

PROPERTY REPORT

# N9747 Fisher Ave, Willard, WI 54493



Presented by

## Jennifer Holliday

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**Assured Realty  
Solutions**

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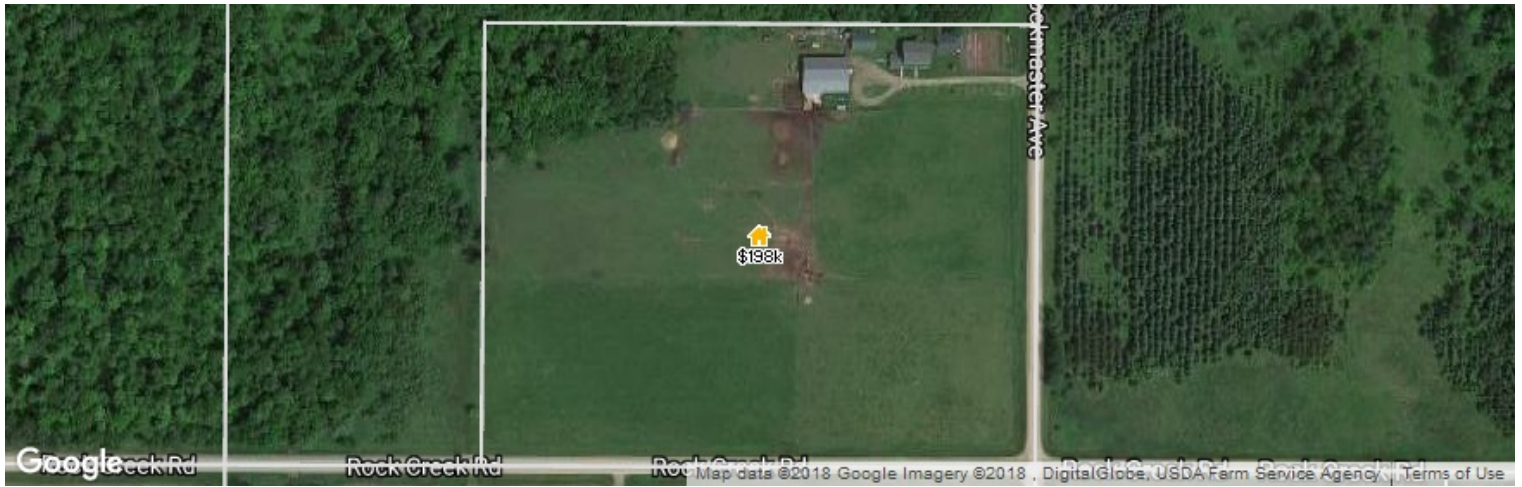
ASSURED REALTY SOLUTIONS

200 Mason Street

Suite 18

Onalaska, WI 54650

# N9747 Fisher Ave, Willard, WI 54493



Legend: 🏠 Subject Property

WITHDRAWN  
• MLS Listing 1705603: 8/23/2017

## List Price

# \$199,900

Withdrawn Date: 12/12/2017  
Days in RPR: 111

## Current Estimated Value

# \$198,000

Last AVM Update: 2/27/2018

AVM Est. Range: \$168,300 – \$227,700

AVM Confidence: ★★★★★

➡ AVM Change - Last 1 Month: –

⬆ AVM Change - Last 12 Months: 10%

*This report contains data and information that is publicly available and/or licensed from third parties and is provided to you on an "as is" and "as available" basis. The information is not verified or guaranteed. Neither this report nor the estimated value of a property is an appraisal of the property. Any valuation shown in this report has been generated by use of proprietary computer software that assembles publicly available property records and certain proprietary data to arrive at an approximate estimate of a property's value. Some portions of this report may have been provided by an RPR user; RPR is not responsible for any content provided by its users. RPR and its information providers shall not be liable for any claim or loss resulting from the content of, or errors or omissions in, information contained in this report.*

# Home Facts

## Public Remarks

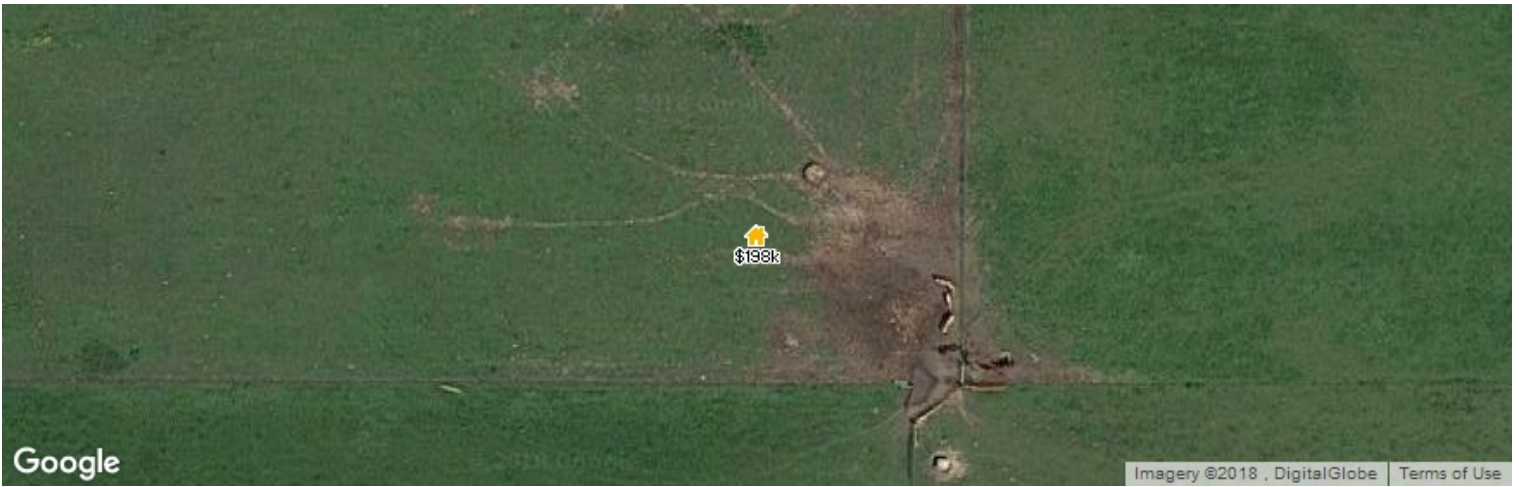
Gorgeous Amish hobby farm on 14 beautiful acres you just have to see to appreciate. This 6+ bedroom quality built home has real hardwood floors and a full basement and a guest home next to it. The large pole shed can shelter your animals and provide ample storage plus a shop to do your projects. Electric and plumbing could easily be added to this home because of the basement. Enjoy the country and the awesome views from this unique property.

