11-24-95 HD waiting for electric 4 months
8-8-95 Install new skylight - 2 openings - 6'2" x 2'3" 2243

LOT PLAN

STREET

STREET

BUILDING PERMIT AND COST INFORMATION

DATE	DESCRIPTION OF WORK	ESTIMATED COST	ACTUAL COST
1971	11/71 boiler $120; 6/71 $300 & windows &		
9-24-72	#32177 Plumbing $1804 + $90 + $500 / 253	2103	
2-[illegible]-95	Lock-up Front OHD [illegible]	250	
4-21-95	Typical [illegible] Fire [illegible]	200	

SALE INFORMATION 8-11-71 12000 Fred Tomshe (ex owner)

DATE	INST.	REEL	IMAGE	GRANTOR	GRANTEE	SALE PRICE
8-11-71	WD	604	1803	M. MEISTER	F. TOMSHE & EDNA	12,000 UC
8/21	LC			MORRIS MEISTER	FRED J. TOMSHE	7203
6-9-72	WD	657	166	Fred J. Tomshe	Saeco Rebuilders Inc	23,000 VS

ZONING

AREA A USE L HEIGHT 85
USE OF LOT
CONFORMS TO ZONING - YES ☐ NO ☐
IF "NO" EXPLAIN

LOCATION FACTORS

CORNER ☐ REAR ALLEY ☐ SIDE ALLEY ☐

STREET IMPROVEMENTS

FULL ☐ NO ALLEY ☐
NO SIDEWALK ☐
NO STORM SEWER ☐
TEMPORARY STREET ☐

PHYSICAL FACTORS

GRADE ABOVE ☐ BELOW ☐

REMARKS

LAND VALUE FACTORS

LOT SIZE - FRONTAGE 25 DEPTH 140
LOT AREA - 3500 SQ. FT. ACRES
EQUIV. LOT FRONTAGE @ 120' DEPTH
AVERAGE LOT SIZE
LOT SIZE ADJ.

LAND VALUE COMPUTATION

YEAR	
FRONT FEET	25
CORNER BENEFIT	7
ALLEY BENEFIT	
LOT SIZE ADJ.	
EFFECTIVE FRONTAGE	32
UNIT VALUE	140
VALUE AT STD. DEPTH	4480
DEPTH FACTOR	115
VALUE ACTUAL DEPTH	5152
ADJUSTMENT	
LAND VALUE	5700

SQUARE FOOT UNIT DEVELOPMENT

TYPE - CONVENTL ☐ TRACT ☐ CUSTOM ☐

BASE				
GRADE %				
HEAT				
INSULATION				
TOTAL SQ. FT. UNIT				

STRUCTURAL VALUE COMPUTATION

YEAR	1972	197
UNIT PRICING		
SQ. FT. @		
L. FT. @	SEE	
SQ. FT. @	INDEX	
L. FT. @	SHEET	
STANDARD VALUE		
GRADE %		
WALL TRIM		
INSULATION ADJ.		
ATTIC ADJ.		
MAJOR ADDITIONS		
PORCHES & STOOPS		
GARAGE		
DOLLAR VALUE ADD. OR DED.		
TOTAL REPL. COST		
INDEX		
BUILDING UNIT COST/SQ.FT.		
RESIDUAL %		
SOUND VALUE		
SOUND VALUE OTHER BLDG.		
SOUND VALUE ALL BLDGS.		
ADJ. - ADD OR DEDUCT		
IMPROVEMENT VALUE		

APPRAISAL SUMMARY

YEAR		197
LAND	5102	5140
IMPROVEMENTS W.J.M.	21600	10[illegible]
TOTAL	26700	15[illegible]
ASSM'T. FACTOR		UNF, 0

RENTAL INFORMATION 5/12/76 5/11/78

owner occupied

AREA & PERIMETER COMPUTATION

As King 14000 4/71 per [illegible] for our [illegible]

EFFECTIVE AGE COMPUTATION

5/12/76 - CMV Review - condition fair
5/21/78 - 1978 CMV Review - condition, F 0 - P. Lucht

