

NORTH OF MCKEE: Nesbitt Rd./Verona Rd. Development Study Area - Commercial Business (Table 2)

Equalized Value															
Address	Business	Use	Improvements	Assessed Value	Equalized	Improvements	Land Sqft	Assessed	Equalized	Land Equalized	Total Equal	Total Equalized	Total Equalized		
			Sqft	Improvements	Value (.906)	Equalized Value/Sqft		Value Land	Value (.906)	Value/Sqft	Value	Value/Building Sqft	Value/Land Sqft		
2975/2985 Kapec	Wingra Stone	Manufacturing	25,367	\$242,400	\$267,550	\$10.55	1,176,599.80	\$342,500	\$378,035	\$0.32	\$645,585	\$25.45	\$0.55		
2995 Kapec Rd.	Kapec Komplex	Commercial	45,800	\$440,000	\$485,651	\$10.60	87,120.00	\$104,000	\$114,790	\$1.32	\$600,442	\$13.11	\$6.89		
5258 Verona Rd.	Verona Rd. Self Storage	Commercial	19,984	\$244,400	\$269,757	\$13.50	52,600.00	\$108,200	\$119,426	\$2.27	\$389,183	\$19.47	\$7.40		
6124 McKee Rd.	Ameriheart Lumber Co.	Commercial	46,225	\$638,000	\$704,194	\$15.23	192,099.60	\$189,000	\$208,609	\$1.09	\$912,804	\$19.75	\$4.75		
5356 King James Way	Midland Builders	Commercial	15,893	\$225,000	\$248,344	\$15.63	48,351.60	\$130,000	\$143,488	\$2.97	\$391,832	\$24.65	\$8.10		
5301 Verona Rd.	Harder Paper Co.	Commercial	23,100	\$330,000	\$364,238	\$15.77	50,791.00	\$132,800	\$146,578	\$2.89	\$510,817	\$22.11	\$10.06		
5396 King James Way	Benjamin Plumbing Co.	Commercial	57,026	\$895,000	\$987,859	\$17.32	95,670.00	\$173,330	\$191,313	\$2.00	\$1,179,172	\$20.68	\$12.33		
6104 McKee Rd.	Premier Agri Tech	Manufacturing	44,167	\$769,700	\$849,558	\$19.24	223,550.00	\$134,100	\$148,013	\$0.66	\$997,572	\$22.59	\$4.46		
5153 Anton Dr.	Capitol City Auto	Commercial	12,600	\$221,400	\$244,371	\$19.39	51,974.60	\$97,700	\$107,837	\$2.07	\$352,208	\$27.95	\$6.78		
6096 McKee Rd.	Placon	Manufacturing	303,620	\$5,337,200	\$5,890,949	\$19.40	909,881.00	\$500,400	\$552,318	\$0.61	\$6,443,267	\$21.22	\$7.08		
5237 Verona Rd.	NFW Acquisition/ Nedrebo	Commercial	50,000	\$885,500	\$977,373	\$19.55	195,802.20	\$300,300	\$331,457	\$1.69	\$1,308,830	\$26.18	\$6.68		
5400 King James Way	Benisch Auto/ Amish Furniture	Commercial	24,900	\$456,500	\$503,863	\$20.24	94,870.00	\$138,600	\$152,980	\$1.61	\$656,843	\$26.38	\$6.92		
5305 Verona Rd.	Richardson Bus Service	Commercial	20,310	\$440,000	\$485,651	\$23.91	237,838.00	\$225,200	\$248,565	\$1.05	\$734,216	\$36.15	\$3.09		
5380 King James Way	AMS/Buds Car Care/California Closets	Commercial	29,353	\$660,000	\$728,477	\$24.82	48,046.70	\$190,100	\$209,823	\$4.37	\$938,300	\$31.97	\$19.53		
5157 Anton Dr.	General Communications	Commercial	6,400	\$145,500	\$160,596	\$25.09	49,600.00	\$97,700	\$107,837	\$2.17	\$268,433	\$41.94	\$5.41		