Home Facts	Public Facts	Listing Facts	Realtor Refinements
Property Type	Single Family Residence	Single Family Residence	Single Family Residence
Property Subtype	Single Family	Single Family	Single Family
Bedrooms	-	6	6
Total Baths	-	-	0
Full Baths	-	-	0
Partial Baths	-	-	0
Living Area (sq ft)	-	2,600	2,600
Lot Size	14 acres	14 acres	14 acres
Lot Dimensions	14.000 AC	-	14
Basement (sq ft)	-	-	1,800
Garage	-	Detached	Yes
Garage (spaces)	-	2	2
Pool	-	-	No
Roofing	-	Shingle	Shingle
Heating	-	Wood	Wood
Basement	-	Full	Full
Exterior Walls	-	Vinyl	Vinyl

## Homeowner Facts

Owner Name (Public)	Amos Hochstetler; Emma A Hochstetler
Mailing Address	N9747 Fisher Ave Willard WI 54493-9513
Owner Occupied	Probable

# Extended Home Facts



Legend: 🏠 Subject Property

## Interior Features

<b>Basement</b>	Full
<b>Floor</b>	Wood
<b>Heating</b>	Wood
<b>Main Level Square Feet Range High</b>	1400 sq ft
<b>Main Level Square Feet Range Low</b>	1400 sq ft
<b>Approximate Above Ground</b>	2600 sq ft

## Exterior Features

<b>Garage</b>	Detached
<b>Roof</b>	Shingle
<b>Sewer</b>	Private Water/No Septic
<b>General</b>	Porch, Outbuilding, Fenced Yard

## Exterior Details

<b>Lot Size - Square Feet</b>	609840 sq ft
<b>Lot Size - Acres</b>	14.000 ac

## Location Details

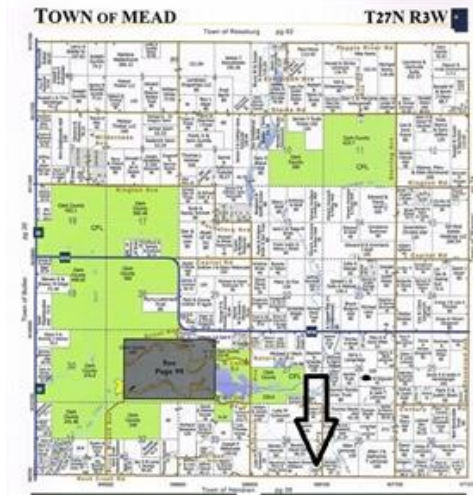
<b>Directions to Property</b>	6 miles west of Greenwood on Hwy G/Rock Creek Rd. the north on Fisher
<b>Subdivision</b>	Mead, Town Of
<b>Area Description</b>	Marshfield
<b>Walkability Score (out of 5)</b>	Overall: 2   Amenity: 2   Leisure: 2.3

## Schools (based on location)

<b>Elementary School</b>	Greenwood Elementary School
<b>Middle School</b>	Greenwood High School
<b>High School</b>	Greenwood High School
<b>School District</b>	Greenwood School District

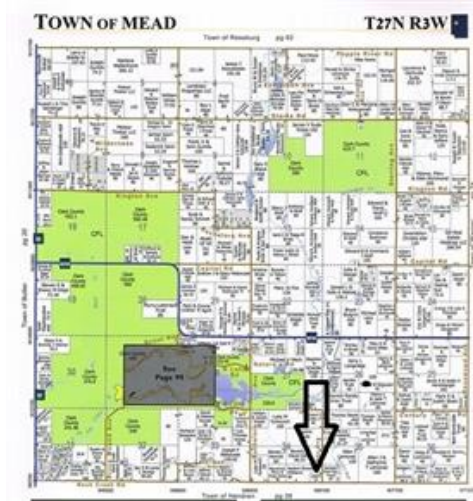
# Property Photos





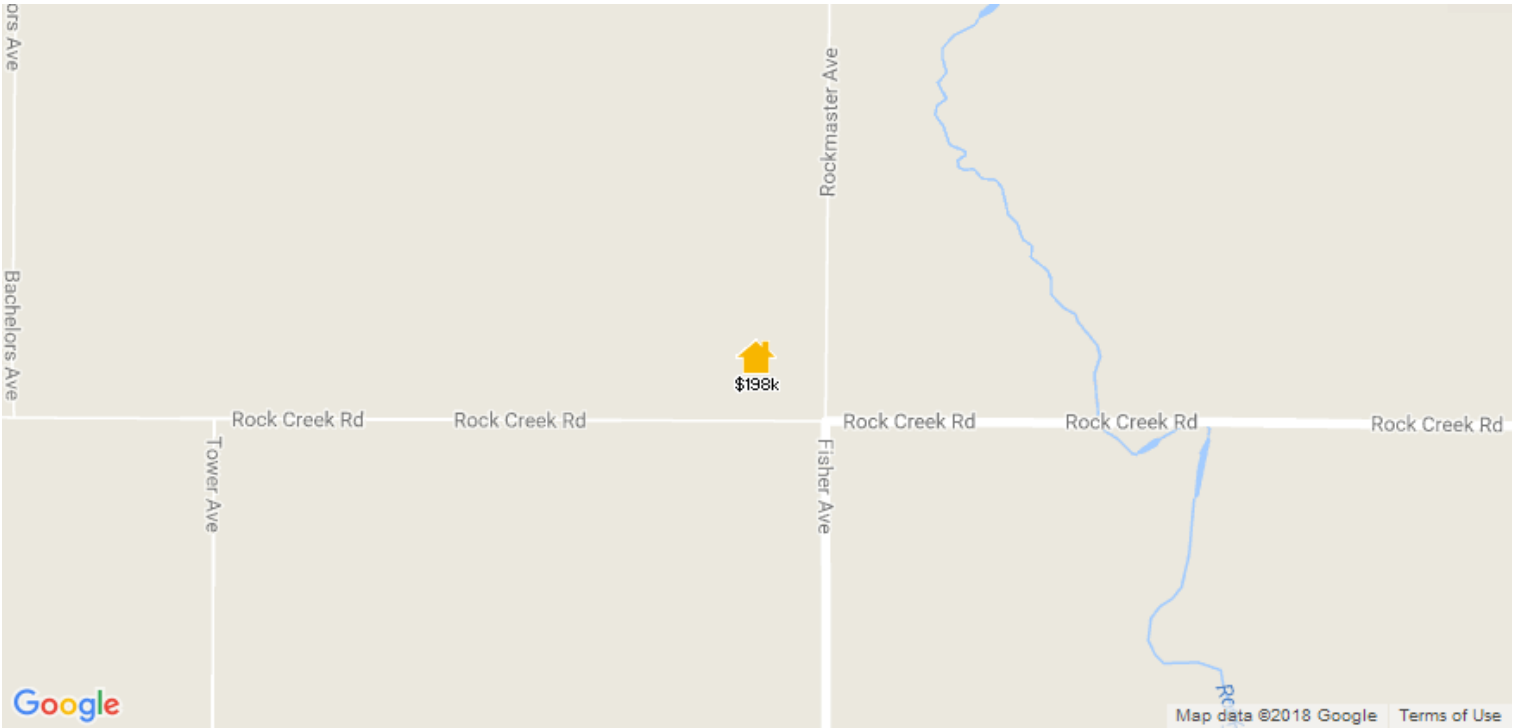
# Historical Photos







# Comps and Adjustments



LEGEND: Subject Property Pending For Sale or For Lease Distressed Recent Sale Off Market

## This Property



WITHDRAWN

N9747 Fisher Ave  
Willard, WI 54493

Proxim.	Days in RPR	Date	Amount	\$/sq ft	Living Area	Lot Size	Beds	Baths	Built
-	111 days	12/12/2017 Withdrawn Date	\$198,000 List Price	\$77	2,600 sq ft	14 acres	6	-	-

No comps have been selected for this property.

