MERCANTILE APPRAISAL CARD---BUILDINGS

BUILDING VALUE FACTORS

F 6582

	Main Part	Projections		
Class				
Store				
Store and Office				
Store and Flats	✓			
Public Garage				
Filling Station				
Warehouse				
Conc. "				
Bank				
Club				
Hotel				
Dance Hall				
Dimensions				
Length	50'7"			
Width	28'4"			
Average Height	See Sketch			
Type				
Ordinary	✓			
Mill				
Steel and Conc.				
Fireproof				
Foundation				
Stone				
Concrete				
Block	✓			
Brick				
Posts				
Piers				
Pile				
Rubble				
Exterior Wall				
Brick, Solid	✓			
Brick, Veneer				
Frame				
Concrete				
Concrete Block				
Stone				
Stucco	Bay			
Metal				
Paper				
Roof				
Flat	✓			
Gable	✓			
Hip				
Mansard				
Trussed				
Shingles				
Wood				
Asphalt	✓			
Asbestos	✓			
Slate				
Tile				
Tar and Gravel	✓			
Metal				
Composition				
Basement				
Whole	✓			
Part				
None				
Finish				
Conc. Floor	✓			
Complete				
Good				
Fair				
Poor				

STORIES

	Basement	1	2	3	4	5	6	7	8	Total
Use	Storage	1 Store	3 Rms	Open				Basement	8'1"	
Floor Type	Hrd+Ldry	3 Rms	3 Closets	Attic			1st Sty	Store	10'3"	
" Load Cap.								Rms	8'8"	
19								Aver Ht	12'4"	
Rents 19							2nd Fl. Rms		9'2"	
19							ATTIC-½		5'3"	
19							Aver. Height 1 Sty		= 19'6"	
							Aver Height 2 Sty + A		= 32'9"	

Average % of Vacancy

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

Rental Value		
	19	$
	19	$
	19	$
	19	$

Interior Trim	
Hardwood	
Softwood	✓
Metal	
Marble	

Interior Walls	
Plaster	✓
Metal	
Plain	✓
Ornamental	

Ceiling	
Plaster	✓
Metal	

Heating	
Stove	
Hot Air	✓
Hot Water	
Steam	
Vapor	
Gas	
Oil	
Coal	

Lighting	
Electric	✓
Gas	

Plumbing	
Modern	
Old Style	✓
2 Part: Ldry Tray	/

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 - Wood Bulkheads

Sprinkler System

Forced Ventilation

Refrigeration

Elevators

Lighting and Electric Systems

~~Fire Escapes~~ Artificial Fireplace – Book Cases – Gum Trim

Gas Hot Water Heater (Side Arm) – Dormer Asbestos Shingles

Face Brick 1E (Solid) Cement Blocks – 2S + 1E – Dormer 11'6" Wi

Year Built 1922 Cost $

General Condition: Good Medium Fair Poor

STRUCTURAL VALUE COMPUTATION

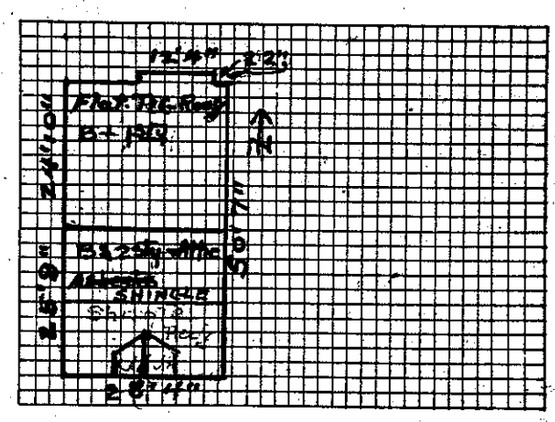
Length in Feet	50'7"		
Width in Feet	28'4"	730	
No. of Sq. Feet	1068.98	@ Unit of $	a $ 6050
Average Height	See Sketch		Face Brick Front 100
Total Cubic Feet	37085	@ Unit of $	Store Front 250
			Less Store Area -250
Present cost reproduction "a" or "b"			Art Fireplace 50
Additions for "Extras"			1 Sty Proj 627# Bas 3100
Total Reproduction Cost			$ 9300
% Condition			61 %
Sound Value			$ 5700

