MERCANTILE APPRAISAL CARD CITY OF

G5843

1 of 5

DIST. # 11

PLAT # 101

WISCONSIN TAX COMMISSION PROPERTY FORM NO. 1019

DESCRIPTION

Sub. or Add'n: SUBD. OF PART OF W ½ OF 50A

Description: SW ¼ 17-7-22 Lot Block

Lot Block 15

LOT 22 & LAND 60' x 132' ADJ.

OWNER—TENANT

Street and Number: 1118-26 W. NORTH AVE

Owner: EDWARD ZRIMSEK

Owner's Address: 1126 W. NORTH AVE.

The State Insurance Fund

Tenants

Address

SALES INFORMATION

COMPARATIVE — OTHER PROPERTIES

Year	No. of Sales	Total Consideration	Average Sale Price
19			

THIS PROPERTY

Date	Consideration	Volume	Page	Remarks
10-23-45	75000	2590211		

Sales Value Trend: Up Down Constant

RENTAL INFORMATION

COMPARATIVE

No.	Year	Full Rental Val.	Vacancy Factor	Adj. Rental Val.	Aver.	3Yr.Av.
	19					
	19					
	19					

THIS PROPERTY

	Year	Full Rental Val.	Vacancy Factor	Adj. Rental Val.	3 Yr. Average
	19				
	19				
	19				

Rental Value Trend: Up Down Constant

GENERAL INFORMATION

Appraisal—Date Am't. By

Appraisal—Date Am't. By

Asking Price Offer

Owner's Estimate: Land Bldgs. Equip. Total

Cost Value Book; Land Bldgs Equip. Total

Deprec. Value Book: Land Bldgs. Equip. Total

Bldg. Permit: Date Am't. Original Cost: Date Amt.

PROPERTY MAP

Indicate Directions 1 Division=

LAND VALUE FACTORS

Width	85'	Surface	
Average Depth	132'	Grade	
Facing on	W. NORTH AVE.	Pavement	
Corner		Sidewalk	
Exposure: N S ✓E W		Curb and Gutter	
Alley: Side Rear ✓		Water	
Distance From:		Sewer	
Center of City		Gas	
Car or Bus Line		Electricity	
Grade School		Cement Drive	$
High school		Fences	
Church		Shrubs, and Trees	
Zone			
Neighborhood		Total	$

COMPUTATION OF LAND VALUE

Width	
Front Foot Unit	
Value Full Depth	
Depth Factor %	
Unadjusted Land Value	
Adjustments	
Alley Influence	
Corner Influence	
Total Land Value	

Remarks:

Note - fire in June 1944 burned out roof and brick, damage to plaster. Repaired 1944 Old wood transom removed replaced with steel trusses, purlins and 24"x96"x3½" tile entire roof flow in hall replaced. New transom fanlight.

2000 ft. of flashing @ 1.25

Replacement cost $180000

SUMMATION OF VALUATION PROCESSES

	Comparative Sales Value	Capitalization of Rental Value: Rent	Capitalization of Rental Value: Rate	Sound Value	General Information
Total					
Land					
Improvements					
Obsolescence					

ASSESSMENT SUMMARY

By Whom Assessed		LOCAL					
Date	1931	1936	1937	1939	49		
Land	10000	10000	10000	10000	10000		
Improvements	28500	26500	42000	34000	31600		
Total		36500					

MERCANTILE APPRAISAL CARD---BUILDINGS

BUILDING VALUE FACTORS

	Main Part	Projections		
Class				
Store				
Store and Office				
Store and Flats				
Public Garage				
Filling Station				
Warehouse				
Comc. "				
Bank				
Club				
Hotel				
Dance Hall & STORE	X			
OFFICE	X			
Dimensions				
Length	132'			
Width SEE SK				
Average Height	37'			
Type				
Ordinary	X			
Mill				
Steel and Conc.				
Fireproof				
Foundation				
Stone				
Concrete	X			
Block				
Brick				
Posts				
Piers				
Pile				
Rubble				
Exterior Wall				
Brick, Solid	X			
Brick, Veneer				
Frame				
Concrete				
Concrete Block				
Stone				
Stucco				
Metal				
Paper				
Roof				
Flat				
Gable	X			
Hip				
Mansard				
Trussed				
Shingles				
Wood				
Asphalt				
Asbestos				
Slate				
Tile				
Tar and Gravel				
Metal				
Composition	X			
Basement				
Whole				
Part 23'X24'6"	X			
None				
Finish				
Conc. Floor				
Complete				
Good				
Fair				
Poor				

