

#5420 - Parcel #3884

Owner: Dorothy L. Helter

Island No. Three ($\frac{1}{2}$ acre):

Warehouse & Storage: 9.5' x 14' - This is a frame building, the only one so constructed on the three islands. The exterior is narrow lap siding; shed type roof with roll asphalt covering; weed beard floor. This unit is in poor condition.

Summer Tent Cabin: 14' x 16' - This serves as a summer residence, and comprises a tent installed over a pole frame, with a weed beard floor covered with conglomera. The unit is so constructed that it has a regular screen door and windows. The roof is a separate canvas fly covering the basic tent. The canvas portion of this unit has a limited life remaining; otherwise, this unit is in good condition.

Summer Tent Storage Unit: 12' x 14' - This serves as a storage area for trading post supplies. It is constructed similar to the summer cabin, with a canvas tent installed over a pole frame with a double canvas fly roof. This has a weed beard floor. Except for the limited life of the canvas, this unit is in good condition.

Other improvements included in the complex are the two foot bridges connecting the three islands. These bridges are in very poor condition, and although useable at this time, major renovation and repair will be necessary in the near future in order to make them reasonably safe for use. Also included as improvements are several outhouses.

SUMMARY

The buildings contained on subject property, except as noted, are in generally good repair, and so designed and constructed as to be very compatible to the area. However, it is evident that little effort is being made to keep the buildings and associated structures in first class condition. Some deterioration is evident in all of the cabins and to a marked degree in most of the service buildings and bridges connecting the islands. Decking facilities also are non-existent or in poor condition.

Subject property is now operated as a resort with a small trading post to supply transit canoists. Because of the physical barriers in reaching the area, and with the advent of airplane restrictions, it is doubtful that there would be a sufficient volume of business to operate this resort and trading post profitably. Because of these factors, it was this appraiser's opinion that any sale potential would have to be for individual or corporate use of the complete tract, or as individual cabin parcels. In any event, for business or private potential use, the tract's remote location and lack of ready accessibility would have a detrimental effect on the value of the property.

In determining the market value of the property, comparable sales of islands in area lakes were checked (information attached). These sales were adjusted to reflect the differences in locations, size, topography and accessibility. The buildings were appraised at their estimated replacement value, less depreciation.