ADDRESS: 2433-35 W. [illegible] Ave. Card 1 of 3

DESCRIPTION: "Home Florist Shop" 1st Fl. 2nd Fl. Apt

REMARKS:

TYPE C1

GROUP 1C

STORIES 2 + Bsmt

COMMERCIAL DATA CARD

PLAT 19 DIST. — KEY NO. 434-0605-X

MILWAUKEE, WISCONSIN.

TAX COMMISSIONER'S · OFFICE

DOLLAR VALUE MODIF. COLUMN - EXTERIOR WALL CONST.

BELOW GRADE WALLS	CODE	LIN. FT.	UNIT	VALUE
FOUNDATION WALLS - NO BAS.				
BASEMENT WALLS				
PARTIAL BASEMENT - SQ. FT.				
Bsmt Concrete walls				—

ABOVE GRADE WALLS	✓	CODE	HEIGHT FEET	HEIGHT STORIES	LIN. FT.		
FRAME (A)							
VENEER ON FRA. (B)							
BRICK, Common (C)				2			—
CONCRETE BLK. (D)							
TILE (E)							
CONCRETE (F)							
DOORS & WINDOWS							✓
PARAPET							

WALL TRIM	✓	CODE	HEIGHT FEET	HEIGHT STORIES	LIN. FT.		
FACE BRICK (A)		(Front)	24	2	27	17.04	460
TERRA COTTA (B)							
LIMESTONE (C)							
GRANITE (D)							
MARBLE (E)							
TILE (F)							
GLASS (G)							
INTERIOR FINISH							
Plstd							—
Tile walls 2nd Fl.		Bath					250

STORE FRONTS	CODE	LIN. FT.		
~~ORDINARY HARDSEW~~		27	~~17.00~~	~~460~~
(78) Repl. w/ Ruff Stained Plywd. + (2) 2½x4' Pl. Glass				

INTERIOR FIXTURES AND EQUIPMENT

PARTITIONS	CODE	LIN. FT.		
Lo P		65	13.72	890
Boiler Rm				400

ELEVATORS	CODE	NO	STORIES

PLUMBING						
					1 B.T. Show. Stall Cer. T.	2860
3 W.C.	~~180~~		120		APARTMENTS	
4 LAVATORIES	70		100		1-Ak Wlt	
URINALS	50		80		1-Bath Tub-Set	
1 SINKS	90		150		1-Laundry Tub	

MISCELLANEOUS

Bookcase, Buffet + Kt'n Cabs	700
Alum & Glass Flower Case Refrig.	P.P.
Vault No Value	—
TOTAL $ VALUE MODIFICATIONS	6020

DEDUCTIONS

TOTAL DEDUCTIONS	

NET TOTAL $ VALUE MODIFICATIONS

BASE UNIT MODIF. COLUMN - BASIC INTERIOR CONST.

STRUCT. FR. MODIF.		BASIC STRUCT.	CODE	SQ. FT.	UNIT	VALUE
A1-JOIST-WD. FR.	✓	C1-MILL WD. FR.				
A2- " ST. FR.		C2- " ST. FR.				
B1-SEMI-MILL WD. F		D-STRUCT. ST.				
B2- " " ST. FR.		E-REINF. CONC.				

BASEMENT: NONE ____ PART ____ FULL ✓

FLOORS	CODE	FL. NO.	TOT. FLOOR	TOT. $		
Bsmt — Concrete						—
1st & 2nd — wd						—
FINISH FLOORING						
1st Fl Terrazzo (Store)				735		—
STORE AREA ~~1st Fl~~	~~Ro~~	~~Tiste~~		~~Sq Ft~~		—
OFFICE AREA						
APARTMENT AREA						
2nd Fl. 5 Rm + Bath						—
1st Fl. 3 Rms B (1 BR)				1000		
ROOF, Flat						—
AIR CONDITIONING						
Central AC - Gas (1972)						
SPRINKLER SYSTEM						

