ADDRESS 2600 W. VLIET ST. DISTRICT 5 PLAT 364-40 KEY NO. 364-1772-0

TYPE ~~C3~~ C37 C010 STORIES 1 EXTERIOR WALLS _____ BSMT. ____ ATTIC ____ UNITS 0

SLAB ON GROUND _____ CRAWL SPACE _____ AREA 1460 PERIMETER _____ RATIO _____

YEAR BUILT 1948 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 6-14-74 Insp. by _____
Comp. by [signature] Approved _____

DOLLAR MODIFICATIONS (Cont'd) 28x80, 1

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 ~~1983~~	~~78~~
Land.....	~~2800~~	2800	~~2800~~
Imprvs...	~~16200~~	32200	~~10350~~
Total....	~~19000~~	35000	~~13150~~
Code.....	~~5~~ R	5 R MERC.	

MILWAUKEE, WISCONSIN.

TAX COMMISSIONER'S OFFICE

COMMERCIAL DATA CARD PLAT W 10 DIST. 1 NET NO.

ADDRESS: 2600 W. Vliet Street

DESCRIPTION: BLK & BRICK ~~ATTORNEYS~~ OFFICES

REMARKS:

TYPE 1-D

GROUP

STORIES

DOLLAR VALUE MODIF. COLUMN - EXTERIOR WALL CONST.

BELOW GRADE WALLS	CODE	LIN. FT.	UNIT	VALUE
FOUNDATION WALLS - NO BAS.				
BASEMENT WALLS 16" C. BLK				
PARTIAL BASEMENT - SQ. FT.		858		
12" WALLS - UNEXC. AREA		66' @	.55	(36)

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

WALL TRIM	✓	CODE	HEIGHT FEET	HEIGHT STORIES	LIN. FT.		
FACE BRICK (A)	✓		12	1	110	5.40	594
TERRA COTTA (B)							
LIMESTONE (C)							
GRANITE (D)							
MARBLE (E)							
TILE (F)							
GLASS (G)							
INTERIOR FINISH							

STORE FRONTS	CODE	LIN. FT.		

INTERIOR FIXTURES AND EQUIPMENT

PARTITIONS	CODE	LIN. FT.		
BSMT, 8" BLK.		11	3.00	33
L.I.P.		12	3.00	36
1st Fl., L.I.P.		160	4.50	720

ELEVATORS	CODE	NO	STORIES		

PLUMBING				APARTMENTS			
W.C.	100	2	120				200
LAVATORIES	70	2	100	A. W. H. - 52 Gal.	100	1	240
URINALS	50		80				
SINKS	90		150				

MISCELLANEOUS	
CERAMIC TILE - WASHROOM, 1st Fl., 5' Hi	100
THERMOPANE PICTURE WINDOW, FRONT	100
TOTAL $ VALUE MODIFICATIONS	

DEDUCTIONS	
TOTAL DEDUCTIONS	

NET TOTAL $ VALUE MODIFICATIONS 1987

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. #		
CONCRETE		BSMT				
BOX BLOX OVER BSMT		1st				
2x10 16" o/c, 9.8" span, 8" I-Beam						

FINISH FLOORING						
CARPETING				—	—	
LINOLEUM				770	.20	154

STORE AREA						

OFFICE AREA						
CELOTEX CEIL., SUSP. (NO PLASTER)				1460	.25	360

APARTMENT AREA						

ROOF - WOOD						
T-SHAPED, DOUBLE PITCH, NO ATTIC						
2x10 JOISTS 16" o/c + 2x6's						

AIR CONDITIONING						
2-T. UNIT COMBINED w/HTG. SYSTEM.						
		ADD				500

SPRINKLER SYSTEM						

HEATING	✓	CODE	CEIL. HT.	LIN. FT.	SQ. FT.	UNIT	
~~STOVE~~ MODEL 212-110; 88,000 BTU OUTPUT							
54 FURNACE MUELLER	✓	FORCED AIR OIL HTG. & A/C					
STEAM							
HOT WATER RADIANT		PANEL (FLOOR) G-E					
CITY DISCONNECTED WORK.		NO LONGER USED. DOES NOT					
(BY SQ. FT. AREA)							
OIL BURNER	✓	IN UNIT					
STOKER							

