MERCANTILE APPRAISAL CARD

CITY OF

DESCRIPTION

Sub. or Add'n— Gen Hts. Ward

Description Lot Block

Lot 24 Block 6

Exc. E'ly 1½ ft. Front.

OWNER—TENANT

Street and Number 2468-West Lisbon Ave

Owner Pietsch, Wm.

Owner's Address 2468-W. Lisbon Ave.

Tenants

Address

SALES INFORMATION

COMPARATIVE — OTHER PROPERTIES

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

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	28.83	Surface	
Average Depth	12.5	Grade	
Facing on	Lisbon Avenue	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:

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		R. Ferch						
Date	'39	2-19-39	'50	'52				
Land	2000		2000	2000				
Improvements	5500		5500	7600				
Total			7500	9600				

WISCONSIN TAX COMMISSION PROPERTY FORM NO. 1013

7801

8547

MERCANTILE APPRAISAL CARD---BUILDINGS

BUILDING VALUE FACTORS

Card 2 of 3

	Main Part	Projections		
Class				
Store				
Store and Office				
Store and Flats				
Public Garage				
Filling Station				
Warehouse				
Comc. "				
Bank				
Club				
Hotel				
Dance Hall				
SHEET METAL SHOP				
Dimensions				
Length	86.5			
Width	26.5			
Average Height				
Type				
Ordinary				
Mill				
Steel and Conc.				
Fireproof - 1ST FLOOR				
2ND FL. JOIST CONSTRUCTION				
Foundation				
Stone				
Concrete	✓			
Block				
Brick				
Posts				
Piers				
Pile				
Rubble				
Exterior Wall				
Brick, Solid				
Brick, Veneer				
Frame				
Concrete				
Concrete Block	✓	2 S & 1 E		
Stone				
Stucco				
Metal				
Paper				
FACE BRICK - 1 E.				
Roof				
Flat	✓			
Gable				
Hip				
Mansard				
Trussed				
Shingles				
Wood				
Asphalt				
Asbestos				
Slate				
Tile				
Tar and Gravel				
Metal				
Composition				
ASPHALT	✓			
Basement				
Whole				
Part				
None ✓				
FURNACE ROOM				
Finish				
Conc. Floor	✓			
Complete				
Good				
Fair				
Poor				

STORIES

	Basement	1	2	3	4	5	6	7	8	Total
Use										
Floor Type										
" Load Cap.										
RENTS 19										
19										
19										
19										

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	
CONC. BL.	✓
Ceiling	
Plaster	
Metal	
NONE	✓
Heating 1930	
Stove	
Hot Air (1)	✓
Hot Water	
Steam	
Vapor	
Gas	
Oil	
Coal	
Lighting	
Electric	✓
Gas	
Plumbing	
Modern	
Old Style	✓
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 STANDARD COPPER

~~Sprinkler System~~ 1 OFFICE PARTITIONED OFF

~~Forced Ventilation~~ WITH METAL LINING - PAINTED

~~Refrigeration~~

~~Elevators~~

~~Lighting and Electric Systems~~

~~Fire Escapes~~

SKYLIGHTS 7.5'x4.5' - 7.5'x3.5' - 10'x8.5' - 16'x6' (3) - CUPOLA STYLE

Year Built ~~1895~~ REMODELED 1930 Cost $

" " 1905

General Condition: Good Medium Fair ✓ Poor

STRUCTURAL VALUE COMPUTATION

Length in Feet 86.5' 86.5 x 26.5 x 15 = 33 800 cu ft

Width in Feet 26.5' 30.5 x 26.5 x 22½ = 17 800 cu ft

No. of Sq. Feet 2252.5 @ Unit of $ 51600 a $

Average Height 15'