# Property History

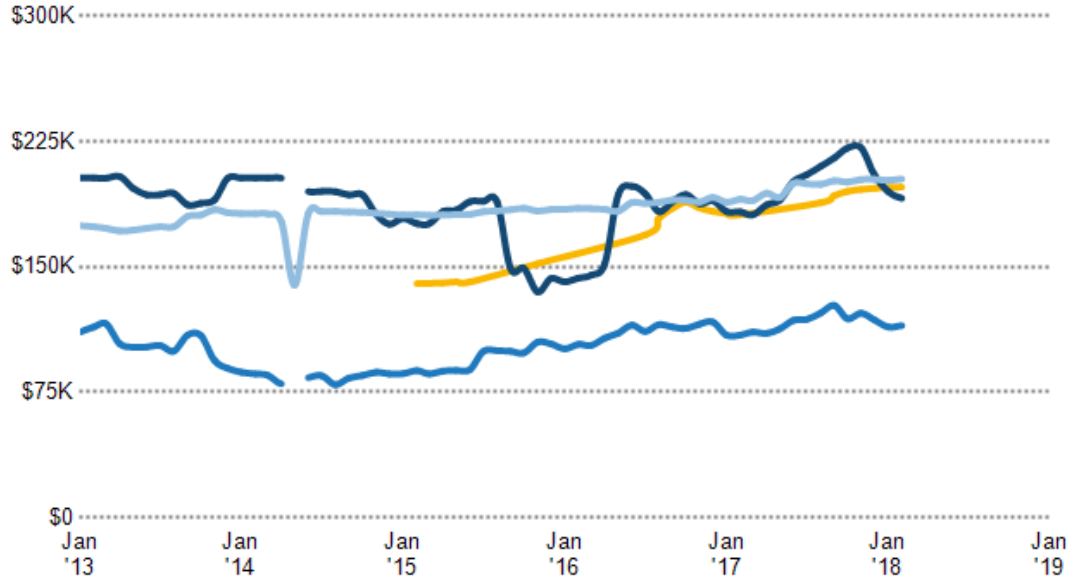
## Median Estimated Home Value

This chart displays property estimates for an area and a subject property, where one has been selected. Estimated home values are generated by a valuation model and are not formal appraisals.

Data Source: Valuation calculations based on public records and MLS sources where licensed

Update Frequency: Monthly

- This House
- 54493
- Clark County
- Wisconsin



## Assessed Values

Date	Improvements	Land	Total	Tax
2016	\$94,300	\$9,100	\$103,400	-
2015	\$94,300	\$9,100	\$103,400	-
2014	\$94,300	\$9,100	\$103,400	-
2013	\$94,300	\$9,100	\$103,400	-
2011	\$86,400	\$9,100	\$95,500	-
2010	\$100,100	\$7,400	\$107,500	-

## Legal Description

<b>APN:</b> 038.0767.000	<b>Tax ID:</b> -	<b>Zoning:</b> -	<b>Census Tract:</b> 550199504.002134	<b>Abbreviated Description:</b> DIST:038 CITY/MUNI/TWP:TOWN OF MEAD SEC/TWN/RNG/MER:SEC 34 TWN 27N RNG 03W 34-27N- 3W/ 1- - - - S 715' OF E 894' OF SE-SE	<b>City/Municipality/Township:</b> Willard, WI 54493
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Mortgage Records

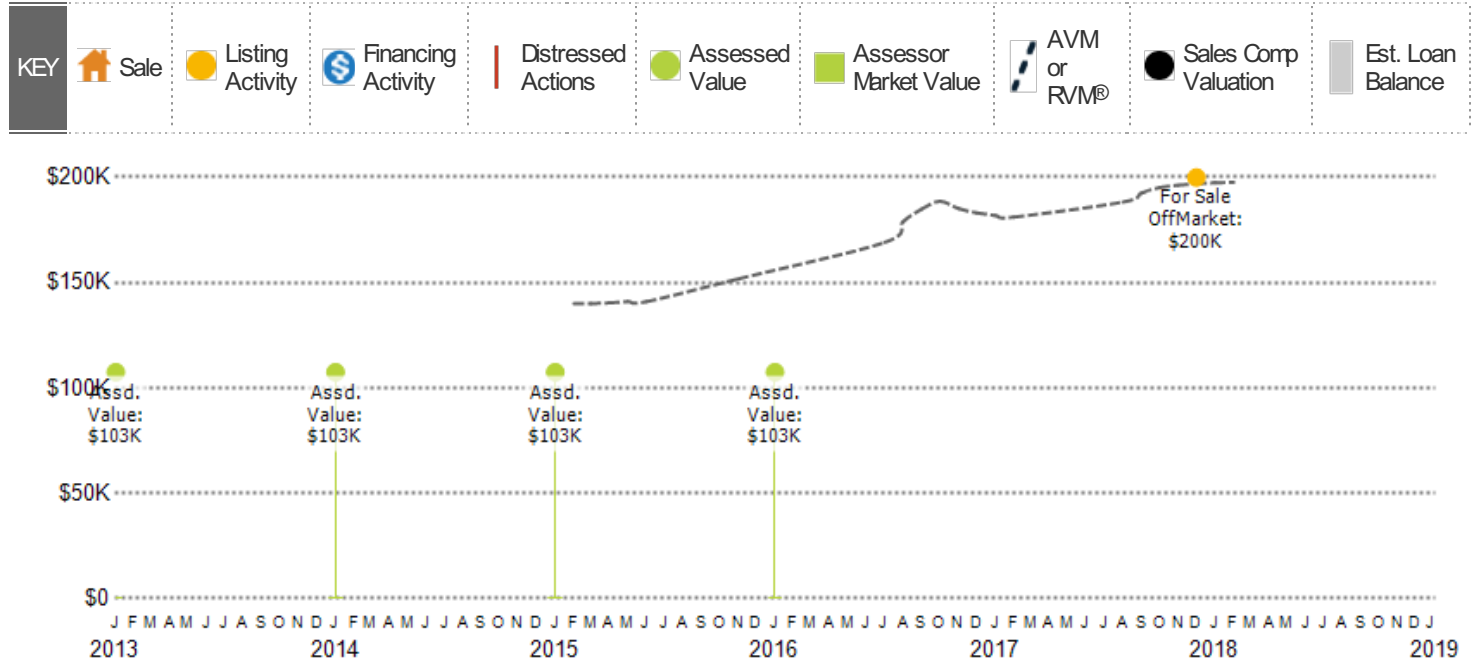
Recording Date	10/5/2011	8/17/2009	8/17/2009	3/31/2009
Borrower Name	ALBERT J KEIM, EDNA H KEIM	ALBERT J KEIM, EDNA H KEIM	ALBERT J KEIM, EDNA H KEIM	ALBERT J KEIM, EDNA H KEIM
Vesting Type	-	Community Property (Marital Community with rights of survivorship)	Community Property (Marital Community with rights of survivorship)	Community Property (Marital Community with rights of survivorship)
Lender Name	FORWARD FINANCIAL BANK	FORWARD FINANCIAL BANK GREENWOOD	FORWARD FINANCIAL BANK GREENWOOD	M AND I MARSHALL AND ILSLEY BANK
Lender Type	-	-	-	Seller
Loan Amount	\$10,000	\$38,000	\$26,000	\$36,000
Document Number	583001	569133	569134	565880
Loan Type	-	Unknown	Unknown	Future Advance Clause / Open End Mortgage
Contract Date	-	8/6/2009	8/6/2009	3/24/2009
Finance Type	-	Unknown	Unknown	Unknown