MISCELLANEOUS		
SMALL (MAJESTIC) INCINERATOR		—
"CENTURY" FENCING, 5' HIGH, 40 LIN. FT.	}	50
YARD PAVING, 10'x23'6"		
TOTAL $ VALUE MODIFICATIONS.		
TOTAL BASE UNIT ADDITIONS		

DEDUCTIONS	
TOTAL DEDUCTIONS	

TOTAL THIS COLUMN - BASE UNIT MOD.	
TOTAL THIS COLUMN - $ VALUE MODIF'S.	1064 ~~564~~
TOTAL 1ST COLUMN - $ VALUE MODIF'S.	1987

GRAND TOTAL $ VALUE MODIF. / TOTAL STRUCTURE VALUE 3051 ~~2551~~

MERCANTILE APPRAISAL CARD

CITY OF

DIST. # 1 PLAT # 11 H77UA

WISCONSIN TAX COMMISSION
PROPERTY FORM NO. 1013

LEGAL DESCRIPTION	OWNER 2604 W. Vliet St.
	P. O. ADDRESS Jos. Eckert
	TENANTS

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.A
	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

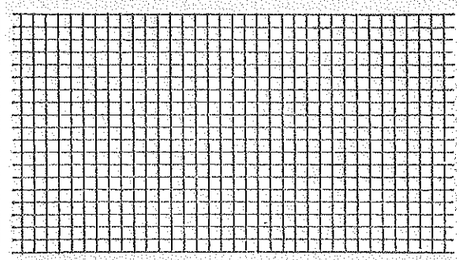
Appraisal—Date	Am't.	By	
Appraisal—Date	Am't.	By	
Asking Price	Offer		
Owner's Estimate: Land	Bldgs.	Equip.	Total
Cost Value Book: Land	Bldgs	Equip.	Total
Deprec. Value Book: Land	Bldgs.	Equip.	Total
Bldg. Permit: Date	Am't.	Original Cost: Date	Amt.

LAND VALUE FACTORS

Width	Surface
Average Depth	Grade
Facing on	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 $

PROPERTY MAP

Indicate Directions 1 Division=



COMPUTATION OF LAND VALUE

1949

Width	53.32'÷7'= 60.32'×$100×89%=5
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						
Date	1950	1952				
Land	5300	3000				
Improvements	14200	8800				
Total	19500	11800				

1V.

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				
Conc. "				
OFFICE	X			
Club				
Hotel				
Dance Hall				
Dimensions				
Length	60'			
Width	27'-10"			
Average Height	28'			
Type	1 & B.			
Ordinary	✓			
Mill				
Steel and Conc.				
Fireproof				
Foundation				
Stone				
Concrete	✓			
Block				
Brick				
Posts				
Piers				
Pile				
Rubble				
Exterior Wall				
Brick, Solid				
Brick, Veneer	✓	FACE BR ON BLOCK		
Frame				
Concrete				
Concrete Block				
Stone				
Stucco				
Metal				
Paper				
Roof				
Flat				
Gable	✓			
Hip				
Mansard				
Trussed				
Shingles				
Wood				
Asphalt				
Asbestos	✓			
Slate				
Tile				
Tar and Gravel				
Metal				
Composition				
COPPER TROUGH + DOWNSPOUTS				
Basement				
Whole				
Part	✓	858 sq		
None				
Finish				
Conc. Floor	✓			
Complete				
Good	✓			
Fair				
Poor				

STORIES

	Basement	1	2	3	4	5	6	7	8	Total
Use	HTG	ATT'Y & RE. OFFICE								
Floor Type	CONC.	RUG ON CONC								
" Load Cap										
RENTS 19										
RENTS 19										
RENTS 19										
RENTS 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; A

Ceiling: Plaster; Metal; ACOUSTIC TILE ✓

Heating: Stove; Hot Air; Hot Water ✓; Steam; Vapor; Gas; Oil ✓; Coal; RADIANT HTG

Lighting: Electric ✓; Gas

Plumbing: Modern ✓; Old Style; LAVATORY 1st FL; " BAS.

