3607 WEST VILLARD AVENUE

## LOT PLAN

STREET — STREET — STREET

## BUILDING PERMIT AND COST INFORMATION

| DATE | DESCRIPTION OF WORK | ESTIMATED COST | ACTUAL COST |
|---|---|---|---|
| 6-3-86 | Fire Report | 25000 | |
| 6-27-86 | #540672 Fire Dam Repair | 20000 | |

## SALE INFORMATION

Died 2/11/82

| DATE | INST. | REEL | IMAGE | GRANTOR | GRANTEE | SALE PRICE |
|---|---|---|---|---|---|---|
| 6-29-76 | LC | 1125 | 298 | Leslie L. Dickson | Rudolph T. Sabus | 64,500 |
| 8-7-83 | Decree | Estate | ½ Laura | Hunter ½ Randolph R. Sabus | ½ Viedolf Sadau ½ Robt Brown | 48,000 |
| 8-17-84 | WD. | 1672 | 953 | | | |
| 9-14-87 | SD | 2145 | 2406 | Sheriff Milw Co. | MAI Silver Spring Bank | 43000 - Tax pur |
| 12-14-87 | WD | 2175 | 538 | MAI Silver Spr. Bank | Duncan and Marion LaPlant | 35000 - Tax pur |

## SQUARE FOOT UNIT DEVELOPMENT

TYPE— CONVENTL☐ TRACT☐ CUSTOM☐

BASE

GRADE %

HEAT

INSULATION

TOTAL SQ. FT. UNIT

## STRUCTURAL VALUE COMPUTATION

YEAR

UNIT PRICING

SQ. FT. @

L. FT. @

SQ. FT. @

L. FT. @

STANDARD VALUE

GRADE %

WALL TRIM

INSULATION ADJ.

ATTIC ADJ.

MAJOR ADDITIONS

PORCHES & STOOPS

GARAGE

DOLLAR VALUE ADD. OR DED.

TOTAL REPL. COST

INDEX

BUILDING UNIT COST/SQ.FT.

RESIDUAL %

SOUND VALUE

SOUND VALUE OTHER BLDG.

SOUND VALUE ALL BLDGS.

ADJ.— ADD OR DEDUCT

IMPROVEMENT VALUE

## APPRAISAL SUMMARY

| | | |
|---|---|---|
| YEAR | | |
| LAND | 8100 | |
| IMPROVEMENTS | 15000 | |
| TOTAL J.B.W. | 23100 | |
| ASSM'T. FACTOR | | |

## RENTAL INFORMATION

7-26-23

(1) Store 16 300

Rear Apt. 25 00

(2) Front Apt. 500

Rear Apts. (3) @ 250 (3) @ 250

## AREA & PERIMETER COMPUTATION

440 x 12 = 5280

65

34320

## EFFECTIVE AGE COMPUTATION

## REMARKS

12/7/77 No change - 1976 Assm't Bd

Stmt Apply

2/4/87 Fire Damage Repair & Apts but not @ Store Repair shop no. Fire burn Stm. (Next door). Store front Vac. Pa Tool - Next Roof put on 1st/2nd / Vacate Apt. Pd. Etc. / May turn Store into Apt. Nc TOR 1-27. - Dale

## 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 30 DEPTH 120

LOT AREA— 3600 SQ. FT. ACRES

EQUIV. LOT FRONTAGE @ 120' DEPTH

AVERAGE LOT SIZE

LOT SIZE ADJ.