Deed Records

Recording Date	1/22/2008
Document Type	Warranty Deed
Sales Price Code	Unable to calculate Sales Price from given Transfer Tax, additional information is needed., Unable to calculate Sales Price from given Transfer Tax, additional information is needed
Buyer Name	ALBERT J KEIM, EDNA H KEIM
Buyer ID	Husband and Wife
Seller Name	HARVEY L CLARK II, MICHELLE M CLARK
Seller ID	Husband and Wife
Document #	556861
Total Transfer Tax	\$159
Book #	836
Page #	955
Contract Date	1/21/2008

Sales and Financing Activity

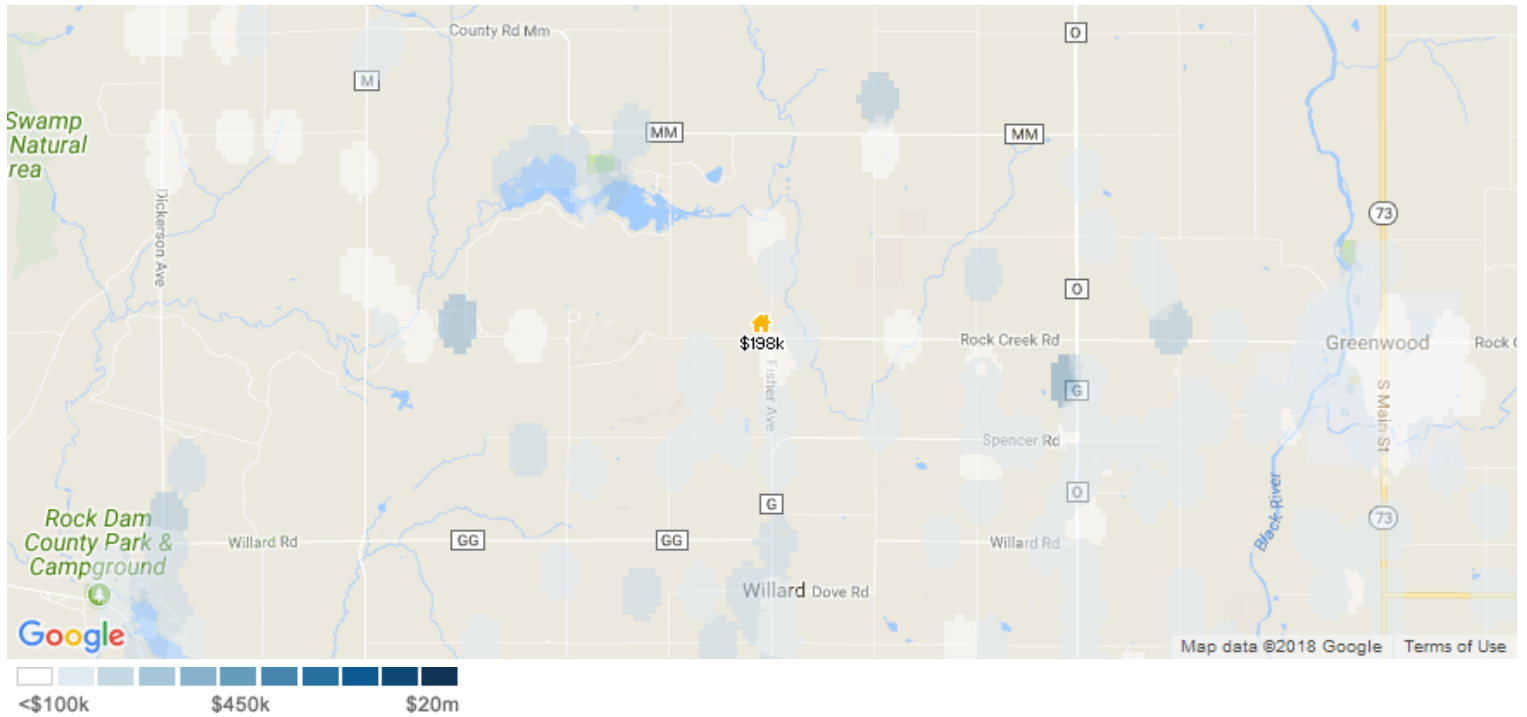
This chart shows a property's sales and financing history. It can be used to compare the value of the property as seen by public records, such as deeds and tax records, with the estimated home value. Actions taken against the owner, such as the issuance of a Notice of Default, are noted. Sales activity, such as listing date and price reductions, are highlighted.



Data Source: Public records and proprietary data; listing data from on- and off-market listings sources

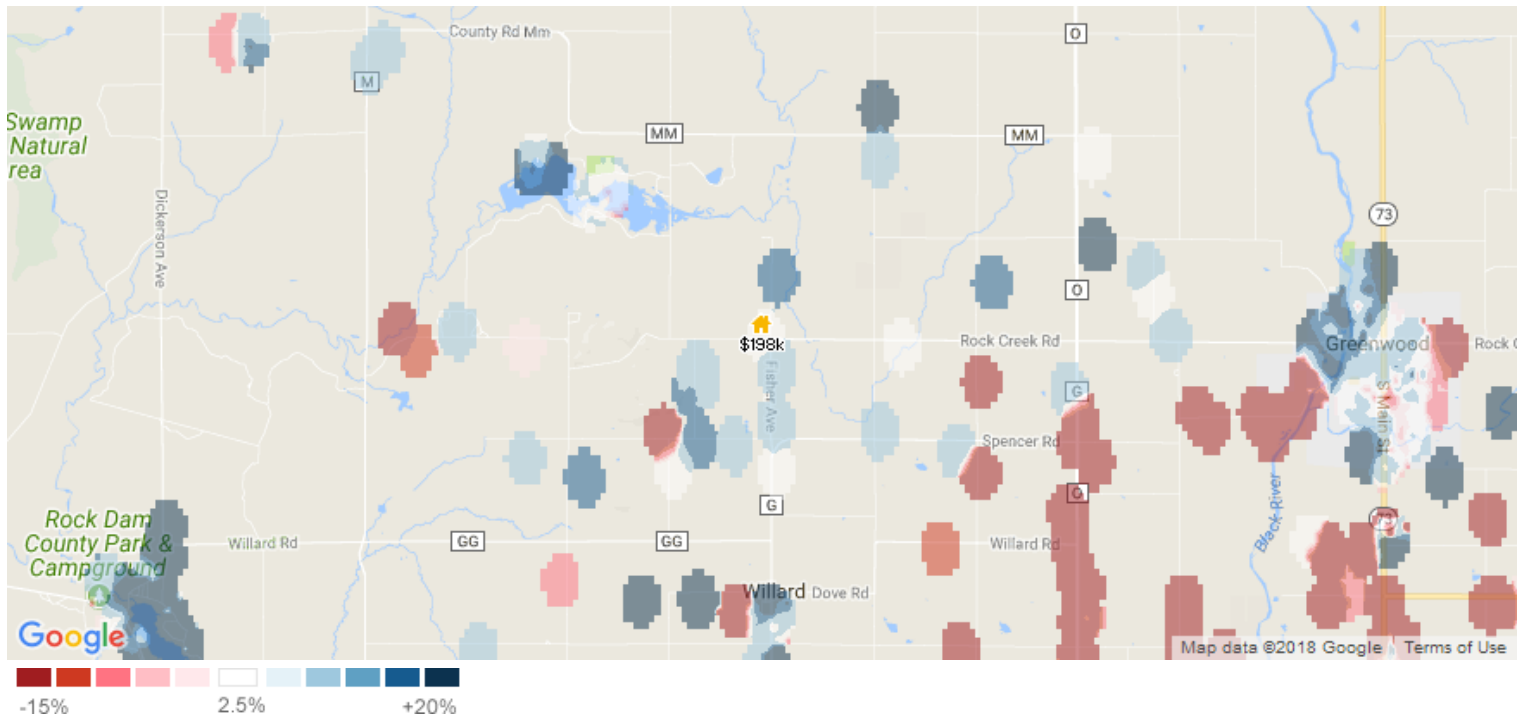
Update Frequency: Valuations are updated twice monthly; actions on the home, such as listing activity or distressed property notices, are updated daily as made available from public records sources