REMARKS

4-29-71 BLDG. VACANT & VANDALIZED - BOARDED UP J. Rodriguez
6-23-71 - FIELD CHECKED B.I. ORDER RAZE - BLDG STILL STANDS - Abeyance
3-3-72 BLDG PARTIALLY REHABILITATED. J. RODRIGUEZ
REDUCE ECON. ADJ.
3/26/74
Building Now Being used By Saeco Builders. 1st floor used for shop space with Garage Door entry of NAT. AVE. - 2nd Floor used for storage of Auto parts & some cheap office space - Ext in good condition - Interior in fair Condition - INT up in very Poor condition - It would Take Very much work To Convert The Upstairs Back To Apt - Rm.H.
4/26/75 - Permit check - N.C. in Assm't - 2nd floor used strictly for stock (aluminum & steel) is storage, no offices, [illegible] permit, plumbing & Mop sink - condition - fair - P. Lucht
10/17/79 - 1980 CMV - condition, F - P. Lucht

TAX COMMISSIONER'S OFFICE, MILWAUKEE, WISCONSIN

ASSESSMENT

YEAR	1978
ASSESSED BY	
REVIEWED BY	
LAND	

BUILDING SKETCH

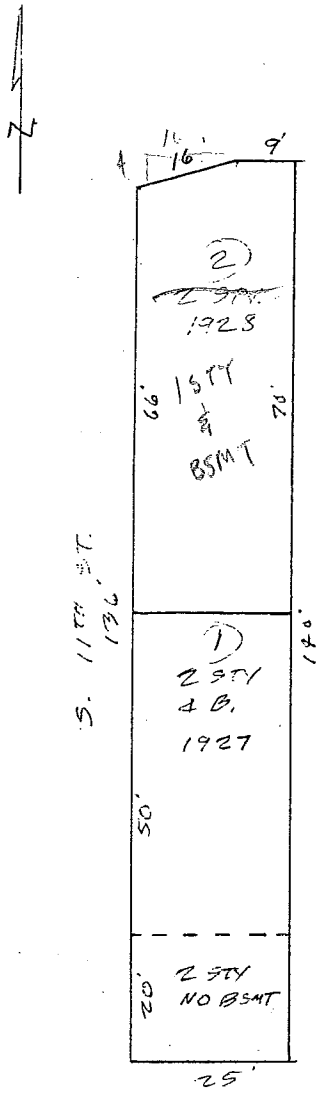
Manufacturing Name [illegible] MIDWEST INC

Computer Number [illegible]-009967

Appraisal Date 2-19-87

PAS Name R. WILSON

Scale: 1" = 30 Ft.



W. NATIONAL AVE.

(1) 25' x 70' x 2 = 3500
25 x 50 = 1250
4750#

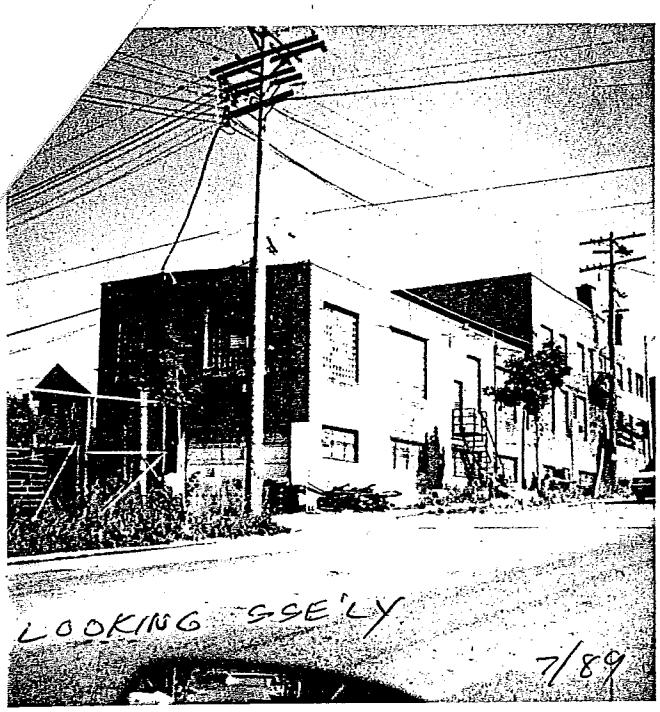
(2) 25' x 66' x 2 = 3300
4 x 9 x 2 = 72
4 x 16 x 1/2 x 2 = 64
3436#

