ADDRESS 3721 W. VILLARD AVE

STORIES {MAIN: 1 1½ ✓ 2 OTHER ATTIC: YES NO ✓
EXT: ATTIC: YES NO TYPE

OCCUPANCY {UNITS: 1 2 ✓ 4 OTHER ROOMING HOUSE
CONVERSION FROM TYPE REMARKS

DESCRIPTION: 4/6
CONSTRUCTION:
DESIGN:

TYPE 1019

EXTERIOR WALLS	BAS.	1ST	2ND	GABLE		
CONC. BLOCK	✓					
FRAME						
STUCCO						
COMMON BRICK	✓	✓				
FACE BRICK						
STONE						
WOOD SHINGLE						
PERMASTONE						
HALF TIMBERED						
STUCCO	✓					
ASB. SHING.-INSEL.					A7	
NO FINISH SIDING					D7	
SMALL BAY PROJ. NO BAS. 1 STORY (1)					50	
" " " " " 2 " (2)					100	
" " " AND BAS. 1 " (3)					75	
" " " " " 2 " (4)					125	
SEC. STORY OVERHANG PER SQ. FT. (5)					3.00	
FACE BRICK FRONT ON FR. BLDG. PER SQ.FT. (6)					.35	
STONE " " " " " " (7)					40	
BSMT ENTRY (OUT '68)					1	50
PORCH - OPEN - NO ROOF (41)					1	50-100 50
" " ROOF OR DECK (42)					100-300	
" ENCLOSED (43)					300-500	
FRONT ENT. UPPER FLAT TYPE 10 ADD (46)					300	
REAR " " " " 11 & 12 DED. (47)					300	

ROOF			
SINGLE PITCH OR FLAT			
DOUBLE PITCH GABLE			
GAMBREL			
HIPPED	/	✓	
MANSARD			
ROLL ROOFING			
WOOD SHINGLE		A4	
ASPHALT SHINGLE	✓	A4	
ASBESTOS SHINGLE		A5	
SLATE-TILE-ALUMINUM		A6	
EXTRA GABLES (36)		100	
DORMERS - SMALL (37)		50	
" MEDIUM (38)	2	100	
" LARGE (39)		150	
FACE BR. OR STONE ON ABOVE (8)		40	
BASEMENT			
WHOLE	✓		
PART %			
EXCAVATION ONLY WOOD WALLS		D3	
NONE - POST FOUND.		D1	
NONE - CONC. SLAB. FOUND.		D2	
CONCRETE FLOOR	✓		
WOOD FLOOR		D4	
EARTH FLOOR		D5	

ROOMS & TRIM	1	2	A		
LIVING ROOM	/	/			
DINING ROOM	–				
KITCHEN	/	/			
BATH ROOM	/	/			
BED ROOMS	2	2			
PASSAGE	1				
HARD WD. FLRS.	✓			A1	
SOFT WD. FLRS.		✓		D8	D8
HARDWD. TRIM (25)				25-50	
ATTIC					
ATTIC FLOOR & STAIR				A3	
NO " " "				D6	
ATTIC B.R. WALL BD. (31)				100	
" " PLAST. (32)				150	
" " " H.W.F. (33)				200	
" HALLWAY (34)				75	
" BATH (35)				150	
MISCELLANEOUS					
REC. ROOM - PLAST. (11)				100-150	
" " - PANEL. (12)				200-300	
" " - FIREPL. (14)				100	
BASEMENT GARAGE (13)				150	
CEILING INSUL.				A8	
FULL INSUL.				A9	

INTERIOR FIXTURES & EQUIPMENT		1	2	A		
LIVING & DINING ROOM	FIREPLACE - ARTIFICIAL				50	
	" ORD. NATURAL				150	
	" ELAB. NAT.				300	
KITCHEN	SINK - R.R. OR APRON		1		90	90
	" CABINET TYPE	1			150	150
	" B.I. WORK SPACE				200	
BATH ROOM	TUB - R.R. ON LEGS				80	
	" BUILT IN	1	1		125	250
	SHOWER - OVER TUB	–	–		20	
	" SEP. STALL				100	
POWDER ROOM	WATER CLOSET ONLY				80	
BASEMENT	LAUNDRY TUBS	1			50	50
	W.C. OR LAVATORY				50	