Remarks

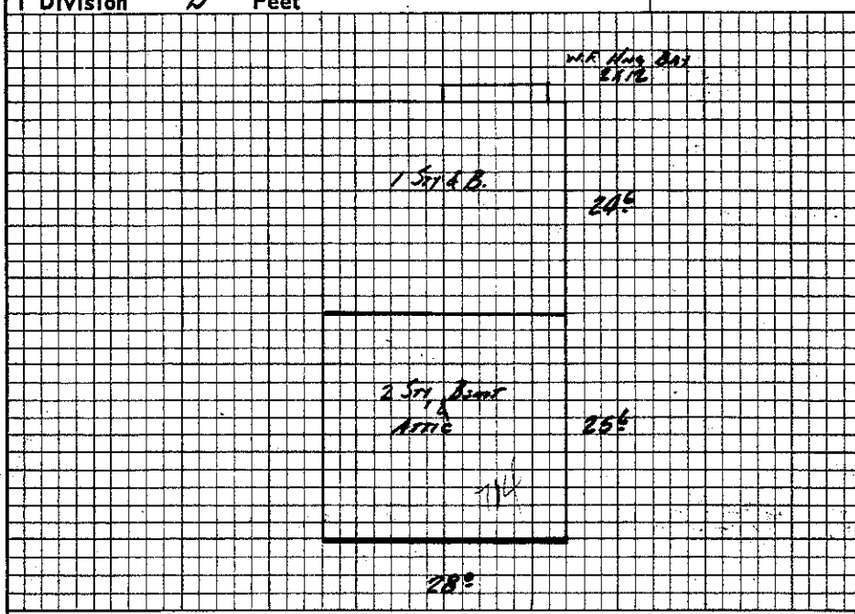
Diagram of Structure

Indicate direction

1 Division = (2½) Two 8½ Feet



	Date Inspected	3-6-67				
Plan	Inspected By	Bugault				
1 Division 2 Feet						



CEILING & STORY HEIGHT

	Main Bldg. Ceil	Main Bldg. Sty.	Addn. Ceil	Addn. Sty.	Addn. Ceil	Addn. Sty.
B	7'	8'				
1	10 3/4	11 3/4				
2	8'	9'				
3						
4						
Gab.						
Par.						
Tot.						

Total Wall Height Above Grade

Main Bldg.	Hi.	Addn.	Hi.

NET UNIT DEVELOPMENT

Date	1968		72			
Type (Const. Code)	1C	1C				
No. of Stories	1 & B	2nd				
Area	1400	714				
Perimeter	156'	107'				
Ratio (A ÷ P)	9.	6.67				
Base Unit	13.03					
Basement	–					
Wall Ht. Adj. 5'x	-1.95	+02 .33				
Addn. Stories		8.22				
Struc. Framing	–	–				
Floors	–	–				
Ceiling	–	–				
Roof		.75				
Sewer & Water						
Electric						
Heatg. & Vent.	.55	.41				
Air Cond.						
Sprk. Syst.						
Miscell.	13.58					
	1.95					
NET UNIT	11.63	9.71				

AREA-WALLS & CUBAGE COMPUTATION

28'x50' = 1400 #.
Perm 156'
Ratio 9

2nd Story & Attic
25'x28' = 714 #
Perm 107'
Ratio 6.67

NET UNIT MODIF. COMPUTATIONS

RESIDENTIAL DATA CARD - PLAT #271/09 DIST. # 17 OLD KEY No. F 6582 NEW KEY No. 271/2409

TAX COMMISSIONER'S OFFICE MILWAUKEE, WISCONSIN

ADDRESS 1412 W. A T Kinsman

RESIDENCE TYPE: 9C & 7C 3 on 4

CONSTRUCTION:

DESIGN: Office & Lng. Qtrs.