HEATING	✓	CODE	CEIL. HT.	LIN. FT.	SQ. FT.	UNIT	
STOVE							
FURNACE							
STEAM			Gas				
HOT WATER	✓		Oil Fired				—
CITY							
(BY SQ. FT. AREA)							
OIL BURNER							
STOKER							

MISCELLANEOUS	
~~Tile wd Bd~~	
2-Car Brick Garage (20x24) = 480 Ft²	2615
Bsmt entry "way"	1000
Rear Steel Fire Escape 12' Ht 4x4 Landing	700
TOTAL $ VALUE MODIFICATIONS	
TOTAL BASE UNIT ADDITIONS	

DEDUCTIONS	
TOTAL DEDUCTIONS	

TOTAL THIS COLUMN - BASE UNIT MOD.	
TOTAL THIS COLUMN - $ VALUE MODIF'S.	4315
TOTAL 1st COLUMN - $ VALUE MODIF'S.	6020

GRAND TOTAL $ VALUE MODIF. 10335

TOTAL STRUCTURE VALUE

MERCANTILE APPRAISAL CARD---BUILDINGS

BUILDING VALUE FACTORS

Card 2 of 3

	Main Part	Projections		
Class				
Store				
Store and Office				
Store and Flats /	X			
Public Garage				
Filling Station				
Warehouse				
Comc. "				
Bank				
Club				
Hotel				
Dance Hall				
Dimensions				
Length	77	9		
Width	27	27		
Average Height	28'	8		
Type				
Ordinary	X	x		
Mill				
Steel and Conc.				
Fireproof				
Foundation				
Stone				
Concrete	X			
Block				
Brick				
Posts		x		
Piers				
Pile				
Rubble				
Exterior Wall				
Brick, Solid	X	Face Brick on front only		
Brick, Veneer	X	Common Brick		
Frame		x		
Concrete				
Concrete Block				
Stone				
Stucco				
Metal				
Paper				
Stucco on Tile				
Roof				
Flat	X	X		
Gable				
Hip				
Mansard				
Trussed				
Shingles				
Wood				
Asphalt				
Asbestos				
Slate				
Tile				
Tar and Gravel				
Metal				
Composition	X	X		
Basement				
Whole	X			
Part				
None		x		
Finish				
Conc. Floor	X			
Complete	X			
Good	X			
Fair				
Wood Partitions all Plastered	X			

STORIES

	Basement	1	2	3	4	5	6	7	8	Total
Use	Garage Vault & Ordinary	Store & workshop	1-5 Rm. Apt. & Sec. Rm.							
Floor Type	Conc.	Wood.	Wood.							
" Load Cap.		100	50							
19										
RENTS 19										
19										
19										
Average % of Vacancy										

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

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

Rooms		2	5
Closets			3

Interior Trim	Bsmt.	1st	2nd
Hardwood Oak			X
Softwood Gum		X	3
Metal			
Terrazzo 30 ft.		1	
Maple Flrg.		1	3
Varnish Trim		X	X
Oak Flrg.			X

Interior Walls			
Plaster		X	X
Metal			
Plain			
Ornamental			
Painted		X	

Ceiling			
Plaster	X	X	X
Metal			
Painted		X	

Heating			
Stove			
Hot Air			
Hot Water			
Steam			
Vapor 1-2 Pipe		X	X
Gas			
Oil	X		
Coal			
1 Boiler only			

BATH			1

Lighting			
Electric	X	X	X
Gas			
TOILET	1	1	1
LAVATORY	1	2	1
SINK			1

Plumbing			
Modern	X	X	X
Old Style			
Wooden Tub			1

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 Bl'k Gl. Store Front - Set in Copper

Sprinkler System ordinary

Forced Ventilation

Refrigeration

Elevators

Lighting and Electric Systems

Fire Escapes

2 Car Garage 20'x24'x10' High Brick Const. Flat Rf. Built-up Comp. Rfg. Conc. Floor. Wood Roof.

GARAGE 1926

Year Built 1927 Cost $

General Condition: Good X Medium Fair Poor

STRUCTURAL VALUE COMPUTATION

Length in Feet 77

Width in Feet 27

No. of Sq. Feet 2079 @ Unit of $ 7.00 a $

Average Height 28'