	1	2	A		
BOOK CASES - ORD. EACH				25	
REGULAR LIBRARY				100	
PANELED WALLS				50	
~~PANTRY~~ OR ORD. CABINET	1	/		50	100
LARGE INST. CABINETS				150	
BREAK. TABLE & BENCH				50	
LAVATORY - WALL TYPE	/	/		70	140
" - PEDESTAL				100	
WATER CLOSET - ORDINARY	/	/		100	200
" " SILENT				150	
W.C. & LAVATORY				150	
SIDE ARM HEATER				35	
AUTO. STORAGE HEATER	1			100	100

	1	2	A		
COR. CHINA CAB. EACH				50	
BUFFET - ORDINARY				100	
" ELABORATE				160	
EXHAUST FAN				25	
DISHWASHING UNIT				50	
GARBAGE DISP. UNIT				50	
COLORED FIXTURES				50	
CERAMIC TILE WALLS				100	
STRUCT. GLASS WALLS				125	
TILE IN SHOW. STALL				50	
TILE WALLS				50	
SHOWER & TRAP				30	
METAL STALL				50	

HEATING						
NO. OF PLANTS 1	STOVE				H1	
	FURNACE - PIPELESS				H2	
	" - PIPED				H3	
	HOT WATER GAS	✓			H4	
	STEAM OR VAPOR				H5	

HOT AIR UNIT - COAL				H6	
" " " OIL OR GAS				H7	
HOT WATER - OIL OR GAS				H8	
RADIANT HEATING				H9	
REFRIG. AIR COND.				H10	

ADDED HOPPER STOKER				200	
" BIN FED "				300	
" OIL BURNER				250	
1954 GAS " CONV	/			150	100
ATTACHED BLOWER				50	

DOLLAR VALUE TOTALS ~~1280~~ 1230 ~~640~~ 590 ~~1~~ 540 100

BASE MODIFICATIONS

E.H. 1909

MISCELLANEOUS MODIFICATIONS

STRUCTURAL GRADE: NORMAL BETTER % LESS %
AGE: BUILT 1900 REMODELED 1953 EXTENT Conv. To Flat
CONDITION: NORMAL BETTER % LESS %
DEPRECIATION:
AGE: INSP. #1 #2 #3 #4
RESIDUAL: INSP. #1 #2 #3 #4

EXTERIOR APPURTENANCES

BAYS, ETC. STORIES
CONST. SIZE
SQ. FT. CODE UNIT VALUE
BAYS, ETC. STORIES
CONST. SIZE
SQ. FT. CODE UNIT VALUE
GARAGE: CARS 2 CONST. Conc. Blk (½ 1953)
SIZE 22'6"x 21 SQ. FT. 473 4
CODE UNIT 145-15 (Conc. Fl.) (8 NC, Fl)
EXTRAS 10'6"x21' Built 1953 REM. DED. VALUE 615
MISC. 1 Door Dbl. Fl. Entry Door
MISC.

LOCATION INFLUENCES					
CODE	%	CODE	%	MISC.	%
1		6			
2		7			
3		8			
4		9			
5	5%	10		Adjoins Conv. Yd.	

GRADE					
NO.	+	–	NO.	+	–
1			6		
2			7		
3			8		
4			9		
5			10		

INSPECTIONS	
DATE	BY
10/31/52	OD
10/20/54	Gahn

REMARKS 1 Story Sided Multi-Family
FRONT STAIRWAY UP FROM L.R. UNUSED
REMOVE FRONT PORCH & ENTRY - BUILT STO
ON FRONT

TAX COMMISSIONERS OFFICE
MILWAUKEE, WISCONSIN
RESIDENTIAL DATA CARD

PLAT #~~D-204~~ 104 DIST. #2 KEY NO. D-7

"NORTH MANUFACTURING FURNITURE"

ADDRESS: 3721 - W. VILLARD AVE ✓ Bldg # 2

DESCRIPTION: OWNER GEO. EICHMANN

REMARKS: FURNITURE STORE & FURN. OF HOLSTERING

TYPE 1 D '86

GROUP

STORIES 1 - No BSMT

COMMERCIAL DATA CARD — TAX PLAT ~~TAX~~ DIST. 1 KEY NO. 1XTTTO

MILWAUKEE, WISCONSIN.