23'X24'6"

STORIES

	Basement	1	2	3	4	5	6	7	8	Total
Use	HEATING	OFFICE STORE	DANCE HALL							
Floor Type	CONC	TERR & MAPLE								
" Load Cap.										
RENTS 19										
19										
19										
19										
Average % of Vacancy										

Rental value trend Up.....Down.....

Rental Value 19 $ / 19 $ / 19 $ / 19 $

Interior Trim	
Hardwood	X
Softwood	X
Metal	X
Marble	
Interior Walls	
Plaster	X
Metal	
Plain	
Ornamental	X
Ceiling	
Plaster	X
Metal	
ORNAMENTAL	X
Heating	
Stove	
Hot Air	
Hot Water	
Steam	X
Vapor	
Gas	
Oil	
Coal	
Lighting	
Electric	X
Gas	
Plumbing	
Modern	X
Old Style	X
Obsolescence	
Obsol. Constr.	
Bus. Migration	
Racial Influence	
Industrial Cond.	
Bldg. Restrictions	
Over Important	
Under Important	
Public Annoyance	
Miscellaneous	

Extras and Special Equipment — Sound Value

Special Fronts COPPER STOPS. 360 □ FT PLATE GLASS
Sprinkler System
Forced Ventilation
Refrigeration
Elevators
Lighting and Electric Systems
Fire Escapes X BALCONY TO 1ST FL

Year Built ALT 1916-ALT 1934 Cost $

General Condition: Good X Medium Fair Poor

STRUCTURAL VALUE COMPUTATION

Length in Feet
Width in Feet
No. of Sq. Feet @ Unit of $ a $
Average Height
Total Cubic Feet @ Unit of $ b $
Present cost reproduction "a" or "b" $
Additions for "Extras" $
Total Reproduction Cost $
% Condition %
Sound Value $

Remarks

4-TOILETS
4-LAV
3 TOILETS
2 URINALS
3 LAV, 1 SINK
CANOPY
1927

Diagram of Structure

Indicate direction 1 Division= Feet

SEE SKETCH

18

RESIDENTIAL APPRAISAL CARD

CITY NO.

G5843

DESCRIPTION

Sub. or Add'n SUBD. OF PART OF W. 60.50 A. Ward

Description SW 1/4 17-7-22 Lot Block

Lot Block 15

LOT 22 & LAND 60' x 132' ADJ.

OWNER—TENANT

Street and Number 1118-26 W. NORTH AVE.

Owner EDWARD ZRIMSEK

Owner's Address 1126 W. NORTH AVE.

Tenants

Address

SALES INFORMATION

COMPARATIVE — OTHER PROPERTIES — COMPARATIVE

Year	No. of Sales	Total Consideration	Average Sale Price
19		$	$

THIS PROPERTY

Date	Consideration	Volume	Page	Remarks

Sales Value Trend: Up Down Constant

RENTAL INFORMATION

No.	Year	Full Rental Val.	Vacancy Factor	Adj. Rental Val.	Aver.	3Yr.Av.
	19	$	$	$	$	
	19					
	19					$

THIS PROPERTY

	Year	Full Rental Val.	Vacancy Factor	Adj. Rental Val.	3 Yr. Average
	19	$	$	$	
	19				
	19				

Rental Value Trend: Up Down Constant

GENERAL INFORMATION

Appraisal—Date Am't. $ By

Appraisal—Date Am't. By

Asking Price $ Offer

Owner's Estimate: Land Bldgs. Equip. Total

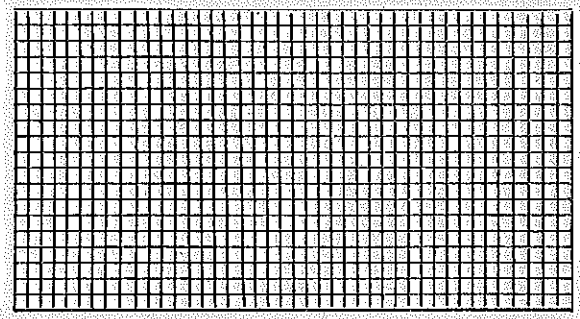
Cost Value Book: Land Bldgs. Equip. Total

Deprec. Value Book: Land Bldgs. Equip. Total

Bldg. Permit: Date Am't. Original Cost: Date Amt.

