

**FOUR RIVERS SANITATION AUTHORITY  
ADDENDUM NO. 3  
RFP #24-219  
LAND APPRAISAL**

**September 30, 2024**

**AD3-1 Notice**

This Addendum No. 3, dated September 30, 2024, to the Request for Proposals: **Land Appraisal** supersedes all contrary and conflicting information in the above-mentioned instructions, specifications, and contract documents which are hereby supplemented or revised in certain particulars as follows:

**AD3-2 General Information**

The Authority submits Addendum No. 3 to answer questions and provide additional information.

**AD3-3 Questions and Answers**

**Question 1:** What definition of market value is to be utilized?

**Answer 1:** FRSA prefers the market valuation definition be that of sales comparison.

**Question 2:** Please confirm if the use of a hypothetical condition is acceptable to derive a value indication for improved properties in order to allow for ignoring the current improvements.

**Answer 2:** Buildings/structures are not to be used to determine property value. FRSA is only interested in the land value of the properties.

**Question 3:** Is there a specific report template required by FRSA?

**Answer 3:** No specific template, but parcel details are required.

**Question 4:** The following Tax Parcels ID numbers cannot be located on Winnebago County Parcel Viewer. Please advise:

Project Parcel	Tax Parcel ID	Address
90	15-02-378-024	5XX MARTIN RD
126	15-03-476-009	3333 KISHWAUKEE ST
148	15-02-304-018	320 BARNUM ROAD
48	15-02-353-006	BLAIR ST
64	15-02-356-004, -005	419 BARRY RD
68	15-02-356-010	3306 BLAIR ST
69	15-02-356-011, -012	3312 BLAIR ST
72	15-02-356-015	MARTIN RD
77	15-02-356-021	438 MARTIN RD

78	15-02-378-001, -002	501 BARRY RD
80	15-02-378-004	BARRY RD

**Answer 4:** See additional information provided below.

Project Parcel	Tax Parcel ID	Address	Now (combined with)	Notes
90	15-02-378-024	5XX MARTIN RD	15-02-383-001	Collection Systems New Facility
126	15-03-476-009	3333 KISHWAUKEE ST	15-03-476-011	Main Treatment Plant
148	15-02-304-018	320 BARNUM ROAD	SAME PIN – (5) lot residential tract (Use street address)	Deed error/correction in progress
48	15-02-353-006	BLAIR ST	15-02-383-001	Collection Systems New Facility
64	15-02-356-004, -005	419 BARRY RD	15-02-383-001	Collection Systems New Facility
68	15-02-356-010	3306 BLAIR ST	15-02-383-001	Collection Systems New Facility
69	15-02-356-011, -012	3312 BLAIR ST	15-02-383-001	Collection Systems New Facility
72	15-02-356-015	MARTIN RD	15-02-383-001	Collection Systems New Facility
77	15-02-356-021	438 MARTIN RD	15-02-383-001	Collection Systems New Facility
78	15-02-378-001, -002	501 BARRY RD	15-02-383-001	Collection Systems New Facility
80	15-02-378-004	BARRY RD	15-02-383-001	Collection Systems New Facility

**AD3-4 Additional Information**

The Authority is requesting a comprehensive detail substantiating the value of land that is capitalized for financial reporting purposes and is seeking an outside appraisal firm to perform a valuation of all land owned by the Authority. Appraisals are for land only and do not include utilities, buildings or other improvements.

Further clarification: The land appraisal should include both fair market value and estimated original cost so that the Authority can satisfy GASB reporting requirements.

Proposer shall initial this Addendum No. 3 and include it with their proposal.

\_\_\_\_\_ Proposer's Initials