Total Cubic Feet 33,787.5 @ Unit of $ 51600 @ 14¢ b $ 7200

Present cost reproduction "a" or "b" $ 300

Additions for "Extras" Gable brick front $ 200

Total Reproduction Cost 6 skylights $ 400

% Condition 8100 %

Sound Value $ 70

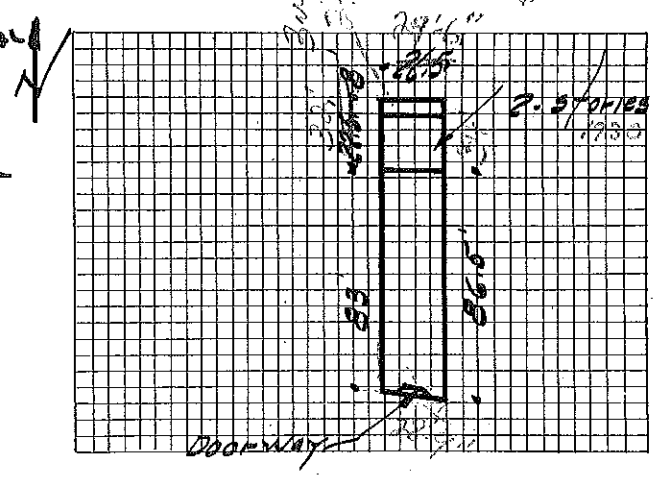
5700.

Remarks

USE
SHEET METAL
SHOP
FLOOR
CONCRETE
PLUMBING
2 - LAV.
2 - TOILETS

Diagram of Structure

Indicate direction 1 Division = 6 Feet



COMMERCIAL BUILDING DATA SHEET

Address 2468 [illegible] Key No. 116827
Type [illegible] Group ____ Stories 1 & 2 Const. [illegible]
Size 29'x[illegible] 29'x33' Remarks [illegible]

Ceiling Heights: Bas. [illegible] 1 13' 2 8'6" 3 ____ 4 ____
Basement: None ____ Part ✓ (Size) 12'x30' Full ____
Walls: Conc. Block Concrete Other

ABOVE GRADE	SOLID			BACKING			FACING	
Walls:	Frame	Conc.Bl.	Brick	Frame	Conc.Bl.	Brick	Face Br.	Other
Front		✓					✓	
____ Side		✓						
____ Side		✓						
Rear		✓						

Doors and Windows: Ord. Wood ____ Steel Sash ____ Other ____
% Openings ____ Misc. ____
Store Front: Type Met Sash [illegible] Lin. Ft. 26' Misc. ____
Partitions & Misc. ____

Elevators ____
Plumbing: W. C. 11 Lav. 11 Urinals ____ Sinks ____ Stalls ____

BASIC CONSTRUCTION	1	2	3	4	R
Joist - Wood P & G					
- Steel P & G	✓	✓			
Semi Mill - Wood P & G					
- Steel P & G					
Mill - Wood P & G					
- Steel P & G					
Structural Steel					
Reinforced Concrete					
Floor Loads					

FLOOR SLABS	B	1	2	3	4
Concrete on Ground	✓				
Wood Lining -Wood Joists		✓			
-Steel Joists					
Light Conc.Slab-St.Joists					
Dox Blocks					
Reinforced Concrete					

FINISH FLOORING					
Softwood					
Hardwood-Factory					
-Store					
Terrazzo					
Ceramic Tile					
Asphalt Tile					
Rubber Tile					
Marble					
Linoleum					
Concrete	✓				

INTERIOR FINISH					
Wall					
Ceiling					
Insulation					

ROOF: Flat D. P. Hip	
D. P. or Hipped - Attic Space	
Light Conc. Slab - Mesh Reinf. Basal	✓
1" Insul. - Metal Deck	
Gypsum Plank - Precast Concrete	
Dox Blocks	
Wood False Roof - Above Conc. Slab	
Wood Roof - No Conc. Slab	✓
Steel Trusses - Beyond 40'	

STORE AREAS	B	1	2	3	4
Finished Walls & Ceiling					

OFFICE AREAS 4'x10' 10'x24'					
Wood Framed Partitions					
Masonry Partitions					

APARTMENTS: No.					
Wood Framed Partitions					
Masonry Partitions					

HEATING					
[illegible]					

AIR COND.-SPRINKLER-MISC.					
2 - D.P. W.G. Sky Lt 4'x6'					
1 D.P. Metal W.G. 11' 8'x10'					
2 Sawtooth W.G. 11' 8'x16'					
[illegible] 7'x7'					
[illegible] 7'x7'					