Estimated Home Values



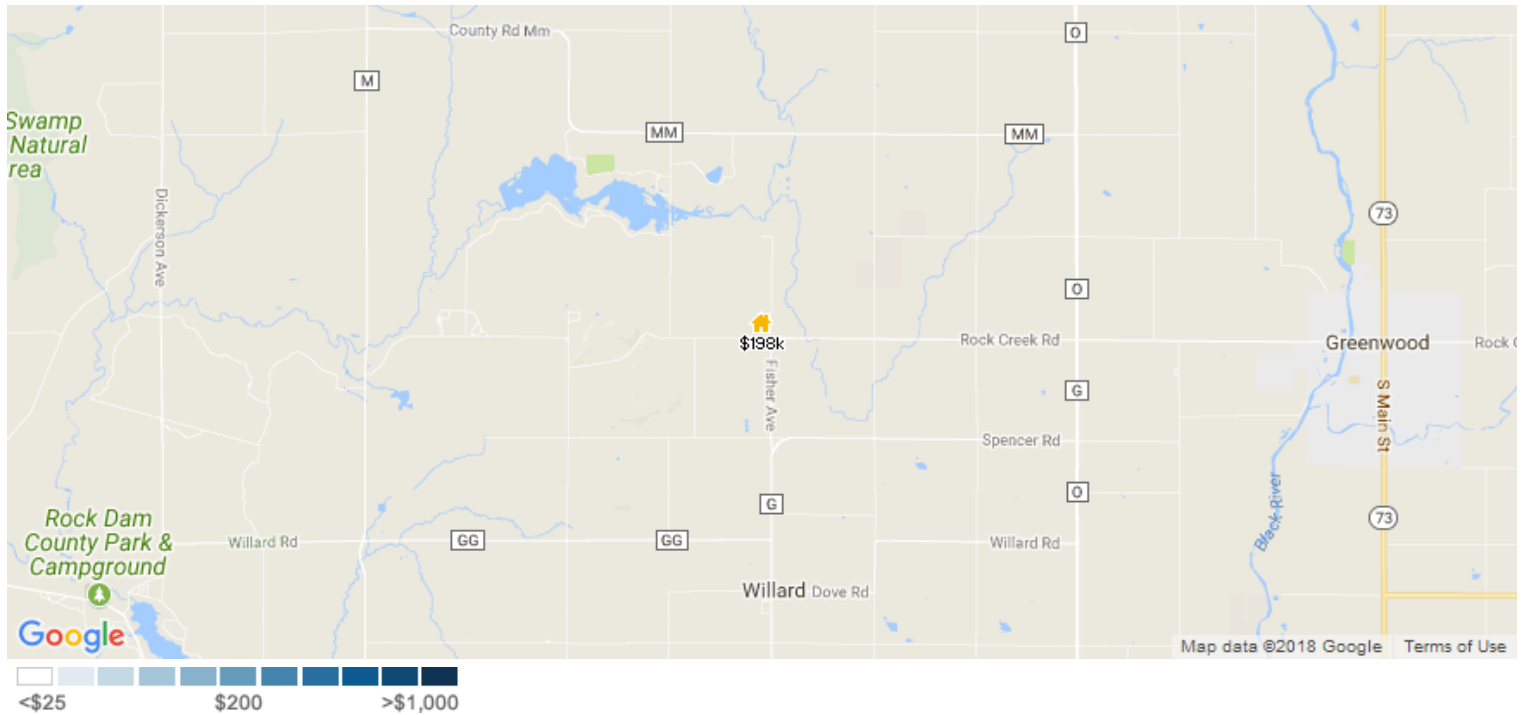
This map layer shows the average estimated home values, based on the AVMs and RVMs® for properties in an area. Source(s): Public records and MLS data where licensed; updated Quarterly.

12-Month Change in Estimated Value



This map layer shows the change in estimated home values over the past 12 months, based on the AVMs and RVMs® for properties in an area. Source(s): Public records and MLS data where licensed; updated Quarterly.

Estimated Value per Square Foot



This map layer shows average estimated value per square foot of homes, based on the AVMs and RVMs® for properties in an area. Source(s): Public records and MLS data where licensed; updated Quarterly.

Flood Zone

**This property is in Flood Zone: X (unshaded), Low Risk**

Area of moderate flood hazard, usually the area between the limits of the 100-year and 500-year floods. B Zones are also used to designate base floodplains of lesser hazards, such as areas protected by levees from 100-year flood, or shallow flooding areas with average depths of less than one foot or drainage areas less than 1 square mile.



This map layer shows an area's flood zone designation as determined by the Federal Emergency Management Agency (FEMA). A high-risk area has a 1 percent or greater annual chance of flooding and a 26 percent chance of flooding over the life of a 30-year mortgage. High-risk areas are red or orange. The coast areas shown in purple, are also considered high risk. Green areas are low to moderate risk. A moderate-risk area is between risk limits of a 100-year and 500-year flood. White areas are undetermined, and all other areas are considered no or low risk. For more details on the categories of flood risk, see <http://support.nampr.com/entries/319901-what-is-the-flood-zone-heat-map>. Source(s): FEMA; updated Annually.

