MERCANTILE APPRAISAL CARD---BUILDINGS

BUILDING VALUE FACTORS

	Main Part	Projections		
Class				
Store				
Store and Office				
Store and Flats				
Public Garage				
Filling Station	X			
Warehouse				
Comc. "				
Bank				
Club				
Hotel				
Dance Hall				
Dimensions				
Length	9'	8'	8	
Width	18'6"	11	7'6"	
Average Height	12'	11	8'	
Type				
Ordinary	X	X	X	
Mill				
Steel and Conc.				
Fireproof				
Foundation				
Stone				
Concrete	X	X	X	
Block				
Brick				
Posts				
Piers				
Pile				
Rubble				
Exterior Wall				
Brick, Solid				
Brick, Veneer				
Frame				
Concrete				
Concrete Block	X	X	X	
Stone				
Stucco				
Metal				
Paper				
Roof				
Flat				
Gable	X	X		
Hip				
Mansard				
Trussed				
Shingles				
Wood				
Asphalt				
Asbestos				
Slate				
Tile				
Tar and Gravel				
Metal				
Composition	X	X	X	
SHED			X	
Basement				
Whole				
Part				
None	X	X	X	
Finish				
Conc. Floor	X	X	X	
Complete				
Good				
Fair				
Poor				

STORIES

	Basement	1	2	3	4	5	6	7	8	Total
Use			OFFICE							
Floor Type			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 PAINT	X
Metal	
Marble	
Interior Walls	
Plaster	X
Metal	
Plain	
Ornamental	
Ceiling	
Plaster	X
Metal	
Heating	
Stove	X
Hot Air	
Hot Water	
Steam	
Vapor	
Gas	
Oil	
Coal	
Lighting	
Electric	X
Gas	
Plumbing	
Modern	
Old Style	
TOILY LAV	X
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 PLATE GLASS 1-5'6"x9' SET IN WOOD

Sprinkler System

Forced Ventilation

Refrigeration

Elevators

Lighting and Electric Systems

Fire Escapes

3-GAS-PUMPS - 2 GAS TANKS 1000 GAL CAP. 's
1 " " 2000 GAL CAP. 's

Year Built 1933 Cost $

General Condition: Good X 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 $

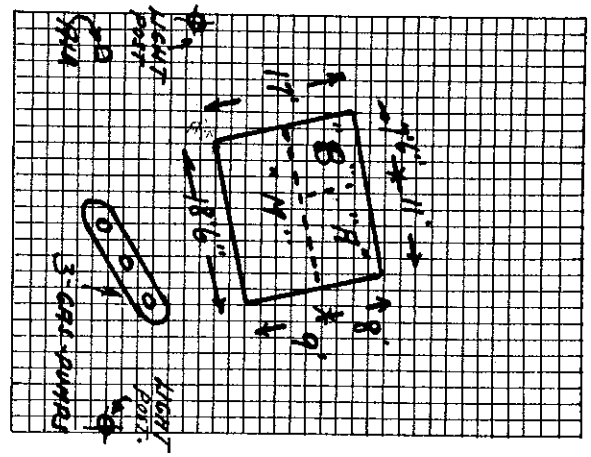
% Condition %

Sound Value $

Remarks

Diagram of Structure

Indicate direction N ← 1 Division= Feet



D.P.

MERCANTILE APPRAISAL CARD CITY OF

G-2540

DESCRIPTION

Sub. or Add'n ASSESSMENT SUB. #3 Ward IN N.E.

Description 1/4 SEC. 17 Lot Block

Lot Block 4

ALL EXCEPT S. 172.75 FT. LOT 11.

OWNER—TENANT

Street and Number 3070 - N 3RD ST.

Owner FLORENCE STRAND.

Owner's Address

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	80	Surface	
Average Depth	160	Grade	
Facing on	N. 3RD ST	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						
Date						
Land	6560					
Improvements	1500					
Total	8060					

WISCONSIN TAX COMMISSION PROPERTY FORM NO. 1013

DIST. #

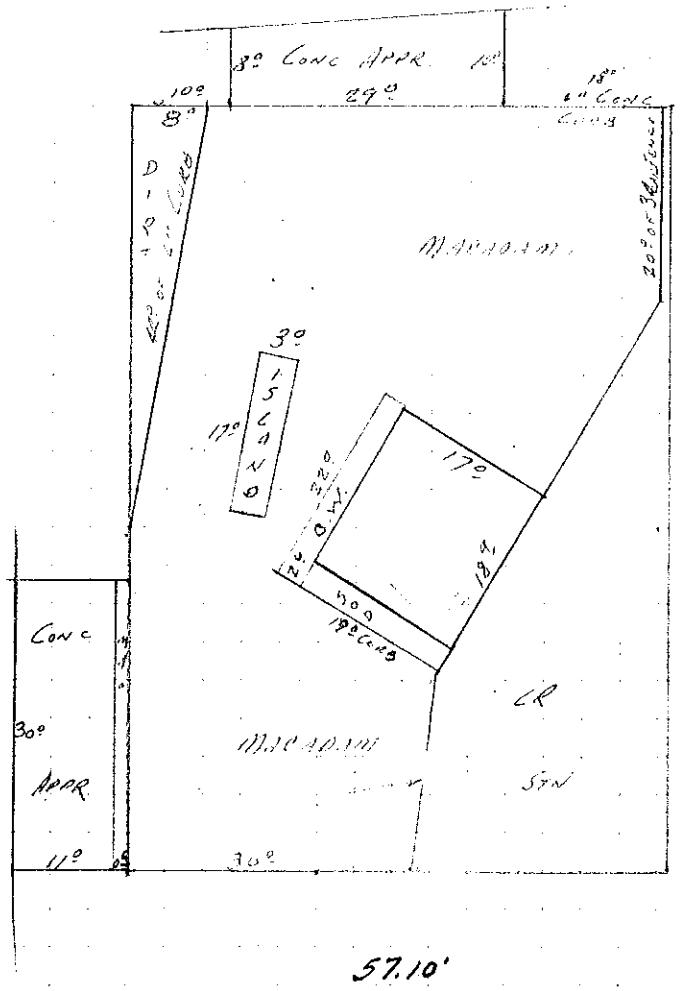
Flat Book Page 129

1 Sq = 4°

CLARK OIL CO
3070 N 3RD ST

313
313
DIS

11-21-66
Bergard



80'

20 X 10
19 X 10

57.10'