



Project Description

Real estate appraisals were done for the Wisconsin Department of Transportation (WisDOT) project that involved the widening and relocation of USH 10 from a two-lane highway to a four-lane highway. These appraisals took place in Wood County in the Towns of Marshfield, Cameron, Auburndale, Milladore, and Blenker. Approximately 120 parcels were appraised and several sales studies were done over the course of several years.

Property Types

- Rural commercial (several trucking companies, excavating, modular homes, garden/nursery)
- Residential
- Agricultural (dairy, beef, and elk farms)
- Municipal (vacant airport property)
- Utility (ANR pipeline)

Appraisal Issues Encountered

- Improvement valuation
- Partial acquisition, access acquisition
- Land-locking
- Proximity and severance damages
- Separate entity analysis
- Residential carve-outs
- Cost to cures of various items
- Changes in highest and best use

Project Segment IDs

- 6350-06-20
- 6350-06-20
- 6350-06-25
- 6350-06-26
- 6350-06-27
- 6350-06-28