LAND MAP

Indicate Directions 1 Division =



LAND VALUE FACTORS

Width	85'	Surface	
Average Depth	132'	Grade	
Facing on	W. NORTH AVE	Pavement	
Corner		Sidewalk	
Exposure: N S ✓ E W		Curb and Gutter	
Alley: Side Rear ✓		Water	
Distance From:		Sewer	
Center of City		Gas	
Car or Bus Line		Electricity	
Grade School		Cement Drives and Walks	$
High school		Fences	
Church		Shrubs, Trees and Lawn	
Zone			
Neighborhood			
		Total $	

COMPUTATION OF LAND VALUE

Width	
Front Foot Unit	$
Value Full Depth	$
Depth Factor %	
Unadjusted Land Value	$
Adjustments	
Alley Influence	
Corner Influence	
Total Land Value	$

Remarks:

SUMMATION OF VALUATION PROCESSES

	Comparative Sales Value	Capitalization of Rental Value: Rent	Capitalization of Rental Value: Rate	Sound Value	General Information
		$			
Land	$	$		$	$
Improvements					
Total					
Obsolescence					

ASSESSMENT SUMMARY

By Whom Assessed						
Date						
Land						
Improvements						
Total						

DIST. #18 2 OF 5

WISCONSIN TAX COMMISSION PROPERTY FORM NO. 1111

PLAT #101

RESIDENTIAL APPRAISAL CARD---BUILDING DATA

BUILDING VALUE FACTORS

	Main Part	Projections A	Projections B	Projections C
Class				
Single Dwelling	X			
Double Dwelling				
Duplex				
Bungalow Duplex				
Three Family				
Four Family				
Apartment				
Summer Cottage				
DANCE HALL	X			
Dimensions				
Length	132			
Width SEE PLAN				
Average Height	37'			
Stories	2			
Foundation				
Masonry				
Concrete	X			
Block				
Brick				
Posts				
Piers				
Rubble				
Exterior Wall				
Brick, Common	X			
Brick, Face				
Brick on Tile				
Brick Veneer				
Concrete				
Concrete Block				
Stone, Rough				
Stone, Cut				
Stone Veneer				
Siding				
Siding, Drop				
Siding, Metal				
Stucco on Frame				
Stucco on Tile				
Shingle				
Half Timber				
Paper				
Roof Type				
Flat				
Gambrel				
Gable	X			
Hip				
Mansard				
Irregular				
Mixed				
Dormers, No.				
Jerkin Head				
Roof Material				
Shingles, Wood				
Shingles, Dipped				
Shingles, Asphalt				
Shingles, Asbestos				
Slate				
Tile				
Composition, Plain				
Composition, Surf'd	X			
Tar and Gravel				
Metal				
Basement				
Whole				
Part 23X24'	X			
None				
Cement Floor	X			
Laundry				
Partition				
Recreation Room				