STORIES MAIN: 1 ___ 1½ ___ 2 ✓ OTHER ___ ATTIC: YES ___ ✓ NO ___
EXT.: ___ ATTIC: YES ___ NO ___ TYPE ___
UNITS: 1 ✓ 2 ___ 4 ___ OTHER ___ ROOMING HOUSE ___

OCCUPANCY REMODELED ___ FROM TYPE ___ REMARKS ___

EXTERIOR WALLS	BAS.	1ST	2ND	GABLE		
CONC. BLOCK	✓					
FRAME						
STUCCO						
COMMON BRICK		✓	✓			
FACE BRICK						
SPLIT ROCK						
STONE						
WOOD SHINGLE						
PERMASTONE						
ASB. SHING. - INSUL.				✓	A7	
ALUMINUM SIDING						
NO FINISH SIDING					D7	
SMALL BAY PROJ. NO BAS. 1 STORY				1	50	50
" " " " " 2 "					100	
" " " AND BAS. 1 "					75	
" " " " " 2 "					125	
SEC. STORY OVERHANG PER SQ. FT.					300	
FACE BRICK FRONT ON FR. BLDG. PER SQ. FT.				560	.35	196
STONE " " " " " " "					.40	
PLANTERS						
PORCH - OPEN - NO ROOF					50-100	
" " ROOF OR DECK					100-300	
" ENCLOSED					300-500	
FRONT ENT. UPPER FLAT TYPE 10 ADD					300	
REAR " " " " 11 & 12 DED.					300	
Metal Set Plate Glass w/Bal Rhead						300

ROOF				
SINGLE PITCH OR FLAT				
DOUBLE PITCH GABLE	✓			
GAMBREL				
HIPPED				
ROOF OVERHANG - CLOSED			.50	
" " OPEN JOIST	✓		.35	
ROLL ROOFING				
WOOD SHINGLE			A4	
ASPHALT SHINGLE	✓		A4	
ASBESTOS SHINGLE			A5	
SLATE-TILE-ALUMINUM			A6	
EXTRA GABLES			100	
DORMERS - SMALL			50	
" MEDIUM		1	100	100
" LARGE			150	
FACE BR. OR STONE ON ABOVE			.40	

BASEMENT				
WHOLE	✓			
PART %				
EXCAVATION ONLY WOOD WALLS			B3	
NONE - POST FOUND.			D1	
NONE - CONC. SLAB FOUND.			D2	
NONE - CRAWL SPACE				
CONCRETE FLOOR	✓			
WOOD FLOOR			D4	
EARTH FLOOR			D5	
PARTITIONS OR ROOMS				

ROOMS & TRIM	1	2	A	FLOORS	TRIM
LIVING ROOM	1				
DINING ROOM					
KITCHEN	1				
BATH ROOM	1	1			
BED ROOM	1	3			
Office	1				
HARD WD. FLRS.	✓	✓		A1	
SOFT WD. FLRS.				D8	
HARDWD. TRIM				25-50	
PLASTERED INT. ☐ DRY WALL ☐					

ATTIC			
ATTIC FLOORS & STAIR	✓	A3	
NO " " " "		D6	
DISAPRG STAIRS		25	
ATTIC B.R. WALL BD.		100	
" " PLAST.		150	
" " " H.W.F.		200	
" HALLWAY		75	
" BATH		150	

MISCELLANEOUS			
REC. ROOM - PLAST.		100-150	
" " - PANEL		200-300	
" " - FIRE PL.		100	
BASEMENT GARAGE		150	
INSUL - CLG. A8 ☐ FULL A9 ☐			

INTERIOR FIXTURES & EQUIPMENT		1	2	A		
LIVING & DINING ROOM	FIREPLACE-ARTIFICIAL	1			50	50
	" INT. ORD. NATURAL				200	
	" EXTERIOR NAT.				250-300	
	" ELABORATE NAT.				400-LAR	
Formica Top KITCHEN	SINK-R.R. OR APRON				90	
	" CABINET TYPE				150	
	" B.I.-10' BASE	1			200	200
	TILE WALLS - CER. ☐ PL. ☐					
BATH ROOM	TUB-R.R. ON LEGS		1		80	80
	" BUILT IN	1			125	125
	SHOWER-OVER TUB	1			20	20
	" SEB. STALL				100	
POWDER ROOM	WATER CLOSET ONLY				80	
BASEMENT	LAUNDRY TUBS	1			50	50
	W.C. OR LAVATORY				50	

