BUILDING NAME _____ OWNER _____ KEY NO. L4695

LEASE AND RENTAL DATA — STORES ONLY

STORE ADDRESS	TYPE OF LEASE: OWNER	M to M	YEAR	PERC.	DATE: SALES	RENTAL	DATE: SALES	RENTAL	DATE: SALES	RENTAL	DATE: SALES	RENTAL

LEA

FLOOR NO.	N OFFIC

ATE
ONTHLY | YEARLY

YEAR	
RENTS	
SERVICES	
UTILITIES	
TOTAL INCO	
WAGES	
TAXES	
ADMINISTRA	

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METHOD
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/ /

MANAGEMENT				
LEASE COMM.				
GENERAL OFFICE				
SUPPLIES				
TEL. & TEL.				
ADVERTISING				
LEGAL				
AUDIT				
GEN. BUILDING				
INSURANCE				
HEAT				
ELECTRICITY				
WATER & GAS				
CARTAGE				
BLDG. MAINTEN'CE.				
REPAIRS				
WINDOW WASH.				
SUPPLIES				
PAINTING				
TENANT ALT.				
TOTAL EXPENSE				
NET INCOME				
ADJ. NET INCOME				
% VAC. 1ST FLOOR				
% VAC. ABOVE				
% VAC. TOTAL				

BLDG. TAXES %				
TOTAL BLDG. %				
RESIDUAL YEARS				
CAPIT. FACTOR				
VALUE BLDG.				

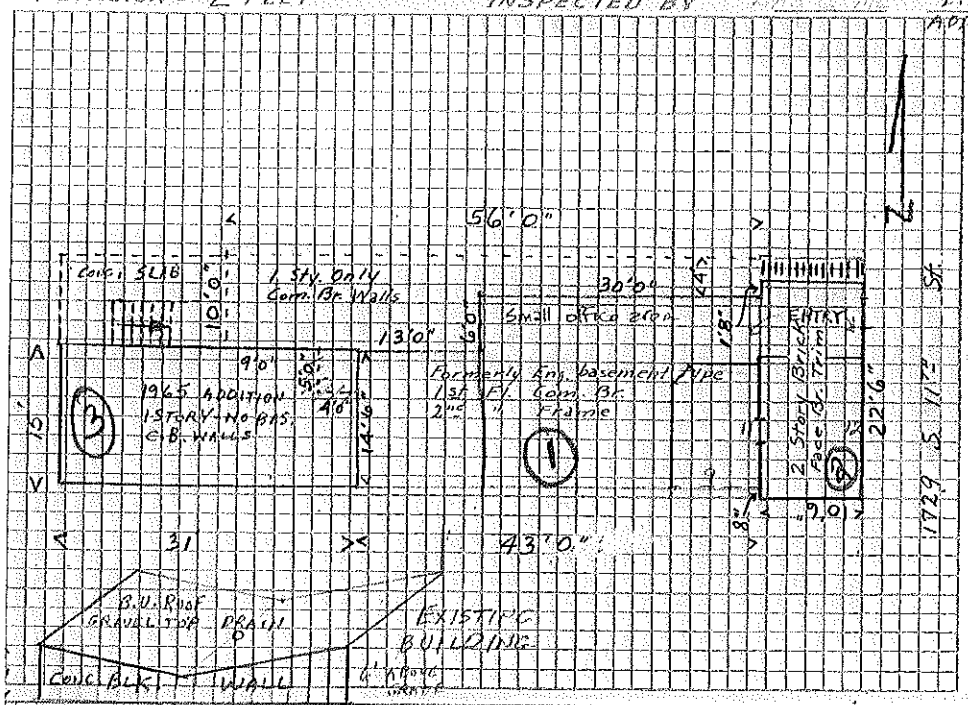
BY GROSS RENTALS

OWNER OCCUR. ALL ___ PART ___ NONE ___	YEAR			
GROSS RENT. INCOME				
VACANCY ALLOW.				
NET INCOME				
GROSS BUSINESS				
RENTAL %				
NET RENTAL				
TOT. RENT. INCOME				
LAND VALUE $				
LAND RETURN %				
LAND TAXES %				
TOTAL LAND REQ. %				
TOTAL LAND REQ. $				
NET TO BLDG. $				
BLDG. RETURN %				
BLDG. AMORT. %				
BLDG. TAXES %				
BLDG. MAINT. %				
BLDG. MISC. %				
TOTAL BLDG. %				
VALUE BLDG.				

