RMG MSC LIC
REPAIRS TO ATTIC ONLY

Remove c Hs
1st - 3 Bedrooms offices
2nd - 3 Bedrooms offices
Attic - 5 Studio

RESIDENTIAL DATA CARD 245963 W. MICHIGAN ST.

PLAN OF HOUSE — 1 ☐ = ___ FT.
INDICATE
N
FRONT(F)

SEE OTHER SIDE

TYPE 1-1-12E UNITS 12 DESIGN Two-Story
QUALITY — CONVENTIONAL X TRACT ___ CUSTOM ___ GRADE ___ %
CONSTRUCTION — STORY 2 BSMT. X ATTIC X MATERIAL F. Block & Stucco
ROOMS PER UNIT
YEAR BUILT 1905 REMODELED Det. '24 EFFECTIVE AGE
CONDITION — NORMAL ___ BETTER ___ % LESS ___ %
RESIDUAL PERCENTAGE 085

MAJOR ADDITIONS
DESCRIPTION: ___ STORIES ___
SIZE ___ AREA ___ UNIT ___ $ ___
WALL ___ L.F. @ UNIT ___ $ ___
MISC. ___ TOTAL $ ___
DESCRIPTION ___ STORIES ___
SIZE ___ AREA ___ UNIT ___ $ ___
WALL ___ L.F. @ UNIT ___ $ ___
MISC. ___ TOTAL $ ___

PORCHES AND STOOPS
SEE DRAWING
$

GARAGES — GRADE Const. ATTACHED ☐ DETACHED ☒
CARS 4 DESCRIPTION Conc. Block — Stucco
SIZE 20x36 AREA 720 sf UNIT 3.00 $ 2160
MODIFICATIONS Loss $ 100
$
YEAR BUILT 1926 RESIDUAL % NET AMT. $ 2060

EXTERIOR DETAILS

FOUNDATION — CONC. BLK. ☒ CRAWL SPACE ☐ SLAB ☐ OTHER ___ BRICK ☐
BASEMENT — FULL ☒ PART ☐ NONE ☐
COURSES OF CONC. BLK. 3 1
AREA IF PART
P & G — WOOD ☐ STEEL ☐
FLOOR Conc. JOISTS
FINISH AREA
Part. Crl.

EXTERIOR WALLS	B	1	2	A
CONC. BLK.	X			
BRICK				
SIDING — WOOD				
ALUM ☐ INSUL. ☐				
SHINGLE — WOOD				
ASPH. ☐ ASB. ☐				
Stucco			X	
VENEER — COM. BRK.				
FACE BRK.		X		
SPLIT ROCK				
STONE				

PARTIAL VENEER
BAYS — MATERIAL
SMALL MED. LARGE
Fire Escape (Rear Porch Conv.) 250
ENTRY DOOR & STAIRS Conc.
PLANTERS
SECOND FLOOR OVERHANG
INSULATION ☐

ROOF — GABLE ☐ HIP ☒ FLAT ☐ SHED ☐
SHINGLE — ASPH. ☒ WOOD ☐ ASB. ☐ — PLY BUILT-UP ☐
EXTRA GABLES
MATERIAL SIZE
DORMERS — TYPE Long & Shed 1050
MATERIAL Stucco SIZE Large
ROOF OVERHANG
INSULATION ☐
TOTAL BY COLUMNS 1300

INTERIOR DETAILS

TOTAL ROOMS
NO. OF CLOSETS

		NO. OF ROOMS	FLOORS: HARDWOOD X	LIN.-VINYL	PLYWOOD	TILE-CER.	SOFTWOOD	INTERIOR: PLASTER X	DRYWALL	TRIM: HARDWOOD	SOFTWOOD X	Rooms
BSMT.	Apt.	3	(LR/BR/Kit/Bath)									4
FIRST FLOOR	KITCHEN	3										
	DINING RM.											
	LIVING RM.	2			3- APTS							
	BATH	3										8
	POWDER RM.											
	BEDROOM	2										
	FAMILY RM.											
			2 Studio, 1 2 Bedroom									
SECOND FLR. OR ATTIC	KITCHEN	3										
	DINING RM.											
	LIVING RM.	3			3- APTS (#4,5,6 Cpl. 1 Bedroom)							
	BATH	3										
	BEDROOM	3										
THIRD ATTIC	BEDROOM	1			3- 2BD							
	LIVING	4										8
	KIT	3			2- RU							
	BATH	1										