TAX COMMISSIONER'S OFFICE

DOLLAR VALUE MODIF. COLUMN - EXTERIOR WALL CONST.

BELOW GRADE WALLS	CODE	LIN. FT.	UNIT	VALUE
FOUNDATION WALLS - NO BAS.				
BASEMENT WALLS				
PARTIAL BASEMENT - SQ. FT.				

ABOVE GRADE WALLS	✓	CODE	HEIGHT FEET	HEIGHT STORIES	LIN. FT.		
FRAME (A)							
VENEER ON FRA. (B)							
BRICK (C)							
12" CONCRETE BLK. (D)	✓		BM.				100
TILE (E)							
CONCRETE (F)							
DOORS & WINDOWS -			8'6		82'	2.60	215
PARAPET							

WALL TRIM	✓	CODE	HEIGHT FEET	HEIGHT STORIES	LIN. FT.		
FACE BRICK (A)							
TERRA COTTA (B)							
LIMESTONE (C)							
GRANITE (D)							
MARBLE (E)							
TILE (F)							
GLASS (G)						17.75	800
SPLIT ROCK			9	1	45'	~~4.05~~	~~180~~
INTERIOR FINISH							

STORE FRONTS	CODE	LIN. FT.		
6' HIGH ALUM SET - GOOD		25	12.50	310
3' 6" X 7' GLASS DOOR			1	~~150~~ 355

INTERIOR FIXTURES AND EQUIPMENT

PARTITIONS NONE	CODE	LIN. FT.		

ELEVATORS	CODE	NO	STORIES	

PLUMBING NONE ✓

W.C.	100		120		APARTMENTS
LAVATORIES	70		100		
URINALS	50		80		
SINKS	90		150		

MISCELLANEOUS

EXT. STEEL STAIRS TO 1st FLOOR OF RES.	400
TOTAL $ VALUE MODIFICATIONS 1965	~~710~~

DEDUCTIONS

No HEAT, LIGHT, ETC. IN AREA BELOW 215	
WINDOW 6' X 8'	~~60~~
TOTAL DEDUCTIONS	

NET TOTAL $ VALUE MODIFICATIONS 1750 ~~1965~~ ~~660~~

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. $		

FINISH FLOORING						

STORE AREA						
PLAST WALLS - ACOUS. CEIL						
CEIL FLOR. LIGHTS - ASPH						
TILE FLOOR						

OFFICE AREA						

APARTMENT AREA						

ROOF						

AIR CONDITIONING						

SPRINKLER SYSTEM						

HEATING	✓	CODE	CEIL. HT.	LIN. FT.	SQ. FT.	UNIT	
STOVE							
FURNACE MOELLER		GRS	FIRED UNIT			HTR.	—
STEAM							
HOT WATER							
CITY							
(BY SQ. FT. AREA)							
OIL BURNER							
STOKER							

MISCELLANEOUS		
10'X12' CONC. APPR.	~~.85~~ 28	100
33'X4' SIDEWALK,	~~.50~~ 7	75
10'X77' CONC. DRIVE 1959	~~.22~~ 30	540
Asph. Pvmt PARK. 2328#	.35	815
TOTAL $ VALUE MODIFICATIONS		1530
TOTAL BASE UNIT ADDITIONS		
DEDUCTIONS		
TOTAL DEDUCTIONS		
TOTAL THIS COLUMN - BASE UNIT MOD.		
TOTAL THIS COLUMN - $ VALUE MODIF'S.	1530	~~4720~~
TOTAL 1ST COLUMN - $ VALUE MODIF'S.	1750	~~1965~~ ~~660~~

GRAND TOTAL $ VALUE MODIF. 3280

TOTAL STRUCTURE VALUE ~~3945~~ ~~660~~

286

~~PLANT NAME~~ Bldg #3 3221 W. Villard Ave.

