445	M-1	413-9994-012	12222 W Adler Ln
 14,750	\$372.88	7/11/2017	\$5,500,000	Valid improved sale		Warranty	10692152	2018	14,750	0	Stud-Metal Siding	121,169	M-1	413-9999-035	232 S Curtis Rd








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 14,750	\$36.30	4/4/2016	\$535,400	Valid improved sale	2 documents to describe entire parcel: Doc # 10552530 Sale Price \$1,087,100 Doc # 10552531 Sale Price \$535,400 Total of two conveyances is \$1,622,500. Both transactions appear to be arm's length and should be considered.	Special Warranty	10552531	2018	14,750	0	Stud-Metal Siding	121,169	M-1	413-9999-035	232 S Curtis Rd
 14,750	\$73.70	3/30/2016	\$1,087,100	Valid improved sale	2 documents to describe entire parcel: Doc # 10552530 Sale Price \$1,087,100 Doc # 10552531 Sale Price \$535,400 Two conveyances equal \$1,622,500. Both transactions appear to be arm's length and should be considered.	Warranty	10552530	2018	14,750	0	Stud-Metal Siding	121,169	M-1	413-9999-035	232 S Curtis Rd
 14,750	\$593.22	6/19/2018	\$8,750,000	Valid improved sale	Deed type: Special Warranty Deed	Special Warranty	10787119	2018	14,750	0	Stud-Metal Siding	121,169	M-1	413-9999-035	232 S Curtis Rd
 19,140	\$0.00	11/2/2011	\$0	Not a market sale	Purchased 99' x 250' from neighboring property.	Warranty	10061094	1980	18,600	540	Concrete Block	109,486	M-1	481-9992-017	11139 W Becher St
 26,127	\$34.45	1/2/2018	\$900,000	Valid improved sale	Deed type: Special Warranty Deed	Special Warranty	10741513	1972	25,000	1,127	Concrete Block	175,308	M-1	449-9981-015	1634 S 108 St
 29,483	\$76.32	11/2/2017	\$2,250,000	Valid improved sale		Warranty	10726538	1992	23,800	5,683	Concrete Block, Textu	35,589	M-1	474-0264-003	2074 S 56 St
 30,231	\$23.16	12/21/2017	\$700,000	Valid improved sale		Warranty	10739386	1951	28,801	1,430	Concrete Block	36,285	M-1	474-0010-002	5300 W Lincoln Ave
 30,231	\$0.00	1/8/2015	\$0	Not a market sale	Member to LLC	Warranty	10425946	1951	28,801	1,430	Concrete Block	36,285	M-1	474-0010-002	5300 W Lincoln Ave
 37,024	\$5.40	7/10/2015	\$200,000	Valid improved sale		Warranty	10480771	1922	37,024	0	Brick, Solid	35,022	M-1	452-0475-000	8301 W Lapham St
 39,512	\$19.61	6/23/2014	\$775,000	Not a market sale	Buyer was tenant	Warranty	10374906	1943	39,512	0	PE-Metal Sandwich F	85,029	M-1	452-0498-002	1640 S 83 St
 51,471	\$32.06	12/1/2011	\$1,650,000	Valid improved sale	No transfer return	Warranty	10058978	1962	51,471	0	Brick with Block Back	161,128	M-1	449-9999-003	1535 S 101 St
 61,303	\$8.32	6/27/2018	\$510,000	Valid improved sale	Deed type: Trustee's Deed	Trustees	10789463	1942	61,303	0	Curtain-Masonry Pan	141,962	M-1	475-0006-001	6525 W Burnham St

West Allis Commercial Sales - 2010 to Present

ALL Improved Commercial Sales
Grouped by Property Type and sorted by Size

<u>Total SF</u>	<u>\$/SF</u>	<u>Sale Date</u>	<u>Price</u>	<u>SaleType</u>	<u>SaleNote</u>	<u>Deed</u>	<u>Doc #</u>	<u>Yr Blt</u>	<u>GSF</u>	<u>MezzS</u>	<u>Exterior</u>	<u>Lot SF</u>	<u>Zng</u>	<u>TaxKey</u>	<u>Property Address</u>
 88,542	\$6.05	4/4/2016	\$535,400	Valid improved sale	2 documents to describe entire parcel: Doc # 10552530 Sale Price \$1,087,100 Doc # 10552531 Sale Price \$535,400 Total of two conveyances is \$1,622,500. Both transactions appear to be arm's length and should be considered.	Special Warranty	10552531	1963	49,086	39,456	Concrete Block	121,169	M-1	413-9999-035	232 S Curtis Rd
 88,542	\$98.82	6/19/2018	\$8,750,000	Valid improved sale	Deed type: Special Warranty Deed	Special Warranty	10787119	1963	49,086	39,456	Concrete Block	121,169	M-1	413-9999-035	232 S Curtis Rd
 88,542	\$12.28	3/30/2016	\$1,087,100	Valid improved sale	2 documents to describe entire parcel: Doc # 10552530 Sale Price \$1,087,100 Doc # 10552531 Sale Price \$535,400 Two conveyances equal \$1,622,500. Both transactions appear to be arm's length and should be considered.	Warranty	10552530	1963	49,086	39,456	Concrete Block	121,169	M-1	413-9999-035	232 S Curtis Rd
 88,542	\$62.12	7/11/2017	\$5,500,000	Valid improved sale		Warranty	10692152	1963	49,086	39,456	Concrete Block	121,169	M-1	413-9999-035	232 S Curtis Rd
Warehouse/Self Storage															
 152,209	\$13.14	10/3/2014	\$2,000,000	Not a market sale	Sale includes 484-9986-013 & 484-9986-014	Special Warranty	10401045	1967	109,376	42,832	Concrete Block	183,720	M-1	484-9986-013	11100 W Cleveland Ave
 152,209	\$51.25	8/24/2016	\$7,800,000	Valid improved sale	Sale includes 484-9986-013 & 484-9986-014	Special Warranty	10598812	1967	109,376	42,832	Concrete Block	183,720	M-1	484-9986-013	11100 W Cleveland Ave
 152,209	\$70.63	2/6/2018	\$10,750,000	Valid improved sale	Deed type: Special Warranty Deed	Special Warranty	10750671	1967	109,376	42,832	Concrete Block	183,720	M-1	484-9986-013	11100 W Cleveland Ave