DOORS HARDWOOD SOFTWOOD
WINDOWS — 29
THERMOPANE
PATIO DOORS

CABINETS — CONVENTL ☒ TRACT ☐ CUSTOM ☐

	1	2	1	
1/ KITCHEN(S) FT. BASE FT. WALL	3	3	1	
Equip. 2 (See D. Attached)				1000
PANTRY Pers Sec 200				
RANGE & OVEN CAB. See Plan				
CHINA — TYPE BUFFETS				
BATH(S) FT. VANITY				
ADJ. FROM STD. VALUE				
REPLACED ☐ DATE				

FIREPLACE — INTERIOR ☐ EXTERIOR ☐
HEIGHT — 1 STY. ☐ 2 STY. ☐
SIZE & DESCRIPTION
Artificial (1) —
ELECTRIC WIRING — MODERN ☒ OLD ☐
CIRCUITS AMPS. VOLTS
BREAKERS
Fuse Box

MECHANICAL FEATURES

PLUMBING & TILE

	B	1	2	A	
QUALITY-CONV. ☒ TRACT ☐ CUSTOM ☐					
REPLACED ☐ DATE 8 12 A					
STANDARD FIXT.					
WATER CLOSET	1	3	3	1	8
LAVATORY	1	3	3	3	10
BATH TUB	1	3	3	1	8
SHOWER O.T.	1	2	0	0	3
KITCHEN SINK	1	3	3	1	8
LAUNDRY TUB 3T	1				1
WATER HTR. GALS. 32	1				1
GAS ☐ ELEC. ☐					
OIL —					
POWDER ROOM					
EXTRA BATH					
COLORED FIXT.					
SHOWER STALL					
TILE — CER. ☒ PL. ☐	1				
OVER TUB					
SHOWER STALL					
WAINS.					
NO STORM SEWER					

BUILT-INS

	B	1	2	A	
RANGE & OVEN					
GAS ☐ ELEC. ☐					
DISPOSAL					
DISHWASHER					
HOOD & FAN					
EXHAUST FAN					
REFRIGERATOR 200		1	3	3	Free
Stoves 150		1	3	3	1050

HEAT — GAS ☒ OIL ☐ COAL ☐
CONV. ☐ STOKER ☐
NO. OF PLANTS 1
FORCED AIR ☐ GRAVITY ☐
HOT WATER ☒ HYDRONIC ☐
OLD 1915
RADIATION
ZONES HUMIDIFIER ☐
REPLACED ☐ DATE

AIR COND. — NO. OF UNITS
CENTRAL ☐ WALL ☐
SIZE

REMARKS Fire Esc. ... Lease Apr 25/53
W. Michigan St. (Bldg. See Tr. Various Units).

TOTAL OF COLUMNS 10635 10635
6-19-07 Bldg. (2nd Floor Addition)

INSPECTION
DATE 8/23/85 BY
INT. WEN H.C.

400-0741-1 CTL-7 400-08 DIST 6 2459-63 W. MICHIGAN ST 400-0741-1
KEY NO. PLAT NO. BOOK NO. ADDRESS KEY NO.

11 13,750 11,880 1,870 1,1964 VALUATION RES CLASSIFICATION MAY 9-EXM 4-AGR 3-MFG 2-MER (RES)

LOT PLAN

STREET

STREET

STREET

IFF of L.C.

BUILDING PERMIT AND COST INFORMATION

DATE	DESCRIPTION OF WORK	ESTIMATED COST	ACTUAL COST

SALE INFORMATION

DATE	INST.	REEL	IMAGE	GRANTOR	GRANTEE	SALE PRICE
10/63						12 500
7-23-81	LC	1-40	65	C. WOODBRIDGE	OL Properties	Date 1116
6/18/85	WD	1766	639	VIRGINIA (WOODS) WARDBROOK	OL PROP.	82 000
6/20/85	WD	1766	630	OL PROPERTIES	FRED GRUBER, JR. & WILSON	73 000
5/26/99	LC			FRED GRUBER	E. P. MCCTHUM	75 000

SQUARE FOOT UNIT DEVELOPMENT

TYPE— CONVENTL ☐ TRACT ☐ CUSTOM ☐

BASE			
GRADE %			
HEAT			
INSULATION			
TOTAL SQ. FT. UNIT			

RENTAL INFORMATION

(SEE EXPENSES ABOVE) $7660 Est. Gross Potential

AREA & PERIMETER COMPUTATION

54' 35' 0" = 1890
4 (7' 2" x 2' 0") = 166
2056 ft

STRUCTURAL VALUE COMPUTATION

YEAR M.C.