BLDG. NO. _____ DESIGNATION 1963 Addn. - Furn. store

DESCRIPTION Storage Bldg. NOT INC. ADJ. WALLS BLDG. NO. #1

TYPE 4D

STORIES 1

CONST. C. BLK.

WALLS	HEIGHT	QUANT.	UNIT	VALUE
FOUNDATION				
BASEMENT				
ABOVE GRADE 8" C. BLK.	12'	672#	.51	340
PARAPET				
GABLES				
DOORS & WINDOWS				
WALL TRIM - EXTERIOR				
INTERIOR				
PARTIAL BASEMENTS				
STRUCTURAL FRAMING				
FLOORS & FINISH FLOORING				
ROOF				
HEATING & AIR CONDITIONING				
SPRINKLER SYSTEM				
ELEVATORS				
PARTITIONS & INTERIOR FIXTURES				
PLUMBING & EQUIPMENT				
MISCELLANEOUS				

TOTAL - BASE UNIT MODIFICATIONS _____

TOTAL $ VALUE MODIF. - BASIC STRUCT. VALUE 340

MILWAUKEE, WISCONSIN

TAX COMMISSIONER'S OFFICE

NET UNIT DEVELOPMENT	1974	CMV	
CODE	4D	4D	
(12' x 32')			
AREA	384		
PERIMETER 3 walls	.56		
RATIO (A+P)	6.8		
BASE UNIT	13.68		
BASEMENT			
WALL HEIGHT VAR.	2.80		
ADDIT. STORIES			
WALL CONST. VAR.			
Fill 28 above grade	.51		
STRUCT. FR. MODIF.			
FLOORS			
FINISH FLOORING			
ROOF			
HEATING	1.50		
AIR CONDITIONING			
SPRINKLER SYSTM.			
MISC.			
BASE UNIT MODIF.			
NET UNIT	12.89		

STRUCTURAL COMPUTATION	1974	CMV	
SQ. FT./CU. FT.	384	389	
NET UNIT	12.89	12.89	
BASE VALUE	4950	4950	

ASSESSMENT COMPUTATION			
YEAR	1974	CMV	1978
TOTAL BASE VAL.	4950	4950	
$ VALUE MODIF.	—	340	
BASIC STRUCT VAL.	4950	4610	
GRADE %	x.80	x.80	
BASIC REPL. VAL.	3960	3690	3690
RATING	x 1.18	1.493	1.657
RATED REPL. VAL.	4670	5510	6114
RESIDUAL % ~~OBS~~ C-14	.825	.75	75.5
BASIC SOUND VAL.	3855	4130	4620
MKT. VAL. ADJ.			1981
VAL. ADJ. TO MKT.			3690
FULL ORD. SALE VAL.			2.147
YEAR			7922
BASIC SOUND VAL.			1982
MKT. VAL. ADJ.			3690
VAL. ADJ. TO MKT.			2.267
FULL ORD. SALE VAL.			8365

INDUSTRIAL DATA CARD - BUILDING PLAT 208-07 DIST. 2 KEY NO. 208-0017

Bldg #4

~~PLANT NAME~~ 3721 W. Villard Ave

BLDG. NO. _____ DESIGNATION 1972 Addn.-Furn. Store

DESCRIPTION Storage bldg. NOT INC. ADJ. WALLS BLDG. NO. 3

TYPE 4D

STORIES 1 - No Bsmt

CONST. C. Blk

3/6

WALLS	HEIGHT	QUANT.	UNIT	VALUE
FOUNDATION				
BASEMENT				
ABOVE GRADE C. Blk	12			—
PARAPET				
GABLES				
DOORS & WINDOWS -10%		134	5.49	7.30
WALL TRIM - EXTERIOR				
INTERIOR				
PARTIAL BASEMENTS				
STRUCTURAL FRAMING				
FLOORS & FINISH FLOORING				
ROOF				
Dox Blox				
HEATING & AIR CONDITIONING				
SPRINKLER SYSTEM				
ELEVATORS				
PARTITIONS & INTERIOR FIXTURES				
/				
PLUMBING & EQUIPMENT				
None				
MISCELLANEOUS	included w/ Front Bldg			
Conc. drive - 10 x 22	720 ft	.85		~~610~~
Steel OHD - 18 x 7				260
1-HM entry dr w/closer				245