5262 Verona Rd.	McGilligans	Commercial	14,730	\$351,700	\$388,190	\$26.35	48,256.00	\$108,700	\$119,978	\$2.49	\$508,168	\$34.50	\$10.53		
5253 Verona Rd.	Graber USA	Manufacturing	42,208	\$1,069,400	\$1,180,353	\$27.97	479,160.00	\$310,000	\$342,163	\$0.71	\$1,522,517	\$36.07	\$3.18		
5252 Verona Rd.	Chalet Ski/ Anderson	Commercial	14,338	\$364,300	\$402,097	\$28.04	57,447.00	\$108,200	\$119,426	\$2.08	\$521,523	\$36.37	\$9.08		
5321 Verona Rd.	Certco Inc.	Commercial	260,000	\$6,798,000	\$7,503,311	\$28.86	773,669.20	\$546,000	\$602,649	\$0.78	\$8,105,960	\$31.18	\$10.48		
5350 King James Way	Mounds Pet Food	Commercial	17,520	\$479,900	\$529,691	\$30.23	115,869.60	\$280,000	\$309,051	\$2.67	\$838,742	\$47.87	\$7.24		
5302 Verona Rd.	Ethan Allen/ Carriage House	Commercial	18,880	\$580,000	\$640,177	\$33.91	76,230.00	\$170,000	\$187,638	\$2.46	\$827,815	\$43.85	\$10.86		
5286 Williamsburg Way	PDQ - Port Food Stores	Commercial	5,880	\$198,000	\$218,543	\$37.17	27,235.00	\$150,200	\$165,784	\$6.09	\$384,327	\$65.36	\$14.11		
5225 Verona Rd.	Nicolet Instruments	Manufacturing	70,537	\$2,375,800	\$2,622,296	\$37.18	2,868,468.90	\$1,428,800	\$1,577,042	\$0.55	\$4,199,338	\$59.53	\$1.46		
5255 Verona Rd.	Nicolet Instruments	Manufacturing	261,616	\$8,910,500	\$9,834,989	\$37.59	929,439.70	\$803,600	\$886,976	\$0.95	\$10,721,965	\$40.98	\$11.54		
5276 Williamsburg Way	Liquor Towne	Commercial	8,280	\$291,000	\$321,192	\$38.79	33,877.00	\$180,200	\$198,896	\$5.87	\$520,088	\$62.81	\$15.35		
5328 Verona Rd.	Carwash and Mini-warehouse	Commercial	6,900	\$252,000	\$278,146	\$40.31	130,916.00	\$209,000	\$230,684	\$1.76	\$508,830	\$73.74	\$3.89		
5151 Verona Rd.	Nicolet Instruments	Commercial	1,558	\$64,900	\$71,634	\$45.98	929,134.80	\$125,000	\$137,969	\$0.15	\$209,603	\$134.53	\$0.23		
5264 Verona Rd.	Dry Bean	Commercial	8,200	\$385,000	\$424,945	\$51.82	54,885.60	\$115,500	\$127,483	\$2.32	\$552,428	\$67.37	\$10.07		
5250 Verona Rd.	M&I Bank	Commercial	10,800	\$607,200	\$670,199	\$62.06	64,582.00	\$306,300	\$338,079	\$5.23	\$1,008,278	\$93.36	\$15.61		
Averages			Improvement Value/Sqft Improvements				\$27.47	Land Value/Sqft Land				\$2.11	n/a	\$41.63	\$8.06
			manufacturing				\$25.60	manufacturing				\$1.75	n/a	\$34.90	\$8.01
			commercial				\$27.95	commercial				\$2.20	n/a	\$43.38	\$8.07
			retail				\$33.32	retail				\$3.20	n/a	\$48.06	\$10.52
			wholesale/warehouse				\$20.77	wholesale/warehouse				\$2.03	n/a	\$29.91	\$8.11
			office/service				\$54.02	office/service				\$2.69	n/a	\$113.95	\$7.92