COMMERCIAL DATA CARD PLAT 110 DIST. 9-14 KEY NO. L4695

PLAN
1 DIVISION = 2 FEET

INSPECTION DATES 4-9-66
INSPECTED BY F.L.S.



RATINGS

		POOR	FAIR	GOOD
STORES	1-DESIGN AND LAYOUT	40	45	50
	2-CON. TO OTHER TENANCY	30	40	50
	3-			
	TOTAL RATING			
OFFICE BLDGS.	1-ARRANG. OF OFFICE SPACE	30	40	50
	2-LIGHT AND AIR	6	8	10
	3-ELEVATORS	2	4	6
	4-LOBBY	2	3	4
	5-ADVERSE CONST. ENT. ETC.	20	25	30
	6			
	TOTAL RATING			
APARTMENTS	1-CONV. TO SHOPPING AREA	8	9	10
	2- " " TRANSPORTATION	8	9	10
	3- " " SCHOOLS & CH.	8	9	10
	4-DESIGN & APPEARANCE	8	9	10
	5-APPEAL OF NEIGH'HD.	16	18	20
	6-ARRANG. OF APTS.	16	18	20
	7-ADVERSE INFLUENCES	16	18	20
	8-			
	TOTAL RATING			

GRADE / LIN BUILDING PERMIT RECORD

DATE	CARD NO.	FLOOR	LIN	PURPOSE	ACT'L. COST	ASS'MT. CHGE.

YEAR BUILT 1900 COST
REMODELED 1939 EXTENT
Eff. Age - 19.5
CONDITION: NORMAL BETTER % LESS %
STRUCT. GRADE: NORMAL BETTER % LESS %

HEIGHTS	CEIL.	STORY
B		
1	7'	
2	8'2"	
3		
4		
PAR.		
TOT.		

AREA AND CUBAGE COMPUTATION

10'6" X 22'6" = 236.25
(43 X 24'6") = 1053.5
(4 X 15) + 60.
(9 X 10) 90.
1439.75
Adj. 1 Sty Brick 22 x 10.5
" " Fr. (30 x 20.5) + (18 x 14.5)

STRUCTURAL COMPUTATION

				1965 ADDITION		
SQ. FT. / CU. FT.	1440	236	803	465		
NET UNIT	4.47	3.36	2.95	4.10		
BASE VALUE	6365	793	2368	1906		

ASSESSMENT COMPUTATION

YEAR				1966	1968	
TOT. BASE VAL.	9366			11,271	11,271	
# VAL. MODIF.	1779			2229	3229	
BASIC STR. VAL.	11,145			13500	14500	
GRADE % 110				+390	400	
BASIC REPL. VAL.				13900	14,900	
RATING						
RATED REPL. VAL.						
RESIDUAL %	65			70%	70	
BASIC SOUND VAL.	7200			9730	10,400	
M'KT. VAL. ADJ.					1300	110%
VAL. ADJ. TO M'KT.					11,400	
OTHER STRUCT.	1200	Rear		1210	600	
FULL ORD. SALE VAL.	8400			10940	12,000	
COMPUTED BY						