STORIES / No. of Rooms	Base	1st First	1st Second	1st Bath	1st Bed. R's	1st Closets	2nd Bed. R's	2nd Bath	2nd Closets	Attic Bed. R's	Attic Bath	Attic Closets
Floors												
Oak												
Maple	W	X										
Hard Pine												
Soft Pine												
Tile BATH		X										
Linoleum												
Concrete												
Trim												
Birch		X										
Oak												
Gum												
Pine												
Enamel												
Paint		X										
Varnish												
Walls												
Plain												
Rough												
Painted		X										
Paneled												
Papered												
Heating												
Stove												
Hot Air—Piped												
Steam		X										
Vapor												
Hot Water												
Gas												
Oil												
Lighting												
Gas												
Electric X												
Lamps												
Plumbing												
Baths		1										
Toilets		1										
Lavatories		1										
Showers												
Sinks		1										
City Water X												
Well Water												
Sewer X												
Septic Tank												
Cess Pool												
Cistern												
Year Built		Fair										
Gen'l Condition												
Bad Repair												
Bad Paint												
Bad Foundation												
Bad Roof												
Settling Floors												
Cracked Plaster												
Bad Furnace												
General Aver. %												
Obsolescence												
Obsol. Construct.												
Migration												
Business Encroach.												
Racial Influence												
Bad Gen'l Plan												
Industry Cond.												
Bldg. Restrictions												
Over Improvement												
Under Improvem't												
Public Annoyance												

PLAN OF HOUSE

Indicate Directions — 1 Division = Feet

SEE SKETCHES

Type of Architecture

English	Colonial	Spanish	Dutch	Mixed	

Extras and Special Equipment

Fireplace, Real	$	Book Cases	$
Fireplace, Artificial		Side Boards	
Water Softener		Wall Beds	
Refrigerator, Ice X		Thermostat	
Refrigerator, Elec.		Clothes Dryer	
Vacuum Cleaner X		Clothes Chute	
Fire Escapes			
Beam Ceiling			
Ventilation		Total	$

Porches and Other Structures

	Size	Material	Roof	Floor	Cost	Year	% Cond.	Sound Value
Porch								
Porch								
Garage	SEE	Sketch.						
Barn								
Shed								

