



Laura M. Hicklin, Director
Melissa Agard, Dane County Executive

Administration • Lake Management • Land Conservation • Parks • Water Resource Engineering • Watersheds & Ecosystem Services

August 25, 2025

City of Madison
Office of Real Estate Services
Attn: Heidi Radlinger
215 Martin Luther King Jr. Blvd.
Madison, WI 53701

RE: Appraisal - 7270 Maahic Way

Dear Ms. Radlinger,

Thank you for providing a copy of the appraisal report on the City's property located at 7270 Maahic Way. After review, Dane County staff concluded that the Mr. MacWilliams' valuation was high. We believe that the parcel's PD zoning should have been more of a factor and that Comparable #3 was weighted more heavily than it should have been based on its proximity to the subject parcel.

The County believes that the value of the property should be closer to the mid-range of the adjusted per acre value of \$28,000 - \$30,000 per acre. We would be amenable to discussing a potential offer in this price range for the property. Thank you very much.

Sincerely,

Sharene Smith

Sharene Smith
Real Estate Coordinator
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Email: smith.sharene@danecounty.gov