Total Cubic Feet 58212 @ Unit of $ .26 b $

Present cost reproduction "a" or "b" $

Additions for "Extras" Various - Sprinkler $ 310

Total Reproduction Cost $ 17600

% Condition 75 %

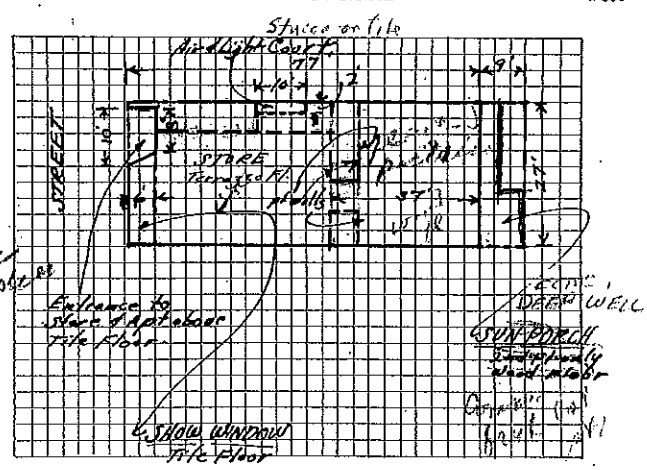
Sound Value $ 13200

Remarks

1 Artificial Fireplace
1 Book Case
1 Buffet
Linoleum in Kitchen
Tile Walls in 2nd Flr.
Bath Room.
For Vault in Basement 14'x25' Inside

Diagram of Structure

Indicate direction 1 Division= Feet



MERCANTILE APPRAISAL CARD

CITY OF Milwaukee, Wis.

K 5267

DESCRIPTION

Sub. or Add'n— H. S. 17 Blk. 19 Ward

Description W. 110 ft Lot 5 Block

E. 17 ft. Lot 6 Block 19

OWNER—TENANT

Street and Number 2433-2435 West National Ave.

Owner ~~Mrs. M. Root~~ Gard M. Root

Owner's Address 2433 W. Nat'l. Ave.

Tenants

Address

SALES INFORMATION

COMPARATIVE — OTHER PROPERTIES — COMPARATIVE

Year	No. of Sales	Total Consideration	Average Sale Price
19			

THIS PROPERTY

Date	Consideration	Doc. Volume	Page	Remarks
2-11-47	-	2694561		Relatives

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.

PROPERTY MAP

Indicate Directions 1 Division=

LAND VALUE FACTORS

Width	27 ft.	Surface	
Average Depth	120.45 ft.	Grade	
Facing on	W. Nat'l. 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	27	
Front Foot Unit	70	60
Value Full Depth	1890	1620
Depth Factor % 100	[illegible]	97
Unadjusted Land Value	[illegible]	1700
Adjustments 27' 7%		100
Alley Influence		
Corner Influence		
Total Land Value	2000	1600

Remarks: 3/4 [illegible] STEEL STAIR FIRE ESCAPE FROM 2ND TO GRADE $400

SUMMATION OF VALUATION PROCESSES

	Comparative Sales Value	Capitalization of Rental Value Rent	Rate	Sound Value	General Information
	1959	1964	3		
Total					
Land	1870	1870			
Improvements	17,380	14,630			
Obsolescence	19,250	16,500			

ASSESSMENT SUMMARY

53

By Whom Assessed	W.P. Zipper	1933	1942	1951	1954	1955
Date	2-5-34			N # 29		#1071
Land		2000	1700	1700	1700	1700
Improvements		13800	14000	15600	16000	[illegible]
Total		15800	15700	17300	17700	[illegible]

X50 [illegible]

WISCONSIN TAX COMMISSION PROPERTY FORM NO. 1013

DIST. #

PLAT # ~~24~~ 19

434-0005

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