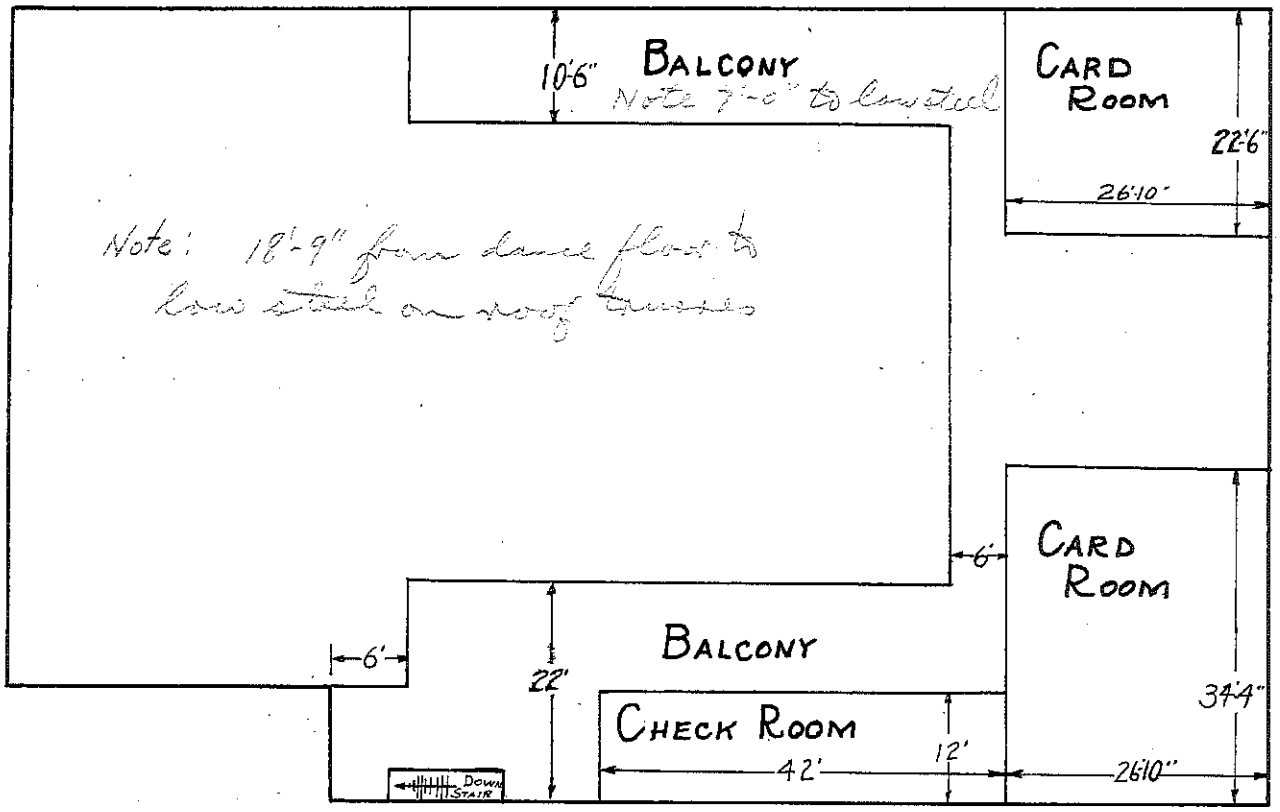
Structural Value Computation

	M	A	B	C	Total
Square ft.					
Unit					
Value					(a)
Cubic ft.					
Unit					
Value					(b)

Present Cost Reproduction (a) or (b)	$
Addition for "Extras"	$
Total Reproduction Cost	$
% Condition	
Sound Value	$
Porches	$
Other Structures	$
Sound Value of All Improvements	$

Remarks:

