

## REVIEW OF RESIDENTIAL PROPERTY VALUES ADJACENT TO OAK CREEK AMAZON FULFILLMENT CENTER

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The Oak Creek facility, located at 9700 S. 13<sup>th</sup> Street, is a four-story warehouse totaling approximately 2.5 million sq. ft. The facility opened in October of 2020 and was announced by the WEDC in January of 2019. It employs approximately 1,500 employees and operates in a similar manner to the proposed Cottage Grove facility.

The Oak Creek facility was built on vacant land immediately north of an existing residential neighborhood. The following is a review of changes to assessed value between 2018 (pre-announcement) and 2020 (latest data available) per Milwaukee County, and changes to home sale price estimates per Zillow from January 2018 to January 2022. The review includes the seven parcels located directly adjacent to the Amazon property (assumed to be the parcels most directly impacted).

### Assessed Property Value per Milwaukee County

ADDRESS	2018	2020	% CHANGE
1050 W. Dover	\$249,400	\$263,200	+ 5.5%
1090 W. Dover	\$248,000	\$267,800	+7.9%
1100 W. Dover	\$268,100	\$276,800	+3.3%
1120 W. Dover	\$304,200	\$321,900	+5.8%
1130 W. Dover	\$250,900	\$357,000	+42.3%
1140 W. Dover	\$245,000	\$264,800	+8.1%
1210 W. Dover	\$284,900	\$309,600	+8.7%

The average percent change in assessed value for all seven adjacent properties was 11.7%. However, the 42% increase at 1130 W. Dover appears to be an outlier. Removing that property, the average change is a 6.6% increase.

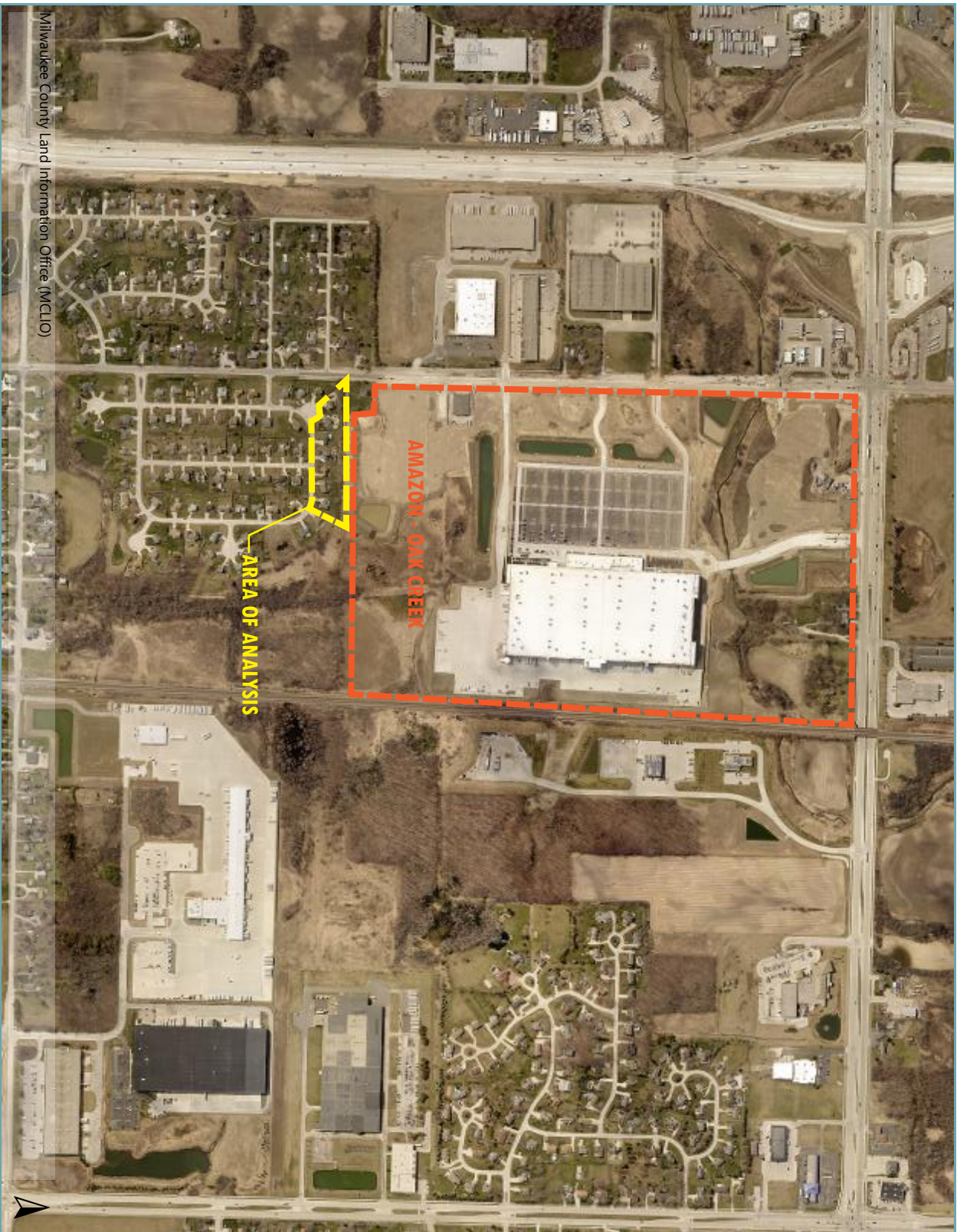
### Estimated Sale Price per Zillow

ADDRESS	Jan. 2018	Jan. 2022	% CHANGE
1050 W. Dover	\$289,000	\$355,800	+ 23.1%
1090 W. Dover	\$267,500	\$326,400	+22.0%
1100 W. Dover	\$288,600	\$355,500	+23.2%
1120 W. Dover	\$303,300	\$390,700	+28.8%
1130 W. Dover	n/a	n/a	n/a
1140 W. Dover	\$279,600	\$374,900	+34.1%
1210 W. Dover	\$303,400	\$353,500	+16.5%

No estimated sales prices were available on Zillow for the 1130 W. Dover property. The average change in estimated sales price for the remaining six homes was an increase of 24.6%.



# Map Title



Milwaukee County Land Information Office (MCLIO)



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MILWAUKEE COUNTY GIS AND LAND INFORMATION



## Legend

- Administrative
- Municipal Boundaries



Aerial Photos

2020 Ortho

- Red: Band\_1
- Green: Band\_2
- Blue: Band\_3

## Notes