TOTAL - BASE UNIT MODIFICATIONS _____ 225

TOTAL $ VALUE MODIF. - BASIC STRUCT. VALUE _____ ~~870~~

NET UNIT DEVELOPMENT	1974	CMV
CODE (56' x 22')	4D	4D / 1STY
AREA	1232	
PERIMETER 3 walls	134'	
RATIO (A÷P)	9.2	
BASE UNIT	11.29	11.29
BASEMENT		
WALL HEIGHT VAR.	2.48	2.48
ADDIT. STORIES		
WALL CONST. VAR.		
STRUCT. FR. MODIF.		
FLOORS		
FINISH FLOORING		
ROOF PC slab - 8"	1.89	1.11
HEATING (2) Unit heaters	1.00	1.00
AIR CONDITIONING		
SPRINKLER SYSTM.		
Flours, lites	.80	.80
MISC.		
BASE UNIT MODIF.		
NET UNIT	12.50	

STRUCTURAL COMPUTATION	1974	CMV
SQ. FT./CU. FT.	1232	1232
NET UNIT	12.50	11.72
BASE VALUE	15400	14440

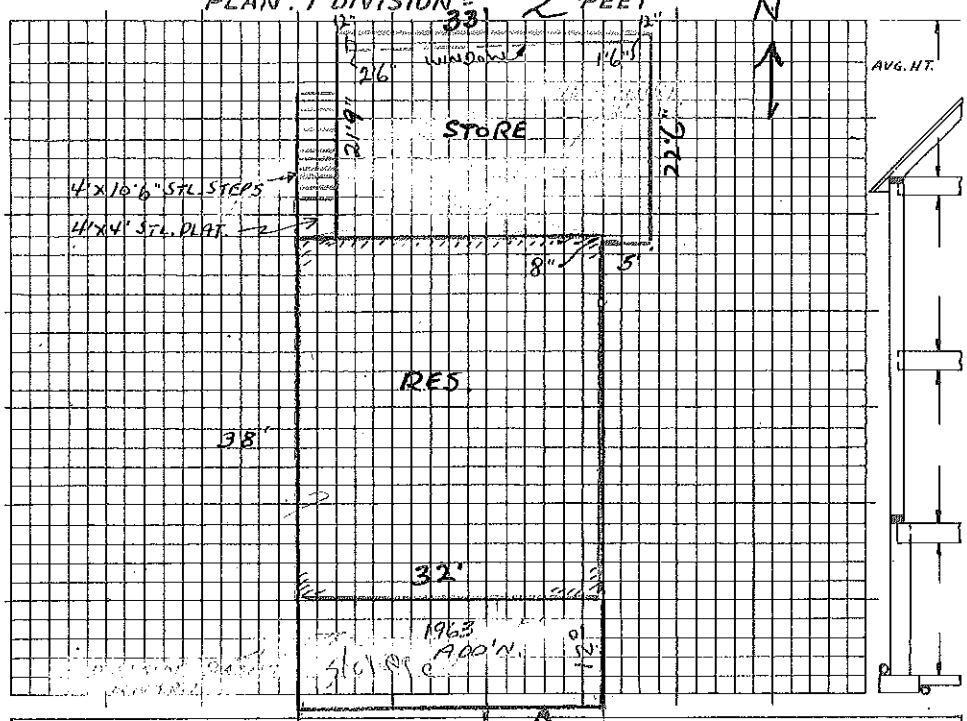
ASSESSMENT COMPUTATION			
YEAR	1974		1978
TOTAL BASE VAL.	15400	14440	
$ VALUE MODIF.	870	230	
BASIC STRUCT VAL.	16270	14210	
GRADE %	x.80	x.80	
BASIC REPL. VAL.	13375	11370	11370
RATING	x 1.18	1.493	1.657
RATED REPL. VAL.	15785	16980	18840
RESIDUAL % ~~OBS~~ C-5	.985	x.90	91.25
BASIC SOUND VAL.	15545	15280	17190
MKT. VAL. ADJ.			
VAL. ADJ. TO MKT.			1982 / 11370
FULL ORD. SALE VAL.	15545		2.147
YEAR			24411
BASIC SOUND VAL.			1982
MKT. VAL. ADJ.			11370
VAL. ADJ. TO MKT.			2.267 / 25775
FULL ORD. SALE VAL.			