AGE AND CONDITION
Year Built ____ Remodeled ____
Condition ____
Grade ____
Inspection Date ____ By ____

ADDRESS 2168 W. Lisbon Ave DISTRICT 5 PLAT 350-76 KEY No. 350-1823-3

TYPE C-4 STORIES 2 EXTERIOR WALLS _____ BSMT. ____ ATTIC ____ UNITS 0

SLAB ON GROUND _____ CRAWL SPACE _____ AREA 4424 PERIMETER _____ RATIO _____

YEAR BUILT 1905 REMODELED _____ EFF.AGE _____

TAX COMMISSIONER'S OFFICE - CITY OF MILWAUKEE

BASE UNIT ADJUSTMENTS
(See specifications in manual)

03. ROOF
- Overhang..... _____
- Roofing..... _____
- Attic..... _____

05. INTERIOR FINISH FLOOR TRIM _____
- Hardwood..... _____ _____ _____
- Softwood..... _____ _____ _____
- Other..... _____ _____ _____
- ..... _____

07.-08. EXCAVATION & BASEMENT WALLS
- 10-Course..... _____
- 11-Course..... _____
- Other..... _____

10. FLOOR CONSTRUCTION
- P&G - Wood ____ Steel ____ _____
- Joist Size..... _____
- ..... _____

11. HEATING
- Number of Plants....
- Warm Air-Cold Air Ret..... _____
- Warm Air-Wall Heaters..... _____
- Hydronic or Hot Water..... _____
- Other..... _____
- ..... _____

TOTAL (NET) UNIT ADJUSTMENTS..... _____
(Transfer to Column 2)..... _____

DOLLAR MODIFICATION ADJUSTMENTS

13. PLUMBING & FIXTURES
- Powder Room Fixtures..... _____
- Extra Bath..... _____
- Shower Stall..... _____
- Water Heater.....Gal..... _____
- Tile Wainscot..... _____
- Glass Tub Enclosure..... _____
- Other..... _____
- ..... _____
- ..... _____
- ..... _____
- ..... _____
- ..... _____
- ..... _____
- TOTAL (To Col. 2)..... _____

DATE _____ Insp. by _____
Comp. by _____ Approved _____

DOLLAR MODIFICATIONS (Cont'd) 29X120, 0A

15. BUILT-INS
- Base cabinets.....ft. @..... _____
- Wall cabinets.....ft. @..... _____
- ..... _____
- China cabnts.....ft. @..... _____
- Vanity.....ft. @..... _____
- BASEMENT STAIR..... _____
- 2nd Fl. Stair..... _____
- Range & Oven: Gas....Elec... _____
- Dishwasher..... _____
- Disposal..... _____
- Vent Fans-Hoods..... _____
- Other..... _____
- TOTAL (To computation below) _____

COMPUTATION

BASIC GROUND AREA UNIT..... _____
- Adjustments (From Col. 1)..... _____
- ADJUSTED UNIT..... _____
- GROUND AREA sq.ft..... _____
- BASIC COST..... _____
- Size-Shape Factor (Ratio)..... _____
- TOTAL BASIC COST..... _____

ADD

13. PLUMBING & FIXTURES
- Standard Fixtures..... _____
- Adjustments (From Col. 1)... _____

14. SEWER & WATER..... _____

15. BUILT-INS (From Col. 2 Above). _____

EXTERIOR & OTHER MODIFICATIONS.... _____
(From reverse side)

TOTAL REPLACEMENT COST..... _____
- Cost Index Factor.....%..... _____

ADJUSTED TOTAL..... _____
- Condition _____ Residual _____ %

NET IMPROVEMENT VALUE..... _____

OTHER BUILDINGS..... _____
- Market Value Adj.....%..... _____
- ..... _____

NET TOTAL..... _____

APPRAISAL SUMMARY

Year.....	~~1982~~	1984	~~78~~
Land.....	~~2900~~	2900	~~2100~~
Imprvs...	~~7400~~	10600	~~8400~~
Total....	~~10300~~	13500	~~11100~~
Code.....	~~5~~ R	5 R MERC	