# Neighborhood: Housing Stats and Charts

	54493	Willard	Clark County	Wisconsin	USA
Median Estimated Home Value	\$191K	\$191K	\$115K	\$203K	\$229K
Estimated Home Value 12-Month Change	+4.4%	+4.4%	+5.3%	+6.4%	+1.6%
Median List Price	\$162K	\$162K	\$92.5K	\$189K	\$89.9K
List Price 1-Month Change	-4.6%	-4.6%	-12.7%	-0.3%	-5.4%
List Price 12-Month Change	-10%	-10%	-7.4%	+11.2%	+2.7%
Median Home Age	-	-	-	58	45
Own	90%	-	77%	67%	64%
Rent	10%	-	23%	33%	36%
\$ Value of All Buildings for which Permits Were Issued	-	-	\$5.31M	\$1.79B	\$102B
% Change in Permits for All Buildings	-	-	-18%	-3%	+2%
% Change in \$ Value for All Buildings	-	-	-19%	+2%	+7%

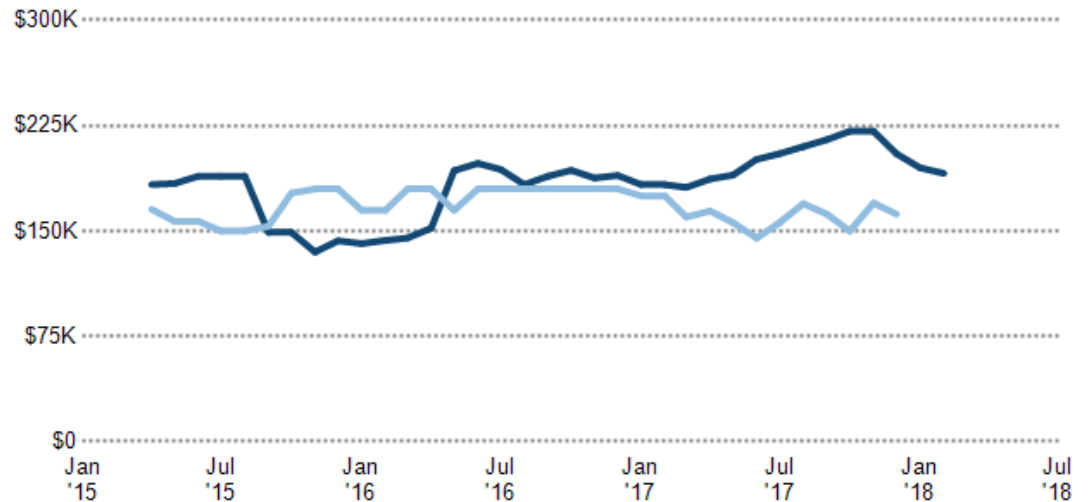
## Median Estimated Home Value vs. Median Listing Price

This chart compares a ZIP code's median estimated home value with its median listing price. Estimated home values are generated by a valuation model and are not formal appraisals.

Data Source: Public records data; listing price data from on- and off-market listings sources

Update Frequency: Monthly

■ Median Estimated Value  
■ Median List Price



### Median Sales Price vs. Sales Volume

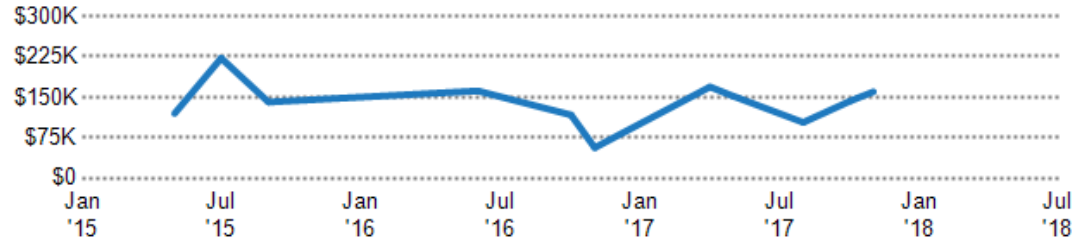
This chart compares the price trend and sales volume for homes in an area. Home prices typically follow sales volume, with a time lag, since sales activity is the driver behind price movements.

Data Source: Public records and listings data

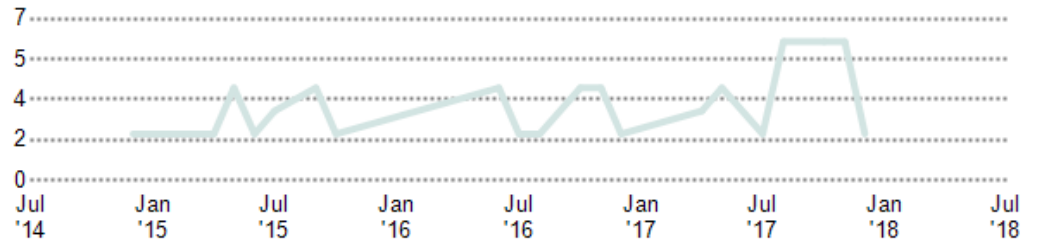
Update Frequency: Monthly

- Median Sales Price Public Records
- Median Sales Price Listings
- Sales Volume Public Records
- Sales Volume Listings

Median Sales Price



Sales Volume



### Median Listing Price vs. Listing Volume

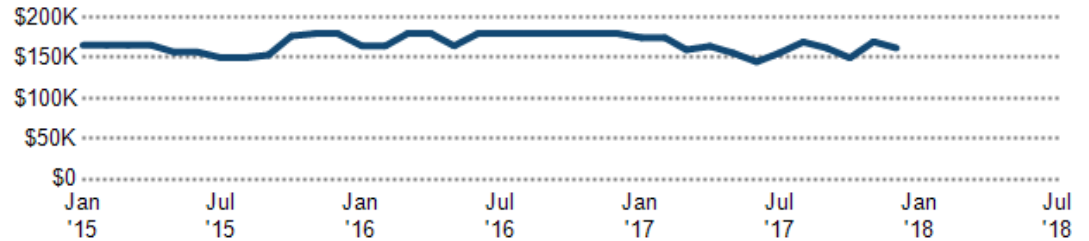
This chart compares the listing price and listing volume for homes in an area. Listing prices often follow listing volume, with a time lag, because supply can drive price movements.

Data Source: On- and off-market listings sources

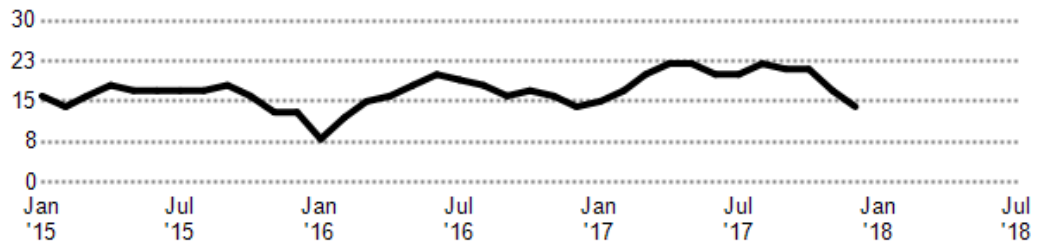
Update Frequency: Monthly

- Median List Price
- Listing Volume

Median List Price



Listing Volume



### Listing Inventory

This chart shows the number of For Sale listings in a ZIP code.

Data Source: On- and off-market listings sources

Update Frequency: Daily

- ZIP Count Listings by Property Type





## Median Sales Price by Square Footage

2,600 sq. ft. **\$198,000**

This chart shows the median price of homes reported sold in the past six months, according to the size of the living space (square footage sourced from public records). The amount shown for the subject property is sold data where available, or the property's estimated value when sales data are unavailable (such as non-disclosure states) or provided in range format.

Data Source: Public records and MLS data where licensed

Update Frequency: Monthly

 This House

## Price per Bedroom of Homes Sold

\$33K **1**

This chart shows the distribution of homes reported sold in the past six months at different prices per bedroom in the area of your search. The amount shown for the subject property is sold data where available, or the property's estimated value when sales data are unavailable (such as a non-disclosure state) or provided in range format.