## LAND VALUE COMPUTATION

| | | |
|---|---|---|
| YEAR | | 1974 |
| FRONT FEET | 30 | |
| CORNER BENEFIT | | |
| ALLEY BENEFIT | | |
| LOT SIZE ADJ. | | |
| | | 3600 |
| EFFECTIVE FRONTAGE | | |
| UNIT VALUE | 250 | 250 |
| VALUE AT STD. DEPTH | 7500 | |
| DEPTH FACTOR | 1.08 | |
| VALUE ACTUAL DEPTH | | |
| ADJUSTMENT | 7100 | |
| LAND VALUE | | 7100 |

## ASSESSMENT SUMMARY

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| YEAR | | | | | | | | | |
| ASSESSED BY | | | | | | | | | |
| REVIEWED BY | | | | | | | | | |
| LAND | | | | | | | | | |
| IMPROVEMENT | | | | | | | | | |
| TOTAL | | | | | | | | | |

Wiskow's Shoe Repair

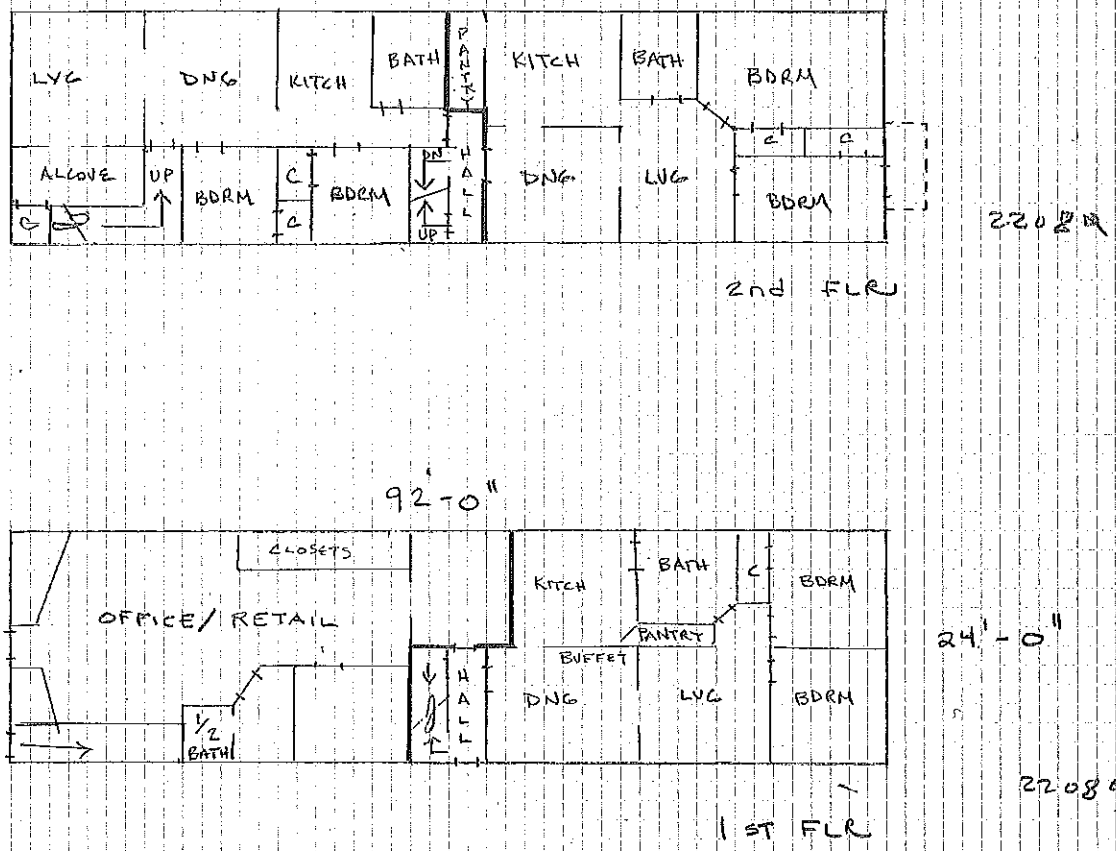
TAX COMMISSIONER'S OFFICE

MILWAUKEE, WISCONSIN

Taxkey 192-0888-4 Address 3607 W VILLARD Date 5-28-97

**SKETCH GRID** SCALE: 1 inch = 20 ft or 1 square = 2 ft

N




W. VILLARD AV

NOTE: ALL ROOM SIZES APPROXIMATE

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