G 5843

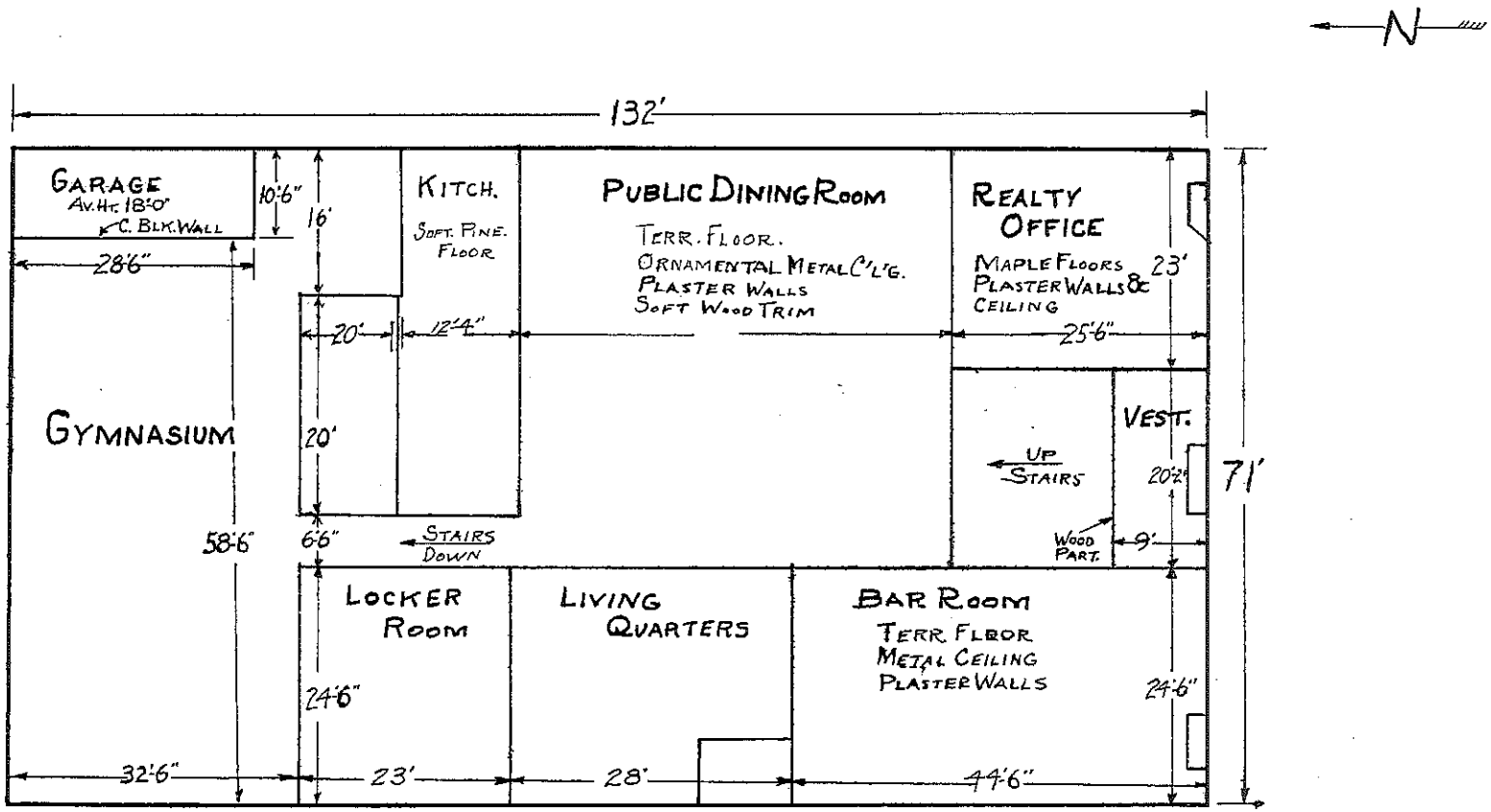


BALCONY PLAN

1118-26 W. NORTH AVE.

SHEET No. 5 OF 5.

G 5843



NOTE — ALL INSIDE PART. 8"; WOOD & PLASTER, EXCEPT WHERE OTHERWISE SPECIFIED.

FIRST FLOOR PLAN

1118-26-W. NORTH AVE.

SHEET No. 3 OF 5.

METRO-MILWAUKEE
MULTIPLE LISTING SERVICE
MLS

FOR ASSESSOR'S FILE

78 MER 1 3600 2940 5

350 OFFICES AND 2400 ASSOCIATES

JUL 3 1978

20000 323-29 323-1326

CO. 1455 / ORD 1445 / AREA: 02	Address 1118-26 W. North Ave. ☑ City ☐ Town ☐ Vill. Milwaukee County Milwaukee Zip	LOCATION ___ hundred(N)(S) ___ hundred(E)(W)	Property Type: 4 churches / LOT SIZE: 85 x 132	Price: $80,000

Scheduled (Actual) Gross Income ..... $ 9,180.00
Less: Vacancy Allowance ... ___ % .... $
Gross Operating Income ..... $
Less: Operating Expenses (As of ___ 19__)
Taxes ... (19) ..... $ 688.88
Insurance ..... $ 200.00
Management ..... $
Caretaker ..... $
Maint./Repair ..... $ 400.00
Clean/Decor ..... $
Furnish/Appl. ..... $
Grounds ..... $
Supplies ..... $
Services ..... $
Heat ..... $ 700.00
Electric ..... $ 300.00
Water ..... $ 150.00
Advertising ..... $
..... $
..... $
TOTAL, Operating Expenses ... $ 2,438.88
NET OPERATING INCOME ..... $ 6,741.12
CODE: E

Exterior: Brick/block Age: older Parking:
Unbelievable, large church divided into 4 huge worship units, with room for three more! Seating caps are 400,120,100,80. Each unit has separate baths. Bldg. also contains several offices, big gymnasium, plenty of storage, sleeping areas, and 1 entire apartment unit. 3 stories, meets all codes, wiring for live TV.

FINANCING
Orig. Loan $ ___ Balance $ ___ Rate ___ %
No. Yrs. ___ Annual P&I $ ___ Equity $ ___
Potential Loan: Amount $ ___
SELLERS MOTIVES: Wants: Appreciation ☐ Income ☐ Depreciation ☐
Will Take: ___
Can Add: Cash ___ Paper ___ Boot ___ Other Equities ___
How Much? ___
Will go or invest out of State? ___ Where? ___

ASSESSED VALUE (TAX KEY No. ___)
Land ..... $ ___ ___ %
Improvements ..... $ ___ ___ %
Personal Property ..... $ ___ ___ %
TOTAL $ 100 %

AREA 2
MLS NO. 561223

REALTOR® KESKE REALTY INC. Phone 461-4811 Lister KEN HENZLER res. ph. 461-4813

Information shown on this sheet is believed to be accurate and reliable but is not guaranteed and is subject to correction

INVESTMENT FORM REVISED FEB. 75