Data Source: Public records and MLS data where licensed

Update Frequency: Monthly

 This House

## Price per Square Foot of Homes Sold

\$76 **1**

This chart shows the distribution of homes reported sold in the past six months at different prices per square foot (living area sourced from public records).

Data Source: Public records and MLS data where licensed

Update Frequency: Monthly

 This House


## Price Range of Homes Sold

\$198K 1

This chart shows the distribution of homes reported sold in the past six months within different price ranges in the area of your search. The amount shown for the subject property is sold data where available, or the property's estimated value when sales data are unavailable (such as a non-disclosure state) or provided in range format.

Data Source: Public records and MLS data where licensed

Update Frequency: Monthly

 This House

# Neighborhood: People Stats and Charts

	54493	Willard	Clark County	Wisconsin	USA
Population	1.28K	–	34.5K	5.74M	317M
Population Density per Sq Mi	–	–	28.5	106	–
Population Change since 2010	+0.3%	–	+0.2%	+1.9%	+2.4%
Median Age	48	–	37	39	38
Male / Female Ratio	51%	–	51%	50%	49%

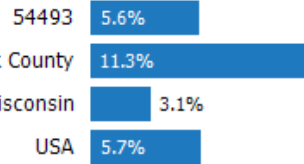
### Education Levels of Population

This chart shows the educational achievement levels of adults in an area, compared with other geographies.

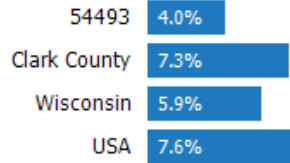
Data Source: U.S. Census American Community Survey via Esri, 2016

Update Frequency: Annually

#### Less Than 9th Grade



#### 9-12th Grade/No Diploma



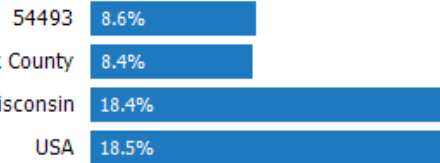
#### High School Graduate



#### Associate Degree



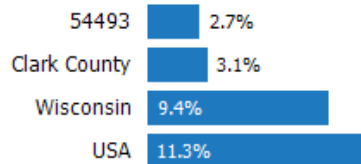
#### Bachelor's Degree



#### At Least a College Education



#### Grad/Professional Degree



### Population of Children by Age Group

This chart shows the distribution of the population of children by age range — from birth to 17 — in the area of your search.

Data Source: U.S. Census

Update Frequency: Annually

■ 54493



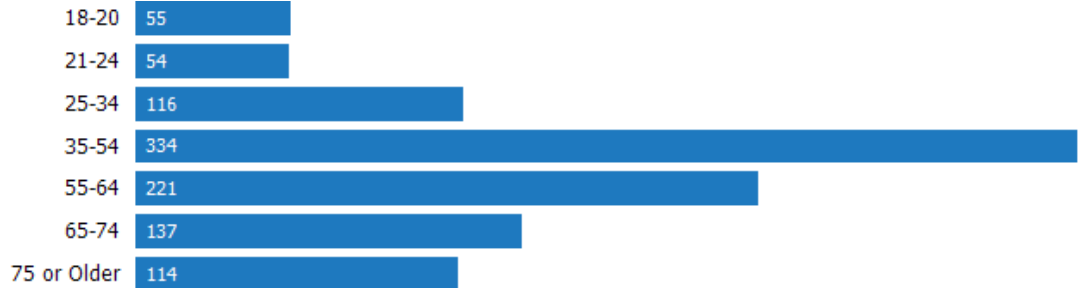
### Population of Adults by Age Group

This chart shows the distribution of the population of adults by age range — from 18 to 75-plus — in the area of your search.

Data Source: U.S. Census

Update Frequency: Annually

■ 54493



### Households With Children

This chart shows the distribution of households with children, categorized by marital status, in the area of your search.

Data Source: U.S. Census

Update Frequency: Annually

■ 54493



### Household Income Brackets

This chart shows annual household income levels within an area.

Data Source: U.S. Census

Update Frequency: Annually

■ 54493



### Presidential Voting Pattern

This chart shows how residents of a county voted in the 2016 presidential election.

Data Source: USElectionAtlas.org

Update Frequency: Quadrennially



# Neighborhood: Economic Stats and Charts

	54493	Willard	Clark County	Wisconsin	USA
Income Per Capita	\$26,436	–	\$21,699	\$28,340	\$28,930
Median Household Income	\$48,015	–	\$45,048	\$53,357	\$53,889
Unemployment Rate	–	–	3.2%	3.1%	4.1%
Unemployment Number	–	–	591	96.5K	6.68M
Employment Number	–	–	17.8K	3.03M	154M
Labor Force Number	–	–	18.4K	3.13M	161M

## Unemployment Rate

This chart shows the unemployment trend in the area of your search. The unemployment rate is an important driver behind the housing market.

Data Source: Bureau of Labor Statistics

Update Frequency: Monthly

- Clark County
- Wisconsin
- USA



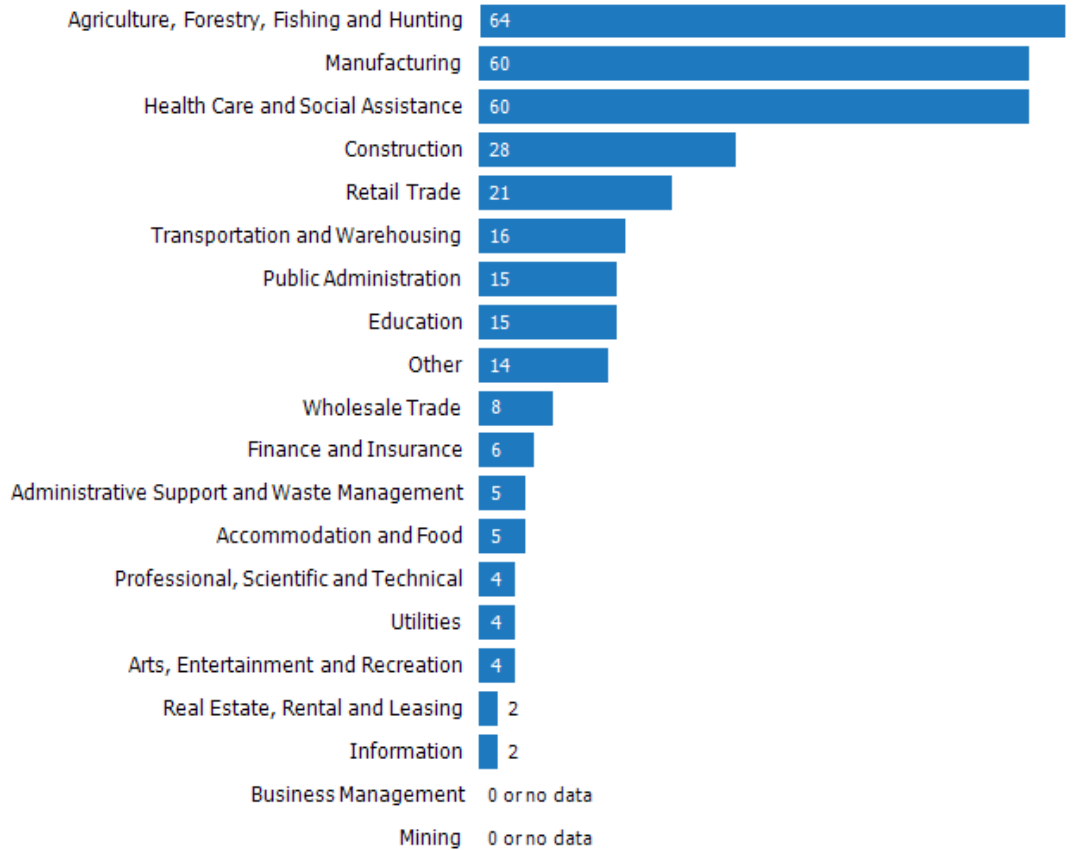
## Occupational Categories

This chart shows categories of employment within an area.