MILWAUKEE, WISCONSIN

TAX COMMISSIONER'S OFFICE

INDUSTRIAL DATA CARD - BUILDING PLAT 208-01 DIST. 2 KEY NO. 208-0017

PLAN: 1 DIVISION = 2 FEET



LAND VALUE COMPUTATION

ZONING _____

AREA _____ USE _____

YEAR				
FRONT FT.				
COR. BEN.				
ALLEY BEN.				
TOTAL FT.				
UNIT VALUE				
VAL. STD. DPTH.				
DEPTH				
DEPTH FACTOR				
NET VALUE				
ADJUST.				
ADJ. VALUE				
ASS'D. VALUE				

REMARKS _____

BUILDING PERMIT RECORD

DATE	CARD NO.	PURPOSE	ACTUAL COST	ASS'MT. CHANGE
		1972 ADDITION Storage 56'		

SALES RECORD

DATE	$	REMARKS

STRUCTURAL COMPUTATION

	MAIN		EXT. #1		EXT. #2	
SQ. FT.	1216					
CU. FT.						
NET UNIT	598					
BASE VALUE	7275					

RENTAL & OTHER INFORMATION

ASSESSMENT COMPUTATION

YEAR	1953	1955	1963			
TOTAL BASE VAL.	7275	7275	7275			
DETAIL $ VAL.	1430	1280	1230			
STAN. FIXT. VAL.						
MISC. MODIF. TOT.						
APPURT. TOTAL	615	615	615			
BASIC STR. VAL.	9370	9170	9120			
GRADE %						
BASIC REPL. VAL.						
RESIDUAL % EA	46%	46	46%			
BASIC SOUND VAL.	4310	4215	4195			
MKT. VAL. ADJ.						
VAL.-ADJ. TO MKT.						
LOCATION INFLU.	95%	95	95			
NET MKT. VAL.	4095	4000	3985			
OTHER STRUCT.						
FULL ORD SALE VAL.	4100	4000	3985			

GJW

AREA & EFF. AGE COMPUTATION

AREA = (32 X 38) = 1216 ft

ACT. AGE ( ) = ACT. AGE (48) X COST (7800) / REPL. VALUE (9300) = EFF. AGE (40)