UNIT PRICING

2056 SQ. FT. @		
-72 L. FT. @ 28.55		CONVERTED IN 1924
SQ. FT. @		
L. FT. @		

STANDARD VALUE

GRADE %		315.5
WALL TRIM 192 LF @ 8.50	1630	1630
INSULATION ADJ.		
ATTIC ADJ.		
MAJOR ADDITIONS		
PORCHES & STOOPS	2600	
GARAGE	2260	2260
DOLLAR VALUE ADD. OR DED.	6635	12,755
TOTAL REPL. COST	48690	[illegible]
INDEX		
BUILDING UNIT COST/SQ.FT.		
RESIDUAL %	40	40
SOUND VALUE	19470	20,570
SOUND VALUE OTHER BLDG.		
SOUND VALUE ALL BLDGS.		
ADJ.— ADD OR DEDUCT		
IMPROVEMENT VALUE	1400	

APPRAISAL SUMMARY

YEAR	
LAND	4300
IMPROVEMENTS	19470
TOTAL	23770
ASSM'T. FACTOR	

J. H. M.

EFFECTIVE AGE COMPUTATION

C.D.U. = VG — 70 or 11 [illegible]
HAS [illegible] BOXES & KIT[illegible]
OVER 2/3 OF VALUE [illegible] IN PAGE
APTS 1/3 & OVER A [illegible] APT IN [illegible]
SL ROOMS — RUR AS "RH" RESIDENTIAL

REMARKS BUT VG C.D.U.

[illegible]

2ND FLOOR
(7) 3 RM. & PORTER $95 [illegible]
(1) 4 RM. & PORTER [illegible]

1ST FLOOR
(1) 4 RM. & PORTER [illegible] $100 [illegible]
(1) 2 RM. & PORTER $60 [illegible]

[illegible]

ATTIC
5 SLEEPING ROOMS $5 [illegible]

BSMT.
3 RM. APT. $50 — [illegible]

[illegible] @ 3500 MIN = 24500
" " 4000 " = 28000
+ (5) S. ROOMS SEE ENC.
[illegible]
[illegible]
[illegible]
[illegible]
[illegible]
[illegible]
[illegible]
8/23/85 INSP. CHANGE CAMA & ATT. POINTS. NEW DRAWING, SEE ENCL NOTES. NEW HIC

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 120
LOT AREA— 1500 SQ. FT. ACRES
EQUIV. LOT FRONTAGE @ 120' DEPTH
AVERAGE LOT SIZE
LOT SIZE ADJ.

LAND VALUE COMPUTATION

YEAR	1924	
FRONT FEET	25	
CORNER BENEFIT	3	
ALLEY BENEFIT		
LOT SIZE ADJ.		
EFFECTIVE FRONTAGE	43	
UNIT VALUE	100	
VALUE AT STD. DEPTH	4300	
DEPTH FACTOR	1.0	
VALUE ACTUAL DEPTH	4300	
ADJUSTMENT		
LAND VALUE		

ASSESSMENT SUMMARY

YEAR								
ASSESSED BY								
REVIEWED BY								
LAND								
IMPROVEMENT								

(REMEASURED 6/06) GARAGES RIGHT FOR 15' x 30' x 16 (0.10) MGR'S UNIT IS 8.0' x 10.5' 280 (1.00)