		1	2	A		
	BOOK CASES - ORD. EACH				25	
	REGULAR LIBRARY				100	
	PANELED WALLS					
	THERMOPANE					
	PANTRY ☐ TOP CABS. - 7'	1			60	100
	ADDITIONAL CABINETS					
	BLT. IN OVEN & RANGE GAS				100	
	" " " " " ELEC.				150	
	LAVATORY - WALL TYPE	1	1		70	140
	" PEDESTAL				100	
	5' VANITY & SINK				125	
	WATER CLOSET - ORDINARY	1	1		100	200
	" " SILENT				150	
	W.C. & LAVATORY				150	
	SIDE ARM HEATER				35	
	AUTO. STOR. HEATER - 40 GAL.	1			100	100

		1	2	A		
	CHINA CAB. EACH				50	
	BUFFET - ORDINARY				100	
	" ELABORATE				150	
	EXHAUST FAN				25	
	BLT-IN HOOD & FAN				50	
	DISHWASHING UNIT				100-150	
	GARBAGE DISP. UNIT				35	
	COLORED FIXTURES				10	
	CERAMIC TILE WALLS				100	
	~~PLASTIC~~ TILE WALLS		1		~~60~~	25
	TILE IN SHOW STALL				50	
	EXHAUST FAN & DUCT				25	
	TILE WALLS				50	
	SHOWER & TRAP				30	
	METAL STALL				50	
	Rubber Runner					25

HEATING

NO. OF PLANTS 1 H7

STOVE OR SPACE HTR.			H1		
FURNACE - PIPELESS			H2		
" - PIPED			H3		
HOT WATER			H4		
STEAM OR VAPOR			H5		
Furnace Room Enc.					100

FORCED AIR - COAL			H6		
" " OIL ☐ GAS ☐			H7		
HOT WATER-OIL ☐ GAS ☐			H8		
HYDRONIC-OIL ☐ GAS ☐			H24		
RADIANT HEATING			H9		
REFRG. AIR COND.-TONS ____			H10		

ADDED HOPPER STOKER			100		
" BIN FED "			200		
" OIL BURNER "			200		
" GAS " "			100		
ATTACHED BLOWER			50		
ELECTRIC HTG.			H25		

DOLLAR VALUE TOTALS 1861 1171 640 50

EXT. APPURTENANCES, ADD'N, & EXTENSIONS

DESCRIPTN. ___ STORIES ___
CONST. ___ SIZE ___
SQ. FT. ___ UNIT ___ VALUE ___
DESCRIPTN. ___ STORIES ___
CONST. ___ SIZE ___
SQ. FT. ___ UNIT ___ VALUE ___
MISC. ___
GARAGE: YEAR ___ CONST. ___
CARS ___ SIZE ___ SQ. FT. ___
CODE ___ UNIT ___ BASE VALUE ___
DOORS ___ AUTO OPNRS ___
MISC. (ELECTRIC, LINING, ETC.) ___

STRUCTURAL GRADE: NORMAL ___ BETTER % ___ LESS % ___
AGE: BUILT 1922 REMODELED ___ EFFECTIVE AGE ___
CONDITION: NORMAL ___ BETTER % ___ LESS % ___
DEPRECIATION: ___ RESIDUAL ___