NET UNIT DEVELOPMENT

	MAIN		EXT. #1		EXT. #2	
CODE	10	8				
BASE	5	23				
H4 95-10%		85				
D8	-	10				
NET UNIT	5	98				

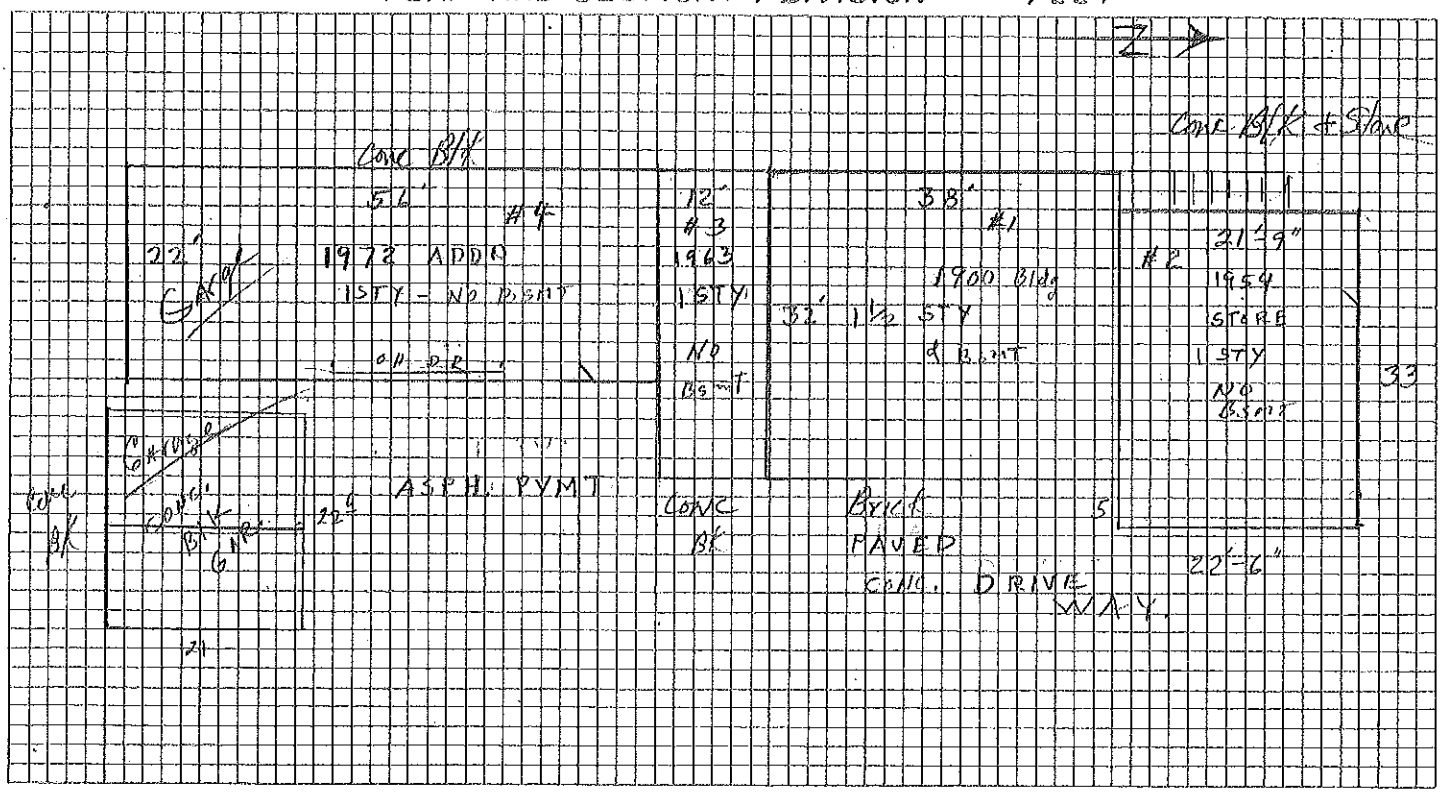
ASSESSMENT SUMMARY

YEAR											
LAND											
IMPROV.											
TOTAL											

H. C. MILLER CO., MILWAUKEE

BUILDING NO. _____ DESIGNATION _____ 5/6

PLAN AND SECTION: 1 DIVISION = FEET



REMARKS _____

YEAR BUILT 1963 COST $2000
REMODELED _____ EXTENT _____

CONDITION: NORMAL _____ BETTER % _____ LESS % _____

STRUCTURAL GRADE: NORMAL _____ BETTER % _____ LESS % _____

RATING: _____

	HEIGHTS CEIL	HEIGHTS STORY	AREA & CUBAGE COMPUTATION
B			
1			
2			
3			
4			
PAR			
TOT			

MISCELLANEOUS CONSTRUCTION DETAILS

1963 Add'n DESCRIPTION	VALUE	DESCRIPTION	VALUE
8" Conc. block walls 12" A.G.			
Conc. floor - 2" above ground level			
2x10 wd rafters - B.U. roofing			
Ordinary doors & windows			
Conc. Stoop			
Ordinary lighting			
Heated - 1 radiator from old boiler			

G.-J. 43029