ASSESSMENT SUMMARY

YEAR	1961	1963-4	1959	1966			
LAND	2800	2800	3080	3080			
IMPROV.	8400	8400	9240	12120			
TOTAL	11200	11200	12320	15200			

NET UNIT DEVELOPMENT

				1965 ADDITION
CODE	1	1	1	1
GROUP	C	C	D	D
AREA	1440	236	803	465
PERIMETER	184	46	127	77
RATIO (A÷P)	7.8	5.1	6.3	6
BASE UNIT	5.37			5.0
BASEMENT	-1.18			-1.25
WALL HGT. VARIABLE	-.64			-0.5
ADDIT. STORIES		3.08	2.40	
STRUCT. FR. MODIF.				
FLOORS				
FINISH FLOORING	.25			
STORE AREA				
OFFICE AREA				
APARTMENT AREA	.10			0.3
ROOF				
AIR CONDITIONING				
SPRINKLER SYSTEM				
HEATING	.52	.28	.28	0.5
MISCELLANEOUS				
BASE UNIT. MODIF.				
NET UNIT	4.47	3.36	2.95	4.1

H. C. MILLER CO., MILWAUKEE

LOT PLAN

STREET

STREET

STREET

BUILDING PERMIT AND COST INFORMATION

DATE	DESCRIPTION OF WORK	ESTIMATED COST	ACTUAL COST
5-3-65	ADDITION (PLEINES INC. CONTRACTOR)	3000	
7-20-72	321313 Razze Frame bldg	100	

SALE INFORMATION

DATE	INST.	REEL	IMAGE	GRANTOR	GRANTEE	SALE PRICE
12-9-69	W.D.				CREATIVE CONCEPTS INC.	23,500
4-4-85	L.C.	1798	153-54	Kenneth J. Niemann, Inc.	B. Yaulski	16,000

SQUARE FOOT UNIT DEVELOPMENT

TYPE: CONVENTL ☐ RACT ☐ CUSTOM ☐

BASE: 2STY + BSMT — 2STY NO BSMT (2)

GRADE %

(1) 14.5 X 43 = 623.5 — 10.5 X 22.5 = 236.25

30 X 6 = 180

803.5 — Say 236 ф

HEAT

INSULATION

TOTAL SQ. FT. UNIT: 5ΣY 804 ф

STRUCTURAL VALUE COMPUTATION

YEAR

UNIT PRICING — 1ST FLR NO BSMT (3)

SQ. FT. @ — 31 X 15 = 465 ф

L. FT. @

SQ. FT. @ — (56 X 10) - 180 = 380

FT. @

See DRAWING — 845 ф

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		12
LAND	7200	1973
IMPROVEMENTS	22300	7200
TOTAL W.J.M.	29500	21300
ASSM'T. FACTOR	2	28500
		8

RENTAL INFORMATION ~~4-74~~ 8/85 7/99

ENTIRE BLDG. — OWNER OCCUPIED

AREA & PERIMETER COMPUTATION

BSMT - 804 ф

1ST - 804 + 236 + 845 = 1885 ф

2nd - 804 + 236 = 1040 ф

EFFECTIVE AGE COMPUTATION

LISTED Gross Area = 2925 ф

REMARKS 4-A-66 FIELDED 15 x 31 C.B. 1 STORY NO BSMT ADDITION.
5/1/98 Brick house razed, now gravel garage yard x 25'2 dist.

4-74 - EXT - GOOD - FACADE VERY GOOD - OWNER OCCUPIES ENTIRE BLDG - GOOD CONDITION THROUGHOUT J. LORANSKI
8/20/98 - 1998 EMX Roofing condition, F.A. - Blank

ZONING

AREA USE HEIGHT

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 — 10 / 150

LOT AREA — SQ. FT. ACRES

EQUIV. LOT FRONTAGE @ 120' DEPTH

AVERAGE LOT SIZE

LOT SIZE ADJ.

LAND VALUE COMPUTATION

YEAR		
FRONT FEET	25	
CORNER BENEFIT		
ALLEY BENEFIT		
LOT SIZE ADJ.		
EFFECTIVE FRONTAGE	25	
UNIT VALUE	280	
VALUE AT STD. DEPTH	7000	
DEPTH FACTOR	115	
VALUE ACTUAL DEPTH		
ADJUSTMENT		
LAND VALUE	7200	

YEAR	1959	1966						
ASSESSED BY								

TAX COMMISSIONER'S OFFICE

MILWAUKEE, WISCONSIN