TOTAL 8186#

Computations and Other Pertinent Data GROUND FLOOR AREA = 3468#

TOTAL " " = 8186#

Photographs



432-0944-9
1036-38 N National Ave
432-29
6277-6

TAX COMMISSIONERS OFFICE

	1991 ASSMT	1992	1993	19__
BLDG TYPE <400	L	L	L 6100	L
BLDG # 1 OF 1	I	I	I 53100	I
	T	T	T 59,200	T
	SYM	SYM	SYM	SYM

LOCATION TYPE: RATING: TRAFFIC: CORNER:
STORIES: UNITS: YEAR BUILT: REMODELED: 19 EFF YEAR BUILT:
TOTAL FLOOR AREA: LISTED: 8186 ☐ CALCULATED:
GRADE: BLDG CDU: PCT NET RENTABLE AREA: GROUND AREA:

LAND/BLDG RATIO	LAND CALC
LOT AREA	3500
LOT $ /SF	1.75
TOTAL VAL	6100

USE	SECTION OF	TENANT	FLAGS	OWNER	UNIT #	FLR	CDU	HTG	A/C	AREA	UNITS	MARKET INCOME	MKT INC /SF

SALE PRICE:
ADJ PRICE: / PER SF=

TOTAL MARKET INCOME: _____ PER SF _____
GRM: _____
ESTIMATED MARKET VALUE: _____ PER SF _____
APPRAISER: Pat McKean DATE 2/19/93

(80) light Mfg
5218 # x 2.50/# 13045

(98) multi use Storage
1750 # x 1.00/# = 1750

14795
4.0
59,180 say 59,200 7.23/#

432-0944-000 9 0 2003 6277 432-29 1036 1038 W NATIONAL AV

Taxkey CD S/A YR Nbhd Plat ——— Premise Address ———

Owner: **HARRY E WAIT**

Addr: **1036 W NATIONAL AV**

MILWAUKEE WI 53204-

Milwaukee County

	Class	Symbol	Land	Improvement	Total
Current	**Local Mercantile**		**5,300**	**49,700**	**55,000**
Previous	**Local Mercantile**		**5,300**	**49,700**	**55,000**

	Exm Type	Exm % Land	Exm % Imprv	Exm Land	Exm Imprv	Exm Total
Current	**00**			**0**	**0**	**0**
Previous	**00**			**0**	**0**	**0**

Asmt.Changed **04/13/2002** ISQL Rsn Chg **R** ChgDoc **REVL**

SaleDate **05/01/1988** Type **PR** Fee **120.00** Date Name Chg **08/19/1988**

DivYear **0** Div # **0** Drop Yr **0** Drop # **0** Record Status **A** Status Date

Aldrm District **12** Land Use Code **9999** Zoned **LB2** Historic Code Legal Chg. Date

Property Characteristics

Bldg: **1** Nbr Sect **2** Bldg Type: **C402** Loc Type **MS** Park **2** Built **1927** Econ Nbhd **M77**

Remodel: **0** FlArea: **8,186** Stories: **2.0** Comm Units: **2** Res Units: **0** Traffic: **H**

Parcel Sq Ft: **3,500** Excess Land: **0** Environment: **0**

Type	Description
3	WALKER'S POINT ADD'N IN SW 1/4 SEC 32-7-22
4	BLOCK 44 W 1/2 LOT 1

basement workshop included in Area

class change in 1993 from "Mfg 6300" to "mer as indicated"