TAX COMMISSIONER'S OFFICE

MILWAUKEE, WISCONSIN

RESIDENTIAL APPRAISAL CARD---BUILDING DATA

BUILDING VALUE FACTORS

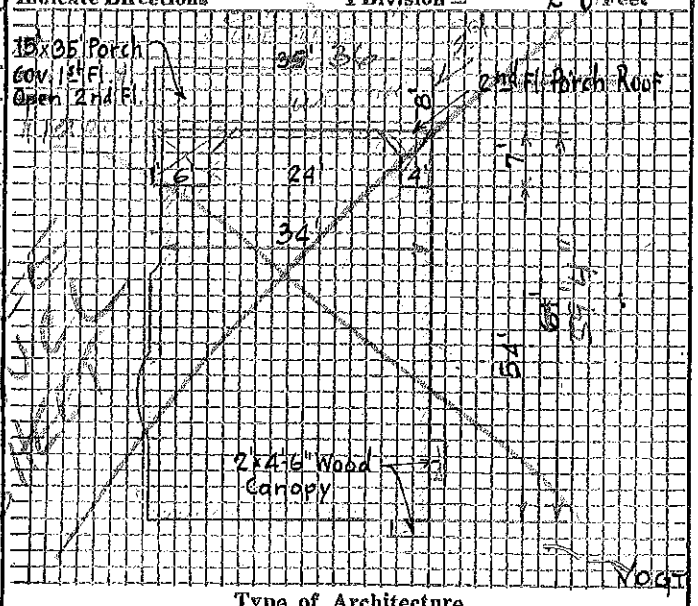
	Main Part	Projections		
Class				
Single Dwelling		Heights:		
Double Dwelling				
Duplex	X	B	8-	
Bungalow Duplex		1	10-	6"
Three Family		2	10-	6"
Four Family		R	8	
Apartment		Tot	37'	0"
Summer Cottage				
Dwelling Units	X			
Dimensions				
Length	61'			
Width	34'			
Average Height	37'			
Stories	B2A			
Foundation				
Masonry				
Concrete				
Block	X			
Brick				
Posts				
Piers				
Rubble				
Exterior Wall				
Brick, Common				
Brick, Face				
Brick on Tile				
Brick Veneer	X	1st Sto.		
Concrete				
Concrete Block				
Stone, Rough				
Stone, Cut				
Stone Veneer				
Siding				
Siding, Drop				
Siding, Metal				
Stucco on Frame	X	2nd Sto. & Dormers		
Stucco on Tile				
Shingle				
Half Timber				
Paper				
Roof Type				
Flat				
Gambrel				
Gable				
Hip	X			
Mansard				
Irregular				
Mixed				
Dormers, No. -7-	X			
Jerkin Head				
Roof Material				
Shingles, Wood	X			
Shingles, Dipped				
Shingles, Asphalt	✓			
Shingles, Asbestos				
Slate				
Tile				
Composition, Plain				
Composition, Surf'd				
Tar and Gravel				
Metal				
Basement				
Whole	X			
Part				
None				
Cement Floor	X			
Laundry -1-	X			
Partition Wood	X			
Plaster Ceiling	X			

	Main Part	Projections		
No. Rooms	2	7	7	5
No. Closets				
Floors				
Oak				
Maple	X	X		
Hard Pine				
Soft Pine	X		X	
Tile				
Linoleum				
Concrete				
Trim				
Birch	X	X		
Oak				
Gum				
Pine	X		X	
Enamel				
Paint	X		X	
Varnish	X	X		
Walls				
Plain				
Rough				
Painted	X	X	X	X
Paneled				
Papered				
Heating				
Stove	X			
Hot Air—Piped				
Steam				
Vapor				
Hot Water	X	X	X	
Gas				
Oil Burner				
Lighting				
Gas				
Electric	X	X	X	X
Lamps				
Plumbing	✓	3	3	✓
Baths	1	1	1	1
Toilets	2	1	1	1
Lavatories		1	1	1
Showers				
Sinks	1	1	1	1
City Water	X			
Well Water				
Sewer	X			
Septic Tank				
Cess Pool				
Cistern				
Autom. Gas H.W. Heater -1-				
1-Triple Laundry Tub				
			ALT	
Year Built		1911	1924	
Gen'l Condition				
Bad Repair				
Bad Paint				
Bad Foundation				
Bad Roof		X		
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 = 2'-0" Feet



Type of Architecture

English	Colonial	Spanish	Dutch	Mixed X

Extras and Special Equipment

Fireplace, Real	$	Book Cases	$
Fireplace, Artificial	-1-	Side Boards	-2-
Water Softener		Wall Beds	
Refrigerator, Ice		Thermostat	-1-
Refrigerator, Elec. -9- 1-Main Compressor		Clothes Dryer	
Vacuum Cleaner		Clothes Chute	
Fire Escapes Metal Stairs	-1-	Wardrobes	-21-
Beam Ceiling			
Ventilation		Total	$

Porches and Other Structures

	Size	Material	Roof	Floor	Cost	Year	% Cond.	Sound Value
Porch	15x35	Concr. Bl. Wood	Metal	Concr.				1000
Porch								
Garage	36'x20'	Concr. B	Shingle	Concr.		1926		
Barn								
Shed								

Structural Value Computation

Length in Feet	61	
Width in Feet	34	
No. of Sq. Feet	1836	@ Unit of $ a $ 13.00
Average Height		
Total Cubic Feet		Unit of $ b $
Present Cost Reproduction "a" or "b"		$
Addition for "Extras"		$ 920
Total Reproduction Cost		$ 23810
% Condition		17%
Sound Value		$ 10,800
Porches		$
Other Structures		$
Sound Value of All Improvements		$ 10,800

Remarks:

4-Car Garage, 10' high, Electric Lights

Tank installed 8/20/36-$150. Oil burner installed 9/16/36-$100.

Enclosed 2nd fl. front porch-$1300. 1/22/37. Installed 60 outlets $30.00-2/2/37.