Data Source: U.S. Census

Update Frequency: Annually

54493



# Neighborhood: Quality of Life Stats and Charts

## Quality of Life in 54493

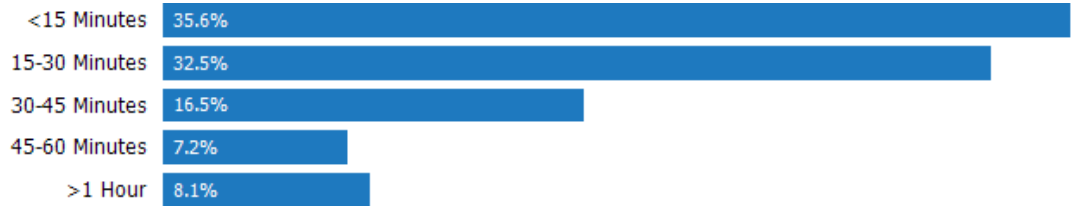
	54493	Willard	Clark County	Wisconsin	USA
Elevation (in feet)	1,080	–	1,155	1,075	–
Annual Rainfall (in inches)	35.01	–	35.01	34.65	–
Annual Snowfall (in inches)	42.05	–	42.11	49.01	–
Days of Full Sun (per year)	83	–	83	83	–
Travel Time to Work (in minutes)	24	–	21	22	26
Water Quality - Health Violations	–	–	–	–	–
Water Quality - Monitoring and Report Violations	–	–	–	–	–
Superfund Sites	0	–	0	45	2,340
Brownfield Sites	No	–	Yes	Yes	Yes

### Average Commute Time

This chart shows average commute times to work, in minutes, by percentage of an area's population.

Data Source: U.S. Census

Update Frequency: Annually



### How People Get to Work

This chart shows the types of transportation that residents of the area you searched use for their commute.

Data Source: U.S. Census

Update Frequency: Annually



### Average Monthly Temperature

This chart shows average temperatures in the area you searched.

Data Source: NOAA

Update Frequency: Annually



# School: Greenwood Elementary School

## School Details

**Name**  
Greenwood Elementary School

**Address**  
700 East Division Street  
Greenwood, WI 54437

**Phone**  
(715) 267-7211

**School District**  
Greenwood School District

**Grades Served**  
K-6

## GreatSchools Rating

A school's rating is determined by its students' performance on state standardized tests compared with other schools in the state.

Greenwood Elementary School

**6** out of 10 

Greenwood

**N/A** out of 10 

## School Facts

This School

Total Enrollment	<b>204</b>
Students in Free or Reduced Price Lunch Program	<b>60%</b>

## Grade 3 Badger Assessment

The chart shows results of standardized tests for this school. Test results are provided by GreatSchools, which compiles test scores, community reviews and other data about schools across the United States. Ratings for this school are based on the most recent available standardized test results for each state.

Data Source: GreatSchools

Update Frequency: Annually



 This School

## Grade 4 Badger Assessment

The chart shows results of standardized tests for this school. Test results are provided by GreatSchools, which compiles test scores, community reviews and other data about schools across the United States. Ratings for this school are based on the most recent available standardized test results for each state.

Data Source: GreatSchools

Update Frequency: Annually



 This School



### Grade 4 Wisconsin Student Assessment System

The chart shows results of standardized tests for this school. Test results are provided by GreatSchools, which compiles test scores, community reviews and other data about schools across the United States. Ratings for this school are based on the most recent available standardized test results for each state.

Data Source: GreatSchools  
Update Frequency: Annually



 This School

### Grade 5 Badger Assessment

The chart shows results of standardized tests for this school. Test results are provided by GreatSchools, which compiles test scores, community reviews and other data about schools across the United States. Ratings for this school are based on the most recent available standardized test results for each state.

Data Source: GreatSchools  
Update Frequency: Annually



 This School

### Grade 6 Badger Assessment

The chart shows results of standardized tests for this school. Test results are provided by GreatSchools, which compiles test scores, community reviews and other data about schools across the United States. Ratings for this school are based on the most recent available standardized test results for each state.

Data Source: GreatSchools  
Update Frequency: Annually



 This School

# School: Greenwood High School

## School Details

**Name**  
Greenwood High School

**Address**  
306 West Central Avenue  
Greenwood, WI 54437

**Phone**  
(715) 267-6101 x224

**School District**  
Greenwood School District

**Grades Served**  
7-12

## GreatSchools Rating

A school's rating is determined by its students' performance on state standardized tests compared with other schools in the state.

Greenwood High School

**6** out of 10 

Greenwood

**N/A** out of 10 

## School Facts

This School

Total Enrollment	<b>187</b>
Students in Free or Reduced Price Lunch Program	<b>40%</b>

## Grade 7 Badger Assessment

The chart shows results of standardized tests for this school. Test results are provided by GreatSchools, which compiles test scores, community reviews and other data about schools across the United States. Ratings for this school are based on the most recent available standardized test results for each state.

Data Source: GreatSchools  
Update Frequency: Annually



 This School

## Grade 8 Badger Assessment

The chart shows results of standardized tests for this school. Test results are provided by GreatSchools, which compiles test scores, community reviews and other data about schools across the United States. Ratings for this school are based on the most recent available standardized test results for each state.

Data Source: GreatSchools  
Update Frequency: Annually



 This School

### Grade 8 Wisconsin Student Assessment System

The chart shows results of standardized tests for this school. Test results are provided by GreatSchools, which compiles test scores, community reviews and other data about schools across the United States. Ratings for this school are based on the most recent available standardized test results for each state.

Data Source: GreatSchools  
Update Frequency: Annually



 This School

### Grade 10 Wisconsin Student Assessment System

The chart shows results of standardized tests for this school. Test results are provided by GreatSchools, which compiles test scores, community reviews and other data about schools across the United States. Ratings for this school are based on the most recent available standardized test results for each state.

Data Source: GreatSchools  
Update Frequency: Annually



 This School

## Community Ratings for this School

Based on 2 Reviews

**5** out of 5 

**Rating:** 5 

Posted: 9/30/2014 by parent

We moved back to Greenwood 12 years ago to raise our three children for the quality and small class sizes. They will benefit from this move for the rest of their lives.

**Rating:** 5 

Posted: 9/8/2014 by parent

We have excellent teachers and high student performance measurements. The facility is beautiful and modern.