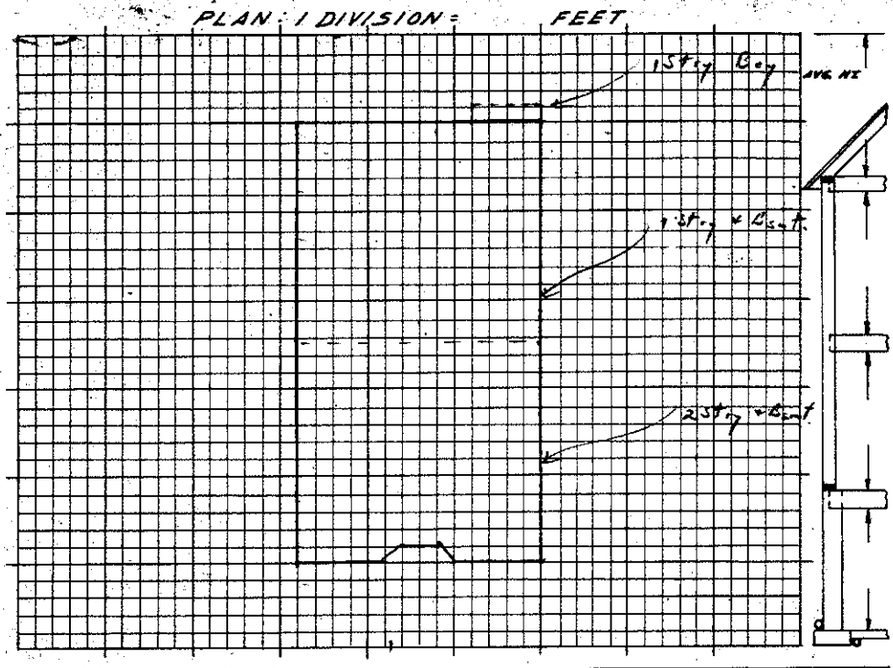
MISCELLANEOUS MODIFICATIONS

Offices: Acoustical Ceiling 21'x23' - Recessed Lighting - Asph. tile Tile 15'x24' - 1 Room Partition w.ll 1518 - 200

INSPECTIONS	
DATE	BY
10/29/62	Raspinski

REMARKS ___

PLAN: 1 DIVISION = FEET



LAND VALUE COMPUTATION

ZONING: USE _____ AREA _____

LOT SIZE: _____

YEAR				
FRONT FT.				
COR. BEN.				
ALLEY BEN.				
TOTAL FT.				
UNIT VALUE				
VAL. STD. DPTH.				
DEPTH				
DEPTH FACTOR				
NET VALUE				
ADJUST				
ADJ. VALUE				
ASS'D. VALUE				

LEGAL DES. & REMARKS _____

BUILDING PERMIT RECORD

DATE	CARD NO.	DESCRIPTION OF WORK	EST'D. COST	ASSM'T. CHANGE
8/9/63	51513	Office Partitions	600	

SALE RECORD

DATE	$	CONVEY.	NEW OWNER

STRUCTURAL COMPUTATION

	MAIN		EXT. #1		EXT. #2	
SQ. FT.	714	686				
CU. FT.						
NET UNIT	6.72	4.31				
BASE VALUE	4798	2956				

ASSESSMENT COMPUTATION

YEAR FIGURED	1963					
TOTAL BASE VAL.	7754					
DETAIL $ VAL.	1861					
STAN. FIXT. VAL.						
MISC. MODIF. TOT.	200					
APPURT. TOTAL						
BASIC STR. VAL.	9815					
GRADE %						
BASIC REPL. VAL.						
RESIDUAL %	61%					
BASIC SOUND VAL.	5987					
MKT. VAL. ADJ.						
VALUE ADJ.	5389	10% For Condition 2nd Floor Walls + Ceiling Badly Cracked				
LOCATION INFLU.						
NET VALUATION	5300					
OTHER STRUCT.						
	110%					
ASSESSED VALUE	5830					

RENTAL & OTHER INFORMATION

AREA & PERIMETER COMPUTATION

EFFECTIVE AGE COMPUTATION

ACT. AGE ( ) / ACT. AGE ( ) REPL. VALUE ( ) X COST ( ) = EFF. AGE ( )

NET UNIT DEVELOPMENT

	MAIN		EXT. #1		EXT. #2	
CODE	9C	7C				
BASE	6.20	4.25				
STONE OR BRICK %						
H7	.52	.35				
	6.72	4.60				
D6		.29				
PERIM ADJ.						
NET UNIT	6.72	4.31				

ASSESSMENT SUMMARY

YEAR	1952	1959	1959	1960	1964						
LAND	2300	4300	4730	3740	3740						
IMPROV.	7000	7000	7700	7700	5830						
TOTAL	9300	11300	12430	11440	9570						

Re Assd.