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: THERMO-PANE BAY WINDOW.

Sprinkler System

Forced Ventilation

Refrigeration

Elevators

Lighting and Electric Systems

Fire Escapes

1-AUTO. GAS WATER HEATER.

Year Built 1948 Cost $ 15000.

General Condition: Good ✓ Medium Fair Poor

STRUCTURAL VALUE COMPUTATION

Length in Feet

Width in Feet

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

Average Height

Total Cubic Feet @ Unit of $ b $

Present cost reproduction "a" or "b" $

Additions for "Extras" $

Total Reproduction Cost $

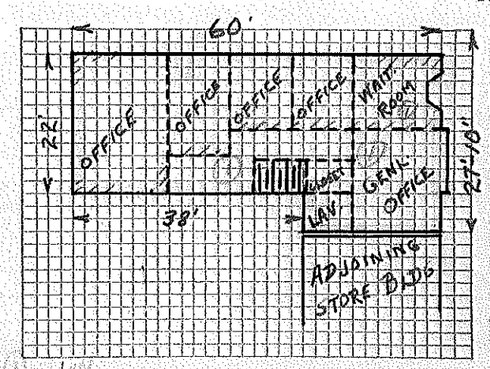
% Condition %

Sound Value $

Remarks

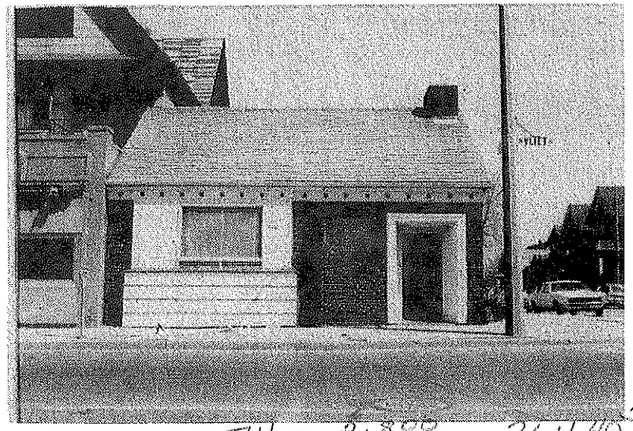
Diagram of Structure

Indicate direction 1 Division= Feet



MILWAUKEE AREA

REALTOR® MULTIPLE LISTING SERVICE MLS



FOR ASSESSOR'S FILE 74 MR 2,300 2,300 364-40 5

NOW OVER 220 OFFICES, WITH MORE THAN 1200 ASSOCIATES!

MAY 21 1975 10,000 364-1772

CO. 1555 / ORD. 1444	Area 02	Add. 2600 W. Vliet Street Mun. Milwaukee Cty. Milw	Fam.	Rooms Bd. Rms.	Baths	Price $16,000.00
BASEMENT	Zip: 53205			Prop-Type:	Box 1 ___	Box 2 1

OFFICE BUILDING

Partial basement 22.5x18.6
Gas forced air heat
Toilet

Lot: 28.32x120

All rooms carpeted, some drapes, venetian blinds in front office, waiting room and interoffice.

Taxes: $377.07

1st floor
Waiting Room 12x12, tile floor
Office 11.8x14
Office 11x10, built in cabinets
Office 11x9.5
Interior corridor 22x4
Powder room 5.6x4.2, ceramic tile

M.L.S. NO. 25908

Realtor HENRY W. MARX CO Phone 933-0620 Sls.person A. Bowe res.ph. 1-567-9062

Information shown on this sheet is believed to be accurate and reliable but is not guaranteed and is subject to correction.